

# 61 Mosley Street, Manchester

Manchester, M2 3HZ



**61 Mosley Street is a centrally located, refurbished office building arranged over basement, ground and six upper floors.**

Property Type	Office
Tenure	To Let
Size	325 to 805 sq ft (74.79 sq m)
Rent	£30 per sq ft
EPC Rating	Available upon request.

#### Key Points

- ALL INCLUSIVE RENTS
- Excellent location
- Close to all transport links

Location

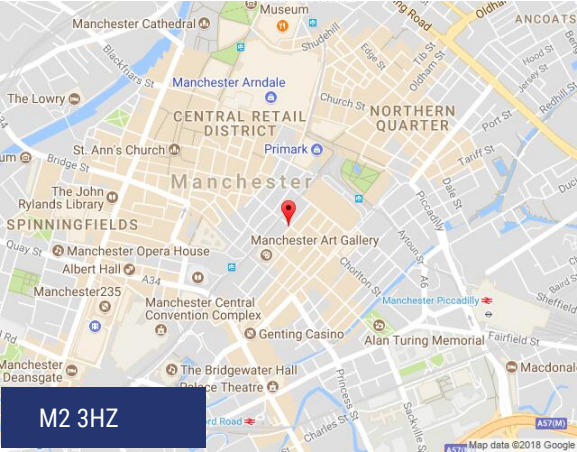
61 Mosley Street is located within Manchester’s prime office core, on the junction of Mosley Street and Charlotte Street. It is an area which is favoured by many professional companies, including leading solicitors, accountants, banks and insurance companies. The property is well situated for public transport, with both Piccadilly and St Peter’s Square Metrolink stations within a short walking distance. There

are a number of public car parks close by and the city’s prime retail pitch within five minutes walking distance. Piccadilly mainline railway station is less than 10 minutes walk from the building and the city’s free Metro Shuttle buses run regularly around the city, stopping immediately outside the building. There are numerous amenities in the immediate vicinity, including a Sainsbury’s Local directly opposite the building, Philpotts, Grill on New York Street, Greggs, Manchester Art Gallery, Caffè Nero and M&S Simply Food all within a minute’s walk.



Accommodation

Floor / Unit	Description	Size	Rent	Availability
1st	Suite 7	805 sq ft	£24,150 per annum	Available
2nd	Suite 1	1,225 sq ft	£36,750 per annum	Available
3rd	Suite 1	440 sq ft	£13,200 per annum	Available
3rd	Suite 2	460 sq ft	£13,800 per annum	Available



Description

The office accommodation is accessed via a remodelled and enlarged entrance reception where a six-person passenger lift services each upper floor. The accommodation is predominantly open plan and each floor is flooded with natural light from three elevations.

Specification

The refurbished premises benefit from the following facilities/specification:

- Roof terraces
- Kitchenette, male & female WC’s on each floor
- Gas central heating system
- Secondary glazing to all floors
- Passenger lift
- Remodelled reception with desk facility for larger enquiries
- Intercom entry system
- Low service charge
- Shower and bike storage facilities
- DDA Compliant
- Secure basement car parking

VAT

All charges will be subject to VAT at the prevailing rate.

Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

**Chloe Ellerby**  
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