



3rd Floor, 42-44 Fountain Street, Manchester M2 2BE

**TO LET**

Office Space Available By Way of  
Assignment

**3,821 Sq Ft  
(355 Sq M)**

## DESCRIPTION

42 Fountain Street is a recently refurbished Grade A office building, boasting a new reception and contemporary design. The office space is open plan with various break out spaces, a modern kitchen and 2 meeting rooms with a folding dividing wall.

The building has a manned reception desk and 24/7 help desk, together with a studio space, cycle storage and shower & locker facilities.

- ✓ Raised Floor
- ✓ Air Conditioned
- ✓ Recently Refurbished
- ✓ Kitchen & Break Out Areas
- ✓ Meeting Rooms



## LOCATION

The property is located within the heart of the Central Business District, fronting onto Fountain Street. The property benefits from being within close proximity to both St. Peters Square and Piccadilly Gardens tram stop which connects to Manchester Piccadilly and runs every 10 -12 minutes.

Additionally, there is a variety of local amenities within walking distance.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>3,821</b>	<b>355</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

To let by way of an assignment of a lease expiring 31 March 2027.

**EPC B 28**



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Regulated by RICS 21-Mar-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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