

In the heart of  
a progressive city



## Cornerblock, Quay Street, Manchester, M3 3HN

Grade A contemporary office suites from 3,500 - 19,373 sq ft in the heart of Manchester City Centre adjacent Spinningfields.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,300 sq ft / 306.58 sq m
<b>Rent</b>	£30 - £35 per sq ft
<b>Service Charge</b>	£8.99 per sq ft
<b>Rates Payable</b>	£9.50 per sq ft
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Stunning contemporary interior design
- Fully fitted suites or open plan Cat A+
- Cycle and Shower facilities
- Grade A office specification to include new VRF Air Conditioning
- Iconic Views of the City
- Full concierge service

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## Description

Corner Block stands prominently on the corner of Deansgate and Quays Street on the doorstep of Spinningfields. Surrounded by businesses from a range of sectors including global business from the professional, creative and tech sectors. A striking external façade combines the raw materials of the original building with floor to ceiling glazing to give a contemporary edge. Internally, the building has been re-modelled, stripped back and comprises a bold, impressive look. Large, open and flexible floorplates allow the occupier to fully customise their environment to suit their needs.

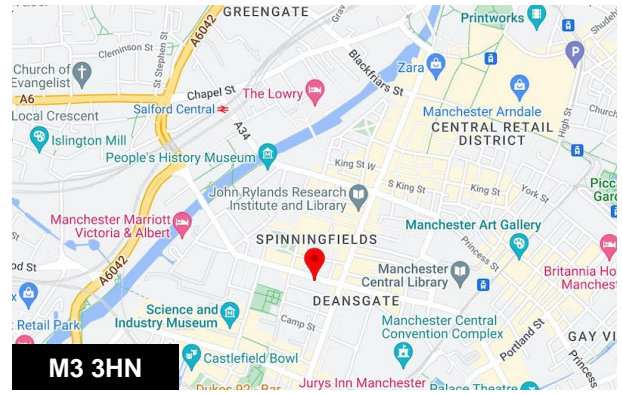
## Location

Corner Block is ideally located to benefit from the vast array of amenities that the City has to offer. Whether it be a grab and go, a quick bite with a friend at lunch or a formal dinner in the evening, you've got everything from convenience to high end restaurants on the doorstep. With Spinningfields adjacent and the main retail core only a short walk away, your retail opportunities are endless. Furthermore there are a number of gyms nearby for those who like to work out.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th - Suite A	3,300	306.58	Available
1st - 1st	9,131	848.30	Coming Soon
<b>Total</b>	<b>12,431</b>	<b>1,154.88</b>	



## Viewing & Further Information



**Scott Shufflebottom**

07715683369 | 07715 683 369  
scott@sixteenrealestate.com



**Rosie Veitch**

0161 461 1616 | 07746249920  
rosie@sixteenrealestate.com

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