

Ground Floor Unit F

One Circle Square, Oxford Road, Manchester, M1 7FS



TO LET

1,719 SQ FT
(159.70 SQ M)

£75,000 PER ANNUM

**Prominent corner retail /
restaurant opportunity**

- High footfall location
- Potential for outside seating
- Close to ASDA, Bagel Factory, Federal, Tesco
- Close to Manchester's two main Universities
- Subject to vacant possession

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Summary

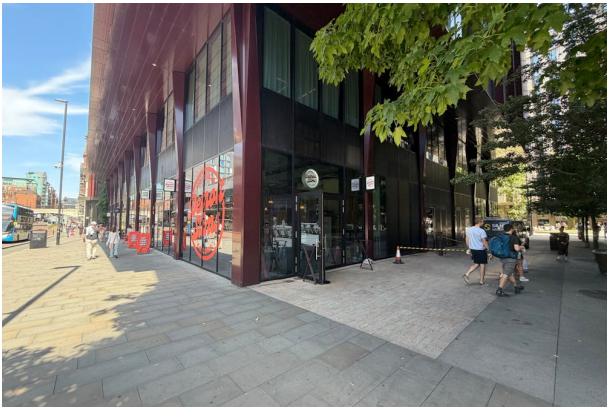
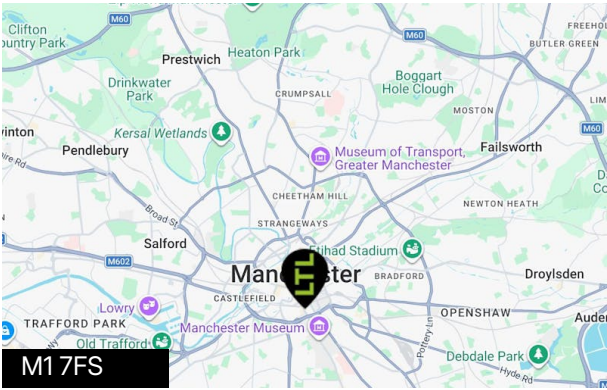
Available Size	1,719 sq ft
Rent	£75,000 per annum
Business Rates	Upon Enquiry
Service Charge	A service charge is payable, further information on request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	An estate charge is payable, further information on request.
EPC Rating	Upon enquiry

Description

Ground floor corner retail unit, forming part of One Circle Square a 200,000 grade A office building. Ground floor tenants include Gooley, Bagel Factory, Half Dozen Other and Onda.

Location

The premises are located in Manchester City Centre fronting Oxford Road, one of the busiest arterial routes. They form part of Circle Square, one of Manchesters newest mixed use developments.



Viewing & Further Information



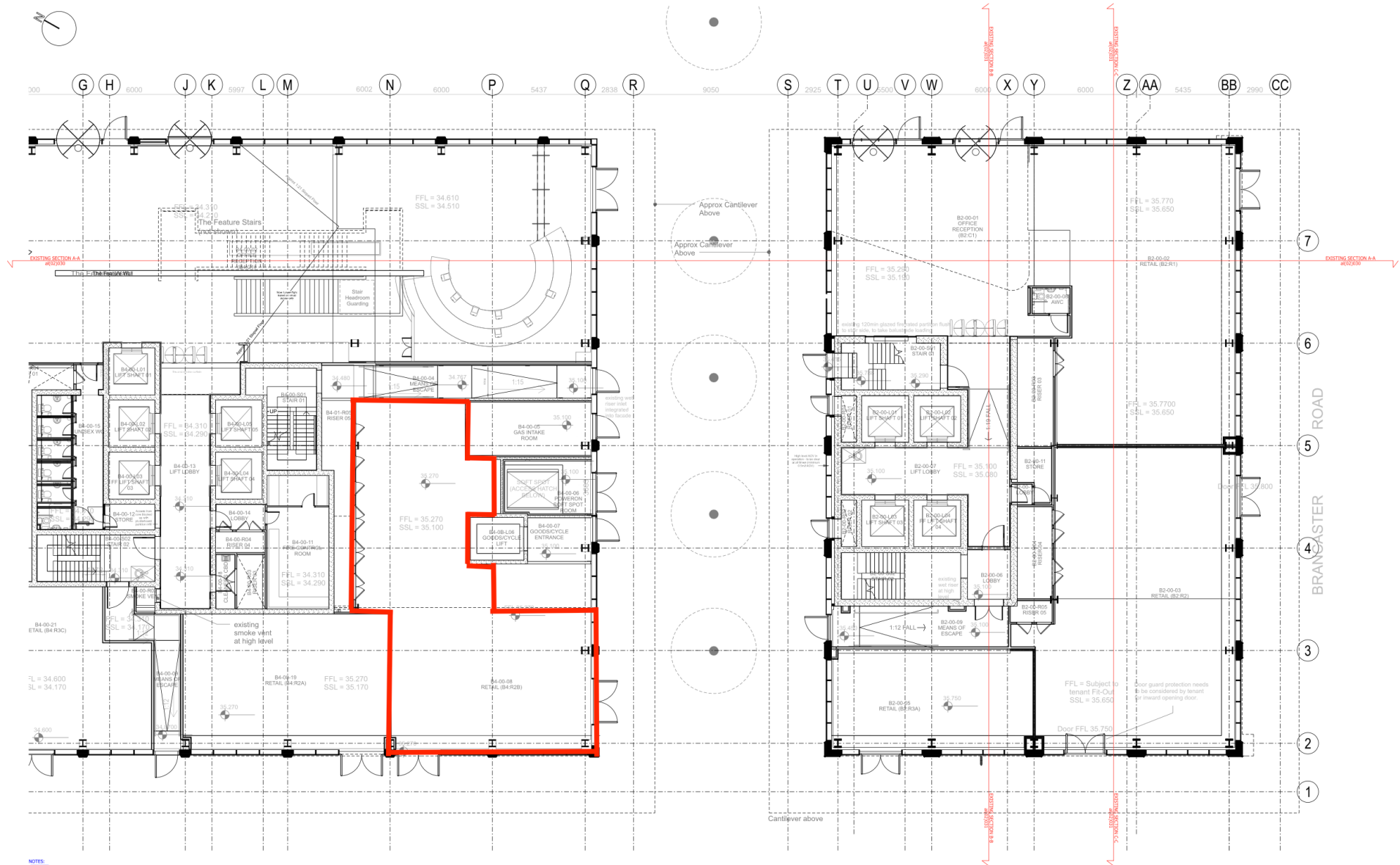
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NOTES
 (C03.10) Site Survey - to confirm previous architect's final construction issue is as built
 (C03.11) Desk study/survey (prior to demolition)
 (C03.12) Employer's property
 (C03.13) Existing instrument finishes



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project
 client
 drawing no.

drawing title
 drawing scale
 drawing created
 drawing rev

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION/ERECTION.

FOR: STAGE 4

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