



REFURBISHED OFFICES  
TO LET

NATIONAL  
HOUSE

36 ST ANN STREET  
MANCHESTER M2 7LE

DESCRIPTION  
LOCATION  
ACCOMMODATION  
FURTHER INFORMATION



### DESCRIPTION

National House combines history and character with contemporary and good quality refurbishment. The building retains a number of its heritage features whilst providing superior office accommodation following comprehensive refurbishment.

### SPECIFICATION

- New VRV Air Conditioning
- Full Access Raised Floors
- New Suspended Ceilings
- New LG3 Lighting
- Double Glazed Windows
- Tea Points on each floor
- Manned Main Entrance
- Shower Facilities



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## LOCATION

The building enjoys a prominent location at the junction of Cross Street and St Ann Street, between Manchester's prime office core and the fashionable retail areas of St Ann's Square and King Street.

The central location affords easy access to all the business, transport, retail and leisure facilities of Manchester City Centre together with numerous long and short stay car parks and the city's major 4\* and 5\* hotels.



LOCATION

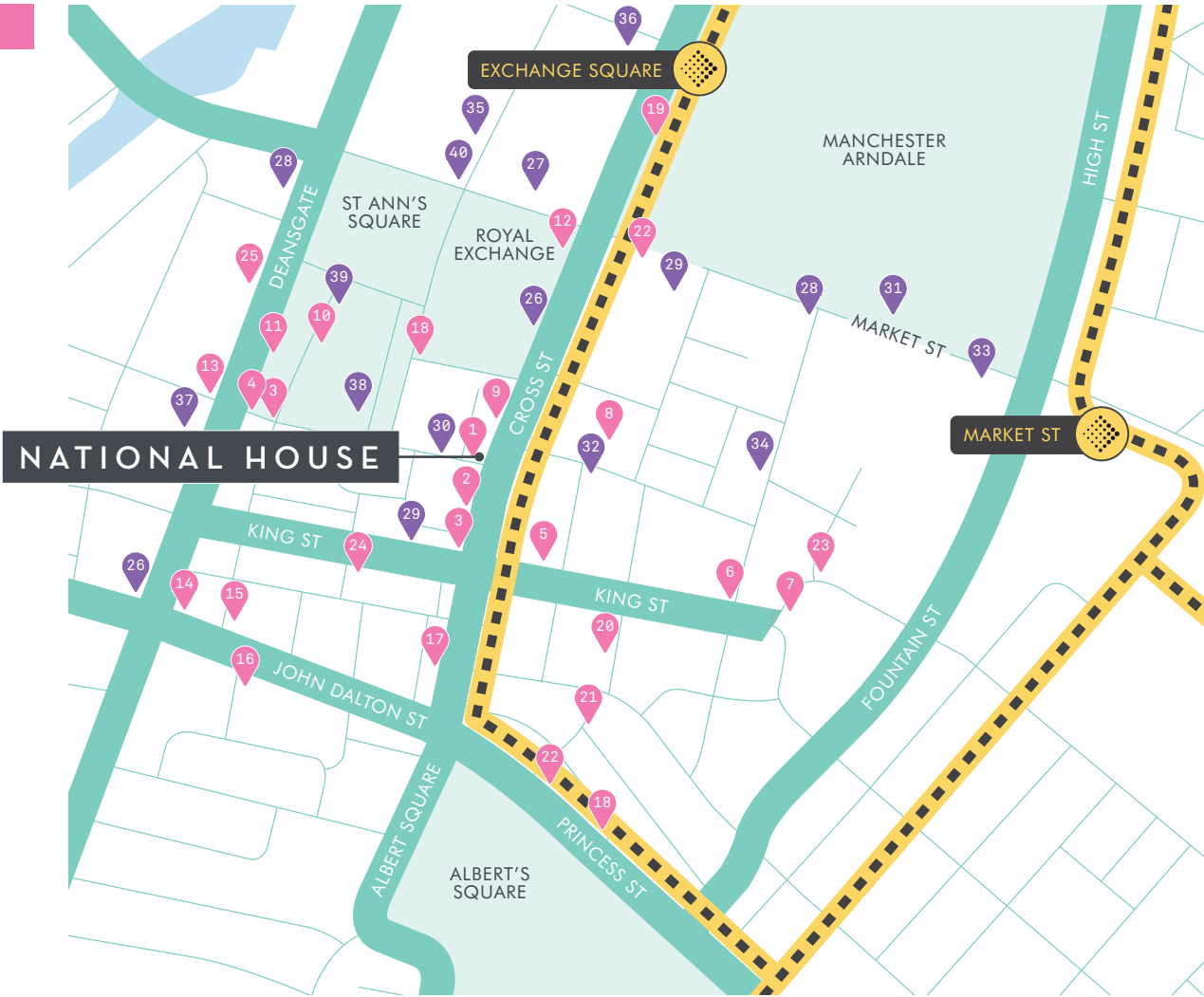
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AMENITIES MAP

