



FOR SALE/TO LET

- Modern office premises
- Popular Castlefield location
- 5 basement parking spaces with passenger lift
- Comfort heating/cooling

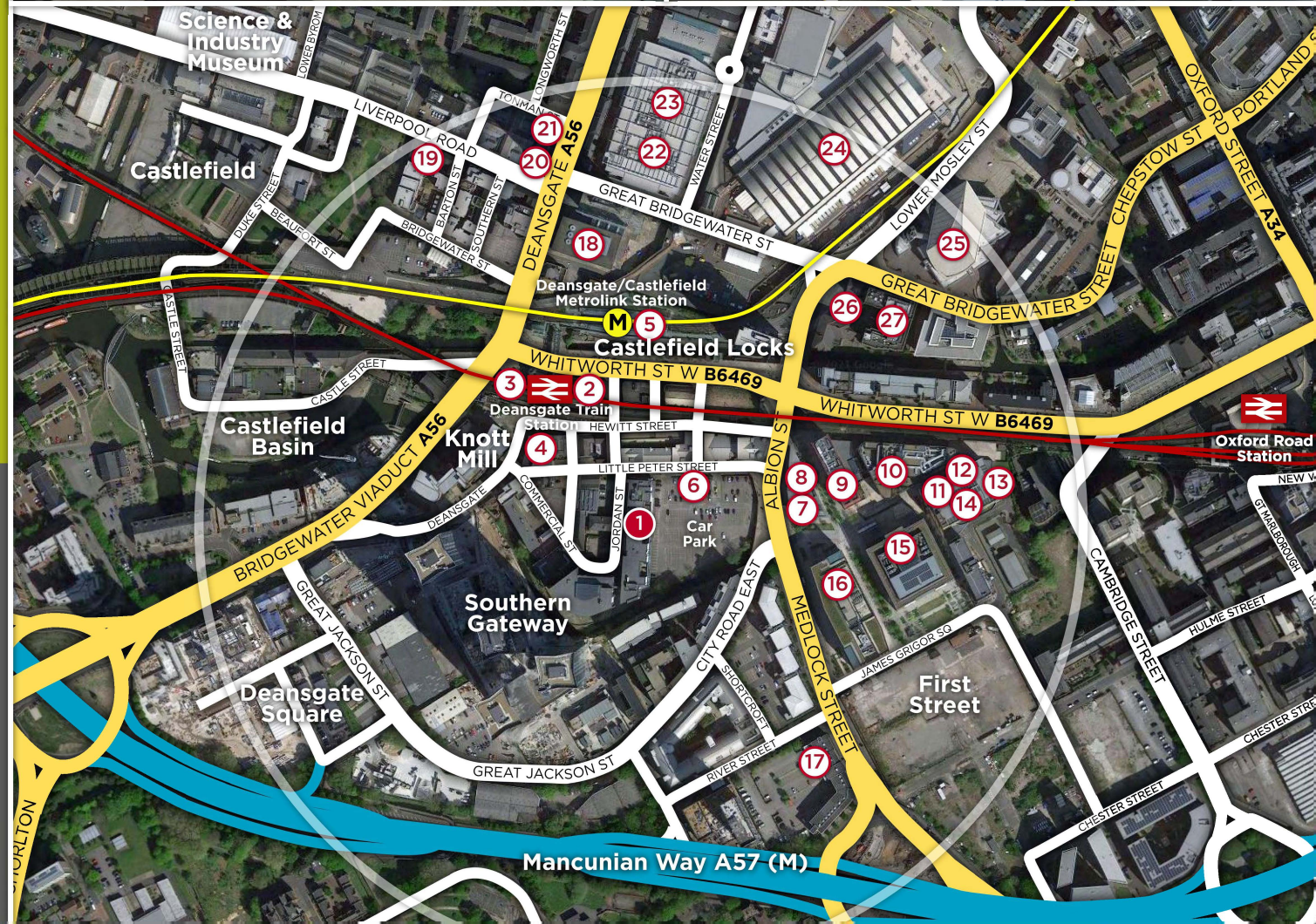
GRADE A OFFICE SUITE 3,673 SQ FT/341 SQ M (NIA)

