



Unit 1-2, James Street, Varley Business Centre, Manchester, M40 8EL

Recently renovated first floor office space with onsite parking

Summary

Tenure	To Let
Available Size	503 to 2,265 sq ft / 46.73 to 210.43 sq m
Rent	£11,000 - £47,000 per annum
Business Rates	To be reassessed
EPC Rating	C (65)

Key Points

- Spacious and well appointed office space
- Unit 2 available on 3 year lease
- Communal kitchen and w/c with smaller units
- Other uses including clinic/fitness studio considered
- Units 1d & 1f available on inclusive licence arrangements
- Ample onsite parking for staff & customers
- Newly renovated

Description

The available space is located on the first floor, which is accessed via a glazed entrance door from the ground floor car park, and has been divided into the following accommodation.

Unit 1d - recently formed and generous office space complete with newly carpeted floor, suspended ceiling with inset lights, and air conditioning.

Unit 1f - recently formed office space complete with newly carpeted floor, suspended ceiling with inset lights, and air conditioning.

Unit 2 - Large open plan office space (suitable for other uses) with a tiled floor and vaulted ceiling, with private offices x 2, kitchen and shower room off. 2 allocated parking spaces included with this unit.

Location

The available units are located within the Go Vets premises on Varley Industrial Estate, an established commercial area approximately one mile east of Manchester City Centre in the Miles Platting neighborhood

The area has excellent road and public transport connections.

By Car: Easy access is available from major roads like the A62 and A635, and the M60 motorway (Junction 22) is approximately three miles away. On-site parking is available.

By Bus: Several bus routes, including the 81, 82, and 180, serve the Miles Platting area, with stops on Oldham Road and Ashton Old Road within walking distance.

By Tram: The nearest Metrolink stop is Velopark, which is about a 10-minute walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - 1D	822	76.37	£18,000 /annum Inclusive of reasonable utility costs
Unit - 1F	503	46.73	£11,000 /annum Inclusive of reasonable utility costs
Unit - 2	940	87.33	£18,000 /annum exclusive of utilities and rates
Total	2,265	210.43	

Terms

Units 1d & 1f are available by way of a 12 month licence agreement, inclusive of utilities (subject to reasonable use) but exclusive of rates, with shared kitchen and toilet facilities.

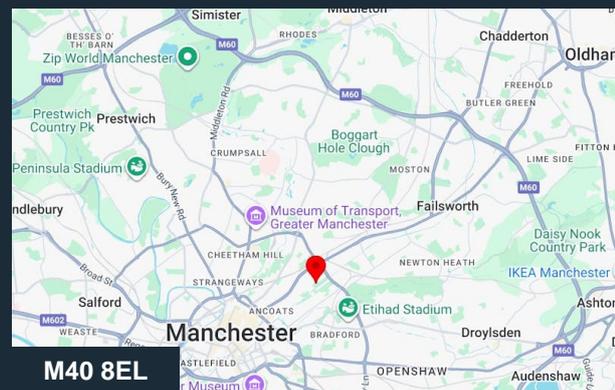
Unit 2 is available by way of a 3 year IRI lease, with tenant to be responsible for rates and utilities, and all other terms to be agreed.

VAT

We understand that VAT is applicable to the rent

Legal Costs

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



Viewing & Further Information

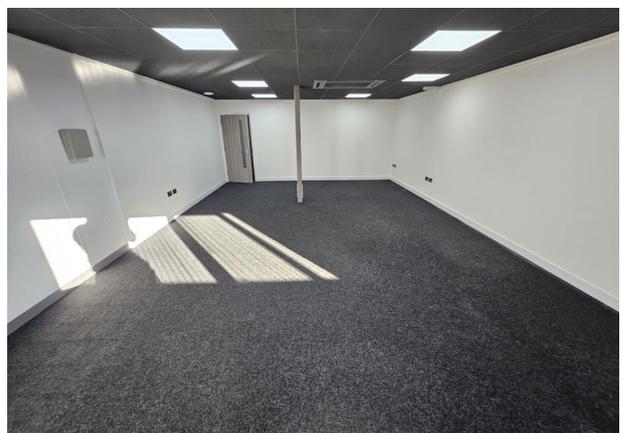


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1 James Street, Manchester, M40 8EL

Approximate Gross Internal Area

2874 sq ft - 267 sq m

Shower Room
9'5 x 4'4
2.88 x 1.31m

