



TO LET

MODERN OFFICE SUITES

(Furnished if required)

On-site car parking

24 Hour Security

from circa 750 Sq ft (70SqM)

to 16,518 Sq ft (1,534.52 SqM)



GROUND & FIRST FLOOR OFFICES

Barton Hall, Peel Green
Hardy Street
Manchester
M30 7NB

LOCATION & DESCRIPTION

The premises are located on *Hardy Street*, a short distance away from the junction with *Liverpool Road (A57)*, which itself is within 400 metres of *Junction 11* of the *Manchester M60 Orbital Motorway*. *Manchester City Centre* is approximately 5.4 miles to the east.



Barton Hall, Peel Green, Hardy Street, Manchester, M30 7NB

The buildings comprise two-storey offices of traditional brick construction under pitched roofs, each benefiting from on-site car parking and 24 hour security. The entrance to the site is manned by way of a security building and entrance/exit with raising barrier. The site benefits from CCTV.



UNIT L

The offices are located at the first floor level and are accessed by way of double opening doors into a grandiose lobby area with attractive features, including a period staircase.

The suites are fitted out to a modern standard and provide a number of cellular offices, plus a larger open-plan office which benefit from a good quality fit-out, including carpeting, suspended ceiling incorporating florescent strip lighting, cat 2 lighting and computer/data trunking.

This area can be split if required with separate W.C. and kitchen areas. The unit can be offered furnished or non-furnished.





UNIT K

This provides offices at both ground floor and first floor levels. Whilst the ground floor is in need of some refurbishment as it is currently being used as storage, the first floor level is fitted out to a good standard and benefits from a number of cellular offices, again benefiting from suspended ceilings incorporating florescent strip lighting, plus an open-plan office area, both fitted out with computer/data trunking etc. Again the unit can be offered furnished or non-furnished.





TERMS

UNIT L - 1st floor offices

The accommodation is available to let on the basis of a new lease at a rental of circa **£9 per ft²**. A service charge is levied to cover all costs of occupation, including electricity, water, building insurance, gas, rates, 24 hour security and site maintenance.

UNIT K - Ground Floor & 1st Floor Offices

A rental of **£8 per sq ft** is quoted for a new lease of the accommodation for a minimum period of 3 years. Please note that a service charge is levied to contribute towards the 24 hour security and site maintenance.

ACCOMMODATION

We have been provided with the following approximate areas by our clients. Please note that a full Schedule of Areas can be provided, if required.

Unit L	Barton Hall, Manchester	
South Ground Floor		1722 Sqft (160Sqm)
South First Floor		3490 Sqft (324 Sqm)
North First Floor		753 Sqft (70 Sqm)
Unit K	<i>Barton Hall, Manchester</i>	
Ground & First Floor Offices		
Ground floor		4,614 Sqft (428.63 Sqm)
1st floor		6500 Sqft (604 Sqm)
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	Total	16,518 ft² (857.26 m²)



RATING INFORMATION

Unit L Rates included in service charge.
Unit K To be confirmed.

VAT

All prices quoted are exclusive of VAT

VIEWINGS

Strictly by appointment with the joint agents:

Beesleys Chartered Surveyors.

Tel: 0161 839 2444

Email: emma@beesleyscs.co.uk

Atlas One.

Tel: 0161 477 6002