



6 Oxford Place, Manchester, M14 5RZ

Substantial lower ground floor office premises in a leafy South Manchester location

Summary

Tenure	To Let
Available Size	2,542 sq ft / 236.16 sq m
Rent	£30,000 per annum
Service Charge	Payable for exterior and internal common parts upkeep
Rateable Value	£5,500 100% small business rates relief for qualifying tenants
EPC Rating	C (57)

Key Points

- Attractively presented throughout
- Turn key opportunity
- Under floor heating to majority
- 6 car parking spaces available separately
- Suitable for other potential uses including pilates,yoga,clinic or salon use.
- DDA compliant
- Peaceful location
- Reasonable use of wider grounds permitted

Description

An attractively presented lower ground floor office premises set amongst sprawling grounds and forming part of a predominantly residential development. A common driveway leads to a path to the lower ground floor where access to the unit is located with floor to ceiling glazed doors. Beyond the entrance foyer and to the left is the available suite, which consists of three generous office rooms, plus canteen/staff room, storage cupboards, kitchen, male and female w/c facilities and a DDA compliant W/C.

All existing office fixtures and fittings are to be made available to an ingoing tenant should they require these, however the unit may also suit other uses including potentially pilates,yoga,clinic or salon uses. Parking for up to 6 cars is available by way of separate negotiation.

Location

Located in a quiet and leafy suburban area of Rusholme, the property is well-served by bus routes running along the busy Oxford Road and Wilmslow Road corridors. The property is a short walk from the "Curry Mile," which is known for its variety of shops, cafes, and restaurants. It has excellent public transport links, making it accessible from the city centre which is only 3 miles to the North.

Accommodation

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition:

Floor/Unit	Description	sq ft	sq m
Lower Ground	Reception/Office	648	60.20
Lower Ground	Office 1	1,090	101.26
Lower Ground	Office 2	406	37.72
Lower Ground	Canteen/Staff Room	268	24.90
Lower Ground	Store	40	3.72
Lower Ground	Kitchen	90	8.36
Total		2,542	236.16

Terms

The premises are available on new FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

Services

We understand that mains gas, electric, water and drainage are connected to these premises.

Service Charge

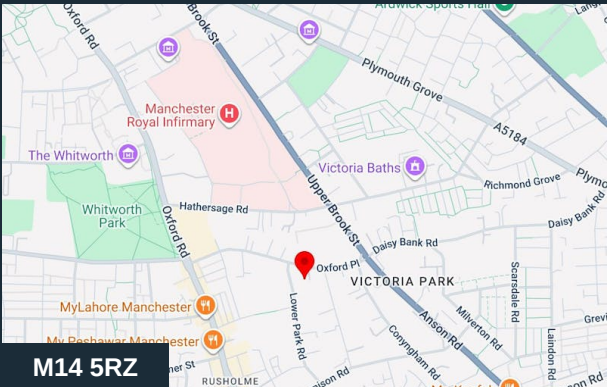
A service charge is to be administered to recover the costs for common parts maintenance and repair and utilities charges.

VAT

We understand that VAT is not applicable to the rent on this unit.

Legal Fees

Each party is to be responsible for their own legal fees incurred in this transaction



Viewing & Further Information

Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

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Approximate Gross Internal Area
3046 sq ft - 283 sq m

