



6 Lower Byrom Street, Rosetti Place, Manchester, M3 4AP

Prime City Centre Office Accommodation for sale

- Close Proximity to Enterprise City and Spinningfields
- Both offices providing self-contained suites with kitchen and meeting rooms
- Rare opportunity to purchase city centre office space
- Recently refurbished office space across two levels
- 2 carparking spaces available
- Ideal for owner occupier

Summary

Available Size	1,405 sq ft
EPC Rating	Upon enquiry

Description

The corner building forms part of Rossetti Place a ground floor entrance leads directly off Lower Byrom Street to a stairwell connecting the two floors.

With good natural light, the space would be ideal for a number of uses.

The space is currently fitted out as 2 self-contained levels of refurbished officespace with kitchenette and meeting rooms. The ground floor is currently occupied on a flexible lease with the opportunity to receive rental income or take the space back with the first floor vacant.

2 Car parking spaces are available with the property, accessed from Atherton Street.

Location

The property is located on Lower Byrom Street, off Quay Street and St John Street, opposite St John's gardens.

Accommodation

The accommodation comprises the following areas:

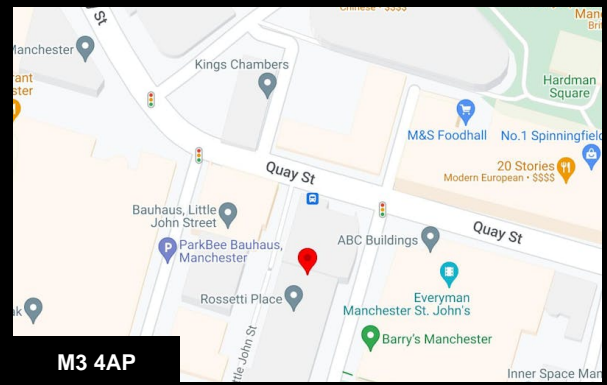
Name	sq ft	sq m
Ground	684	63.55
1st	721	66.98
Total	1,405	130.53

Viewings

Viewings by appointment with Avison Young.

Terms

Long leasehold interest 150 years from 25 December 2003.



M3 4AP



Viewing & Further Information

Matt Pickersgill

0161 956 4017 | 07837 032488

matt.pickersgill@avisonyoung.com

SUBJECT TO CONTRACT. Avison Young UK copyright. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Generated on 05/08/2024