



Unit 106 Temperance Street, M12 6HR

Reference number: ADK02534



-  Size: 3,735 sq ft (346.99) sq m
-  Location: Manchester
-  Rent: £23,350 Per Annum + VAT
-  Type: Office, Light Industrial, Storage
-  Available From: Available From: Immediately
-  Local Authority: Manchester City Council on 0161 234 5000
-  Deposit: 3 months rent – subject to status

Property Description:

The recently refurbished property provides approximately 3735 sq ft of ground floor light industrial/storage accommodation. Access is via a steel vehicular roller door protected by an external anti-ram bar. Internally it benefits from an office, WC, kitchenette, fluorescent strip lighting and three phase electricity.

Key Details:

- Recently refurbished
- W/C/Office/Kitchenette
- Three phase electricity supply
- Near to Piccadilly Station and City Centre

Location Description:

The arch is situated on Temperance Street, opposite the former Mayfield depot, close to Manchester city centre, with easy access to major transport links.

Tenancy Agreement:

This is a three year tenancy agreement, where both the Landlord and tenant are able to serve six months notice to end the tenancy and where there is no automatic right to renew it on expiry. (This means that it is contracted-out of the security of tenure provisions of Sections 24-28 of the Landlord & Tenant Act 1954 Part II).

Solutions RPI:

Solutions RPI 1%

Property Insurance:

The tenant is to pay the sum of £1004.72 per annum in respect of a contribution to insurance.

User Planning:

Property use B1/B8 Light industrial, Storage and Business Office. Other uses may be considered subject to planning consent.

Contact:

Joanne Cruickshank

Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.

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