

**FOR  
SALE**



## **Unique Freehold Office Building**

In the heart of Manchester City Centre

NIA 2,811 sq ft (261.14m<sup>2</sup>) GIA 3,915 sq ft (363.70m<sup>2</sup>)

**Artillery House**  
**15 Byrom Street**  
**Manchester M3 4PF**

- Close proximity to Spinningfields
- Close proximity to all City Centre retail, bars, restaurants, transport links etc
- Rare opportunity
- May suit D1 medical use or residential conversion (subject to planning)

**0161 833 9797**  
[www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## Location

The property is situated on the east side of Byrom Street at its junction with Artillery Street in the heart of Manchester City Centre. Byrom Street is a highly regarded business address within the City Centre and surrounding occupiers include medical practitioners, barristers, lawyers and other professional and financial service companies. The property is within easy walking distance of Spinningfields, the Law Courts and all City Centre bars, restaurants, retail and transport links.

## General Description

The property comprises a modern four storey office premises of brick construction beneath a pitched slate roof. The property also has additional basement accommodation.

Internally the accommodation is generally cellular in layout and has carpeted floors, suspended ceilings, fluorescent strip lighting, gas central heating and kitchen/WC facilities.

The property was last occupied by a firm of solicitors but would suit a variety of other occupiers.

## Accommodation

As measured on a net internal basis in accordance with the RICS Code of Measuring Practice the areas are as follows:-

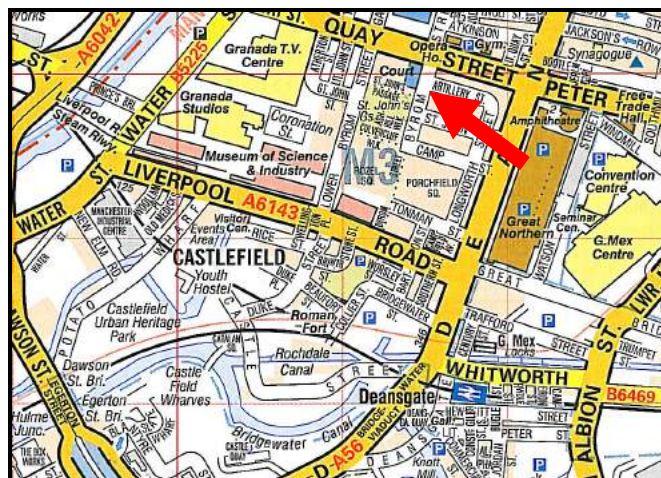
Basement	596ft	(55.37m <sup>2</sup> )
Ground Floor	490ft	(45.52m <sup>2</sup> )
First Floor	629ft	(58.43m <sup>2</sup> )
Second Floor	540ft	(50.17m <sup>2</sup> )
Third Floor	556ft	(51.65m <sup>2</sup> )
<b>TOTAL</b>	<b>2,811ft</b>	<b>(261.14m<sup>2</sup>)</b>

## Asking Price

Offers in the region of £750,000.

## Tenure

Freehold.



## Business Rates

The property is assessed for rating purposes at RV £27,250.

## EPC

A copy of the EPC is available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## Viewing

Strictly by prior appointment with the sole agents WT Gunson for the attention of Neale Sayle

Email [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk)

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