

Bridge Street Chambers

72 Bridge Street, Manchester



Self-contained Refurbished Offices
1,097 - 2,883 sq ft (102 - 268 sq m)

TO LET



LOCATION

Bridge Street Chambers is situated close to Bridge Street's junction with Deansgate and is well positioned to take advantage of Manchester's public transport infrastructure. Salford Central train Station is within close proximity, with the Metrolink also being a short walk. There are a number of local amenities such as Sainsbury's Local.

Bridge Street is an established area of Manchester City Centre and is home to boutique and independent retailers, whilst housing reputable recruitment and solicitors firms to name a few. Being on the edge of Spinningfields, Bridge Street Chambers is also well equipped to benefit from the new vibrancy that has been created.

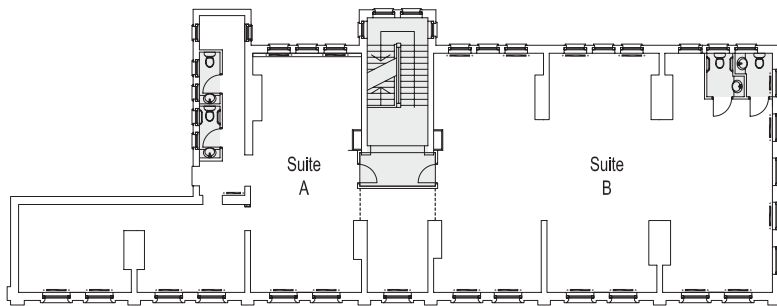
Bridge Street Chambers, 72 Bridge Street, Manchester

DESCRIPTION

The available accommodation is situated on the second floor, and accessed from the central staircase in the entrance lobby. The second floor accommodation provides either the full floor in its entirety or two suites by splitting the floor as shown in the indicative plan below.

One suite of 2,883 sq ft or

Two suites of 1,097 sq ft or 1,588 sq ft



- - - - Dotted line shows location of potential splits

The accommodation has undergone a comprehensive refurbishment to a high standard benefiting from the following;

- High quality wall finishes throughout
- Quality carpets to all areas
- Raised access floor
- Retained ceiling detail with new feature pendant lighting
- Character office accommodation
- Self contained with WC's
- Kitchen facilities can be easily retrofitted

LEASE TERMS

The accommodation is available by way of new full repairing and insuring leases for a term of years to be agreed.

RENTAL

Details of the quoting rental are available upon application.

RATES

The ingoing tenant will be responsible for the payment of business rates levied by Manchester City Council.



SERVICE CHARGE

The ingoing tenant will be responsible for the payment of the service charge levied by the Landlord.

VAT

All figures quoted are exclusive of but may be liable to VAT at the standard rate.

LEGAL COSTS

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

VIEWING

Strictly by appointment
with the sole letting agents,
WHR Property Consultants
(0161 228 1001).