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FOOD & DRINK

- 1 Frankie & Benny's
- 2 Tom's Chophouse
- 3 EAT
- 4 Pret-a-Manger
- 5 Zizzi
- 6 All Bar One
- 7 Rosso Restaurant
- 8 Chaopraya
- 9 Greggs
- 10 McDonalds
- 11 Subway
- 12 TGI Fridays
- 13 Bella Italia
- 14 Katsouris
- 15 Grill on the Alley
- 16 Restaurant Bar & Grill
- 17 Wright's Fish & Chips
- 18 Starbucks
- 19 Pizza Hut
- 20 Liquorice
- 21 Croma Pizza
- 22 Cafe Nero
- 23 Browns
- 24 Elgato Negro
- 25 The Botanist



RETAIL & LEISURE

- Sainsbury's 26
- Marks & Spencer 27
- Tesco 28
- Boots 29
- Gap Kids 30
- Aldi 31
- Sports Direct Fitness Centre 32
- Pure Gym 33
- Post Office 34
- Harvey Nichols 35
- Selfridges 36
- House of Fraser 37
- Barclays 38
- HSBC 39
- Zara 40

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#### AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
1 <sup>st</sup> & 2 <sup>nd</sup>	8,790	816.61
3 <sup>rd</sup>	4,623	429.49
4 <sup>th</sup>	1,165	108.23
5 <sup>th</sup>	4,167	387.12
6 <sup>th</sup>	2,395	222.50
<b>TOTAL</b>	<b>20,949</b>	<b>1,986.72</b>



The 1<sup>st</sup> and 2<sup>nd</sup> floors are to be let together and include a double height galleried entrance and fabulous detailed ceilings giving the accommodation the “wow!” factor

The other floors are available separately or combined.

[CLICK FOR PLANS](#)



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SECOND FLOOR

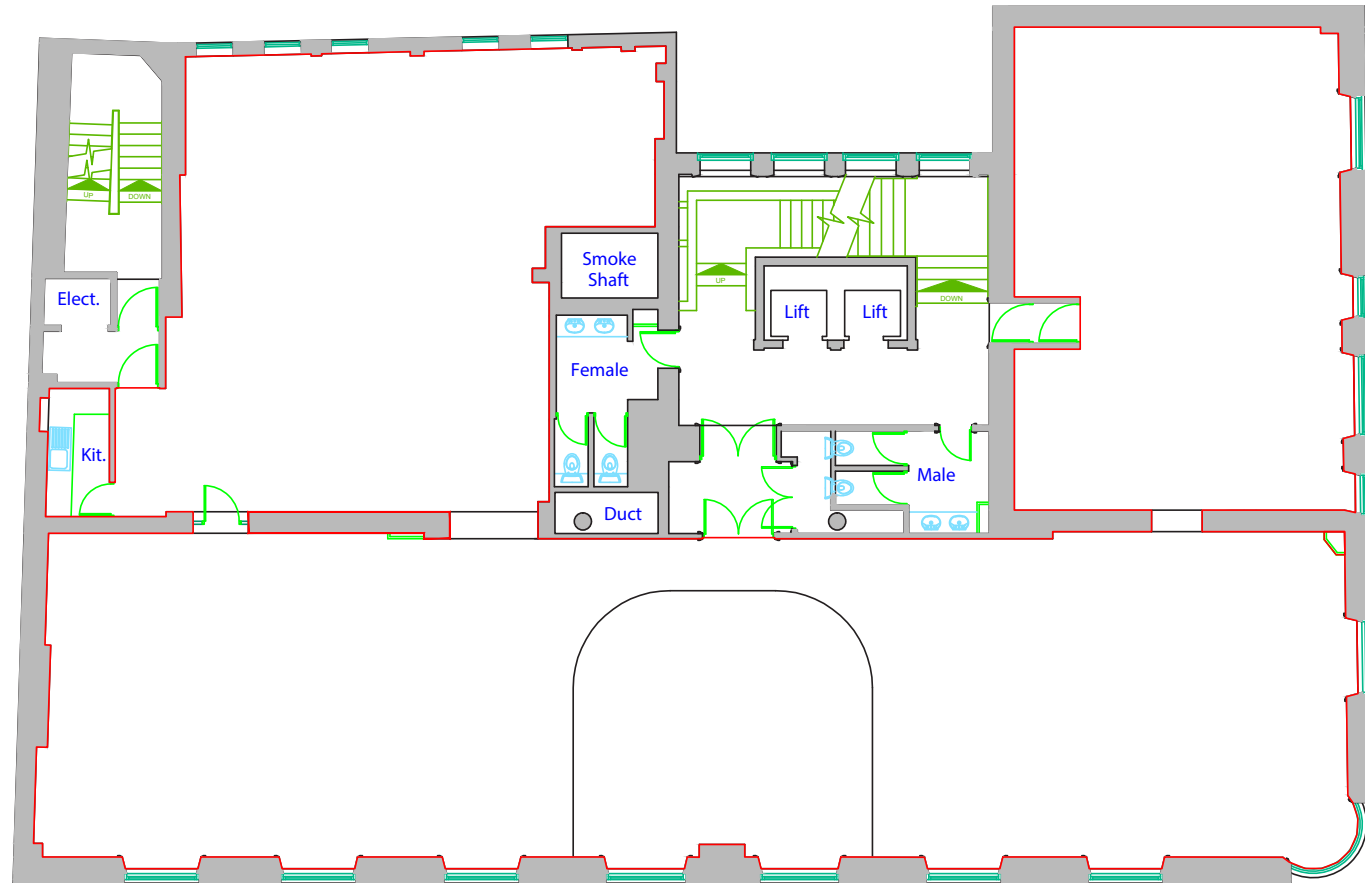
THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION



