

FOR SALE - OFFICE

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# UNIT 7

Citygate, 5 Blantyre Street, Manchester, M15 4JJ



## Key Highlights

- 4,116 sq ft
- Recently refurbished to provide quality open plan office space
- Suitable for a number of uses subject to relevant planning permissions
- Self contained long leasehold unit
- 15 car parking spaces
- The benefit of existing modern fit out

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## Description

A self-contained unit arranged over ground and mezzanine floor with the benefit of 15 car parking spaces, 9 of which are underground and 6 spaces on the surface car park. The space has recently been refurbished to offer good quality office accommodation with the potential to acquire the space with all existing fixtures and fittings.

The unit lends itself to a variety of uses subject to planning permission.

## Location

Positioned within Castlefield the unit offers easy access to the local bars and restaurants, close proximity to Deansgate station and to Manchester City Centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	2,493	231.61	Available
1st - Mezzanine/First Floor	1,623	150.78	Available
<b>Total</b>	<b>4,116</b>	<b>382.39</b>	

## Viewings

All viewings to be arranged through the sole agents.

## Terms

The long leasehold is available for a period of 150 years from 22nd December 2000. There is approximately 125 years remaining to 11 December 2150.

## EPC

EPC Certificate No 2501-3337-70021022-2596  
Rating B46

## Legal Costs

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

## Service Charge

A service charge is payable in the region of £800 per quarter.

## Business Rates

Rates payable: £7.50 per sq ft  
(based upon Rateable Value: £78,500)

## Contact

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