



ARTHUR HOUSE

MANCHESTER M1 3FH

ARTHUR HOUSE



› INTRODUCTION

ARTHUR HOUSE is embracing its prominent location close to the Northern Quarter with its new glazed ground floor entrance and recently remodelled reception including a bright and spacious seating area, recently re-branded with a fresh and contemporary feel incorporating architectural features.

Offering six floors of modern accommodation and boasting huge volumes of natural light the offices are expertly designed to facilitate a fully equipped and flexible office interior, suitable for any discerning occupier.



LOCATION



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Arthur House is situated in a prime central location in the Piccadilly area of Manchester City Centre and benefits from excellent access to Manchester's commuter network. Being located on Chorlton Street it has the advantage of having Chorlton Street bus station on its doorstep. Chorlton Street NCP car park is opposite providing surplus car parking at competitive rates and Oxford Road, Deansgate and Piccadilly Railway Stations are all within five to ten minutes' walk.

The Metrolink at Piccadilly Gardens is within five minutes' walk.

Arthur House is located next to a wide choice of restaurants, bars and cafes. Philpotts, Giovanni's Deli, The Alchemist, and The Grill on New York Street are all moments away on New York Street.

Manchester's main shopping districts of King Street, Deansgate, Northern Quarter and Market Street are all close by.

WALKING TIMES

Metrolink Stations

Piccadilly Gardens	0.2 miles	5 mins
St Peter's Square	0.3 miles	7 mins
Piccadilly Station	0.4 miles	8 mins

Train Stations

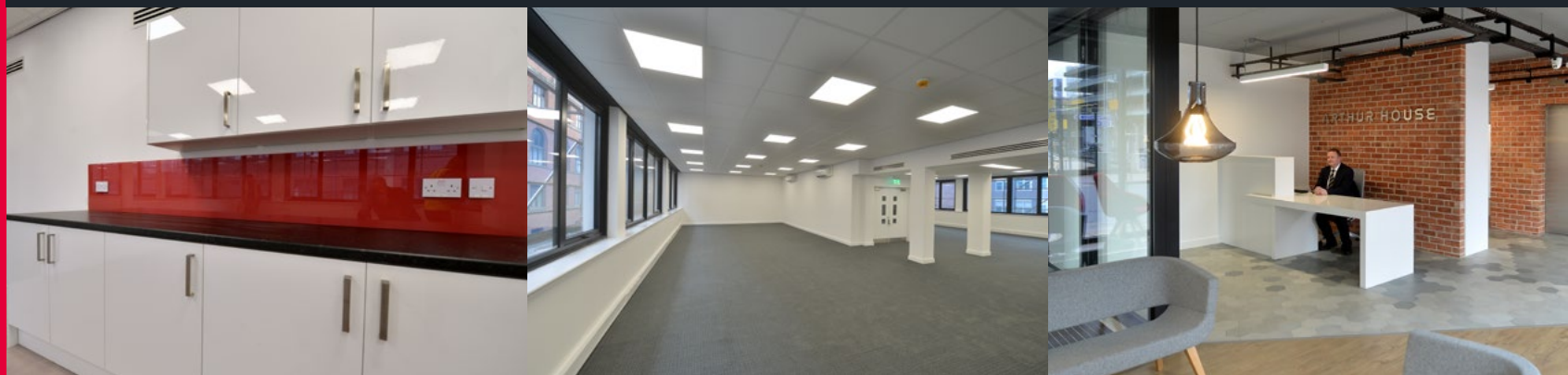
Piccadilly Station	0.4 miles	8 mins
Oxford Road Station	0.5 miles	10 mins
Deansgate Station	0.8 miles	15 mins
Manchester Victoria	0.8 miles	16 mins
Salford Central	0.9 miles	18 mins



ARTHUR HOUSE OFFERS SIX FLOORS OF HIGH QUALITY OFFICE SPACE TO SUIT A DIVERSE RANGE OF OCCUPIERS

> SPECIFICATION

- Manned refurbished reception with soft seating and TV area
- New security access system to the building
- 2 x 10 Person passenger lifts
- Fully refurbished offices to include suspended ceilings incorporating LG7 lighting and 2 compartment trunking
- WC's to each floor
- DDA compliant
- 24 hour access
- Extensive on site car parking at a ratio of 1:779 sq ft
- Secure bicycle racks
- Shower facility
- Meeting room



INDICATIVE 6TH FLOOR OFFICE FIT-OUT

- Contemporary open plan workspace suitable for a variety of fit-out styles
- Exposed concrete soffit
- LED Linear pendant lighting
- New VRF heating and cooling system
- 3 compartment PVC trunking to perimeter of suite

