

Self contained
Office suite
276.6 M² (2,978 SQ.FT.)

amazon house
3 brazil street
manchester

to let





location

The property is situated on Brazil Street, off Sackville Street, in Manchester city centre. The property is well positioned for access to a number of retail and restaurant / bar outlets in the immediate vicinity and Piccadilly Railway and Metrolink Station is within close proximity.

description

The property comprises a five-storey Grade II Listed office building accessed directly off Brazil Street where a central staircase and passenger lift provides access to all upper floors. The main entrance, staircase and lift have all been recently refurbished.

accommodation:

One fully self-contained office suite is currently available on the 3rd floor, comprising 2,978 sq ft (276.6 sq m) with a high specification to include the following:-

- Open plan office accommodation capable of subdivision
- Good level of natural light
- Canal-side location
- Fitted ladies, gents and DDA-compliant wc's
- Option to install shower

- Fitted kitchen
- Passenger and goods lift access to the suite
- Quality carpets and decoration
- Original features including exposed brickwork, timber beams and columns
- Three-compartment perimeter trunking
- Individually thermostatically controlled radiators

terms

The suites are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

rental

Upon application to the letting agents.

service charge

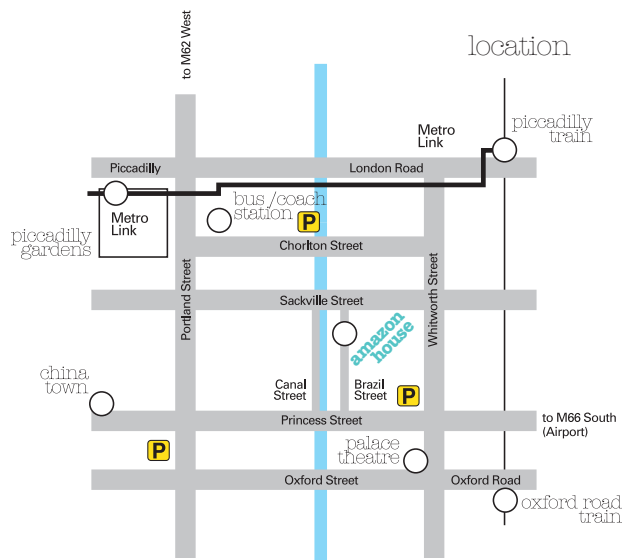
The ingoing tenant to be responsible for the payment of a service charge to cover the cost of repair, maintenance and insurance of the building.

car parking

The property is well situated for access to a number of car parks.

viewing

Strictly by appointment with the joint agents: Edwards & Co 0161 833 9991
CBRE 0161 455 7666



location

floor 3



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AMAZON HOUSE
PROPERTIES LIMITED

