

# To Let

**Flexible**

**OFFICE / SHOWROOM / WAREHOUSE**  
accommodation



**SHORT TERM  
LETS AVAILABLE**

from **£5** psf pa



Great Ducie Street **MANCHESTER**

upto **36,812 sq ft (3,420 sq m)**

**WITH 65 CAR PARKING SPACES**

## LOCATION

The property is located close to Manchester's inner ring road and is linked via Great Ducie Street. The MEN arena is approximately 300 metres from the unit. Access to the rear large service yard is via Mary Street. The unit is central to the traditional fashion showroom district of Strangeways and Cheetham Hill and is directly opposite the proposed redevelopment site of the former Boddingtons brewery.



## DESCRIPTION

The property comprises of a modern two storey office / showroom which fronts Great Ducie Street and a warehouse to the rear which has access via Mary Street.

The space fronting Great Ducie Street has a glass facade although the majority of the space is of metal profile construction. The warehouse has a height of 5.45 m (18 ft) and the site area is 0.533 ha (1.32 acres).

- Ground Floor Showroom: 10,236 sq ft 951 sq m
- First Floor Offices & Store: 10,076 sq ft 936 sq m
- Warehouse: 16,500 sq ft 1,533 sq m
- TOTAL: 36,812 sq ft 3,420 sq m

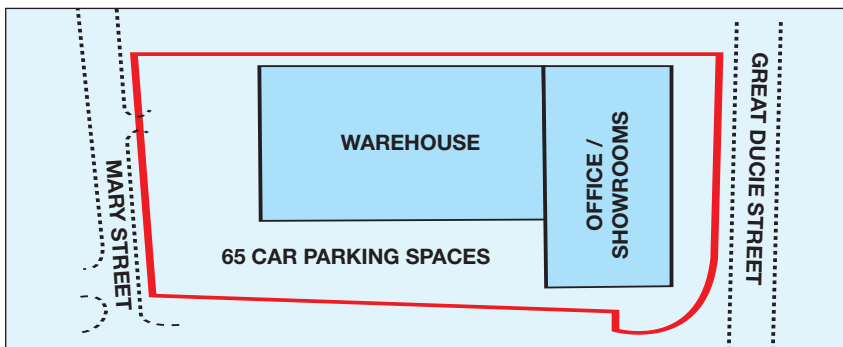
## TERMS

The unit is available as a whole but can be sub divided and will be available for short term, part occupation on flexible terms from £5 psf pa. Subject to negotiation.

The unit will appeal to office, showroom, cash and carry and storage occupiers.

## VIEWING

By appointment with joint agents.



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 George Nott House  
 119 Holloway Head, Birmingham B1 1QP  
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