➤ SPECIFICATION



A FRESH CONTEMPORARY BUILDING,
OFFERING SIX FLOORS OF ACCOMMODATION

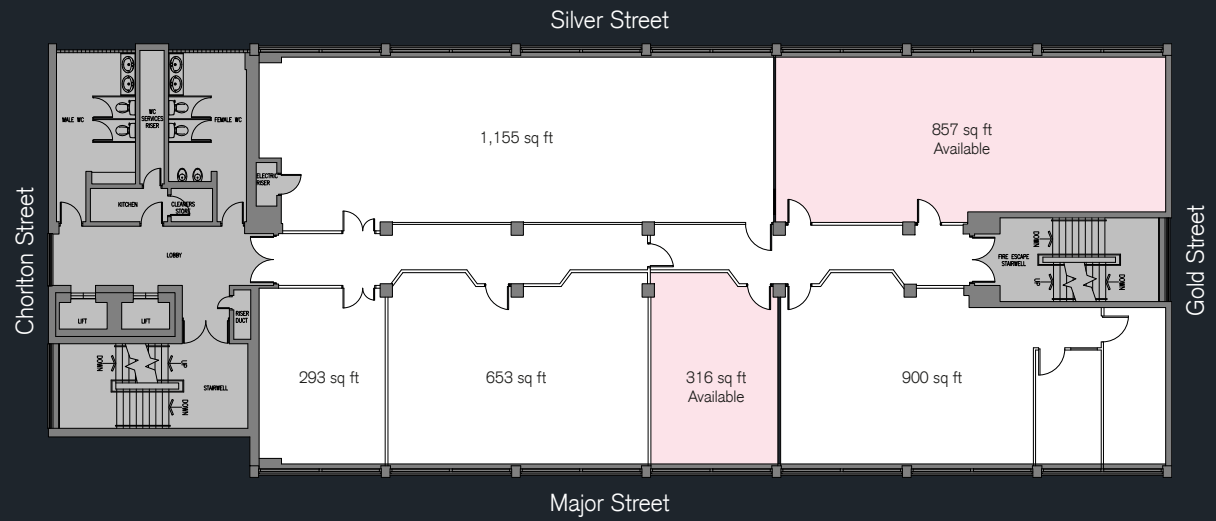
› AVAILABILITY



PART 1ST FLOOR	316 SQ FT
PART 1ST FLOOR	857 SQ FT
PART 2ND FLOOR	1,177 SQ FT
PART 2ND FLOOR	1,496 SQ FT
PART 3RD FLOOR	546 SQ FT
PART 3RD FLOOR	305 SQ FT
PART 3RD FLOOR	555 SQ FT
4TH FLOOR	FULLY OCCUPIED
5TH FLOOR	4,757 SQ FT
6TH FLOOR	4,757 SQ FT

