

PROMINENT SELF-CONTAINED OFFICE | 1,263 SQ FT/117 SQ M



81-83 CHAPEL STREET, M3 5DF

## LOCATION



81/83 Chapel Street is situated on the fringe of Manchester's city centre, close to the crossroad junction with Blackfriars Street.

The property provides an ideal setting for a business due to its prominent position on Chapel Street (A6), which is one of the main gateways in and out of Salford from Manchester city centre. The Lowry Bridge provides a direct pedestrian link to Manchester's prime retail and business district.



The train stations of Salford Central and Victoria are approximately five minutes' walk away, and the property is located next to several regular bus routes. The A6 provides a direct route to the A580, A5063 and ultimately the M60 orbital motorway and M602, respectively.



## DESCRIPTION \_\_\_\_\_

81-83 Chapel Street is a prominently located self-contained office across ground and lower ground floors.

Residential accommodation is above and to the rear of the building. The building is an end terrace of brick construction with timber sash windows.

Internally there is a mixture of open plan and private offices. The property has planning for Class E (Offices) but would be suitable for other uses subject to planning.



ACCOMMODATION\_\_\_\_\_



AREA	SIZE (SQ FT)	SIZE (SQ M)
Ground	513	47.6
Lower Ground	750	69.6
TOTAL	1,263	117

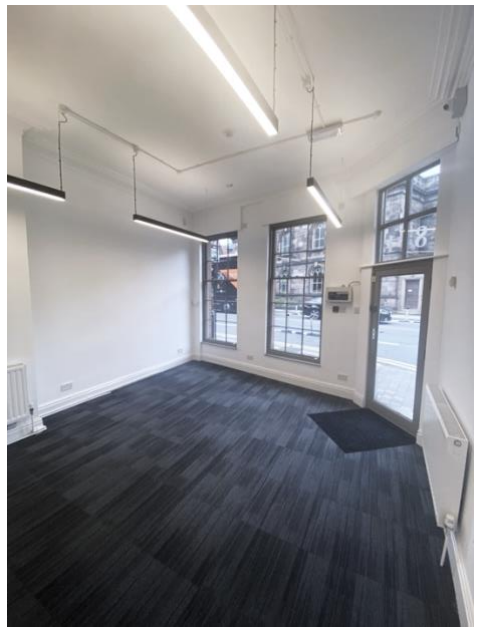
The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).



- FULLY REFURBISHED OFFICE SPACE
- ROADSIDE SIGNAGE OPPORTUNITY
- PENDANT LED LIGHTS
- PERIMETER TRUNKING
- CARPETED THROUGHOUT
- KITCHEN/BREAKOUT SPACE
- ROLLER SHUTTERS TO WINDOWS
- WC



GALLERY



## TERMS\_\_\_\_\_

### LEASE

A new lease is available for a term of years to be agreed.

### RENT

On application.

### VAT

All prices are quoted exclusive of but may be subject to VAT at the prevailing rate.

### VIEWING

Strictly by appointment with agents Edwards.



### Contact

Oliver Woodall

07741 634874

Owoodall@edwardsprop.com

Richard Dinsdale

07801 294770

Rdinsdale@edwardsprop.com



WWW.EDWARDSPROP.COM



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