

PASSING RENTS ONLY £8.24 PER SQ FT

On the instructions of Kidsunlimited

# Bridgewater House

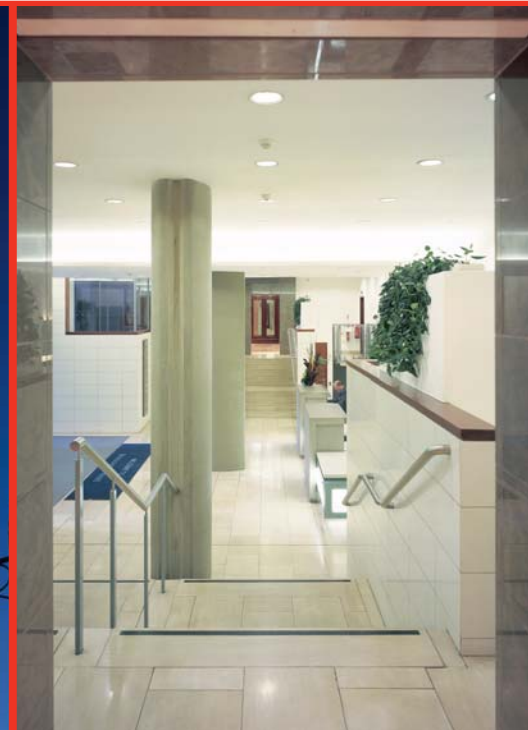
Whitworth Street

Manchester

SIGNIFICANT REVERSE PREMIUM AVAILABLE

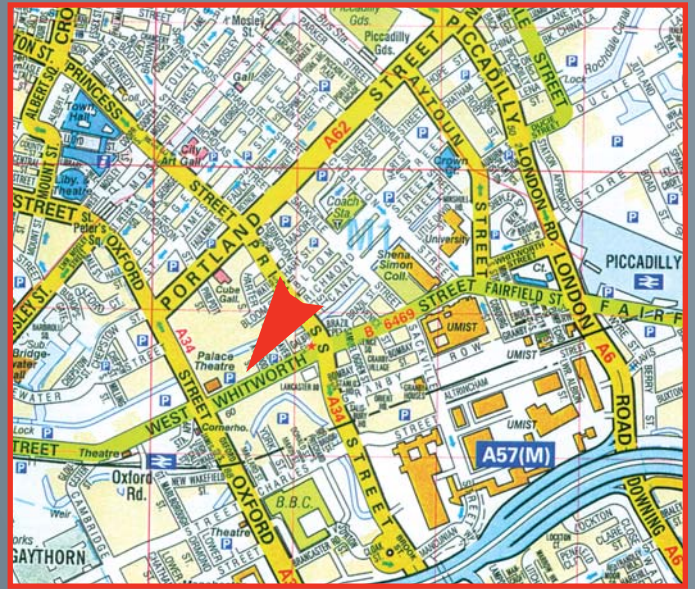
## TO LET

SELF CONTAINED GROUND FLOOR  
COMMERCIAL/OFFICE PREMISES  
3,405 sq ft (316.32 sq m) approx



**WHR**  
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0161 228 1001

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0161 236 8644



- A central location offering easy access and versatility
- Unique opportunity for self contained occupation
- Direct access from impressive and classical main building entrance
- Grade II listed exterior boasting some of the most exceptional architecture in Manchester
- Separate staff entrance and goods delivery access
- Scope for alternative commercial use subject to planning consent:-

- Photographic studio
- Printing and reprographics
- Architectural Studio
- Art and graphics studio
- Media and Marketing
- Medical/consulting rooms

- Adaptable and flexible layout that can be tailored to a bespoke occupancy
- Rent passing only £8.24 psf
- Available now
- Reverse premium available to assist bespoke tenant fit out

FOR FURTHER INFORMATION CONTACT:  
NEIL MORT PAUL CODLING WILL LEWIS

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