

## 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](mailto:info@boltonmarshall.co.uk)   [www.boltonmarshall.co.uk](http://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 on 01706 638341 or contact Joe Ainscough 07535 516113  
[ja@longdencook.com](mailto:ja@longdencook.com)

Ref: 18/A129

Date: 8<sup>th</sup> August 2018.

**Bolton Marshall**  
Victoria Buildings,  
9-13 Silver St, Bury, BL9 0EU

01706 638341  
[info@boltonmarshall.co.uk](mailto:info@boltonmarshall.co.uk)  
[www.boltonmarshall.co.uk](http://www.boltonmarshall.co.uk)

Misrepresentation: BOLTON MARSHALL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: i) The particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Bolton Marshall has any authority to make or give any representations or warranty whatever in relation to this property.