

OXFORD COURT. M2 3WQ.



TO LET | 1,139 Sq Ft

Fitted office suite within prestigious city centre courtyard development

DESCRIPTION

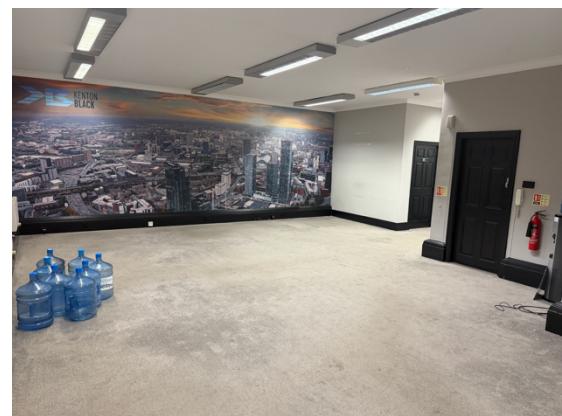
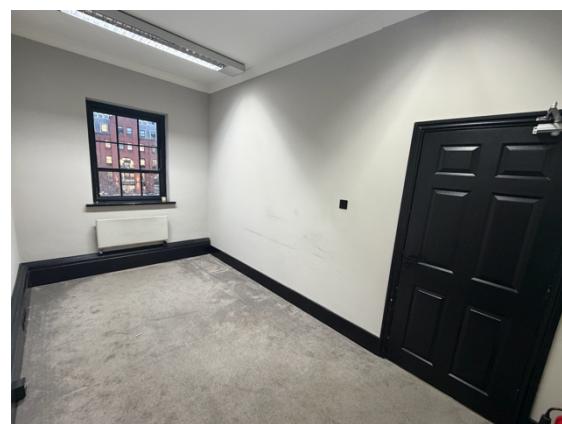
8 Oxford Court is a self-contained office building within a leafy courtyard setting. The property is multi-let with 4 separate demises within the premises.

This Georgian style property has been finished to a high standard and benefits from secure car parking. This can be accessed from the courtyard or via Bishopsgate, opposite Barbirolli Square.



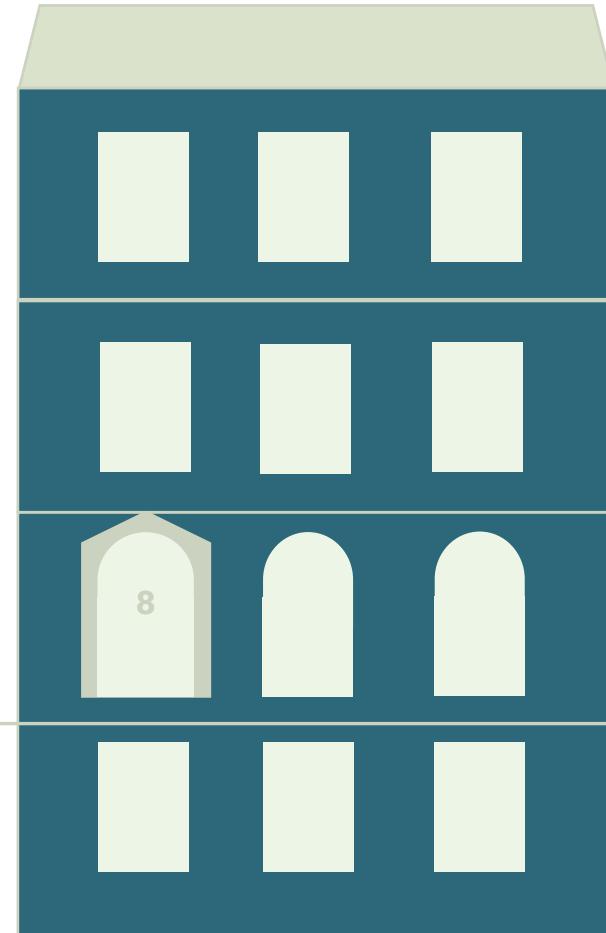
SPECIFICATION

- Prominent Georgian style townhouse
- 2 meeting rooms/private offices
- Tea point
- Perimeter trunking
- LED lighting
- Feature sash windows
- Gas fired central heating
- Male/female WC's
- Intercom door control
- Secure, gated courtyard access
- Parking available (at a separate cost)



