



TO LET

WHOLE 5TH FLOOR
& MEZZANINE LEVEL

FROM 5,945 SQ FT
TO 19,731 SQ FT

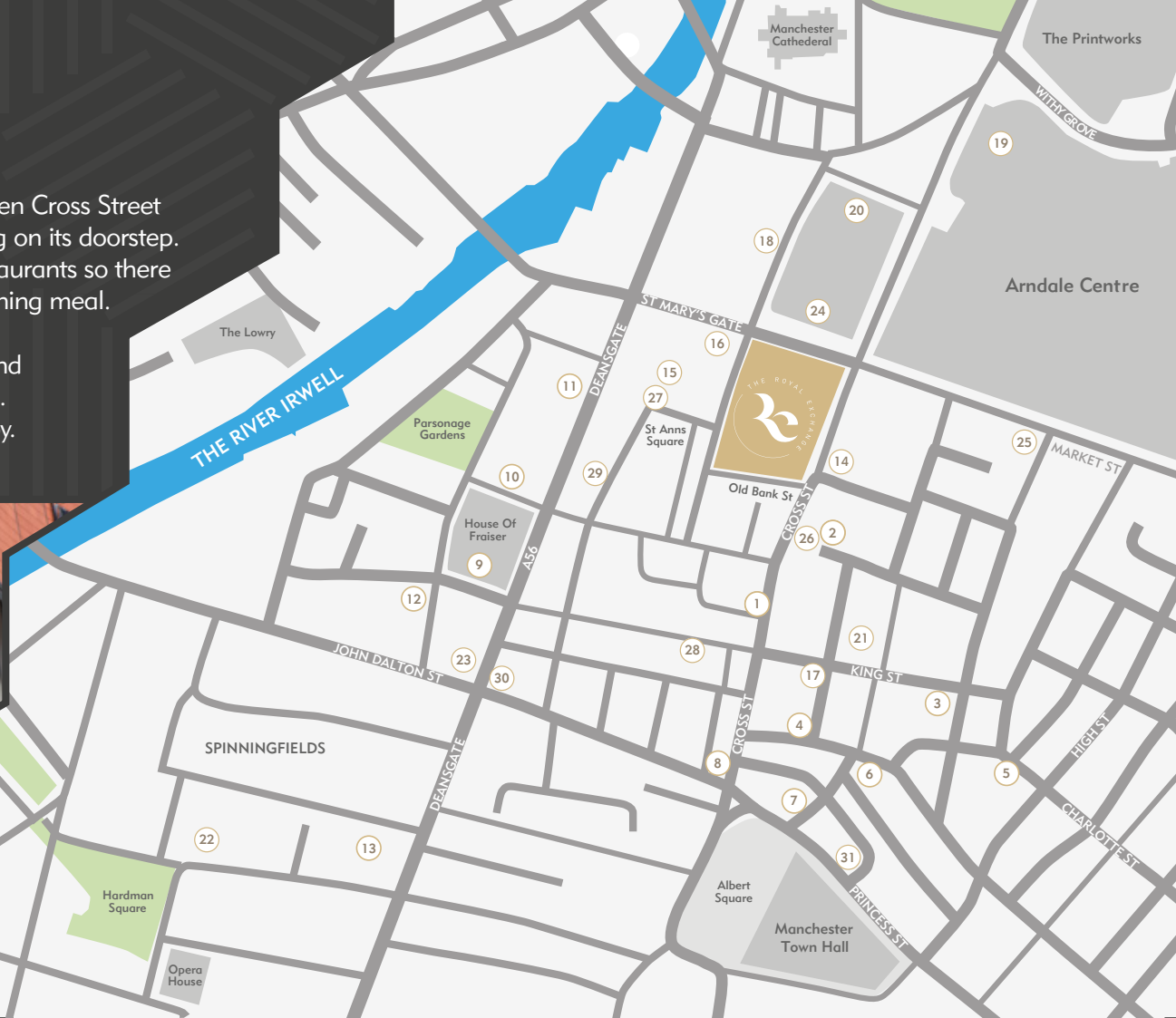
Royal Exchange Building,
St Anns Square,
Manchester M2 7EF



LOCATION

Nestled in the heart of Manchester City Centre overlooking St Ann's Square, set between Cross Street and Deansgate, The Royal Exchange commands an unrivalled position with everything on its doorstep. Around the immediate vicinity sits some of the city's most popular bars, cafés and restaurants so there are plenty of options for a morning coffee, a quick lunch, a drink after work, or an evening meal.

The building is within close proximity of two Metrolink stops being Exchange Square and Market Street, as well as a short walk from the railway stations (Piccadilly and Victoria). The main shopping areas of King Street, Market Street and the Arndale are all close by.



