



OXFORD COURT. M2 3WQ.



FOR SALE

Part income producing office building
within prestigious city centre courtyard

SUMMARY

■ RARE OPPORTUNITY TO ACQUIRE A 3,891 SQ FT SELF-CONTAINED OFFICE BUILDING WITHIN MANCHESTER CITY CENTRE

■ PARTIALLY LET PRODUCING A COMBINED INCOME OF £35,190 PA

■ 1,917 SQ FT OF VACANT OFFICE SPACE READY FOR IMMEDIATE OCCUPATION OR LETTING



DESCRIPTION

8 Oxford Court is a self-contained office building within a leafy courtyard setting. The property is part income producing, currently being split into 3 separate demises.

The lower ground and ground floor is currently occupied by the owner and will be offered with vacant possession. The first floor and second floor are separately let on FR&I terms until January 2026 and October 2026, respectively, generating a combined income of £35,190 pa.

The property benefits from 4 car parking spaces and can be accessed from the courtyard or via Bishopsgate, opposite Barbirolli Square.

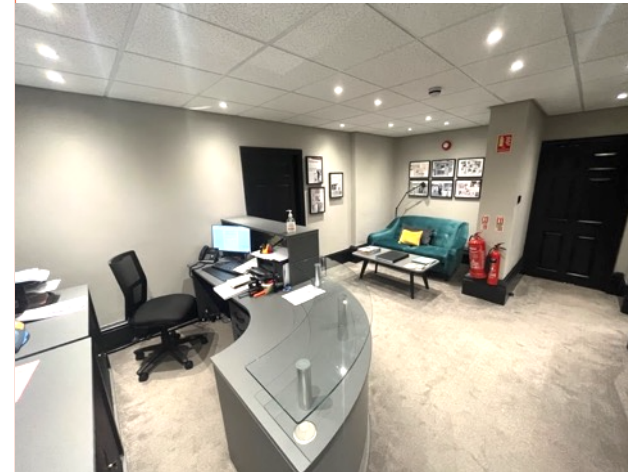


SPECIFICATION

This Georgian style townhouse have been refurbished to a high standard and currently offers a mixture of open plan workspaces and partitioned offices, and meeting rooms.

There are fitted kitchens on the lower ground and first floors, in addition to a shower room on the lower ground floor.

The ground and lower ground floors have the potential to be split into self-contained units with their own entrances.



- Prominent Georgian style townhouse
- Mixture of open plan and partitioned offices
- Suspended ceilings
- Perimeter trunking
- Mixture of LED and Cat II lighting
- Gas fired central heating
- WC's on lower ground and 1st floors

AVAILABILITY

FIRST FLOOR

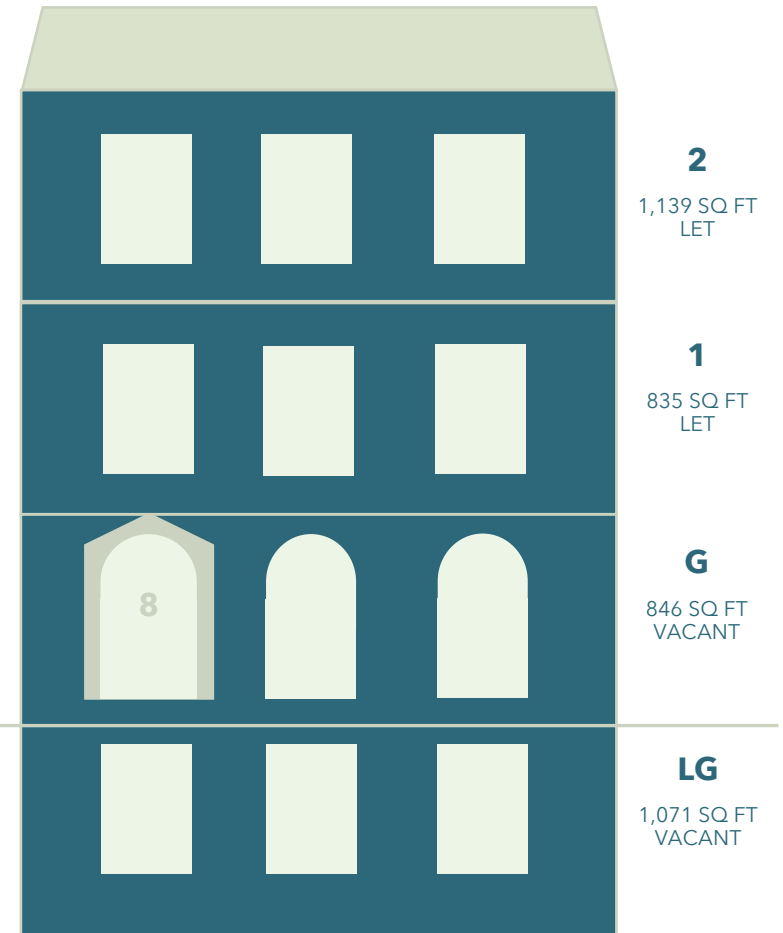
Let to Millcroft Wealth Management for a term expiring on 06/10/26. Passing rent of £11,690 pa.

SECOND FLOOR

Let to Kenton Black for a term expiring on 29/01/26. Passing rent of £23,500 pa

LOWER GROUND AND GROUND FLOORS

Provided with VP.



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

PRICE

£1,200,000

TENURE

The property is held on a 999-year long-leasehold from 1st November 1985.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

BUSINESS RATES

Business rates will be payable to the local authority.

VAT

The property is not elected for VAT and therefore VAT will not be payable on the purchase price.

EPC

Certificate available on request.

EDWARDS PROPERTY CONSULTANTS

26 King Street
Manchester
M2 6AY

0161 833 9991

Andrew Timms

atimms@edwardsprop.com

Oliver Woodall

owoodall@edwardsprop.com

Edwards.

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