

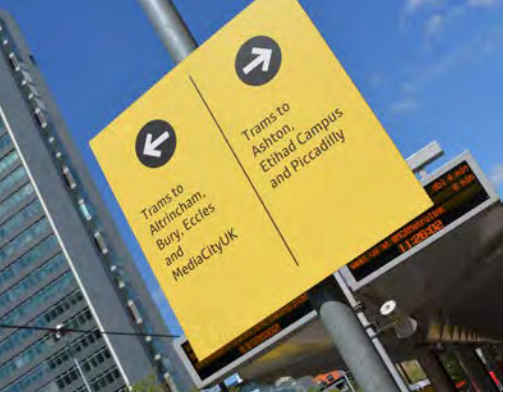


**BARLOW
HOUSE**

5,617 SQ FT TO LET
HIGH QUALITY AIR-CONDITIONED WORKSPACE

MINSHULL STREET, **MANCHESTER**





“Barlow House offers quality, modern workspace in a convenient location **within a short walk of Piccadilly Station, Metrolink and all amenities**”.

The building offers refurbished, comfort cooled office accommodation over ground and 6 upper floors, accessed via a spacious ground floor reception.





all amenities
right on your
doorstep



<1 minute
to nearest
bus stop



<1 minute
to
Metrolink



6 minutes
to Piccadilly
train station



11 minutes
to Victoria
train station



12 minutes
to Oxford Road
train station



26 minutes
to Manchester
Airport by car



DEANSGATE CASTLEFIELD

Manchester Central

Central Library

CENTRAL BUSINESS DISTRICT

ST PETERS SQUARE

Portland St

Mosley St

Deansgate

To Victoria Train Station

The Corn Exchange

CROSS STREET

Manchester Arndale

Market St



CYCLE HUB

MARKET STREET

PICCADILLY GARDENS

Piccadilly Gardens

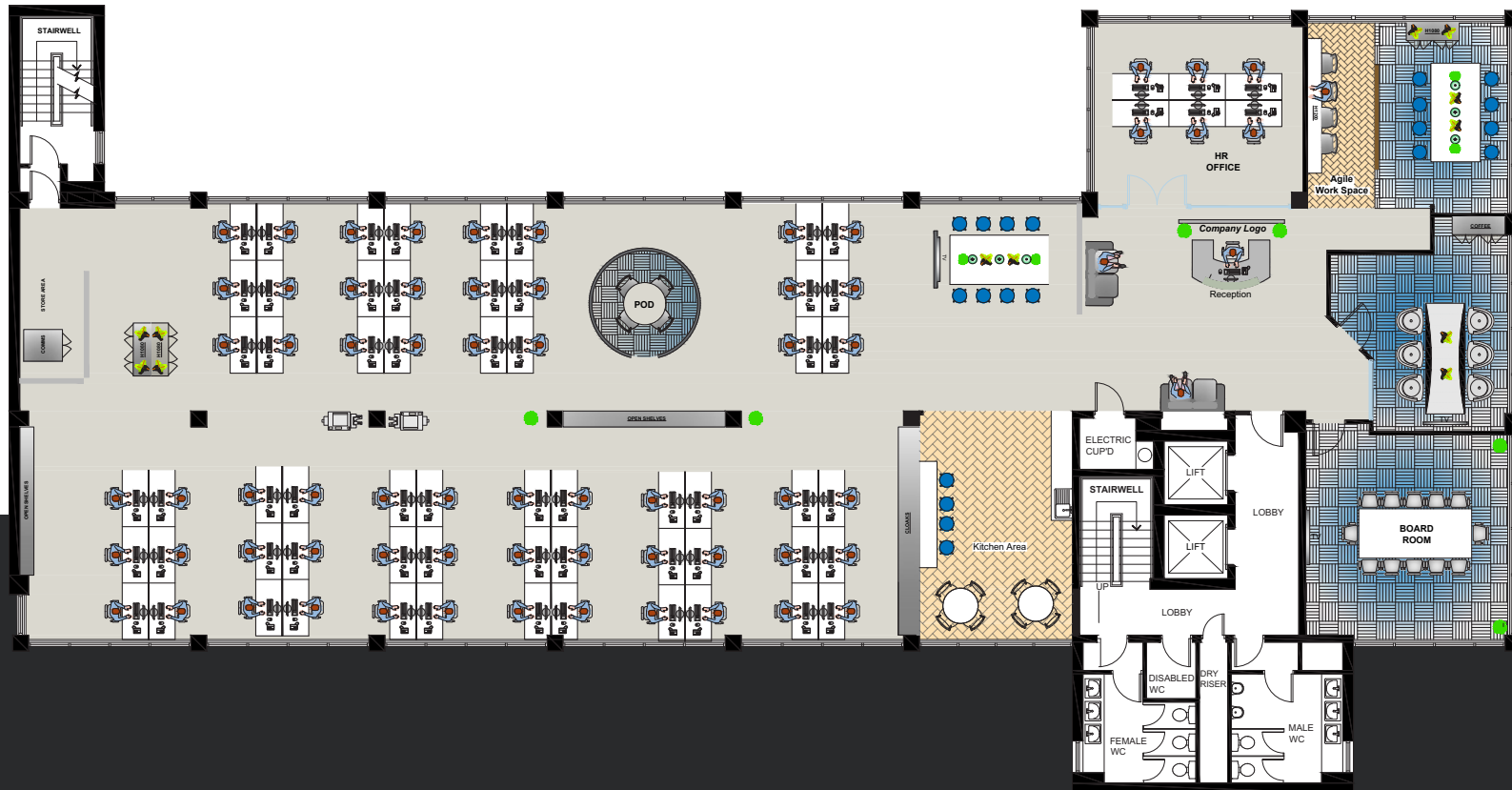
SHUDEHILL TRANSPORT INTERCHANGE

To Piccadilly Train Station

NORTHERN QUARTER

3rd Floor, whole floor - 5,617 sq ft

Conceptual Space Plan



