

TO LET

HIGH QUALITY REFURBISHED OFFICE SUITES 413-2,091 sq.ft. (38.4-194.3 sq.m.)

26 KING STREET MANCHESTER M2 6AY**Edwards & Co****0161 833 9991**www.edwardsandco.com

DESCRIPTION:

21-23 King Street is an attractive building, located on the pedestrianized section of the street. The building is arranged over ground and three upper floors, all of which are accessed via an entrance from the fashionable King Street. The property provides SME occupiers with a functional open plan office space.



21-23 KING STREET

MANCHESTER CITY CENTRE

- ◆ Perimeter Trunking
- ◆ Pendant lighting in part
- ◆ Communal Kitchen
- ◆ Views onto King Street
- ◆ Entrance onto King Street

TO LET

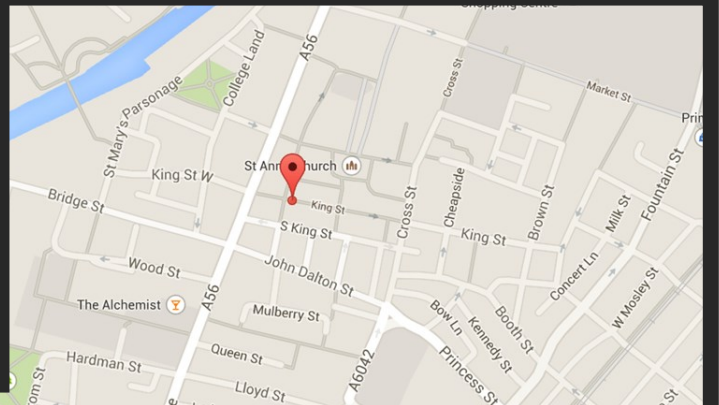
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LOCATION:

King Street is Manchester's most prestigious business address, located in the city's vibrant commercial core.

A wide range of high caliber retailers and leisure operators combine to offer a variety of amenities, adding the appeal of this highly desirable location.

King street enjoys convenient access to Manchester's comprehensive transport network including Piccadilly, Oxford Road, Victoria and Deansgate Rail Stations, as well as being within a short walk of St Peter's Square MetroLink Station. Local NCP car parking is also within close proximity to King Street.

ACCOMMODATION:

FLOOR	AREA sq ft	AREA sq m
First	1,090	101.3
Second	588	54.6
Third	413	38.4
TOTAL	2,091	194.3

TERMS:

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed. For quoting terms contact the sole letting agent.

LEGAL COSTS:

Each party to bear their own costs incurred in this transaction.

VAT:

All prices quoted are excluding, but may be liable to, VAT.

EPC RATING:

VIEWING:

By appointment with the sole agents:-

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The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.