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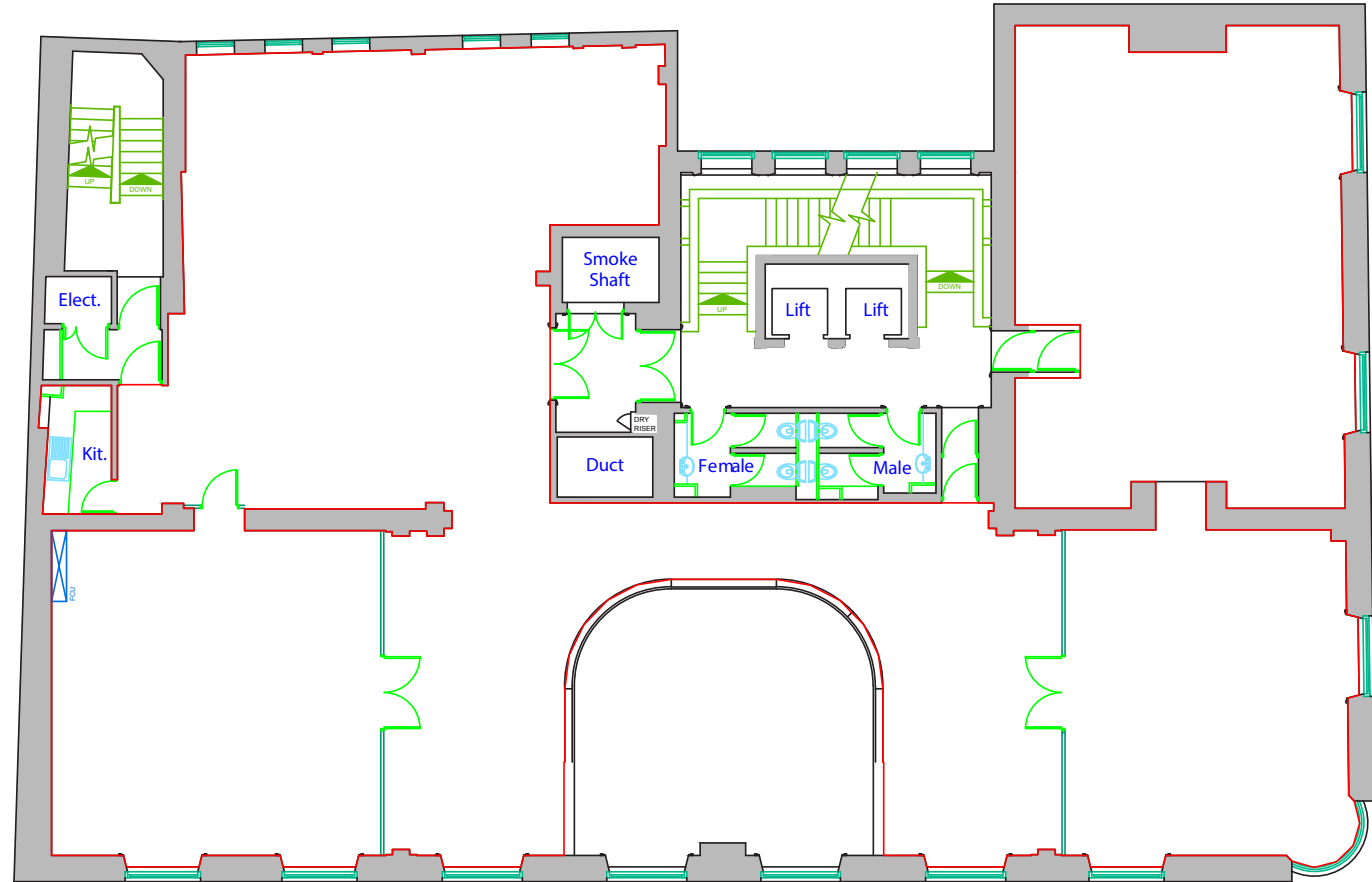
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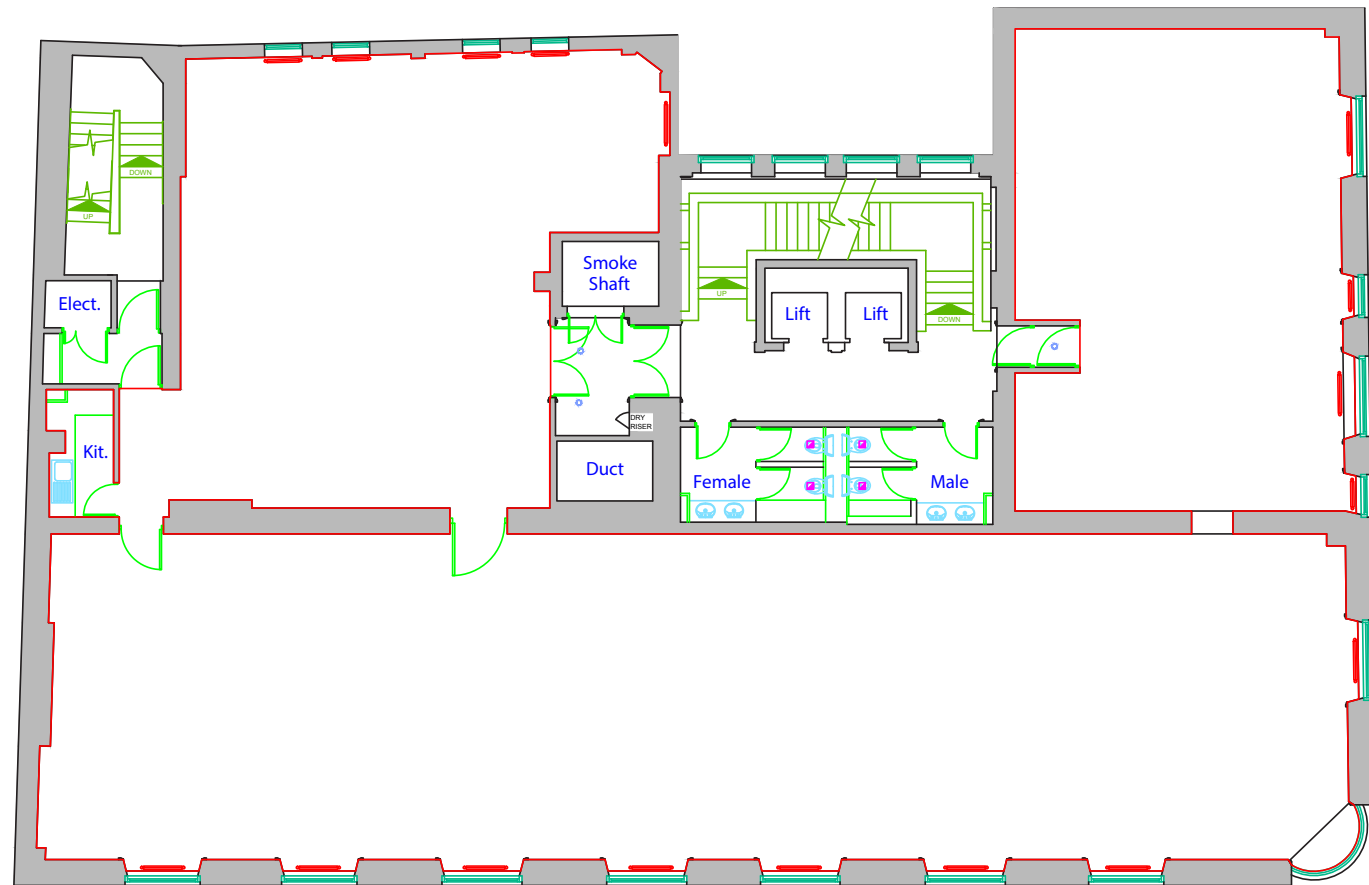
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SPACE PLAN

