

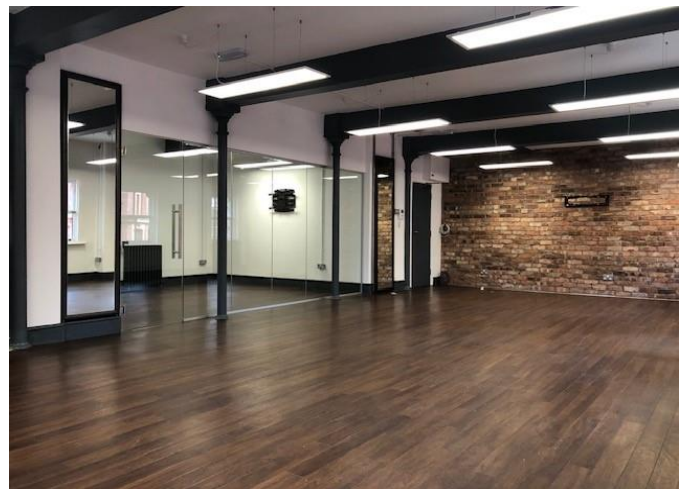
**22 LEVER STREET
MANCHESTER
M1 1EA**

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

TO LET

**THIRD FLOOR OFFICE SUITE
775 SQ FT**

- CHARACTER BUILDING
- MEETING ROOMS & PODS
- GLAZED MEETING ROOM
- FITTED KITCHEN



Location

The building is located in a prominent location on the corner of Lever Street and Dale Street in the heart of the City's Northern Quarter close to Stevenson Square and Piccadilly with rail, bus and metro services all located close by. There are numerous bars and restaurants also located in the immediate vicinity, including Night & Day, Ezra & Gil, Ply, Noho, Lost in Tokyo and Foundation Coffee.

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).

22 Lever Street

Description

The office is located on the 3rd floor of the building and includes 24 hour access, lift and lower ground floor tenant co-working space, pods and meeting rooms. The available space is located in a corner location with excellent natural light and includes laminate flooring, kitchen and glazed meeting room.

Legals

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

Accommodation

Unit	Size (sq ft)	Size (m ²)
3rd	775	82

Planning

The unit is suitable for office use.

COSTS

RENT

£19,380 pa

Exclusive of VAT

SERVICE CHARGE

Service Charge: £5,460 pa

Current

RATES

Rateable Value: £12,250

NB Most occupiers will benefit from partial Small Business Rates Relief – further information on request. 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: C

VIEWING

Contact: Danny Harris 07973 761848 dh@dh-property.co.uk
Contact: Sarah Lovell 0161 237 9393 sarah@dh-property.co.uk

Further Information

22leverstreet.com

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

www.dh-property.co.uk