

Base **Castlefield**

2,240 sq.ft. (208 sq.m.)

For Sale or To Let

Commercial Space in the heart of Castlefield
Suitable for a variety of uses



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located in the north west corner of this contemporary development, this flexible, glass fronted commercial unit is available for a variety of uses.

Description

Situated on the southern edge of the city centre, Castlefield has seen significant levels of inward investment, and has now become one of the city's hotspots. Base represents the best of the area's recent developments, and offers prime commercial space within a highly desirable community.

This property has a large double-height frontage and benefits from a high volume of passing foot traffic from both residents and the local workforce.

- 2,240 sq.ft. (208 sq.m.)
- Excellent location within Castlefield
- Convenient transport links
- Available in a fully fitted condition

Planning

The property has planning permission for the following user classes - shops (A1), financial and professional services (A2), offices (B1) & non-residential institutions (D1).

Tenure

125 year leasehold.

Contact Us

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Capital Allowances

The successful purchaser may benefit from being able to claim back capital allowances on the fit-out works. Further details can be supplied on request.

Proposal

Available upon application.

Car Parking

Four on site, underground car parking spaces are available at an additional cost.

Legal Fees

Each party will be responsible for their own legal fees.

Indicative Plan