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FLOOR PLAN



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THIRD FLOOR

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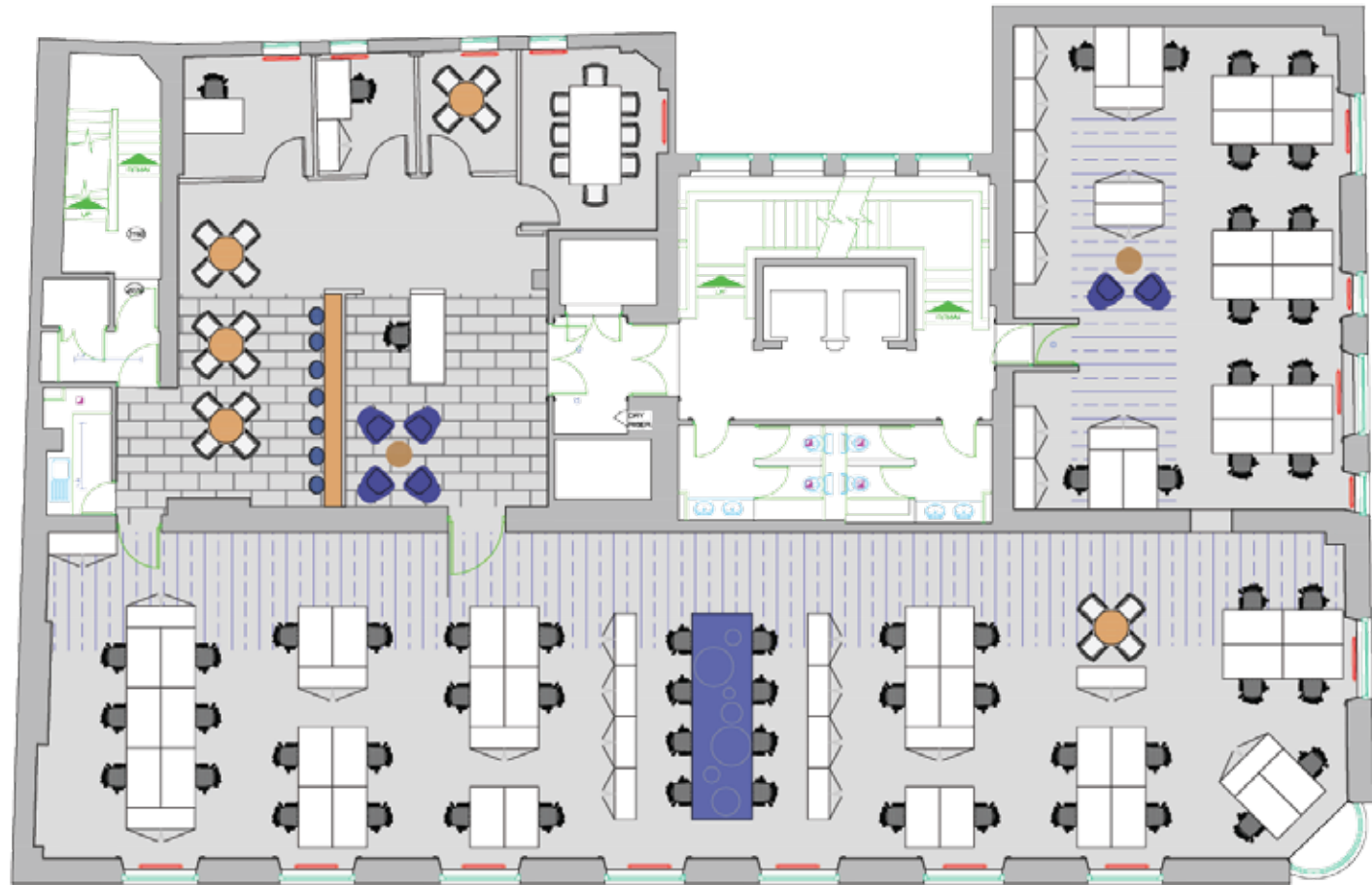
FIFTH FLOOR

