

TO LET

REFURBISHED 1ST FLOOR OFFICE ACCOMMODATION
1,568 SQ FT (145.67 SQ M)



CARDINAL HOUSE
ST MARY'S PARSONAGE
PARSONAGE GARDENS
MANCHESTER M3 2LY

- New quality finishes throughout
- 3 x Passenger lifts
- Full access raised floors
- Excellent city centre location

Lambert Smith
Hampton

0161 228 6411

79 MOSLEY STREET MANCHESTER M2 3LQ

 CorProp

Corporate Property Partners

0161 929 7545

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Location

Cardinal House is situated on St Mary's Parsonage, occupying a prominent position overlooking The Lowry Hotel and the picturesque Parsonage Gardens.

Manchester's retail and leisure facilities located on Deansgate, King Street and St Ann's Square are all located within a minute's walk and Harvey Nichols, Selfridges, Marks and Spencers and The Triangle Shopping Centre can also be easily reached.

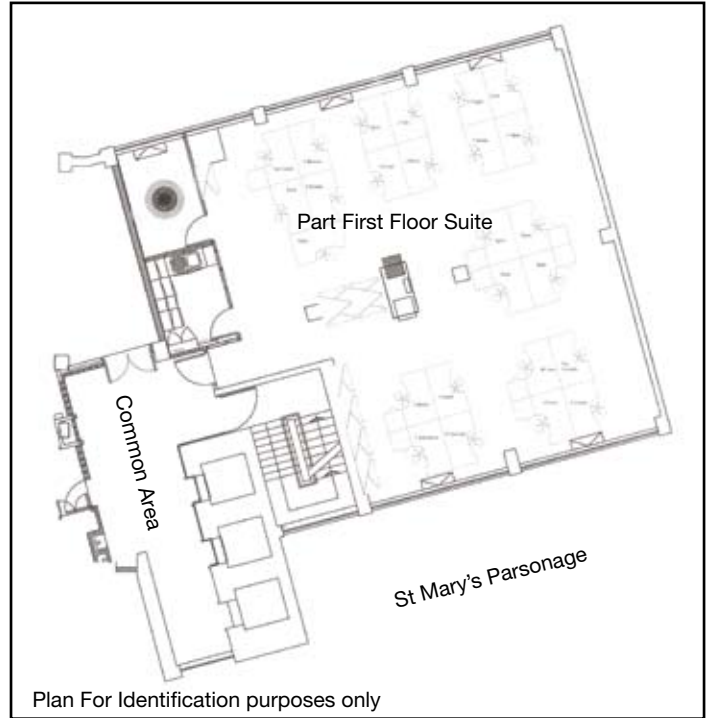
The Metrolink, which has stops at the nearby Victoria Railway Station and St Peters Square, is within easy walking distance of the building, as is Salford Central Railway Station. There is a free metroshuttle bus service to Piccadilly Railway Station, which provides immediate access to Manchester suburbs and main business destinations throughout the North West.

Description

Cardinal House is a 9 storey building arranged over ground and 8 upper floors. The building has recently undergone an extensive refurbishment and is accessed via a new spacious entrance foyer with double height glazing and includes reception and seating area.

The available 1st floor accommodation benefits from the following specification;

- Self contained suite
- Full access raised access floors
- New comfort cooling
- New carpeting throughout
- New suspended ceilings & lighting
- Fitted kitchen and small meeting room
- Excellent natural light
- Male / female / disabled WC facilities
- Common area
- New 3 x 8 person passenger lifts



Plan For Identification purposes only

Accommodation - Approx NIA

	Sq Ft	Sq M
1st Floor	1,568	145.67

Lease Terms

Subletting or Assignment of current lease is available which expires 24 June 2019 with a tenant only option to break at 24 June 2014. Current rent passing is £29,556 pa, with rent review in February 2013. Service charge payable for common services. Please refer to the joint letting agent for further information and for terms available.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoings and rentals quoted are exclusive of but may be subject to VAT.

Viewing

By prior arrangement with the joint letting agents

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