

# REEDHAM HOUSE

29 KING STREET WEST | MANCHESTER

QUALITY REFURBISHED OFFICE SPACE | 1,627 SQ.FT. (151 SQ.M.)



## DESCRIPTION

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Comprising of 29,000 sq.ft. across three storeys, Reedham House provides quality office accommodation in the heart of Manchester city centre. The Grade II listed building has been refurbished to a high standard and is currently occupied by a number of professional tenants including Kuits, Ellison Thomas LLP, Abacus Solicitors and Freedman Frankl & Taylor.

### Specification

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SUSPENDED LG7 LIGHTING

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AIR CONDITIONING

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NEW CARPETS

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EXPOSED CEILINGS

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INTERCOM ENTRY SYSTEM

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MALE / FEMALE WC'S

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KITCHENETTE

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PASSENGER LIFT

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The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following net internal areas:

| FLOOR       | SQ FT | M <sup>2</sup> |
|-------------|-------|----------------|
| Part Second | 1,627 | 151            |

DESCRIPTION

LOCATION

CONNECTIVITY

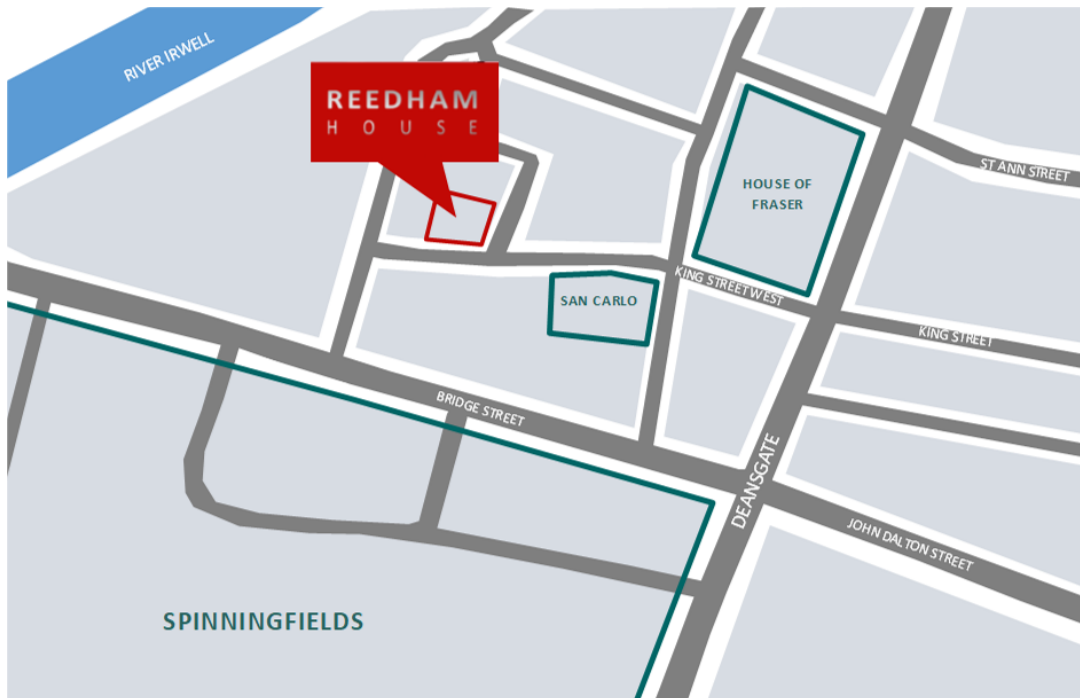
TERMS



## LOCATION

Reedham House occupies a prominent position on King Street West, close to Spinningfields, the 5\* Lowry Hotel and an array of high quality restaurants and retail offerings.

The property is within easy walking distance of amenities located on Deansgate, Spinningfields, King Street and St Ann's Square.



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## CONNECTIVITY

Exchange Square and St Peter's Square Metrolink stops are both within easy walking distance, offering connections across the city centre and further afield locations including South Manchester, Manchester Airport, MediaCityUK and Manchester Piccadilly.

Salford Central Train Station is also just a 5 minute walk from Reedham House and offers various Northern Rail services.

Quick access to M60 Orbital Motorway provides direct connections with the M56, M67 and M62 motorways.



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### Tenure

Office space is available on a new lease for a term of years to be agreed.

### VAT

All prices quoted are excluding but may be liable to VAT.

### Business Rates

The tenant will be responsible for the payment of the business rates levied on the accommodation.

### Viewing

Strictly by appointment with agents Edwards & Co.

### Contact

For further information please contact:

**OLIVER WOODALL**

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