

# TO LET - OFFICES

MANCHESTER KING STREET

82 King Street Manchester M2 4WQ



## Prime Serviced Offices In Manchester City Centre.

- Located in the heart of Manchester City Centre.
- High Speed Business Fibre Optic Broadband.
- Various packages offered including, offices, virtual offices and meeting rooms.
- Within Close Proximity to King Street Bus Stop and Market Street Tram Station.
- Flexible terms available.



### LOCATION

King Street Manchester is located on King Street in the centre of the City of Manchester. King Street is a popular part of the city and is known for being a cultural hub with its bars, independent retailers, restaurants and cafes.

Manchester City Centre has seen huge growth of its Transport Infrastructure over the last few years and this is set to continue in the future. The area is also undergoing redevelopment with new commercial and residential buildings under construction.

King Street has excellent transport links with King Street Bus Stop and Market Street Tram Station being within close proximity. In addition, there is an abundance of multi-storey car parks within the immediate vicinity.

The nearest motorway is the A57 (M) which is only a few minutes' drive away.

### DESCRIPTION

The offices are located on the 3<sup>rd</sup> and 4<sup>th</sup> floors and offers bespoke office space combining a modern feel with huge amounts of character with sizes ranging from one-man offices to thirty-man offices.

Various packages are available including, office lets, virtual offices and meeting room hire. Terms are designed to be as flexible as possible in order to accommodate the needs of your business and support its growth.

All utility bills and related outgoings are included within the rent.

There is a reception, kitchen, onsite café and shared WC facilities.

There is high speed business broadband and telephone connectivity ensuring your business remains connected and you can even manage all of your needs through the onsite phone app.

Within the immediate locality there is an abundance of cafés and restaurants within the area, as well as gyms, bars and shops creating an excellent hub to maintain the highest welfare of your staff.

### RENT

**Offices** From £6 per day.

**Meeting Rooms** - Please enquire for details.

**Virtual Office** - From £3 per day.

### RATES

To be assessed.

### SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the ingoing tenant to satisfy themselves that services are in working order and can satisfy their needs.

### VAT

Prices quote are exclusive of VAT. VAT may be applicable at the prevailing rate.

### EPC

A full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING INFORMATION

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## Additional Photographs