SIXTH FLOOR

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POTENTIAL OFFICE LAYOUT

- 58 Desks
- 4 Meeting Rooms
- Reception Area
- Breakout Areas



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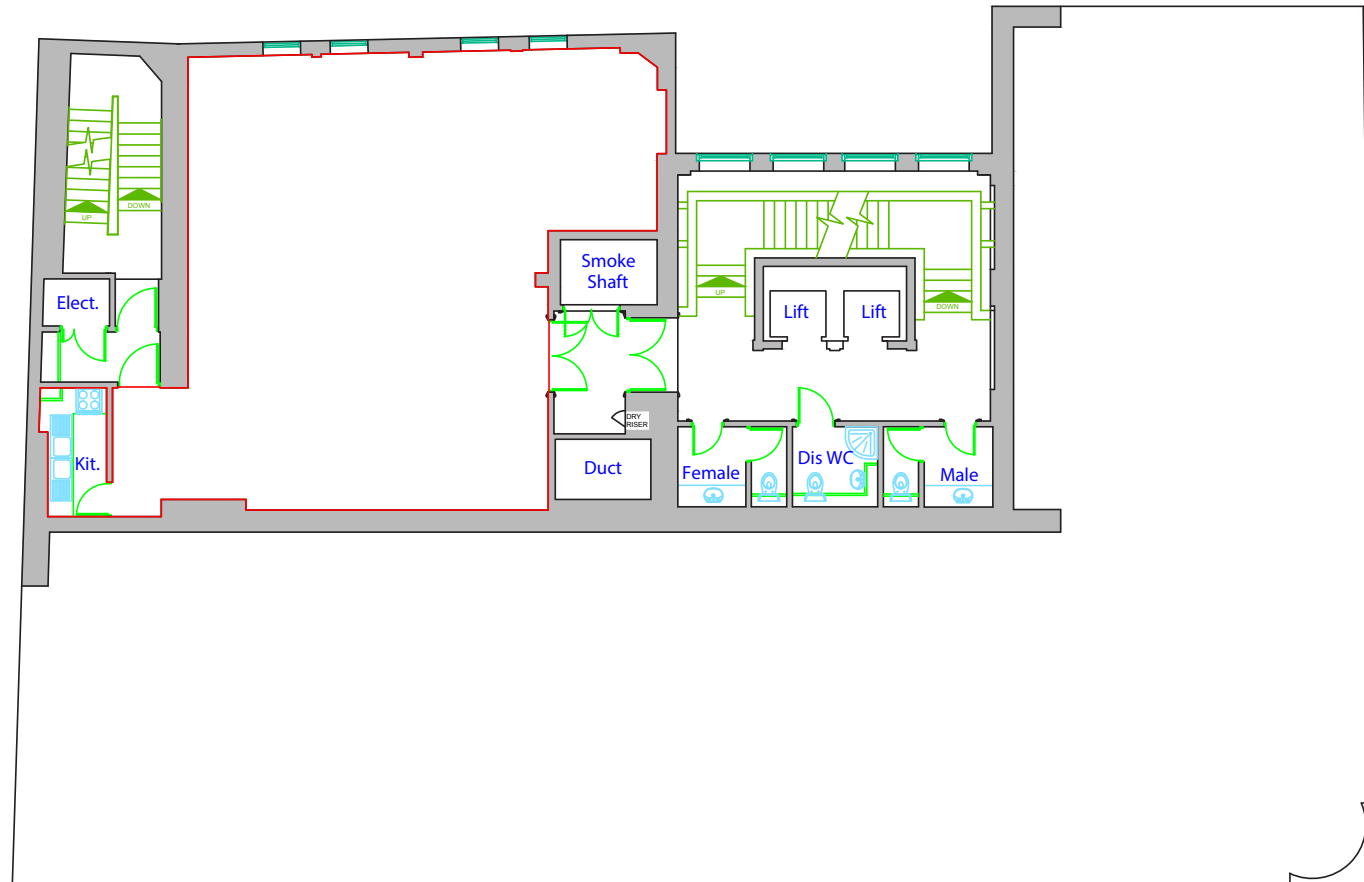
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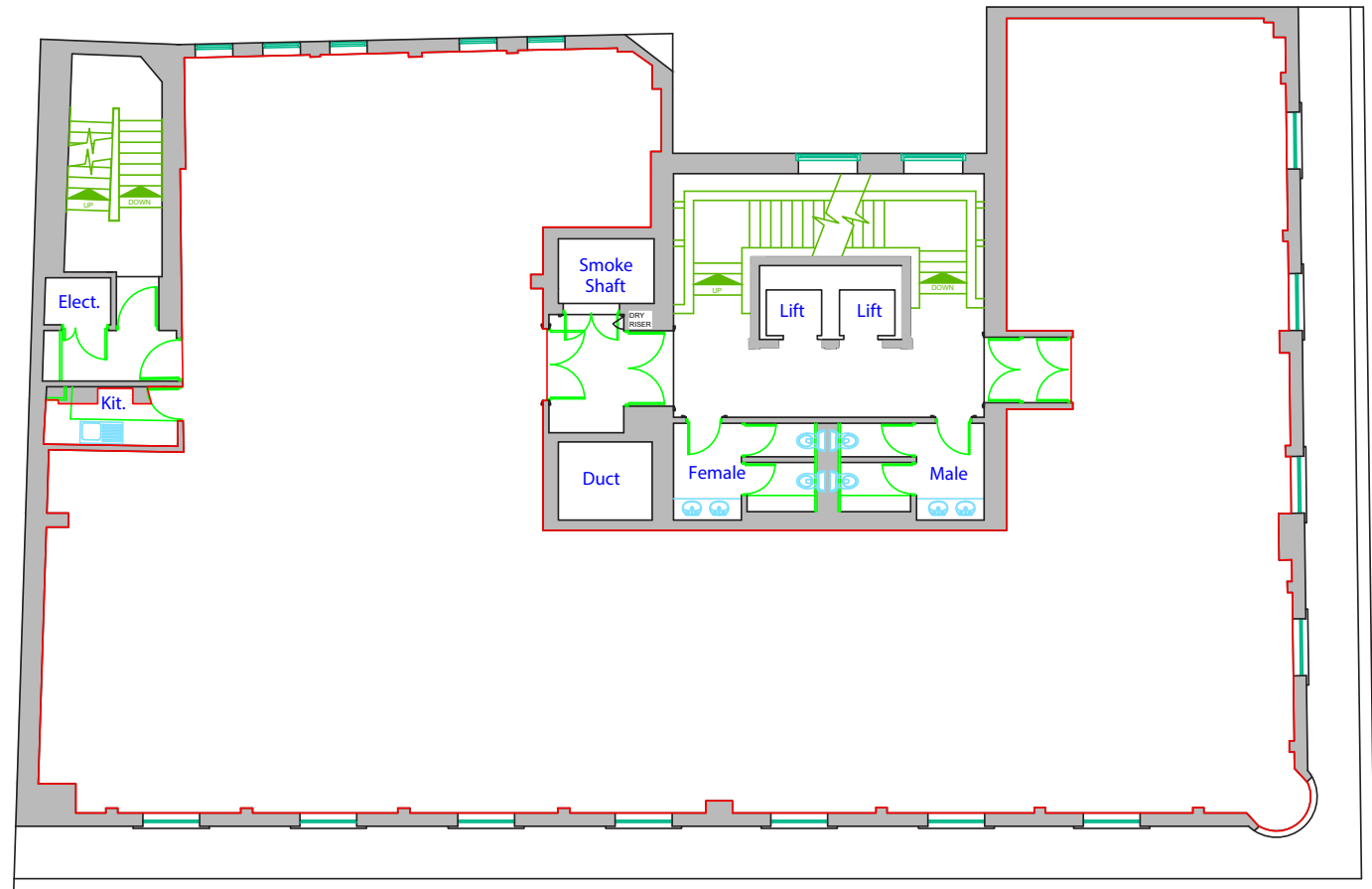
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POTENTIAL OFFICE LAYOUT

