



commercial property consultants

FOR  
SALE/  
TO LET



## Character Office Premises

Suitable for redevelopment (STPP)

NIA 17,550 sq ft GIA Approx 19,000 sq ft

**Globe House**  
**30-34 Southall Street**  
**Manchester M3 1LG**

- Character office/studio space
- Feature exposed brick walls, exposed timbers etc
- May suit redevelopment for residential or hotel (subject to planning)

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

## Location

Globe House occupies a prominent corner position at the junction of Southall Street and Carnarvon Street in the Strangeways district of Manchester just to the north of Victoria mainline railway station. All of the usual facilities are available within the near vicinity and there is easy access to the motorway network via Bury New Road which leads to Junction 17, M60 approximately 4 miles to the north. The M602 is accessible approximately 2 miles to the west.

## Description

Globe House comprises a traditional four storey Victorian building providing character office and studio accommodation plus basement storage.

The property was extensively renovated during the 1990s. The accommodation has gas central heating and double glazing throughout. There is a lift that provides access to all floors in the building. The space has a character feel with exposed brickwork, timber ceilings etc.

The premises may suit redevelopment for residential for hotel use on a subject to planning basis.

## Accommodation

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

Basement	2234 sq ft
Ground Floor	3571 sq ft
First Floor	3915 sq ft
Second Floor	3999 sq ft
Third Floor	3831 sq ft
Total	17,550 sq ft

Gross internal area approx 19,000 sq ft

## Sale Price

£1.3million

## Lease

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a quoting rent of £3.00 per square foot. Consideration will be given to letting the space on a floor by floor basis.



## Business Rates

The property has been assessed on a floor by floor basis. Further details on request.

## EPC

A copy of the EPC is available on request.

## Legal Costs

In the event of a letting, the incoming tenant will be responsible for the landlords reasonable legal fees.

## VAT

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

## Viewing

By appointment with the sole agents WT Gunson for the attention of :-

**Neale Sayle** ([neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))

Date of Preparation: 30/04/15