

TO LET

**Third floor office/studio
34 sq m (366 sq ft) net**



James Binney House, 52 Cross Street, Manchester M2 7AR

- Open-plan single office or studio with superb natural light
- Excellent City Centre location above Mr Thomas's Chop House
- Grade II Listed Building
- No business rates payable to qualifying businesses

01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

James Binney House, 52 Cross Street, Manchester

Description and Location

The property comprises a third (top) floor open-plan office or studio, forming part of a Grade II Listed landmark building on Cross Street in the heart of Manchester City Centre, a short distance from Market Street and St Anns Square.

It is accessed directly from Cross Street via a communal hallway and staircase serving three separate offices with shared toilet facilities, located above the famous Mr Thomas's Chop House.

Accommodation

Ground floor

Communal entrance hallway and staircases to third floor

Third floor

Communal male and female toilets

Office or studio 4.10m x 9.16m maximum dimensions with feature open fireplace and Dimplex electric storage heater. The unit has an atrium type double-glazed roof which benefits from superb natural light.

Rateable Value

The property has a Rateable Value of £2,025.

Terms

The property is offered to let by way of a new effective full repairing and insuring lease at a rent of **£200 per week** inclusive of service charge.

Viewing

By appointment with this office or Paul Marshall 07976 431294 psm@boltonmarshall.co.uk

Ref: 18/A129

Date: 8th August 2018.

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