Specification

- Comfort cooling.
- Flexible IT and power distribution via perimeter trunking.
- Building manager.
- 24/7 Secure access control door entry.

Alternative space plans can be provided for an occupier to create a bespoke working environment.

Key

60 x Open Plan Space Desks	1 x Agile Work Area
1 x 12 person Boardroom	1 x Reception Area
1 x 6 Person Meeting Room	1 x Collaboration Room
1 x Kitchen / Breakout Area	1 x Informal Pod
1 x HR Office	1 x Print Area



6th Floor - Illustrative of specification



Excellent Building Amenities



On-site **car parking**



Large reception area
with building manager



Two **8 passenger lifts**
to all floors



Building **manager**



Comfort cooling



24 hour **secure access**



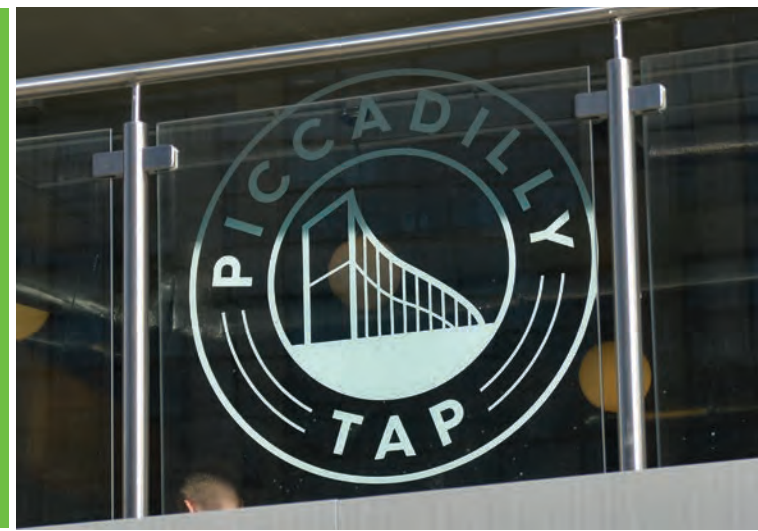
CCTV security

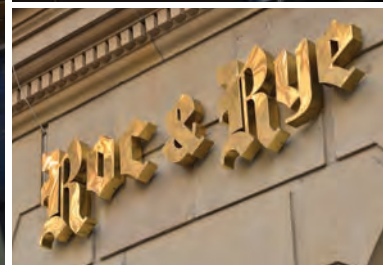


4Tech



Excellent location,
Excellent value...





A fantastic location between Manchester's Northern Quarter and Prime Commercial District gives you plenty of choice.





BARLOW HOUSE

MINSHULL STREET, MANCHESTER **M1 3DZ**



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www.orbit-developments.co.uk

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