

**7 CHRISTIE FIELDS
MANCHESTER
M21 7QY**

**DANIEL
HARRIS** 
0161 237 9393
www.dh-property.co.uk

TO LET

OFFICE SUITES

556 SQ FT - 1,514 SQ FT

- PROMINENT LOCATION
- EXCELLENT NATURAL LIGHT
- GOOD TRANSPORT LINKS



Location

The property forms part of the Christie Park Office development located on the corner of Barlow Moor road and fronting Princess Parkway (A5103), the main arterial route between Manchester City Centre and the M56, in a highly prominent and viable location. Chorlton and Disbury centre are each 2 miles away and the City Centre within 4 miles. The area includes numerous cafes and restaurants close by and adjoins a Premier Inn Hotel and the Christie Fields pub restaurant with the Spire Hospital opposite.

Lease

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

7 Christie Fields

Description

The available space comprises 2 adjacent first floor office suites with excellent natural light, shared kitchen and wc facilities and partitioned meeting rooms and are carpeted and air-conditioned.

Legals

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

Planning

The units are suitable for office use.

Accommodation

Unit	Size (sq ft)	Size (m ²)
A/D	958	89
C	556	51.65
Total	1,514	140.6

Parking

Parking spaces are available with each unit. Further information on request.

COSTS

RENT

Unit	Rent pa (Exc of VAT)
A/D	£16,800
C	£9,800
Combined	£26,500

SERVICE CHARGE

TBC

Exclusive of VAT | Exclusive of Buildings Insurance

RATES

Unit	Rateable Value
A/D	£7,300
C	£8,400
Combined	£6,200

VAT

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

. Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

EPC

EPC RATING: TBC

VIEWING: By appointment with appointed agents:



Daniel Harris

dh@dh-property.co.uk

0161 237 9393

Sarah Lovell

Sarah@dh-property.co.uk

0161 237 9393

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.