



## 60 Fountain Street, Manchester, M2 2FE

Would you like an office with your roof terrace? Best in class workspace incoming with a focus on high end amenity and sustainability.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,682 to 3,425 sq ft / 249.17 to 318.19 sq m
<b>Rent</b>	Rent on Application
<b>Service Charge</b>	£10.20 per sq ft
<b>Rates Payable</b>	£10.96 per sq ft
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Roof Terrace
- Wellness Studio
- Members Lounge with Bar
- Fully Fitted Suites Available

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## Summary

Available Size	2,682 to 3,425 sq ft
Rent	Rent on Application
Rates Payable	£10.96 per sq ft
Service Charge	£10.20 per sq ft
Car Parking	£2,750 per space / annum
Estate Charge	N/A
EPC Rating	Upon Enquiry

## Description

60 Fountain Street is currently undergoing significant redevelopment to provide the most luxurious office space complimented by a high end members lounge, wellness studio and roof terrace with a retractable roof.

More details coming soon so watch this space.

## Location

60 Fountain Street is located in the heart of the Central Business District surrounded by some of Manchester's best restaurants, bars and shops.

The workspace is easily accessible by public transport.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Upper Ground - Pt. Ground	2,688	249.72	Available
1st - Full Floor	3,419	317.64	Available
2nd - Full Floor	3,425	318.19	Available
3rd - Full Floor	3,336	309.92	Available
5th - Full Floor	2,682	249.17	Available
<b>Total</b>	<b>15,550</b>	<b>1,444.64</b>	

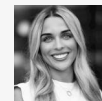


## Viewing & Further Information



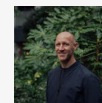
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