



## MANCHESTER CITY CENTRE OFFICES

# To Let

City View House  
5 Union Street  
Ardwick  
Manchester  
M12 4JD

### Property Information

- Fully manned Reception
- Excellent on-site car parking available
- Tastefully appointed office suites with air conditioning
- Central location within walking distance of city centre amenities

## LOCATION

Situated just off Higher Ardwick, a ten minute walk from Piccadilly Train Station and is within a fifteen to twenty minute walking distance of all amenities

## DESCRIPTION

This impressive building is ideally situated with easy access to all areas of Manchester, is near to major transport links and has the added benefit of dedicated on-site parking accommodating over 100 vehicles. Privately owned, the Centre successfully combines a modern environment with stylish décor where all offices are flooded with natural light and the on-site team are dedicated to offering the highest standards of support and customer service.

The spacious reception creates a lasting impression with a comfortable soft seating area, a slate water feature, and a striking vista wall offering a panoramic view of the famous Manchester skyline.

Take advantage of the secure and supported environment with free and discounted conference hire with all the latest presentation technology with free Wi-Fi connectivity offering you the ideal solution for your meeting and training needs, equipped kitchens with complimentary beverages and numerous breakout areas with gourmet catering options available.

Virtual services are also available offering professional call handling for a dedicated business mailing address giving businesses the chance to enjoy the credibility of a real office without the commitment of an office. Secretarial support is available from our staff reception and discount is given on meeting room hire for all clients.

## ACCOMMODATION

Offices range in size from 1 to 20 plus workstations and are furnished to a high standard with air conditioning, feature rich telephony and high speed internet connectivity via a leased line supplying minimum 100 mbps to every office.

## TERMS

The office suites are available on a flexible term.

## RENT

From £250 per calendar month per office.

## SERVICES

The offices have electric heating and offer air conditioning.

## BUSINESS RATES

Suites are separately assessed and details are available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

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