



TO LET

FITTED OFFICE SPACE
FROM 5,951 SQ FT TO 79,006 SQ FT

Royal Exchange Building, St Ann's Square, Manchester M2 7EF



LOCATION

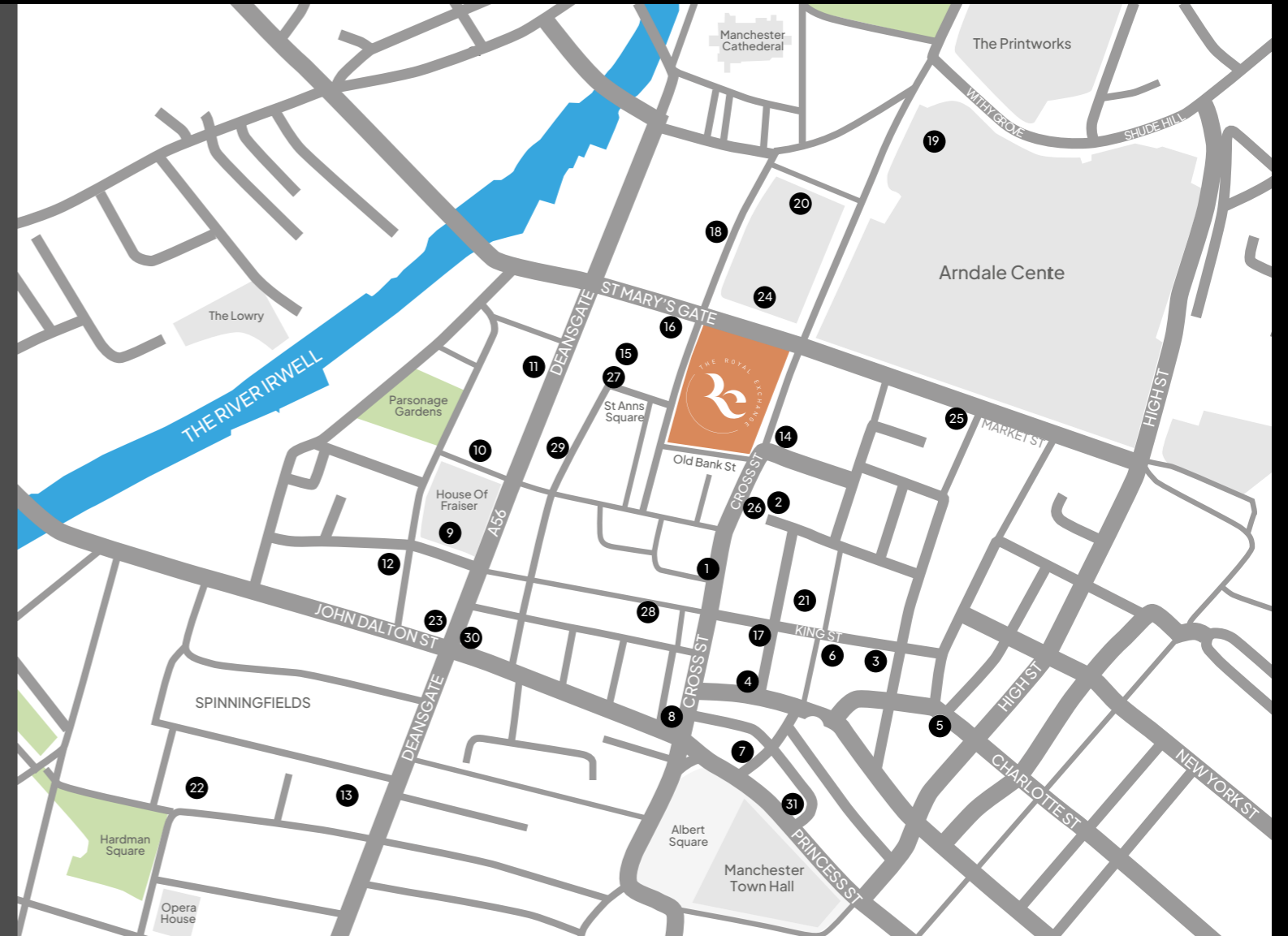
Nestled in the heart of Manchester City Centre overlooking St Ann’s Square, set between Cross Street and Deansgate, The Royal Exchange commands an unrivalled position with everything on its doorstep.

