

**THE GALLERY
28 FARADAY STREET
NORTHERN QUARTER
MANCHESTER
M1 1BE**

**DANIEL
HARRIS** 
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TO LET

**OFFICE/STUDIO SPACE
3,510 SQ FT**

- **CHARACTER SPACE**
- **NEWLY REFURBISHED**
- **NQ LOCATION**
- **SELF-CONTAINED**



Location

The property is located in Stevenson Square in the centre of the City's Northern Quarter, with access from a self-contained entrance at the rear of the building on Faraday Street. There are numerous bars, shops and restaurants close by. It is also close to the City's inner ring road and with excellent public transport links with Victoria Station, Shude Hill Tram Interchange and Piccadilly Station all close by.

Lease

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

THE GALLERY – 28 FARADAY STREET

Description

This first floor space has been recently refurbished to provide character accommodation with original features, including feature staircase, kitchen area, sandblasted brickwork and skylight windows.

Legals

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

Accommodation (Gross Internal Area)

3,510 sq ft

326 m²

Planning

The premises currently have planning consent for office use, however, other uses may be considered subject to appropriate consents.

COSTS

RENT

£87,750 per annum

Exclusive of VAT

SERVICE CHARGE

FURTHER INFORMATION ON ENQUIRY

Exclusive of VAT | Inclusive of Buildings Insurance

RATES

RATEABLE VALUE: £TBA

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

VAT

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

EPC

EPC RATING: TBC

VIEWING

By appointment with appointed agent:



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Sarah Lovell

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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.