

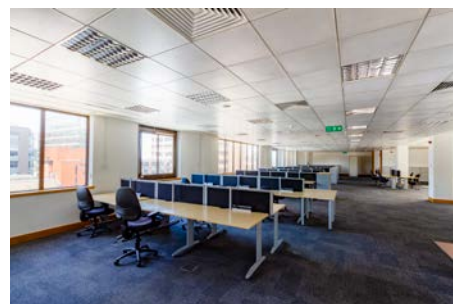
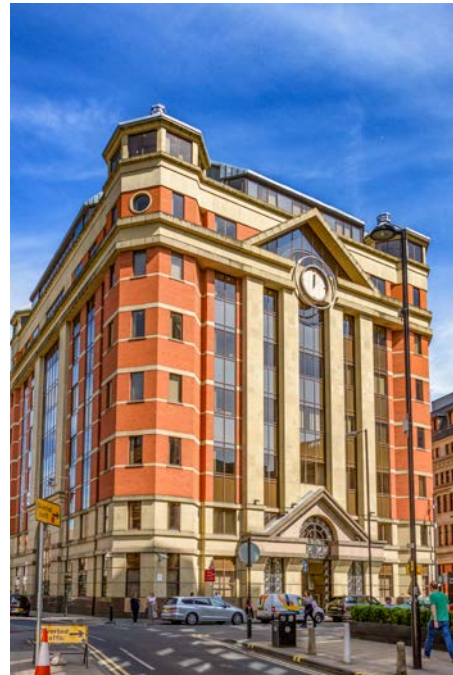
17 YORK STREET
MANCHESTER M2 3GR



4,230 SQ FT UNIT AVAILABLE ON
FLEXIBLE TERMS

17 YORK STREET

MANCHESTER M2 3GR



LOCATION

17 York Street is situated in a prime city centre location, on the corner of York Street and Fountain Street. The property is a 10 minute walk from Manchester Piccadilly train station which provides local and national transport connections. A plethora of bars and restaurants can also be found in the immediate vicinity.

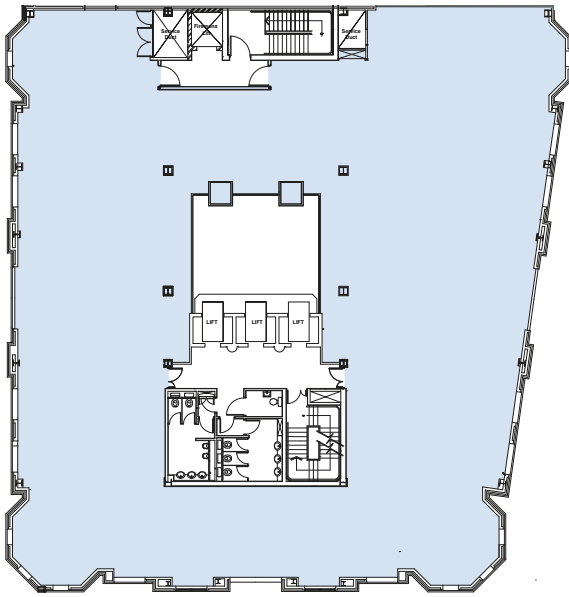
BUILDING

The property is a prominent, modern, purpose built office building. The reception area has been recently refurbished with a seating area behind the central lift core.

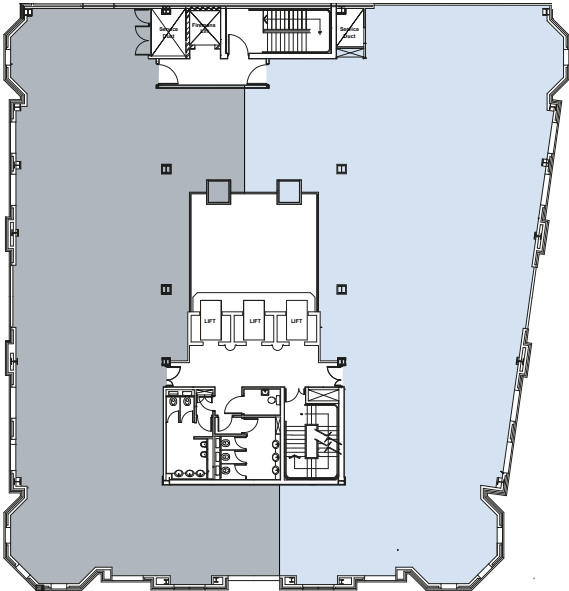
There is a full height atrium running through the building.



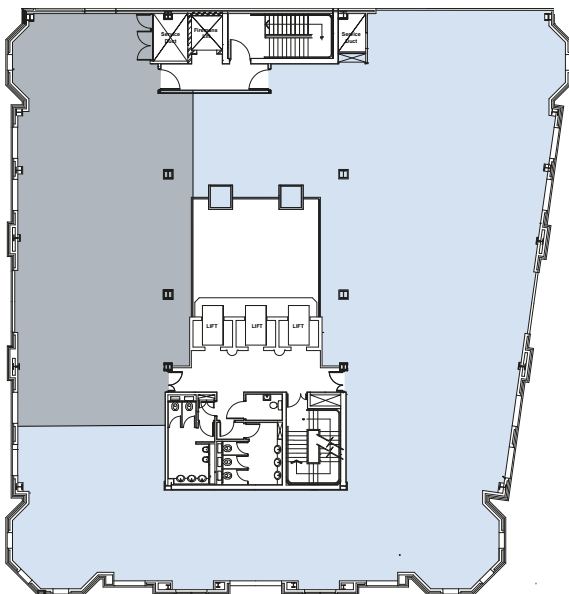
Complete floor - 8,347 sq. ft.



