



TO LET

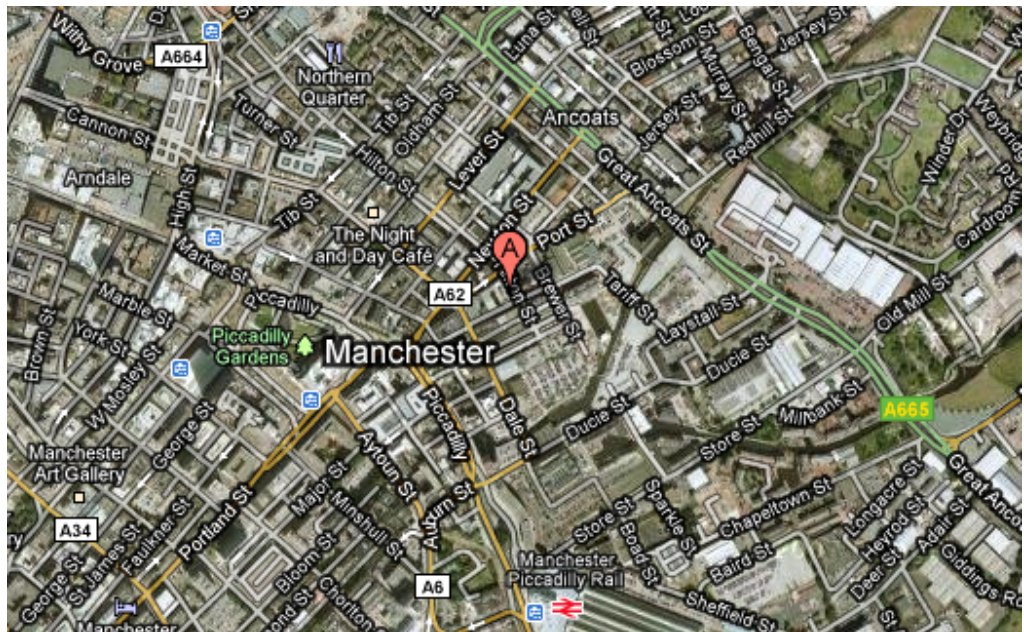
Ground floor unit - UNDER OFFER
First floor - 4793 SqFt AVAILABLE
Second floor – 3911 SqFt AVAILABLE
Fourth Floor – 1500SqFt AVAILABLE



HILTON HOUSE
26/28 Hilton Street
Manchester
M1 2EH

LOCATION

The premises are prominently located on the corner of *Hilton Street* and *Tariff Street*, approximately 250 metres from *Piccadilly Gardens*, in *Manchester City Centre*.



Hilton House, 26/28 Hilton Street, Manchester, M1 2EH

This part of Manchester is a developing office, residential and leisure area, which currently has a number of bars, cafes and restaurants.

DESCRIPTION

The building comprises of **5 floors** of office space with a retail unit to the ground floor (currently B8 permitted usage). The building benefits from two lifts, basement parking and CCTV.

ACCOMMODATION

The floors are fitted out as office space and classrooms.

First Floor area	4,793 Sqft
Second Floor area	3911 Sqft
Fourth Floor area	2619Sqft



1st Floor accommodation

BUSINESS RATES

The tenant will be responsible for the payment of business rates.

The rates payable 2011/2012 are in the region of:

£4,438. – 1st floor

£11,258 – 2ND floor

£8227 – 4th floor

We can provide further information on the business rates for the other floors if required. We advise that you clarify this information with the business rates team.

TERMS

Flexible lease terms available. Quoting £4 Sqft plus service charges.

LEGAL COSTS

Each party will be responsible for all legal costs in the preparation of the necessary documents.

VAT

All prices quoted are exclusive of but will be liable for VAT.

VIEWINGS

By appointment with the sole agents, Beesleys Chartered Surveyors.