REFURBISHED OFFICE SPACE FROM
305 SQ FT TO 14,766 SQ FT

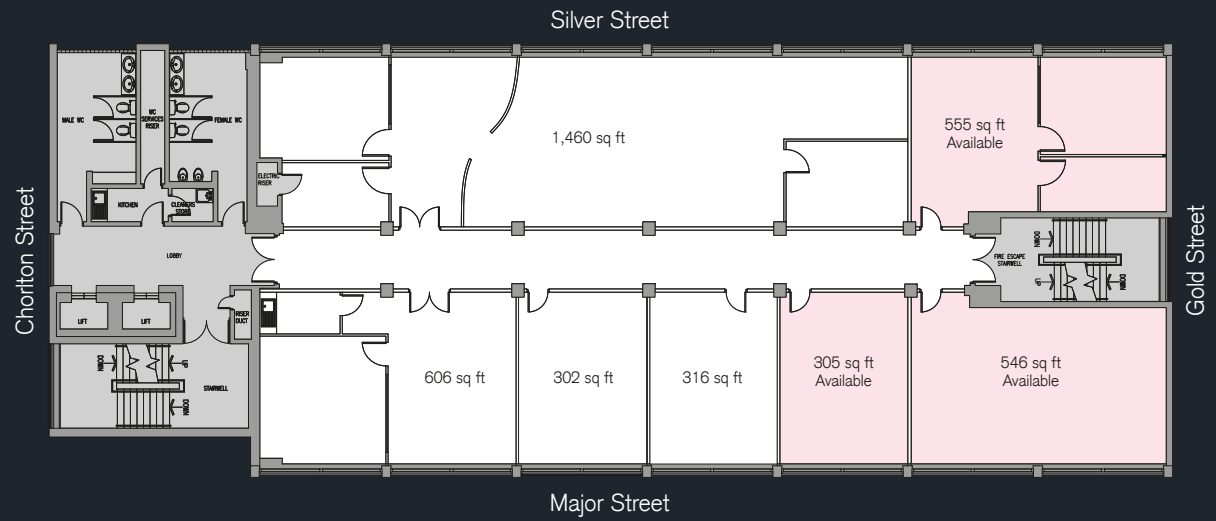
INDICATIVE 1ST FLOOR PLAN



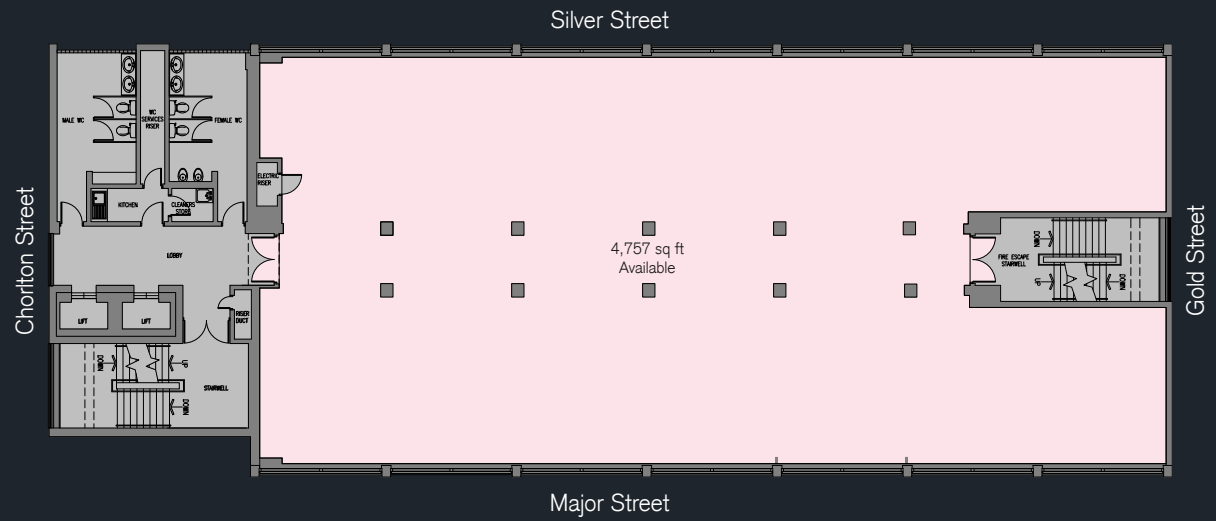
INDICATIVE 2ND FLOOR PLAN



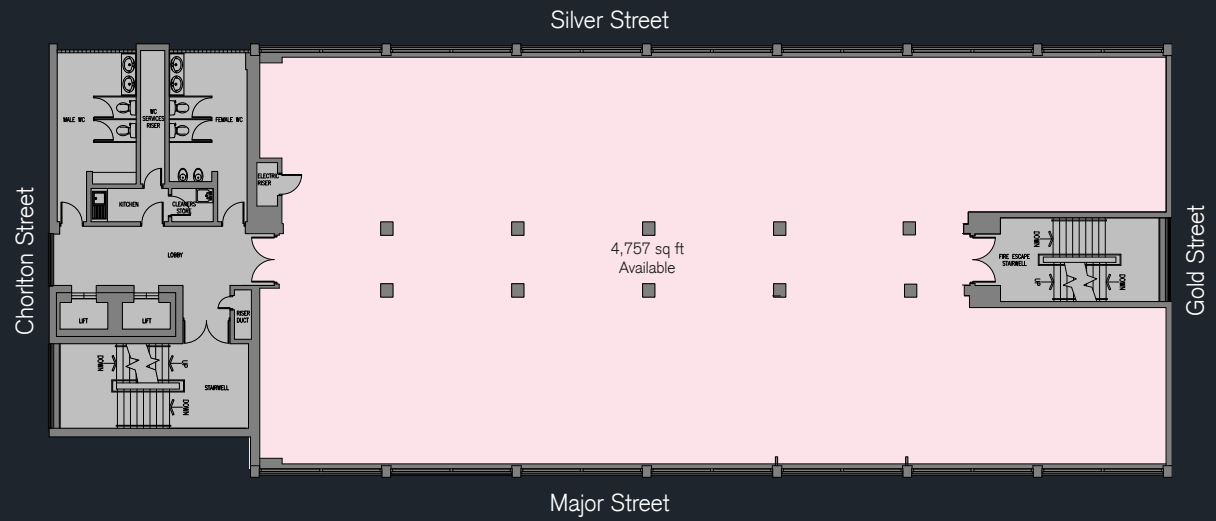
INDICATIVE 3RD FLOOR PLAN



INDICATIVE 5TH FLOOR PLAN



INDICATIVE 6TH FLOOR PLAN



> FLOOR PLANS

FULL FLOOR TYPICAL SPACE PLAN



4,757 sq ft

56 x Workstations

1 x Dedicated Reception

1 x Server/Comms Room

1 x Guest Lounge

2 x Meeting Rooms

1 x Boardroom

2 x Exec Offices

4 x Co-Working/Hot-desking Areas



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› GALLERY



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