

FOUNTAIN STREET

MANCHESTER

Whole Building of **37,323 SQ FT**
or Floors from **4,429 SQ FT**

**Immediately
Available**

81 FOUNTAIN STREET

81 FOUNTAIN STREET is a prime workplace in the heart of Manchester's central business district, providing high quality Grade A offices, fully-fitted and immediately available.

A striking façade, stunning reception and contemporary office space, 81 Fountain Street provides the clean lines and open spaces which modern businesses thrive on, within a classic framework. With basement car parking, cycle storage, lockers & shower facilities added into the mix, 81 Fountain Street is ready for your business now.





FOUNTAIN STREET is a vital artery in Manchester's prime professional business district, linking the commercial area of Spring Gardens, York Street and King Street to the historic civic quarter of Princess Street, Albert Square and St. Peter's Square, complete with Manchester Town Hall.

The heart of the city

LOCAL AMENITIES

- | | | | |
|------------------------|-----------------------|--------------------|-----------------------|
| BARS & PUBS | CAFES | RESTAURANTS | HOTELS |
| 1 Alchemist | 8 Cafe Nero | 13 Croma | 20 Gotham |
| 2 Directors Box | 9 Starbucks | 14 Rosso | 21 King St Town House |
| 3 The Vine | 10 Take 5 | 15 Wagamama | 22 Mercure Manchester |
| 4 Wetherspoons | 11 Black Sheep Coffee | 16 Kala | RETAIL |
| 5 Fight Club | 12 Moose Coffee | 17 Grand Pacific | 23 M&S Food |
| 6 All Bar One | | 18 American Pies | 24 Sainsbury's Local |
| 7 Salut Wines | | 19 Six by Nico | 25 Tesco Express |



The key St. Peter's Square Metrolink hub is within a minute's walk and Piccadilly Train Station is just 10 minutes away on foot.

This vibrant business district has an ever-improving mix of fashionable bars, high class restaurants and boutique hotels together with traditional pubs and bustling coffee shops, all perfect for entertaining clients or relaxing after a day's work.

Blue-chip corporate and professional occupiers base their regional head offices in this network of streets: Slater & Gordon, Marsh, RSA, Hill Dickinson, HBOS, Gateley, Gleeds, CLB Coopers and Leyton UK among them.



A China Town (East Asian culture and food)



B Arndale/Market Street (main high street retail district)



C King Street/St Ann's Square (popular retail and amenities)



D Spinningfields (International food & retail)



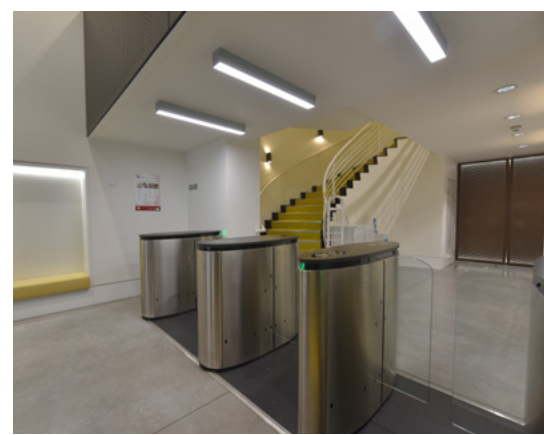
Striking and commanding

81 FOUNTAIN STREET has an imposing presence, with eight upper floors of high quality Grade A offices above ground floor retail, catching the eye in this key Manchester thoroughfare.

The double height entrance foyer is light, refined and ultra-modern in appearance:

- Polished poured concrete floor
- Sculptural feature origami insertion in anodized bronze perforated metal cladding with concealed back lighting
- Bespoke reception desk in cast concrete and matching anodized bronze metal
- Recessed bench seating and feature wall panel behind
- Feature clean wall finishes and woven vinyl flooring
- Glazed automatic double sliding entrance doors

Male & female WCs are provided on each floor with disabled facilities. All WCs have undergone full refurbishment with new sanitaryware throughout.





