



Linley House, Dickinson Street, Manchester, M1 4LF

Linley House is a former electrical station that once powered the whole of the City of Manchester. Now, an office to power your business.

Summary

Tenure	To Let
Available Size	4,387 to 15,000 sq ft / 407.57 to 1,393.55 sq m
Rent	Rent on application
Service Charge	£8.44 per sq ft Approx
Rates Payable	£8.80 per sq ft
EPC Rating	Upon enquiry

Key Points

- Refurbished space throughout
- Onsite café, meeting facilities and flex space
- Podcast recording studio
- Fully AC
- High speed fibre
- Fully managed, fully fitted or conventional space available

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Description

Linley House provides outstanding office space in the heart of Manchester City Centre, unlike anything else!

Location

Located in the heart of Manchester, Linley House is minutes away from the cities must see sights, restaurants, cafés and the finest cultural haunts. It is also extremely easy to access, it's positioned a few streets away from St Peters Square Metrolink. Oxford Road train station is a stones throw away and the mainline Piccadilly Train Station is a short walk away.

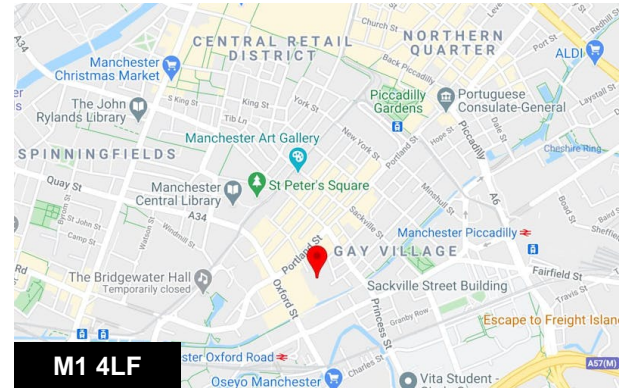
Accommodation

The accommodation comprises of the following

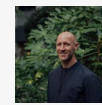
Name	sq ft	sq m	Availability
3rd - Part	4,387	407.57	Available
5th - Whole	10,184	946.12	Available
6th	5,000	464.52	Available
Total	19,571	1,818.21	

Viewings

Please get in touch if you would like to arrange a viewing.



Viewing & Further Information



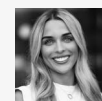
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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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