- 51 Desks
- 2 Meeting Rooms
- Reception Area



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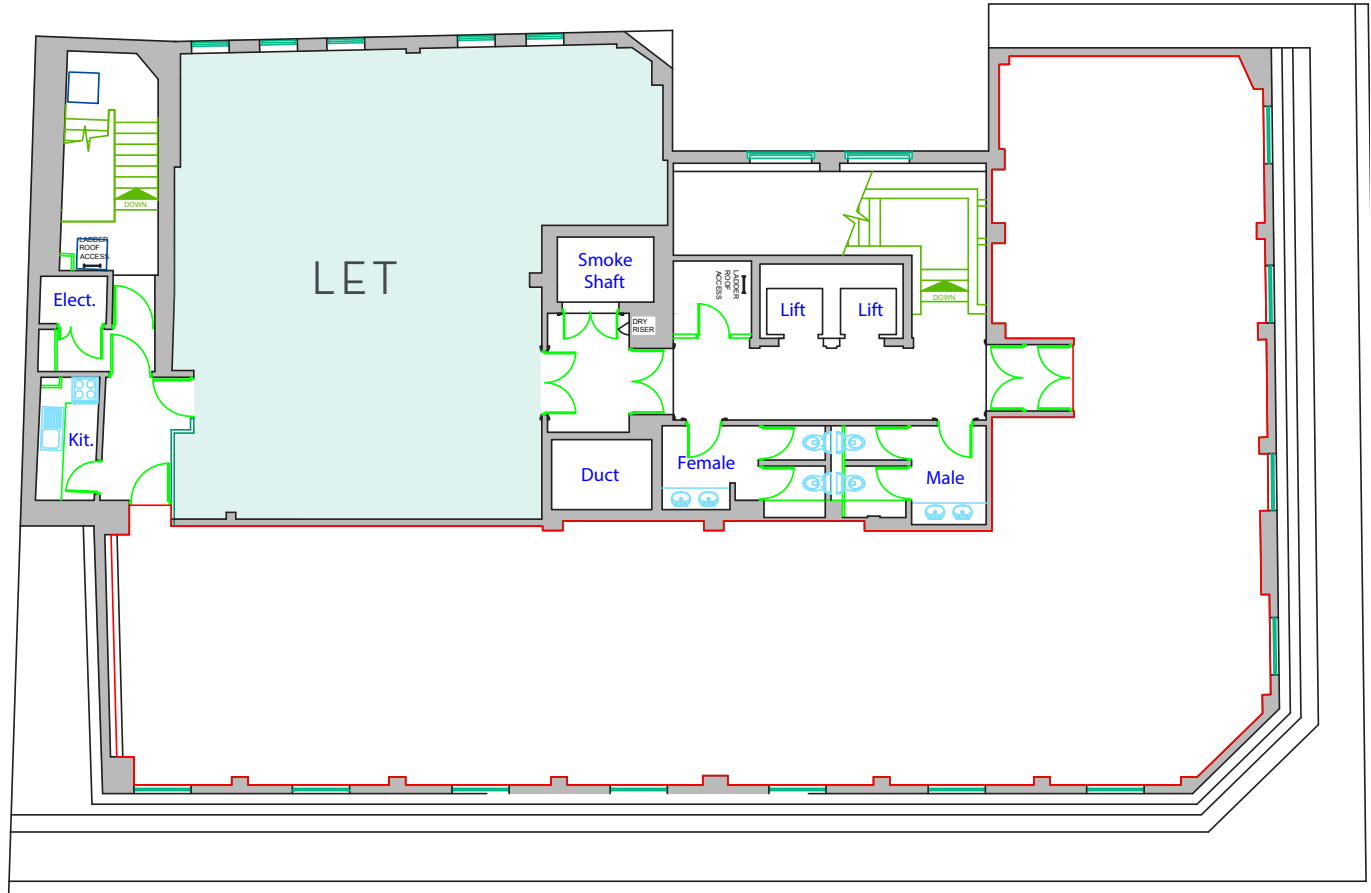
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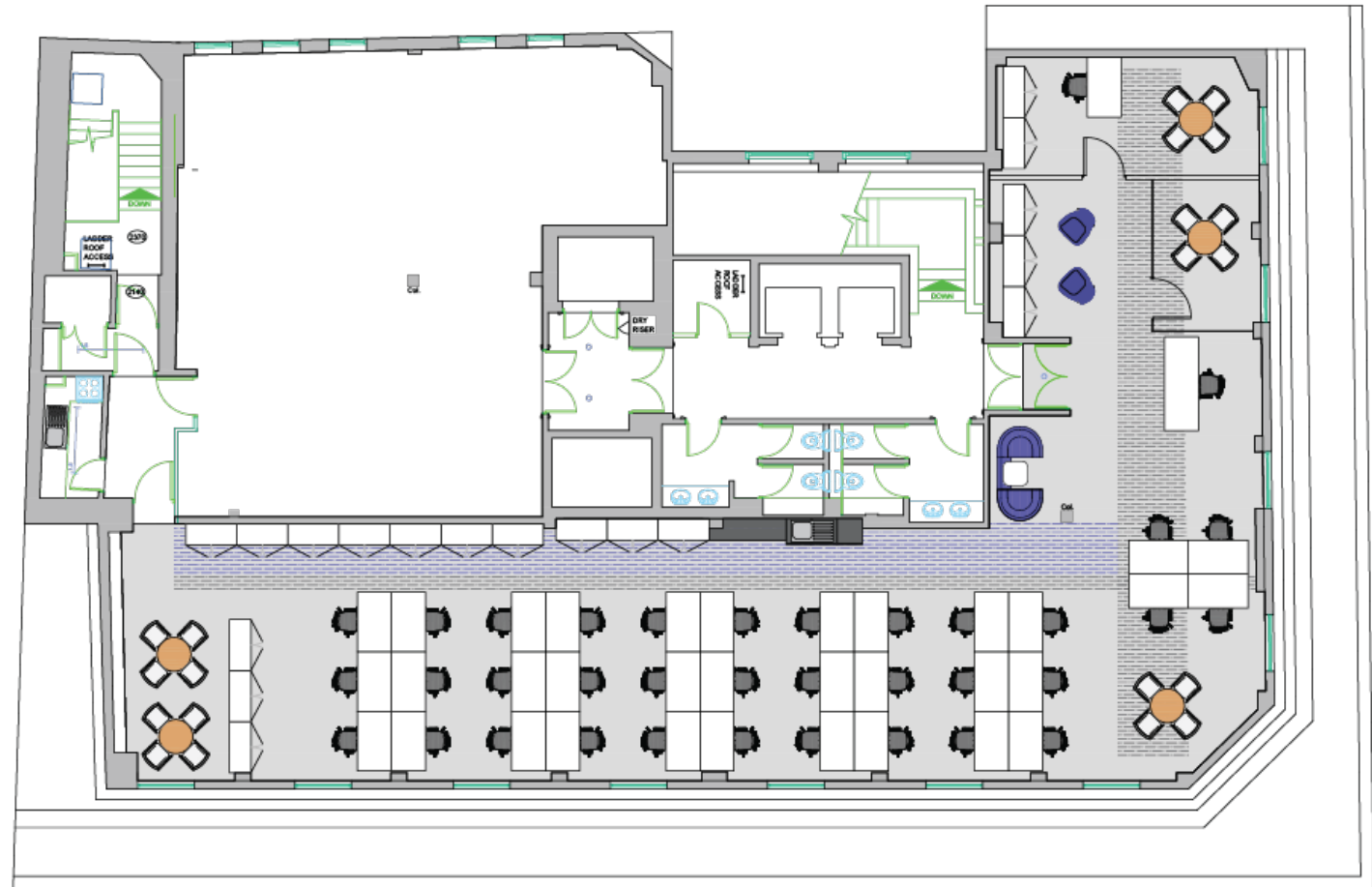
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SIXTH FLOOR

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POTENTIAL OFFICE LAYOUT

- 34 Desks
- 2 Meeting Rooms
- Reception Area
- Breakout Areas



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VAT

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All rents, service charge and other outgoings are quoted exclusive of but may be liable to VAT.

TERMS & VIEWING

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The accommodation is available on a new lease for a term of years to be agreed. Further details of the quoting rental and other occupational costs are available upon application to the joint letting agents.

EPC

-

EPC rating E. A full certificate is available upon request

CONTACT

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ED KEANY  
ed@edwardsandco.com  
0161 833 9991



ANDREW COOKE  
acooke@savills.com  
0161 602 8218



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