



Suites 1-4

Ambition House

6 Oldham Road

Manchester, M4 5DB

661 SQ.FT
UP TO
965 SQ.FT

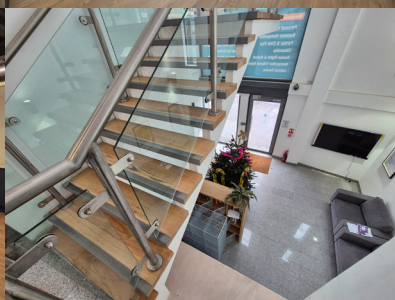
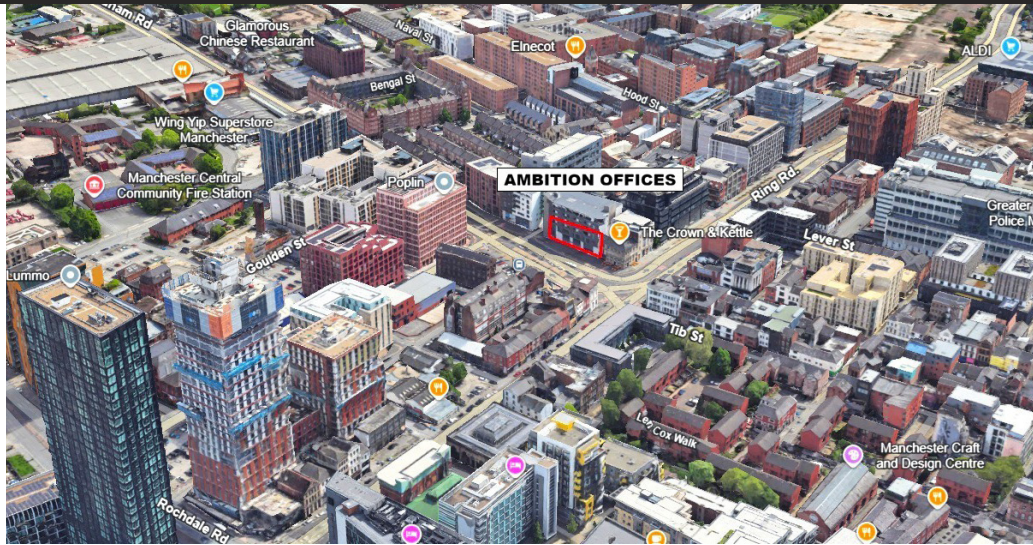


- Refurbished modern first floor offices
- 24 Hour lift and staircase access
- Secure electronic security fob access
- Access to kitchen/break out facilities
- Each office benefits from private fridge
- Male & female toilet facilities available
- Access available to on site bike store
- All inclusive rent available on flexible terms

Location

The offices are located fronting Oldham Road and is a short walk to Great Ancoats Street, the Northern Quarter and Manchester City centre. Neighbouring properties include Express Buildings, The Crown & Kettle pub and Tesco Express.

- Manchester Central: 10 min walk
- J22 M60: 4.5 miles.



Description/Accommodation

The offices form part of a mixed use commercial and residential building located in the centre of Manchester and provides first floor offices capable of being taken as individual suites or combined.

The offices provide 24 hour access via communal lift and staircases via a shared lobby and benefits from electronic security fob access, audio entry phone access, bike store, shower facilities, communal kitchen/break out area with pool table and private fridge for each office.

Each office is finished to a high standard with LED lighting, laminate timber flooring with natural light from Crittal windows.

Office 1: 965 Sq.ft/89.6 Sq.m - Self contained office with private kitchen and toilet facilities.

Office 2: 661 Sq.ft/80 Sq.m - can be combined with Office 3.

Office 3: 832 Sq.ft/77.3 Sq.m - can be combined with Office 2 and Office 4.

Office 4: 761 Sq.ft/70.7 Sq.m - can be combined with Office 3.

Rateable Value

Rateable value: £TBC.

Small Business Rates Multiplier 2026/27: 43.2p.

Each office expected to benefit from 100% SBRR.

Interested parties are advised to make their own enquiries with MCBC - 0161 234 1103.

Rent/Terms

Offices are available separately or combined basis for a minimum term of 12 months on an all inclusive basis.

Office 1: £19,000 per annum all inclusive ex electricity.

Office 2: £14,500 per annum all inclusive ex electricity.

Office 3: £17,900 per annum all inclusive ex electricity.

Office 4: £16,700 per annum all inclusive ex electricity.

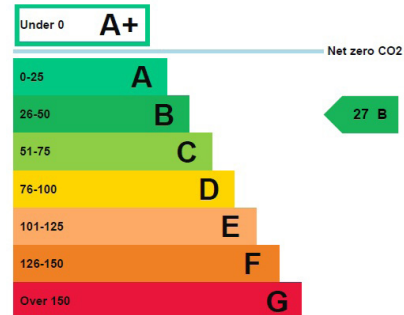
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

Service Charge

The Landlord will levy a Service Charge which is included within the all inclusive annual rental figure.

EPC Rating



Utilities

Mains services: Top up electric meter, water and drainage. Electricity is payable in addition to the rent. 500mbps fibre broadband with dedicated WI-FI access point available to all Tenant's.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant a part of the all inclusive rent.

Legal Costs

Each party to be responsible for their own legal costs associated with the preparation of the Lease/Licence.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. SEPTEMBER 2026.