

**24 DALE STREET  
MANCHESTER  
M1 1FY**

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# TO LET

**OFFICES TO LET  
619 SQ FT**

**CHARACTER BUILDING  
CENTRAL LOCATION**



## Location

The property is located on Dale Street close to its junction with Newton Street within the City's Northern Quarter. It also benefits from being close to Piccadilly with rail, metro and bus interchanges all close by. It is next to the Green Lab Café & Health Studio, opposite Trek Cycle shop and close to the numerous shops, bars and restaurants located in the area.

## Lease

The premises are to be made available on the basis of a new lease(s) for a term to be agreed on effectively full repairing and insuring terms (by way of service charge) for a term to be agreed.

## 28 DALE STREET

### Description

First floor self-contained office suite which INCLUDES laminate flooring, WC and kitchen. Audio entry system.

### Legals

Each party to bear their own legal fees incurred in each transaction.

### Accommodation

	Size (sq ft)	Size (m <sup>2</sup> )
Office 1	619	57.05

### Planning

The unit is suitable for office/showroom use.

## COSTS

### RENT

	Rent per annum
Office 1	£12,250

### SERVICE CHARGE

Service charges are payable on an ad-hoc based on expenditure. In the last 3 years the average charge was £2,268.45 per annum

### RATEABLE VALUE

**£12,500**  
[ For both suites ]

Most occupants will benefit from Small Business Rates Relief with no rates being payable. Interested parties are advised to make their own enquiries with the Local Rating Authority.

### VAT

ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE LIABLE TO, VAT.

### EPC

EPC RATING: E

VIEWING: By appointment with appointed agents:



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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.