5 Jordan Street
Knott Mill
Manchester M15 4PY

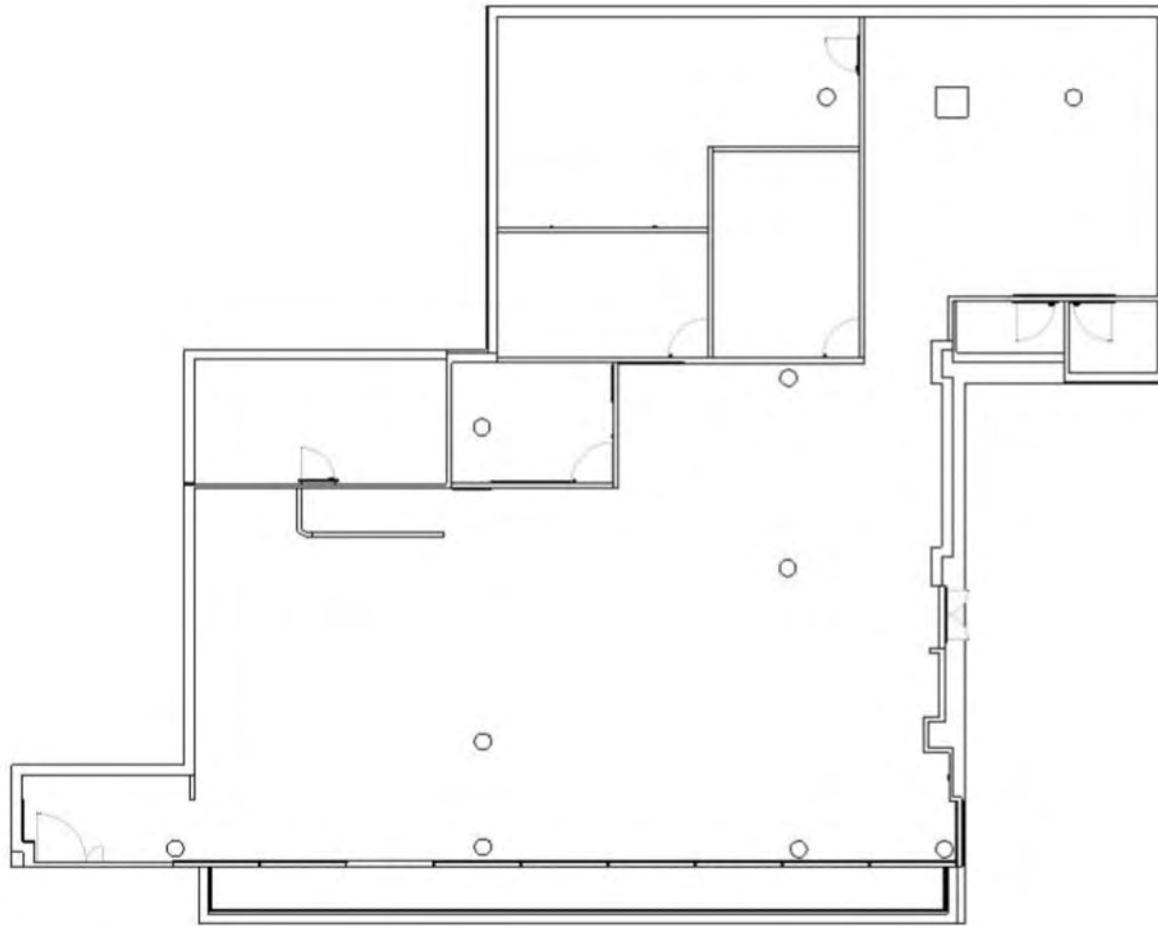
Location

Jordan Street is positioned within the Southern Gateway to the city centre, within a short walk of Deansgate and its associated retail / food & beverage amenities whilst also providing excellent access from the Mancunian Way (A57). The area is particularly popular with creative businesses.

Secure basement parking is provided for 6 cars, whilst Deansgate Station and Deansgate/ Castlefield metrolink stop are within a few minutes' walk.



