



REFURBISHED OFFICE SPACE IN THE CBD

42 Fountain Street, 42-44 Fountain Street, Manchester, M2 2BE

Refurbished office space and wellness facilities in the CBD

Summary

Tenure	To Let
Available Size	3,455 to 22,196 sq ft / 320.98 to 2,062.08 sq m
Rent	£30 per sq ft
Service Charge	£6.95 per sq ft Approx. to be confirmed
Business Rates	Not yet assessed. Estimated to be approx. £9.50 per sq ft.
EPC Rating	Upon Enquiry

Key Points

- Brand new boutique reception
- AC and natural ventilation to all floors
- ERV car charging points
- Resilient, high-speed connected backbone - no need for wayleaves for any provider
- Each suite comes with a new kitchen, break out space and meeting room included.
- Fitness studio and shower hub in the basement
- State of the art management security system

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Description

A stylish and contemporary office building in the heart of the Central Business District.

This recently refurbished Grade A office building, with its new fitness studios and wellbeing facilities is perfectly placed to be the new home for the more discerning businesses.

With its stunning new boutique reception, 42 Fountain Street provides 24,750 sq ft of prime office space across seven storeys and is surrounded by some of the most iconic heritage that the city has to offer.

Location

Retail and leisure amenities are a just stone's throw away with the main shopping district in the city literally just a few minutes walk away.

Manchester's famous independent neighbourhood, The Northern Quarter, is just a five minute walk from the office meaning that employees are never too far away from that Friday evening drinks venue or the newest up and coming restaurant in town.

St Peter's Square and Piccadilly Gardens tram stops are both a 5 minute walk away and all of the mainline train stations are within a 10 minute walk.

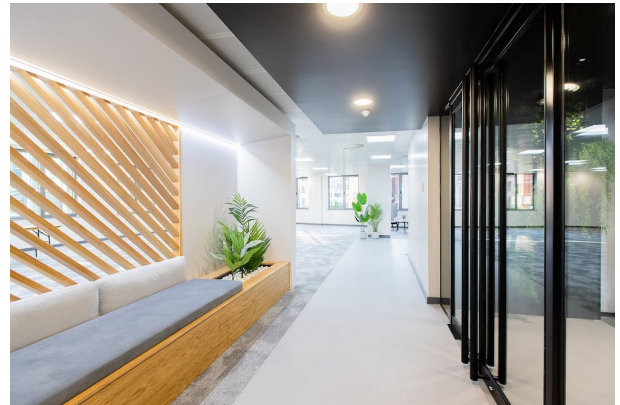
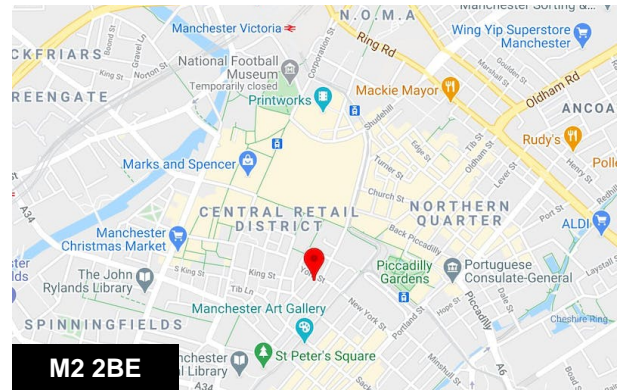
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Full Floor	3,494	324.60	Coming Soon
2nd - Full Floor	3,800	353.03	Coming Soon
3rd - Full Floor	3,821	354.98	Coming Soon
4th - Full Floor	3,821	354.98	Coming Soon
5th - Full Floor	3,805	353.50	Coming Soon
6th - Full Floor	3,455	320.98	Let
Total	22,196	2,062.07	

Specification

Each suite is fitted with its own high quality kitchen and meeting room and, if it's more appropriate, full fit out options are available.

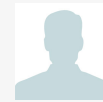


Viewing & Further Information



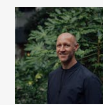
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