Around the immediate vicinity sits some of the city’s most popular bars, cafés and restaurants so there are plenty of options for a morning coffee, a quick lunch, a drink after work, or an evening meal.

The building is within close proximity of two Metrolink stops being Exchange Square and Market Street, as well as a short walk from the railway stations (Piccadilly and Victoria). The main shopping areas of King Street, Market Street and the Arndale are all close by.

AMENITIES

- 1 Mr Thomas's Chop House
- 2 Sam's Chop House
- 3 Flight Club
- 4 Town Hall Tavern
- 5 Six By Nico
- 6 Pizza Express
- 7 Piccolino
- 8 My Thai
- 9 Cicchetti
- 10 Gaucho
- 11 Be At One
- 12 San Carlo
- 13 Australasia
- 14 Boots
- 15 Fat Face
- 16 French Connection
- 17 DKNY
- 18 Hugo Boss
- 19 Next
- 20 Selfridges
- 21 Kala Bistro
- 22 Pure Gym
- 23 Sainsburys
- 24 Marks & Spencers
- 25 Tesco
- 26 Pret A Manger
- 27 Starbucks
- 28 El Gato Negro
- 29 Cafe Nero
- 30 Katsouris Deli
- 31 Costa Coffee





DESCRIPTION

Dominating St. Ann's Square, the Royal Exchange combines a nationally renowned theatre and a unique shopping experience coupled with high quality large floor plate office accommodation designed to meet the needs of a wide range of businesses.

The vacant office space and the building itself has been refurbished to a highly modern specification, including the following:

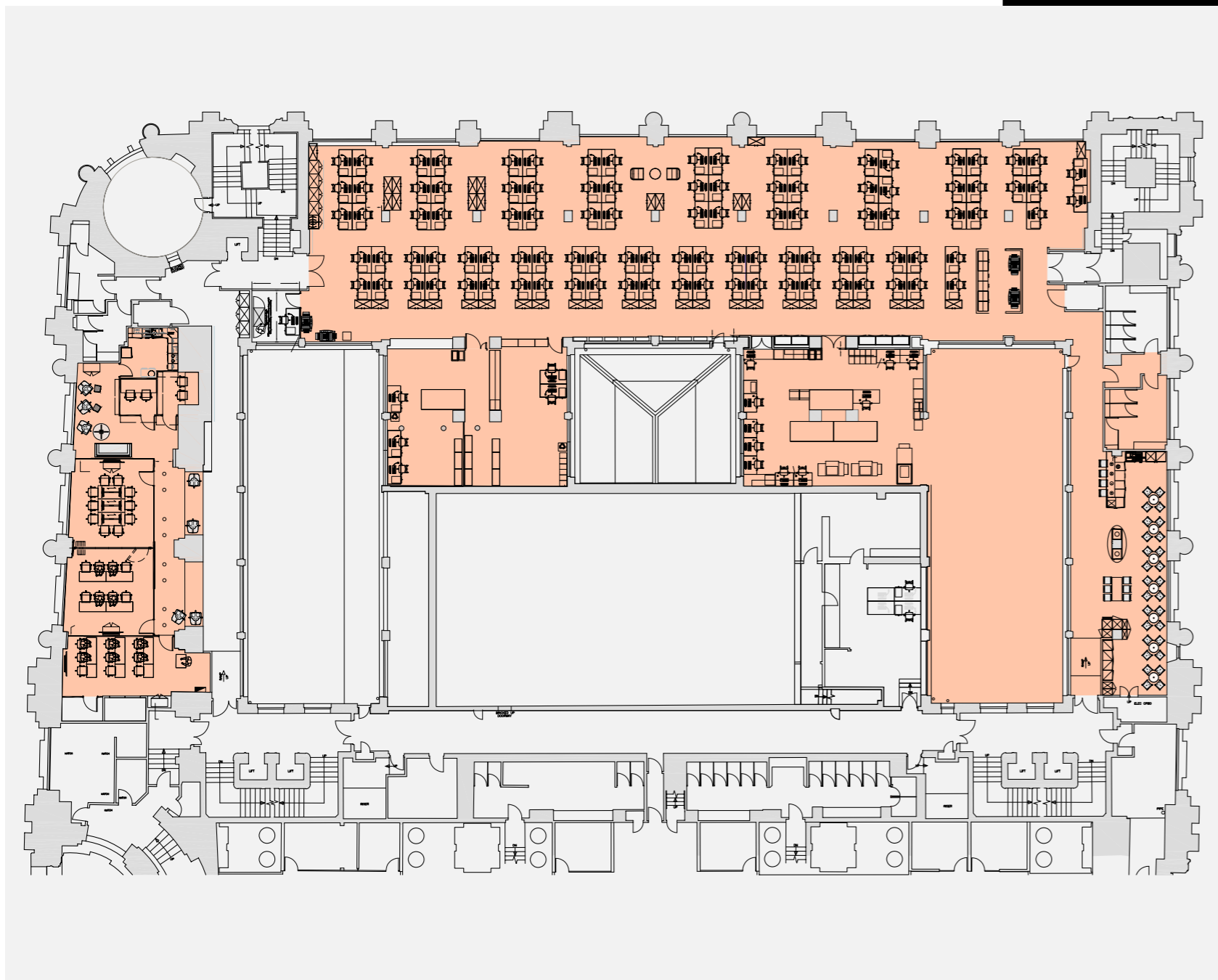
- Fully fitted (meeting rooms/kitchens/break out/reception)
- Air conditioned
- Raised floors
- Roof terrace
- Cycle hub with showers

