

Jacksons Warehouse



TO LET

**GROUND FLOOR
'PLUG + PLAY'
WATERFRONT
OFFICE**

2,760 SQ FT / 256.4 SQ M

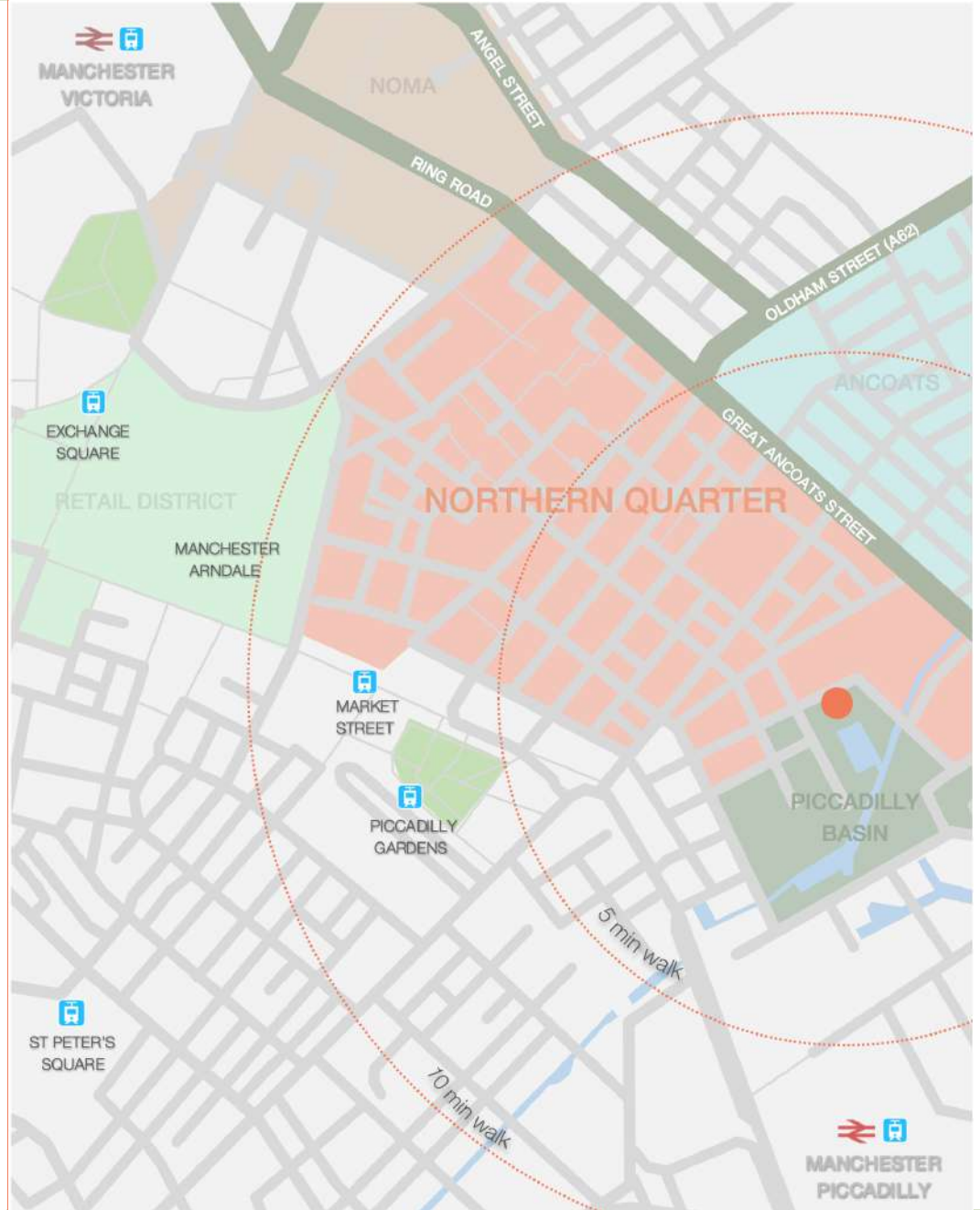
20 TARIFF STREET | MANCHESTER | M1 2FJ

Location

This ever-popular area of the city centre offers an array of independent restaurants, bars and boutiques, alongside workspaces, studios and residential accommodation, creating a truly integrated community.

Jacksons Warehouse sits on the edge of the Northern Quarter and Piccadilly Basin, within a network of small streets that boast some of the most popular cafes and bars in Manchester, including Takk, Idle Hands, La Collina, Northern Monk and Feel Good Club.

Manchester Piccadilly Train Station and Metrolink are just a short stroll from the building. Both Piccadilly Gardens and Market Street Metrolink Stations are within a 10-minute walk.



Neighbours



Workspace

Jackson's Warehouse, originally called the Rochdale Canal Warehouse, was built in 1836 and subsequently listed as a Grade II building in 1974.

In 2003, the building was the subject of a £4.25m restoration project to provide residential accommodation and a self-contained commercial space at ground floor level.



- Unique furnished 'Plug & Play' office solution with 40 desks
- Character features including exposed brickwork, beams and columns
- Glazed archway frontage leading to external waterfront terrace
- Male / Female / Disabled WC's
- Self-contained with own entrance and branding opportunities
- Glazed meeting room
- Large boardroom with informal soft seating area
- Spacious open reception area
- Fitted kitchen / dining room
- Fully network cabled



Terms

LEASE

A new lease to be agreed on full repairing and insuring terms. Rent upon application with joint agents.

SERVICE CHARGE & INSURANCE

A service charge of £4,051.32 pa will be payable. Building insurance will be also payable at £1,700 pa.

BUSINESS RATE

Business rates will be payable to the local authority.
Rateable Value - £24,250 pa
Rates Payable - £12,100 pa.

VAT

The property is elected for VAT and therefore VAT will be payable on the rent.

EPC

Certificate available on request.

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