Split floor - 4,133 sq. ft./ 4,214 sq. ft.



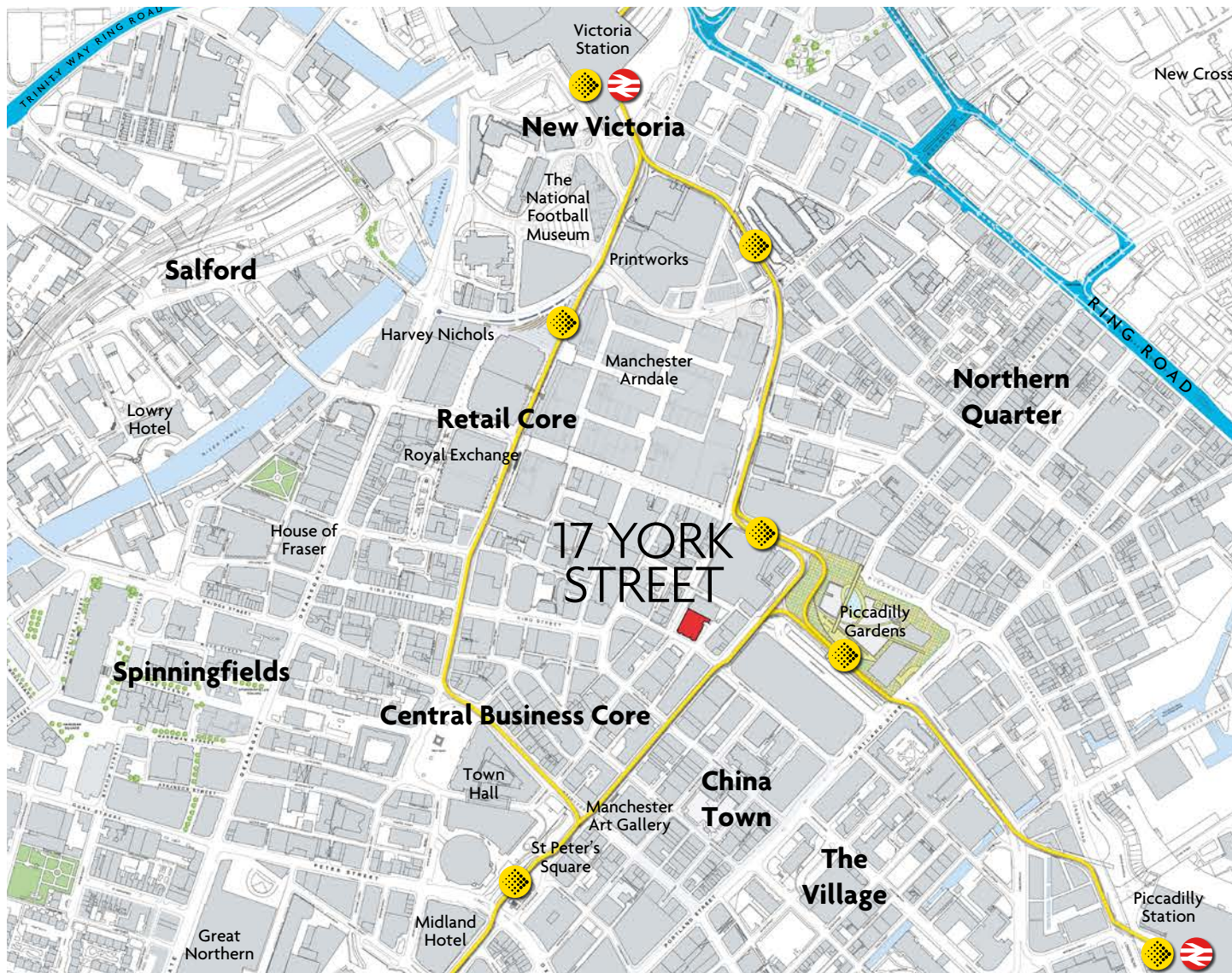
Split floor - 2,000 sq. ft./ 6,347 sq. ft.



Floor	NIA (sq. ft.)	NIA (sq. m.)	Car Parking Spaces
6	4,230	392.97	1

AMENITIES

- Air conditioning
- Raised floor
- Suspended ceiling
- 3 X Passenger lifts
- Commissionaire
- Refurbished reception
- Basement car parking (2 spaces per floor)
- Fit out in-situ
- Furniture available
- Existing IT infrastructure



RENT

£18.50 per sq ft per annum exclusive.

RATES PAYABLE

Approximately £7.90 per sq ft per annum based on the RV for the entire building. The RV will need to be reassessed on a floor-by-floor basis.

VAT

The property is not elected for VAT.

LEASE TERMS

New leases are available direct from the Landlord on flexible terms. All leases will be granted outside the provisions of the 1954 Landlord and Tenant Act.

VIEWING

Strictly by appointment through joint letting agents.

Spring4

Christopher Aquilina
0207 397 8274
caquilina@spring4.com

Josh Ravenscroft
0207 397 8268
jravenscroft@spring4.com



Edward Keany
0161 837 1394
ed@edwardsandco.com

Oliver Woodall
0161 837 1396
oliver@edwardsandco.com

Misrepresentation Act 1967: The Joint Agents for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give The Joint Agents nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. May2018.