



To Let

21 Rice Street is a three storey office building in the heart of Castlefield, Manchester City Centre offering good quality workspace.

- Open plan
- Close to Castlefield Metrolink station & Deansgate Train Station
- Fitted out
- Meeting Rooms
- Kitchen

21 Rice Street

Nucleus, 21 Rice Street, Manchester, M3 4JL

13,054 sq ft

1,212.76 sq m

Reference: #108568

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Summary

Available Size	13,054 sq ft / 1,212.76 sq m
Rent	£170,000 per annum
Rates Payable	£6.89 per sq ft
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The office accommodation is fully fitted out with air conditioning. It benefits from three floors of open plan office space each having access to private offices and meeting rooms. This property also benefits from a fitted kitchen and stunning views across Castlefield Bowl. 21 Rice Street is ready to move into and there will be no fit out costs necessary which will represent a significant capital cost saving to an incoming tenant!

Location

Located on Rice Street, close to the junction with Liverpool Road (A6143), opposite the Museum of Science & Industry, the immediate area is a cosmopolitan mix of business, residential and leisure / retail uses and there is plenty of long and short-stay car parking nearby.

The prime business district of Spinningfields is approximately 5 minute's walk.

The Hilton Hotel is less than a minute's walk and Manchester's Conference Quarter is within 5 minute's walk. Close public transport links include Deansgate train station and Deansgate/ Castlefield Metrolink station are both within 2 minute's walk. Manchester Oxford Road Station is also within a 15 minute walk of this office premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	13,054	1,212.76	Available
Total	13,054	1,212.76	

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