- | | | | |
|--------------------------|----------------------|---------------------|-------------------|
| 1 Mr Thomas's Chop House | 10 Gaucho | 19 Next | 28 El Gato Negro |
| 2 Sam's Chop House | 11 Be At One | 20 Selfridges | 29 Cafe Nero |
| 3 Flight Club | 12 San Carlo | 21 Kala Bistro | 30 Katsouris Deli |
| 4 Town Hall Tavern | 13 Australasia | 22 Pure Gym | 31 Costa Coffee |
| 5 Six By Nico | 14 Boots | 23 Sainsburys | |
| 6 Croma | 15 Fat Face | 24 Marks & Spencers | |
| 7 Piccolino | 16 French Connection | 25 Tesco | |
| 8 My Thai | 17 DKNY | 26 Pret A Manger | |
| 9 Cicchetti | 18 Hugo Boss | 27 Starbucks | |



DESCRIPTION

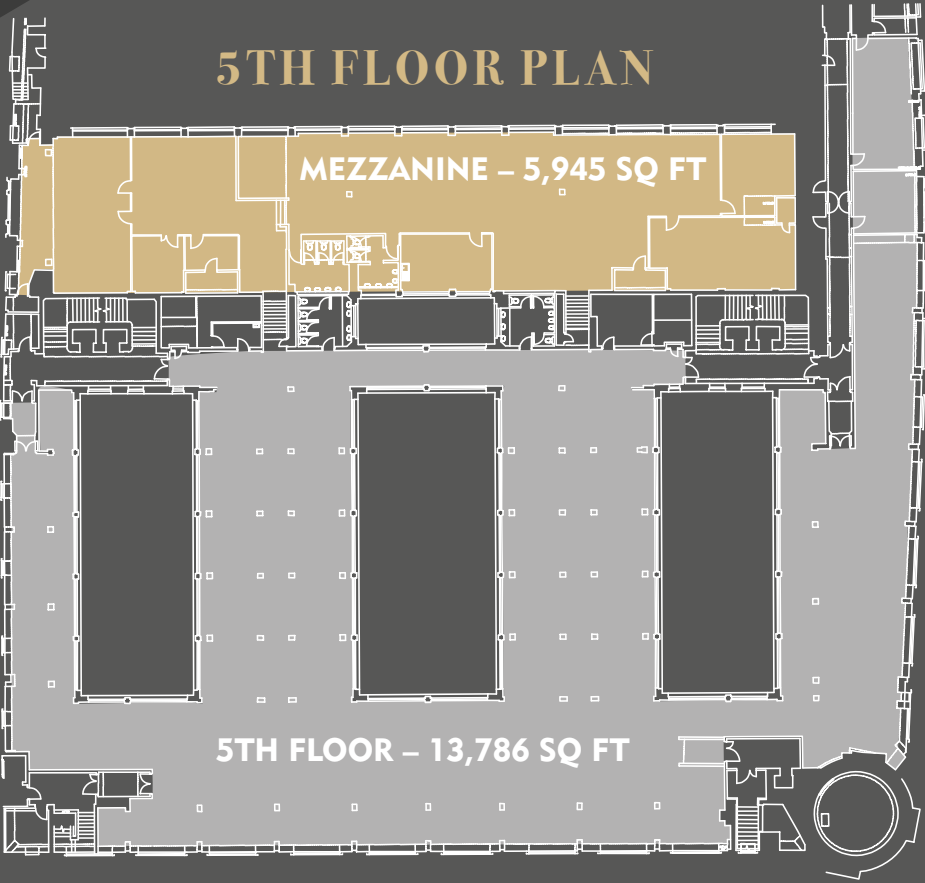
Dominating St. Ann’s Square, the Royal Exchange combines a nationally renowned theatre and a unique shopping experience coupled with high quality large floor plate office accommodation designed to meet the needs of a wide range of businesses.

The vacant office space and the building itself has been refurbished to a highly modern specification, including the following:

- Refurbished office accommodation
- Full access raised floors
- Air conditioning
- Roof terrace
- Reception onto St Ann’s Square and Cross Street
- Cycle facilities with drying room and shower facilities

AVAILABILITY

FLOOR	SQ FT
5th	13,786
5th Floor Mezzanine	5,945
TOTAL	19,731



FURTHER INFORMATION

EPC

A copy of the EPC certificate is available on request.

TERMS

The vacant space is available by way of an assignment or a sub-lease. The existing lease is for a term of 15 years from 13th September 2018, with a break option on 13th September 2028.

RENT

The rent and service charge costs are available upon discussions with the agents.

VIEWINGS

By appointment with the agents.



Daniel Barnes
0161 602 8240
dbarnes@savills.com

Richard Lowe
0161 277 7203
rclowe@savills.com

IMPORTANT NOTICE. Savills gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Photography taken May 2021, published May 2021.

DESIGNED BY: **BLAZE** MARKETING 0161 387 7252