SPECIFICATION

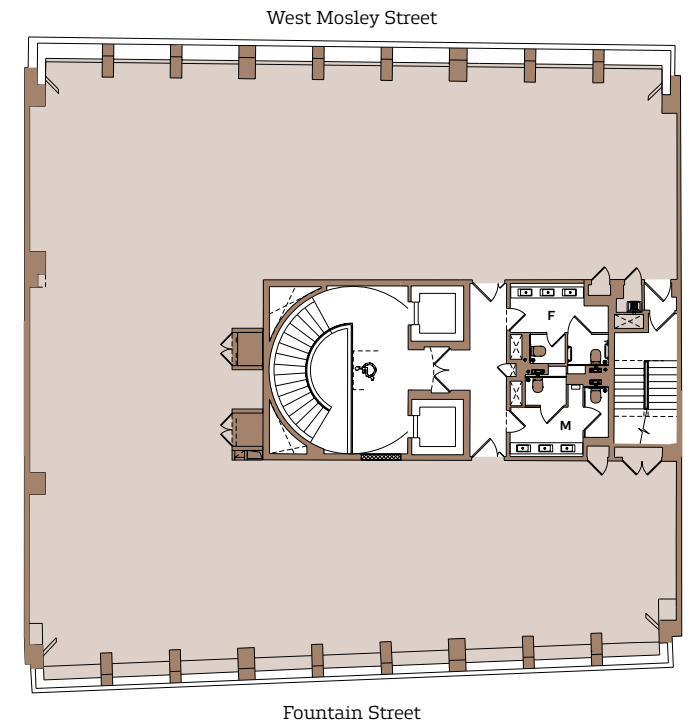
The upper floor office space provides fully fitted Grade A standard offices, including:

- Fully accessible steel encased raised floor system with min 70mm void
- Exposed concrete ceiling soffits, refurbished and decorated
- Exposed ceiling mounted VRF air conditioning units based on occupational design density of 1 person per 8 sq m
- Suspended low energy linear LED LG7 compliant lighting
- Double glazed windows
- CCTV monitoring from reception desk
- New fully glazed suite entrance doors from lift landings
- 2700mm finished floor to ceiling height (2400mm to linear lighting)
- 2 x 10 person automatic passenger lifts with improved speed of 2m/second
- Fully DDA compliant

ACCOMMODATION

Floor	(sq ft)	(sq m)
1st Floor	4,717	438.2
2nd Floor	4,717	438.2
3rd Floor	4,717	438.2
4th Floor	4,717	438.2
5th Floor	4,717	438.2
6th Floor	4,717	438.2
7th Floor	4,592	426.6
8th Floor	4,429	411.5
Total	37,323	3,467.3

