



**TO LET : Modern high-quality workspaces in high quality business centre with parking**

*Rents offered on an all-inclusive basis*

**BizSpace's City View House  
5, Union Street  
Ardwick  
M12 5JD**





### Location / Description

City View House is located just off the Mancunian Way and is a 10 minute walk of Piccadilly train station.

The centre successfully combines a modern environment with stylish decor where all offices are flooded with natural light and the on-site team are dedicated to offering the highest standards of support and customer services. Offices range in size from 1-20+ workstations and are furnished to a high standard with air conditioning, feature rich telephony, and high speed internet connectivity via a leased line supplying up to 100Mbps to every office

### Property Details

Size	A variety of office sizes are available or could be created to suit an occupier's particular requirements.
Rent	POA - Rents will vary according to the size of suite taken
Lease Terms	Flexible terms are available
Service Charge	Rents are inclusive of service charge and the other usual property-holding costs
EPC Category	Available upon request
Legal Costs	Each party to be responsible for their own legal /professional costs
Rateable Value	Rents are inclusive of business rates

### Contact us

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### IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

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