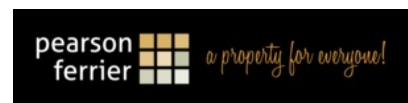




AVAILABLE TO LET

4 Barlows Croft

4 Barlows Croft, Salford M3 5DY



Office for rent, 1,365 sq ft, £21,000 per annum

To request a viewing call us on 0161 764 4440

For more information visit <https://realla.co/m/32451-4-barlows-croft-4-barlows-croft>

Adam Taylor
adam.taylor@pearsonferrier.co.uk

Lisa Crossley Smith
lisa@pearsonferrier.co.uk

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ferrier  a property for everyone!

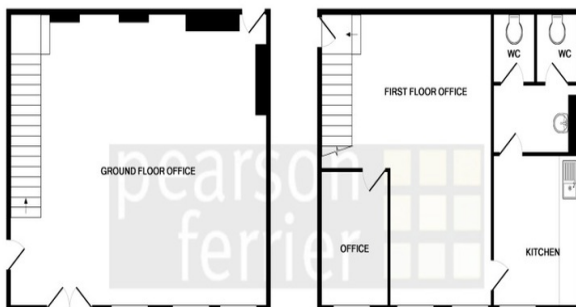
Two Storey Office Premises in Desirable Location

Excellent two-storey office premises in an excellent position close to Deansgate, one of Manchester city centre's premier retail highways. Located within a few minutes walk from the Lowry Hotel and the Trinity Bridge, the premises benefits from a gross internal area in the region of 1365 sq/ft plus additional storage space in the cellar. The attractive building features Georgian style windows, CAT-5 cabling, central heating, suspended ceiling with CAT-2 lighting, kitchen and WC's. Manchester's Victoria Station is within approximately 0.4 miles by foot and Salford Central is within approximately 0.3 miles.

NB - the premises currently has two offices on the first floor but can easily be returned to the layout on the below floorplan.

Property details

Rent	£21,000 per annum
S/C Details	The landlord will insure the premises, with the tenant making a contribution appropriate to the demise of the premises.
Rates detail	Business rates will be payable subject to inspection by the local authority.
Building type	Office
Planning class	B1
Available from	01/12/2018
Size	1,365 Sq ft
VAT charges	We understand that the premises is not elected for VAT.
Lease details	A new term (three or more years) of FRI lease to be agreed.



GROUND FLOOR
APPROX. FLOOR
AREA 626 SQ FT
(62.6 SQ M)

TOTAL APPROX. FLOOR AREA 1365 SQ FT. (126.8 SQ M)

1ST FLOOR
APPROX. FLOOR
AREA 691 SQ FT.
(64.2 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaphor (2011)



More information

[Visit microsite](#)

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Contact us

Pearson Ferrier
435 Walmersley Road, Bury, Lancashire BL9
5EU
[pearsonferrier.co.uk/commercial-property/](https://www.pearsonferrier.co.uk/commercial-property/)
0161 764 4440
commercial@pearsonferrier.co.uk

Adam Taylor
Pearson Ferrier
0161 764 4440
adam.taylor@pearsonferrier.co.uk

Lisa Crossley Smith
Pearson Ferrier
0161 764 4440
lisa@pearsonferrier.co.uk

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