TYPICAL UPPER FLOOR PLAN





KITCHEN BREAK-OUT SPACES



HUDDLE & BOOTH SEATING



PRESENTATION & MEETING ROOMS

Fully Fitted & Good to Go

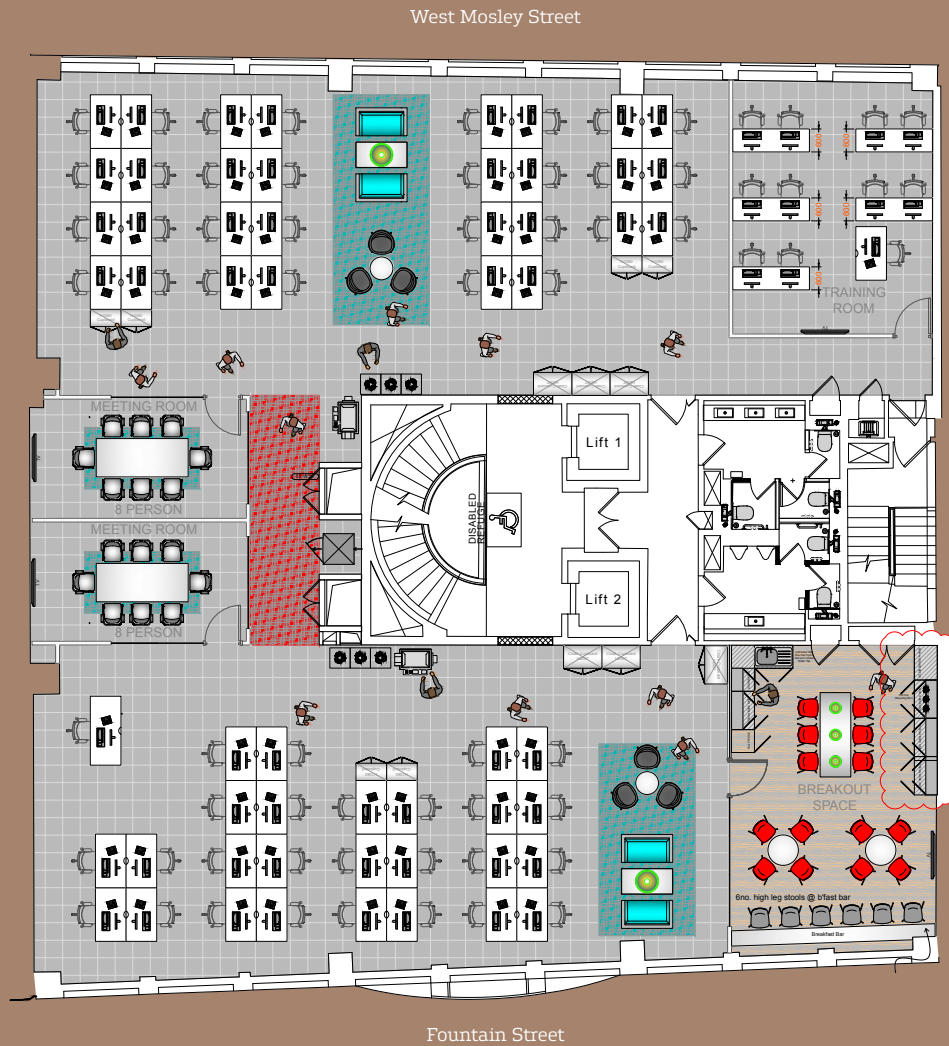
GLAZED MEETING ROOMS



CLIENT HOLDING & CHILL



AMPLE WORKSTATIONS



West Mosley Street

Fountain Street

SPECIFICATION

- 57 Desks
- 1 1800x800mm
- 56 1400x800mm
- 2 6 person Meeting Room
- Breakout Space
- Cloaks
- Print Area
- Training Room

CONNECTIVITY

Existing connectivity infrastructure includes 11 BT Openreach fibre optic cables coming into the building, direct from the local exchange. Each line provides data capacity of up to 10 Gbit per second.

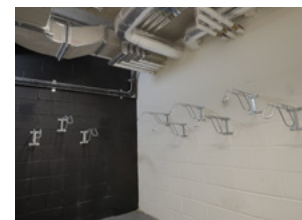


CAR PARKING

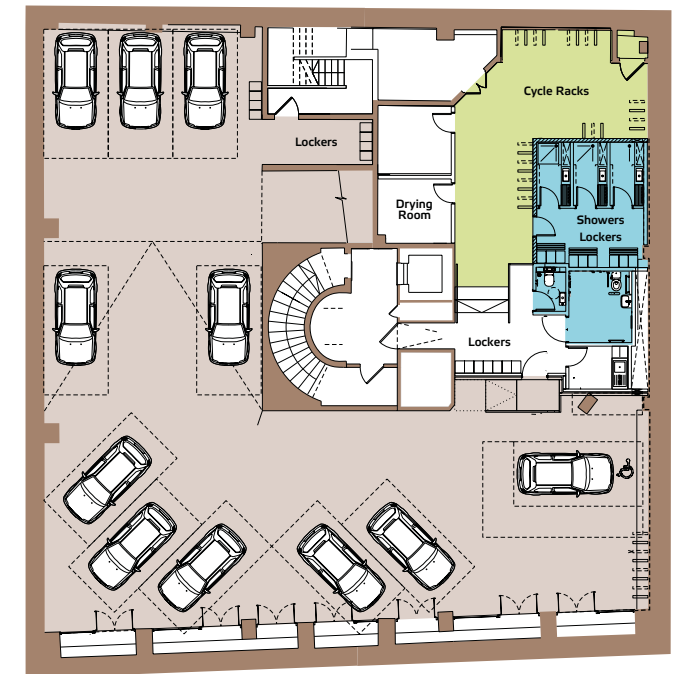
The basement car park allows up to 11 spaces (at least 1 per floor) and is accessed from West Mosley Street at the rear of the building, via an automatic roller shutter door and ramp. The car park has direct pedestrian access into the common areas and lifts.

CYCLE RACKS, LOCKERS, SHOWER & DRYING ROOM

Cycle racks are provided in the basement together with 3 changing/shower rooms, secure lockers and a dedicated drying room.



THE BASEMENT





FOUNTAIN STREET
MANCHESTER M2 2EE

TERMS

Available to lease for a term of years to be agreed.

EPC

An Energy Performance Certificate
is available on request.

VIEWING

Strictly by appointment with the joint letting agents



Mark Garner

Mark.Garner@cbre.com
+44(0)7799 625236



Dominic Pozzoni

Dominic.Pozzoni@colliers.com
+44(0)7836 564818

Dan Margolis

Dan.Margolis@colliers.com
+44(0)7394 573258

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