AVAILABILITY

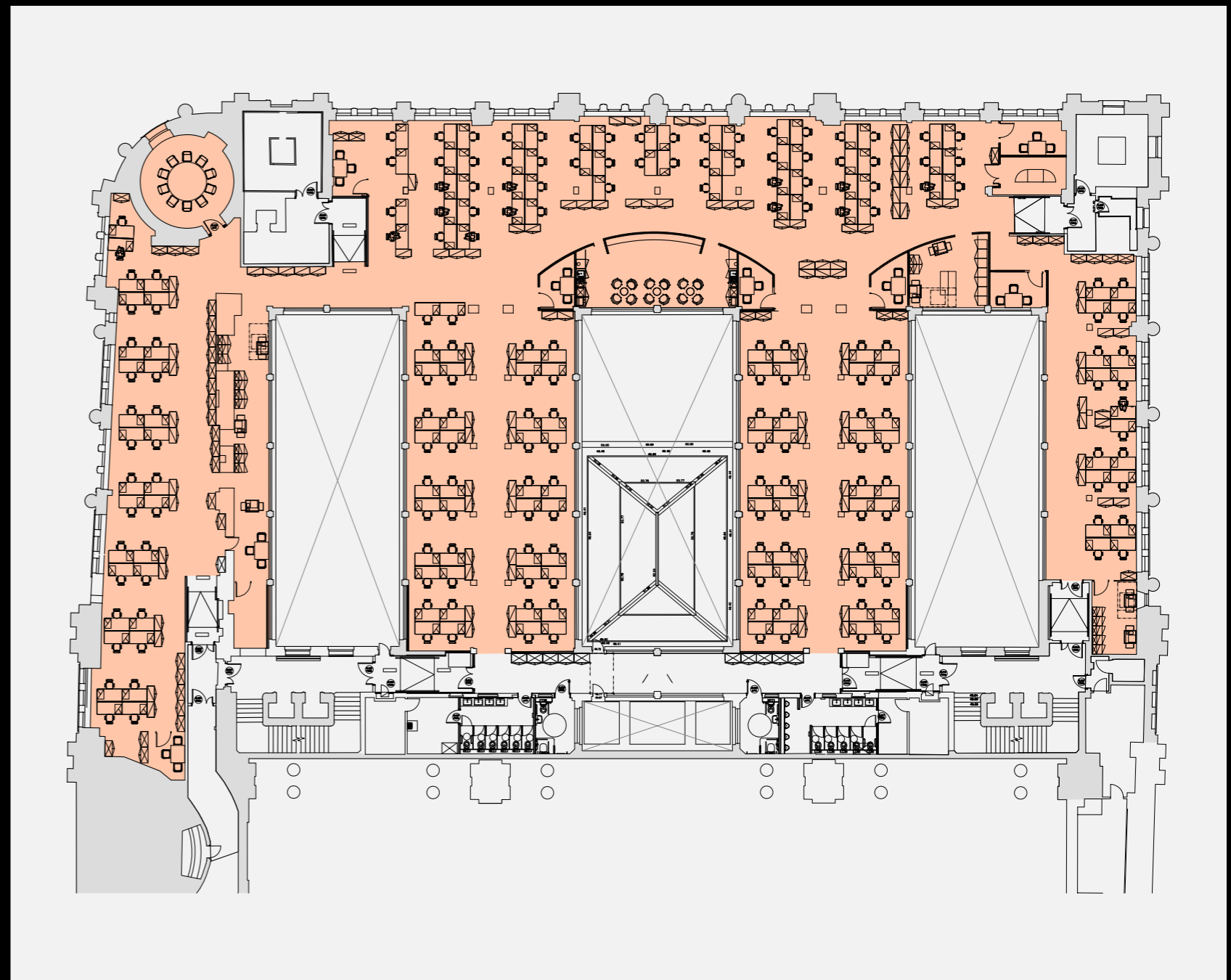
FLOOR	SQ FT	SQ M
FIRST	11,890	1,104.62
SECOND	15,913	1,478.37
THIRD	16,844	1,564.86
FOURTH	14,078	1,307.89
FIFTH	14,330	1,331.30
MEZZANINE - UPPER 5TH FLOOR	5,951	552.87
TOTAL	79,006	7,339.90



