

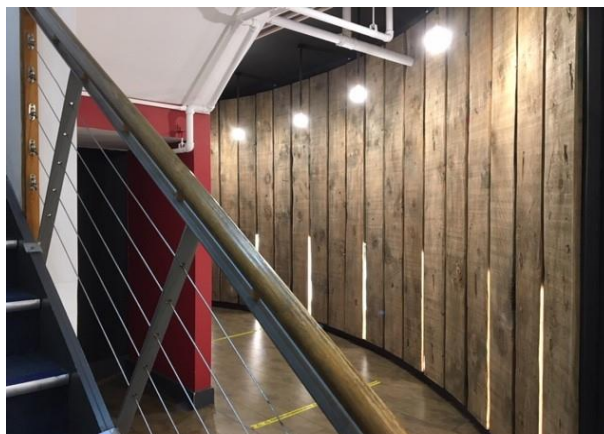
**14 Little Lever Street
Northern Quarter
Manchester
M1 1HR**

**DANIEL
HARRIS** 
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www.dh-property.co.uk

TO LET

**2ND FLOOR OFFICE
889 SQ FT**

- **SECURE BIKE STORAGE**
- **GOOD NATURAL LIGHT**
- **CHARACTER SPACE**



Location

The property is situated on Little Lever 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).

14 Little Lever Street

Description

The refurbished space is largely open plan and benefits from good natural light and has built in kitchen. There is bike storage on the premises and on site Building Manager.

Legals

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

Accommodation

889 sq ft

82.59 m²

Planning

The unit is suitable for office use.

COSTS

RENT

£17,780 PA

Exclusive of VAT

SERVICE CHARGE

£4,827 PA

Inclusive of Buildings Insurance and Heating
Exclusive of VAT

RATES

RATEABLE VALUE: £14,500

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:



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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.

Daniel Harris & Co

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