AVAILABILITY

2nd Floor – 1,139 sq ft

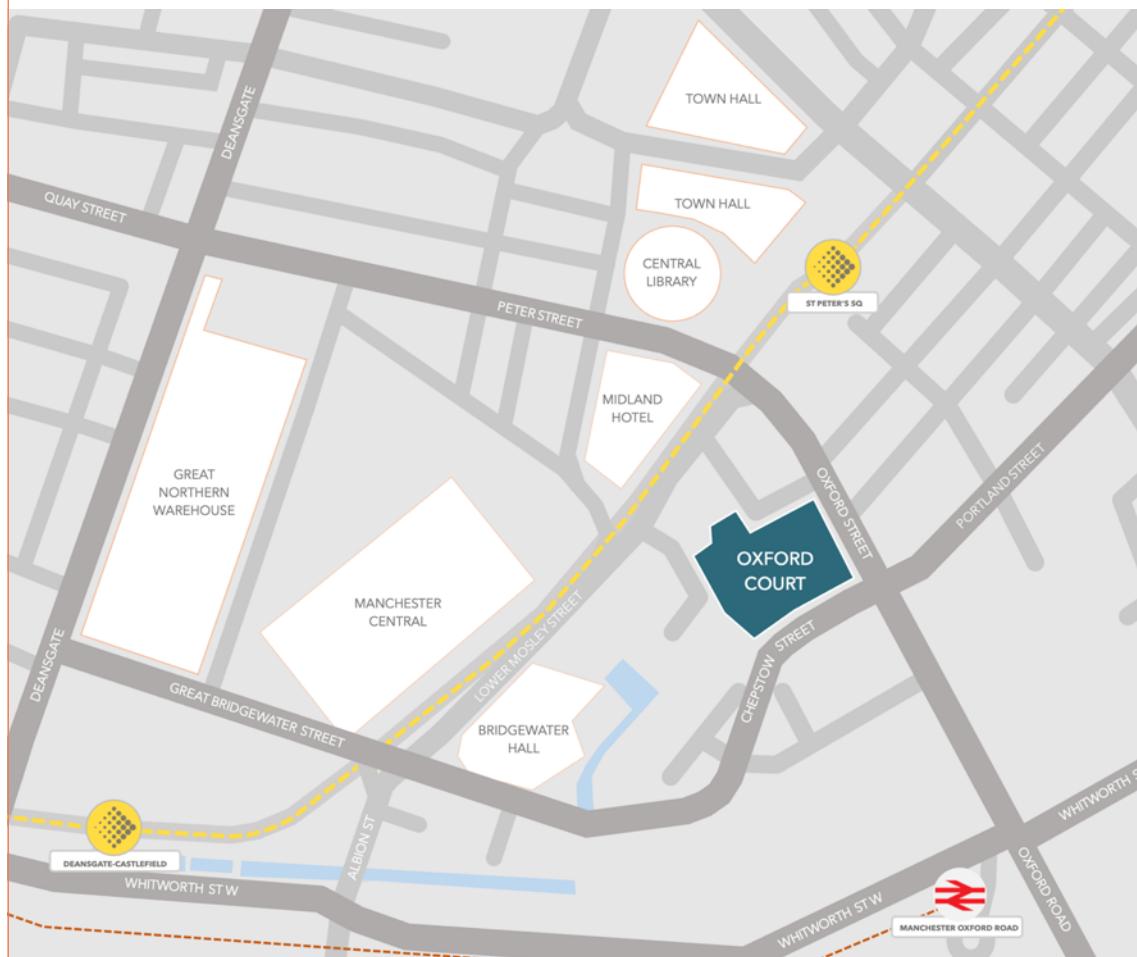


LOCATION

Oxford Court is ideally situated, just off St Peter's Square, within easy reach of all the amenities the city has to offer.

St Peter's Square Metrolink is just 2 minutes' walk away, with Manchester Oxford Road and Deansgate Stations only 4 and 10 minutes' walk away, respectively, making the property extremely well connected by public transport.

Road access is also surprisingly swift for a city centre location, with the courtyard parking opening straight out onto Lower Mosley Street and the Inner Ring Road only half a mile away.





TERMS

TENURE

Leasehold. The property is available by way of a new lease for a term of years to be agreed.

RENT

£28,000 per annum.

SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge.

BUSINESS RATES

Business rates will be payable to the local authority.

VAT

The property is not elected for VAT.

EPC

Certificate available on request.

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