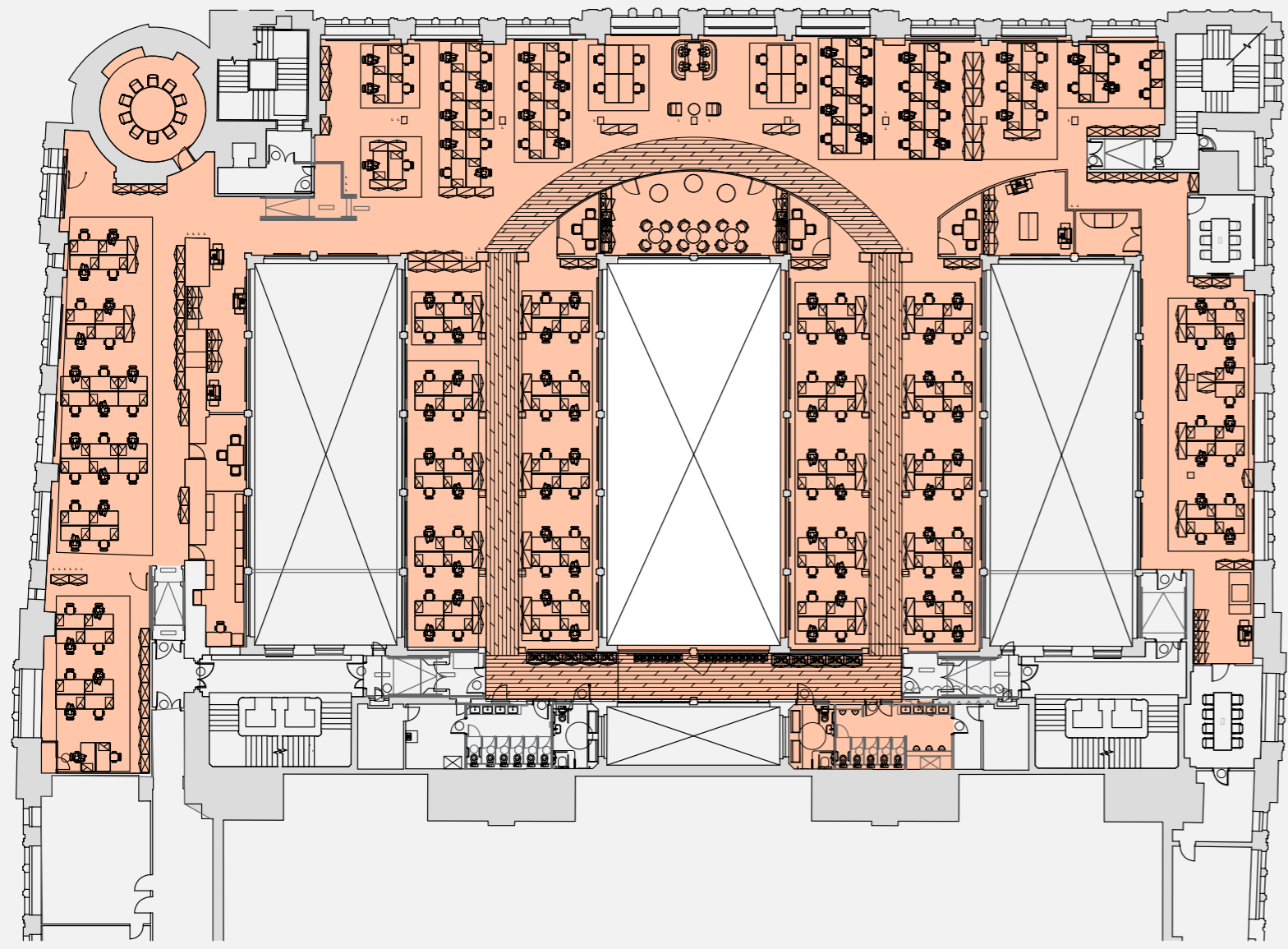
FIRST FLOOR



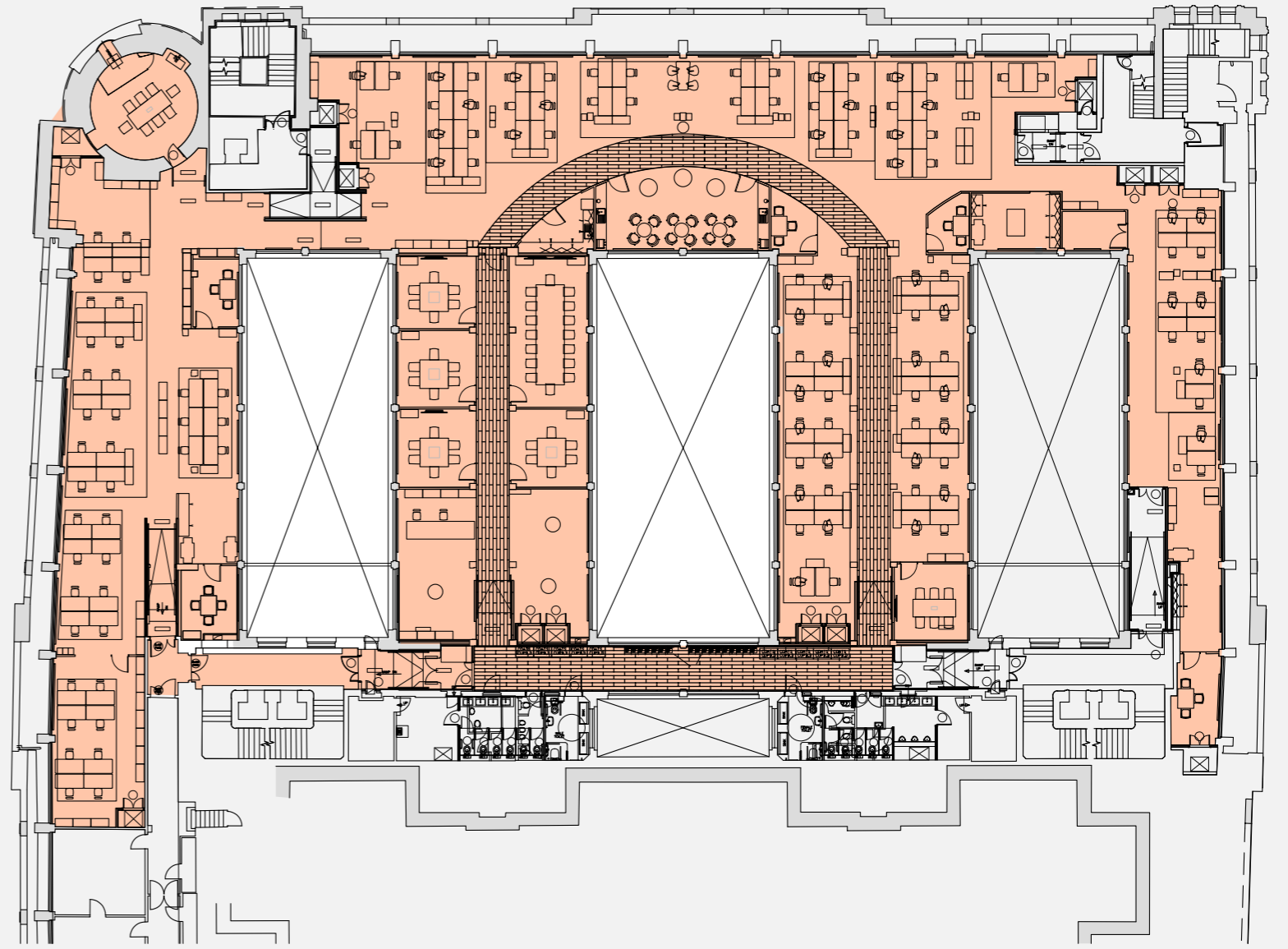
SECOND FLOOR



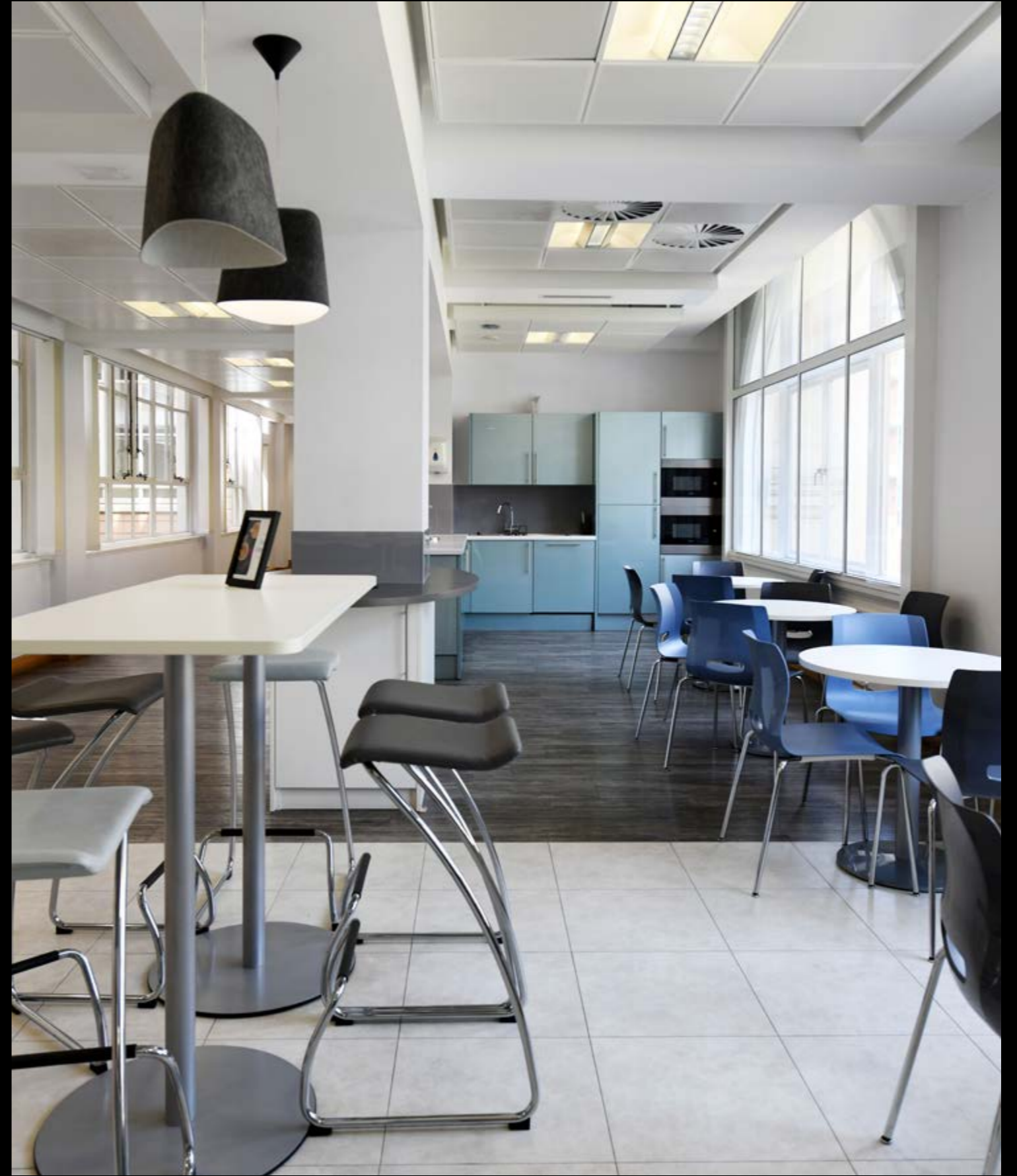
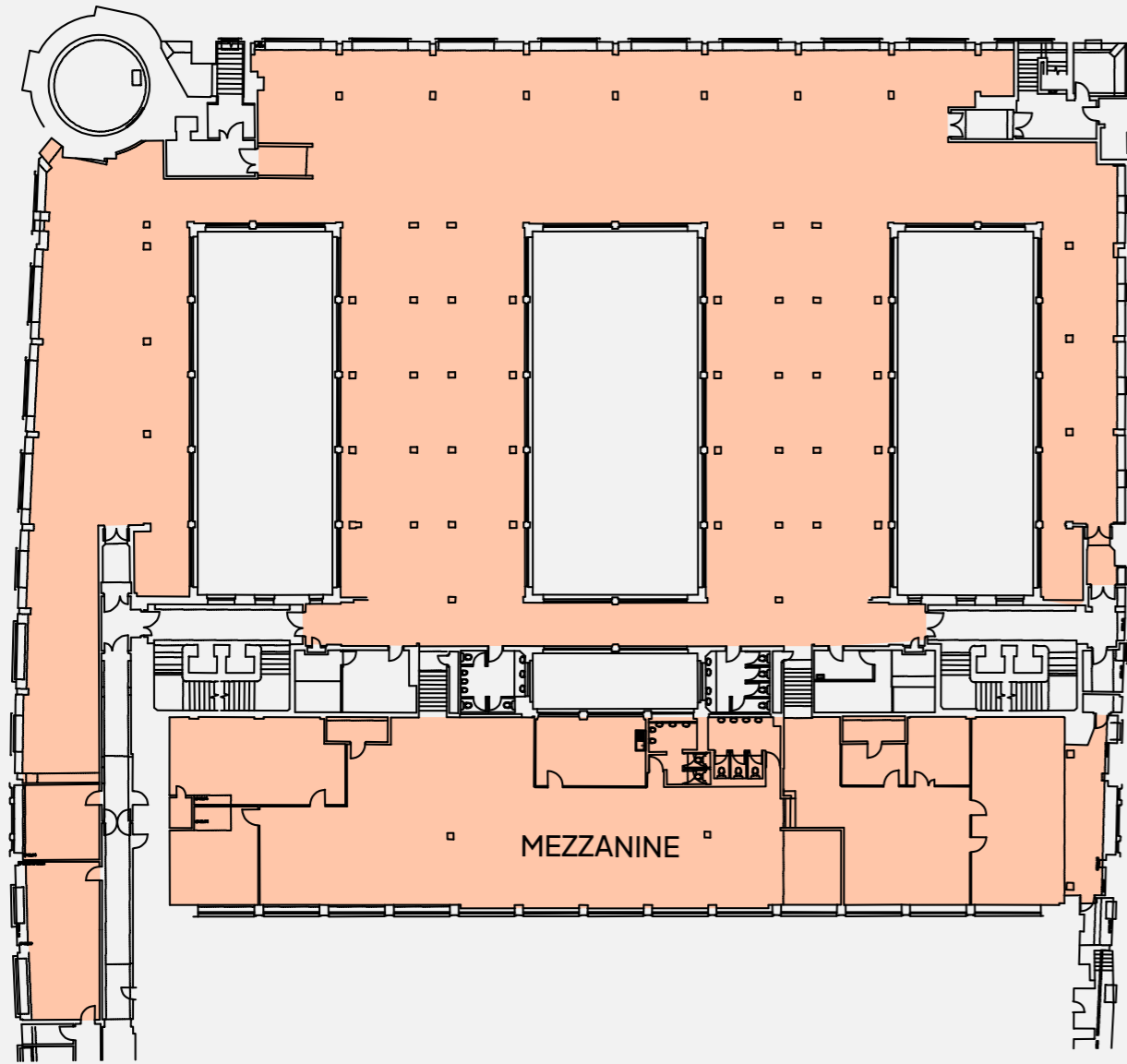
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR







FURTHER INFORMATION



EPC

EPC Ratings are:

1ST FLOOR NORTH - **D81**

2ND FLOOR NORTH - **C62**

3RD FLOOR NORTH - **C63**

4TH FLOOR NORTH - **C63**

5TH FLOOR NORTH - **B49**

TERMS

The vacant space is available by way of an assignment or a sub-lease. The existing lease is for a term of 15 years from 13th September 2018, with a break option on 13th September 2028.

RENT

The rent and service charge costs are available upon discussions with the agents.



CONTACT

VIEWINGS

By appointment with the agents.

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Designed by:
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