



AVAILABLE TO LET

97 Talbot Road

97 Talbot Road, Manchester, UK M16 0TW



**BNP PARIBAS
REAL ESTATE**

Office for rent, 10,000 - 92,000 sq ft, p.o.a

To request a viewing call us on 0113 242 004

For more information visit <https://www.realla.co.uk/m/49823-97-talbot-road-97-talbot-road>

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Landmark HQ office building

Originally developed as a Headquarters building providing a 3 storey building with glazed and polished stone clad elevations beneath a flat roof. An extensive refurbishment was carried out in 2015. In addition there is an external two storey training block together with a small workshop.

Highlights

- Fully secure site with a security gatehouse and barrier entrance system
- 389 on site car parking spaces
- Full air conditioning system throughout the property
- Fully accessible raised floors with carpet tile finish
- Staff canteen facilities on ground floor
- External roof terrace areas
- Biomass boiler together with back-up generator
- New staff welfare/break out amenities

Property details

Rent	P.O.A
Rateable value	£930,000
UBR 2019/2020	51.2
Building type	Office
Secondary classes	B1
Available from	28/10/2020
Sizes	10,000 to 92,000 Sq ft
VAT charges	All prices quoted are exclusive of but may be liable to VAT.
Lease details	The building is available by way of a sub-lease or assignment of the current lease
EPC category	C
EPC certificate	Available on request

Unit	Floor	Size sq ft	Notes	Status
	Ground	36,542 NIA	Office, kitchen & canteen area of 7,106 sq ft	Available
	First	25,808 NIA		Available
	Second	22,116		Available
Totaling Block		92,000 NIA		Available

More information

[Visit microsite](#)

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Contact us

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Quote reference: RENT-49823
Strictly by appointment with the joint agents



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