

**45-47 Newton Street  
Northern Quarter  
Manchester  
M1 1FT**

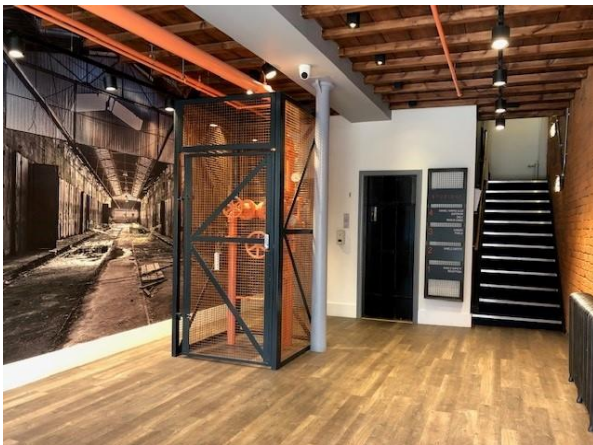
**DANIEL  
HARRIS**   
**0161 237 9393**  
**[www.dh-property.co.uk](http://www.dh-property.co.uk)**

# TO LET

**4TH FLOOR OFFICE  
870 SQ FT**

- **SECURE BIKE STORAGE**
- **GOOD NATURAL LIGHT**
- **MEETING ROOM**

**AVAILABLE  
AUTUMN  
2023**



## Location

The property is situated on Newton Street in the heart of the City's Northern Quarter with numerous independent shops, bars and restaurants in the immediate vicinity, as well as occupiers from the fashion, creative and media industries. The area is a short distance from the City's prime commercial and retail cores with easy access to rail, bus and metro networks.

## 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).

## 45-47 Newton Street

### Description

The space is largely open plan with separate meeting room and benefits from good natural light. There is bike storage on site.

### Legals

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

### Accommodation

870sq ft

80.82 m<sup>2</sup>

### Planning

The unit is suitable for office use.

## COSTS

### RENT

**£17,400 PA**  
Exclusive of VAT

### SERVICE CHARGE

**£4,676**  
Inclusive of Buildings Insurance and Heating  
Exclusive of VAT

### RATES

**RATEABLE VALUE: £12,250**  
Most occupants will benefit from Small Business Rates relief.  
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: D**

## VIEWING

By appointment with appointed agent:



Daniel Harris

dh@dh-property.co.uk

0161 237 9393  
07973 761848



Matthew Pickersgil

Matt.pickersgill@avisonyoung.com

0161 956 4107



Daniel Barnes

dbarnes@savills.com

0161 602 8240

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.

**Daniel Harris & Co**

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