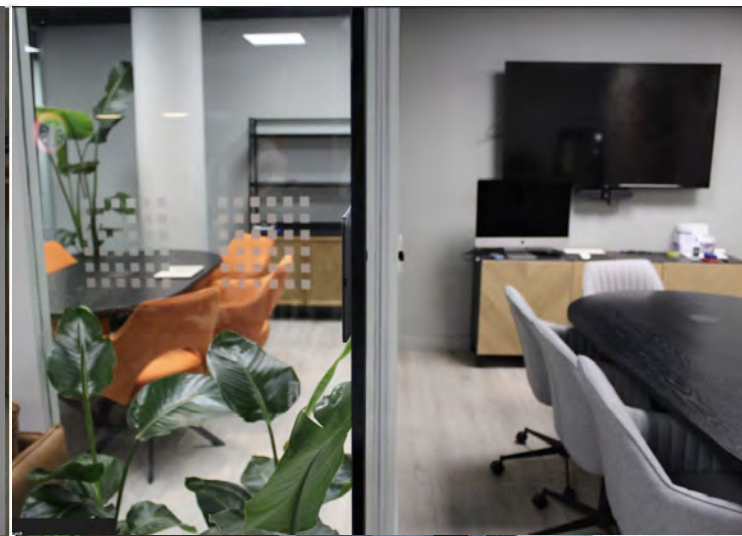
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|----|---|----|---------------------------------------|
| 1 | 5 Jordan Street | 15 | Pizza Express |
| 2 | Deansgate Train Station | 16 | Ribeye Steakhouse |
| 3 | Atlas Bar | 17 | Premier Inn |
| 4 | Castlefield Gallery | 18 | Hilton Manchester Deansgate |
| 5 | Deansgate/Castlefield Metrolink Station | 19 | Jimmy's Killer Prawns |
| 6 | Car Park | 20 | Don Marco |
| 7 | Sainsbury's Local | 21 | Dimitris |
| 8 | Indian Tiffin Room | 22 | The Gym |
| 9 | Inside Hotel | 23 | Odeon |
| 10 | Home (Theatre, Arts, Cinema) | 24 | Manchester Central Convention Complex |
| 11 | Gasworks | 25 | The Bridgewater Hall |
| 12 | Wood Restaurant | 26 | The Britons Protection |
| 13 | Starbucks | 27 | Durie's Inn |
| 14 | Bunny Jackson's | | |

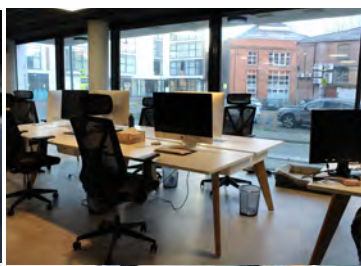


Description

The property comprises a high quality, upper ground floor self-contained office measuring 3,673sq/ft (NIA) within a modern development with apartments above. The suite is largely open plan in layout and is fitted out to a high standard including glazed frontage, raised flooring, suspended ceilings incorporating dimmable lighting, glazed lightwell to the rear of the office and ducted comfort cooling/heating. In addition, there are six basement car parking spaces accessed from Little Peter Street, alongside a communal gym.

The accommodation is fully fitted to an excellent standard to provide a reception area, Boardroom, meeting rooms & private office (all in full-height glazed partitions), fitted kitchen and break-out area, server room and large open plan office. A passenger lift from the basement and wheelchair lift from the ground floor are also installed on site.





Tenure

Long leasehold, approx. 160 years unexpired with nil ground rent.

Service Charge

A Service Charge is payable to cover those shared running costs of the Hill Quays apartment block relating to the Ground Floor commercial units, together with a proportion of the building insurance.

Business Rates

The property has a Rateable Value of £54,000. Interested parties are advised to make direct enquiries with Manchester City Council as regards the amount of Business Rates payable.

Terms

The property is available for sale by way of an assignment of our client's long-leasehold interest. Alternatively, our client would consider granting an occupational lease of the premises for a term of years to be agreed. Full details of asking price, rental and all other outgoings are available upon application.

EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

Viewings

By appointment with the agent:



Mark Bamber

mark.bamber@knightfrank.com
+44 7776 763317