



8 CHESTER ST | MANCHESTER | M1 5GE



Suites from 120 sqft to 1,150 sqft



HIGH QUALITY SERVICED OFFICES

CENTRALLY LOCATED CLOSE TO OXFORD ST

TO LET

# DESCRIPTION

The property forms the lower ground floor of a lovely red brick former mill building.

The building is accessed directly from the front at Chester Rd via two attractive lobby areas and this leads to the individual suites, accessed from a central corridor.

All of the suites are offered in a good decorative standard, fully carpeted and "ready to move in". The style is "rustic industrial with painted brick walls and lovely worn stone window sills.

There is a bright and modern open canteen kitchen with informal seating areas for impromptu meetings and this is fully fitted with dishwasher, coffee maker, etc. The WC facilities are similarly well presented.

For more formal meetings, there is a fully fitted out meeting/board room available for booking at a small additional cost.



# LOCATION

The property fronts directly onto Chester St, close to its junction with Oxford Rd in the city centre of Manchester.

The local area is rapidly becoming a busy commercial hub within the city centre and there are many restaurants, cafes and other local amenities just a short walk away.

Immediately adjacent to the property there are plans for the expansion of the Manchester Metropolitan University (MMU) and directly opposite a brand new flagship building is to be built by MMU.

The property is very well placed for the regional road network with the A57 (M) just 2 minutes drive from the building, which then connects directly to the motorway network via the M602. The property also has excellent bus, tram and rail links just a few minutes walk from the door.

# FLOOR AREA

Various suites are available and availability changes on a month by month basis. The suites range in size from as little as 120 sq ft up to 1,150 sq ft and can accommodate between 1 and 16 people.

# RATES

We understand that all of the suites qualify for Small Business Rating Relief and therefore NO RATES ARE PAYABLE.

# SERVICES

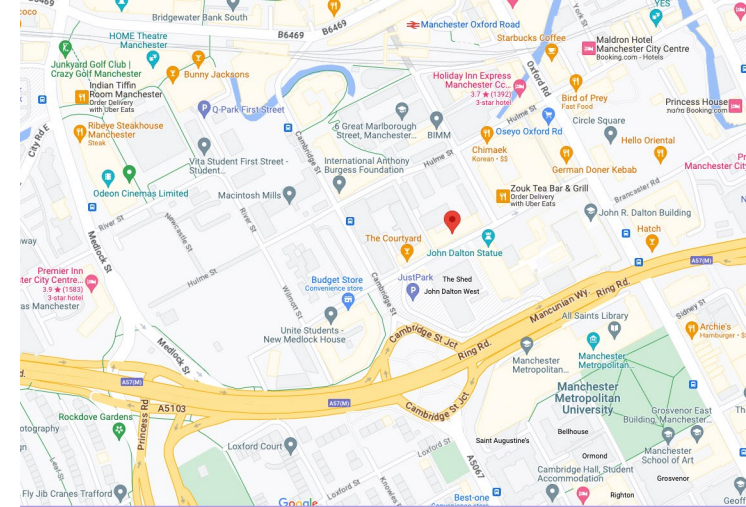
24 Hour Security Fob Entry, access control and intercom between all offices, security cameras, Fully Fitted Boardroom facility, Kitchen and Green Room.

# TERMS OF DISPOSAL

Suites are offered on flexible terms monthly terms. Only 1 months notice required.

# VIEWING

By prior appointment with the sole agents: Nicholas Haughton & Co: 0161 839 0080.



Nicholas Haughton Properties Ltd, conditions under which particulars are issued:

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