



15

**Jutland Street
Manchester**

TO LET

5,625 sq ft

Fully fitted

Water Fronted

Grade A Workspace

A bit about the space

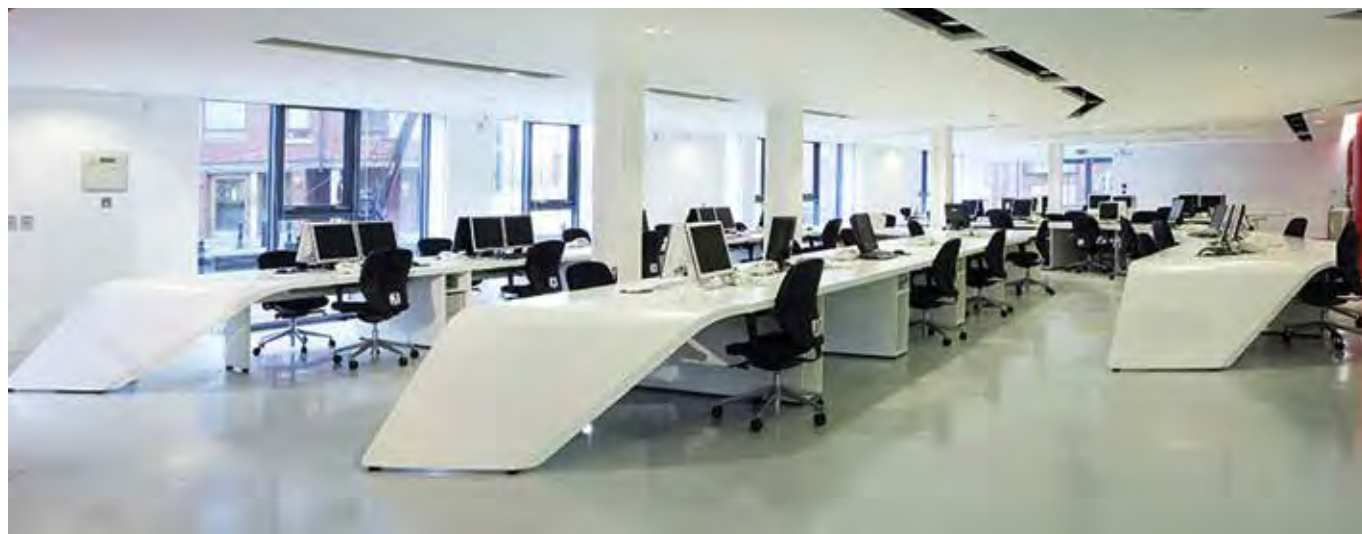
15 Jutland Street is a stunning, self-contained, multi-award winning grade 'A' waterside workspace.

Located in Piccadilly Basin, a vision masterminded by Manchester architect Ian Simpson, 15 Jutland Street forms part of a mixed-use development offering residential, office, retail and leisure space and is only 5 minutes walk from Piccadilly Station.

The space is 5,625 sq ft, fully fitted and cabled with a striking reception area, 2 glazed main meeting rooms, a fully bespoke desk system that accommodates c.52 people, 2 glazed quiet rooms, a large kitchen/dining area, a fully secure and temperature controlled IT server room, 4 toilets and 1 shower room, together with informal work/meeting areas.

The property is secured by ADT™ security and benefits from a remotely operated internal shutter system.

www.15jutlandstreet.co.uk





Specification

The main entrance and reception to the workspace lies to the east of the building at the water fronted lower ground level.

Entrance

The main features are:

- Double-height glazed facade
- Striking reception area
- Integral seating/waiting area
- Feature lighting

Secure Access Control CCTV Security System

Managing access and egress to the building coupled with a 24 hour recorded CCTV system controlled from an off-site security office

WCs

Ladies, Gents and Disabled WC as well as shower facilities.

Power and Lighting

The workspace benefits from existing power and data cabling and recessed spot lights

M&E

The service infrastructure serving the workspace comprises of electrical, telecoms, air conditioning, gas and water

Connectivity

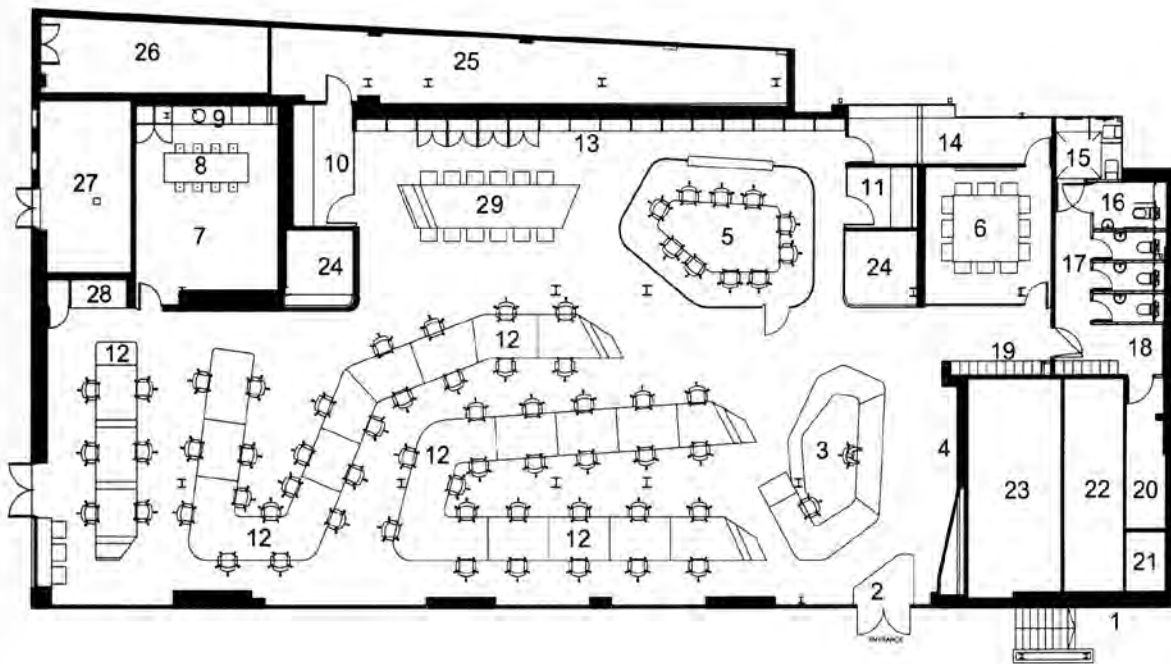
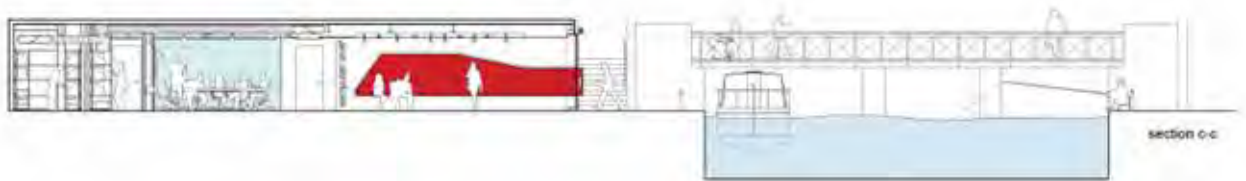
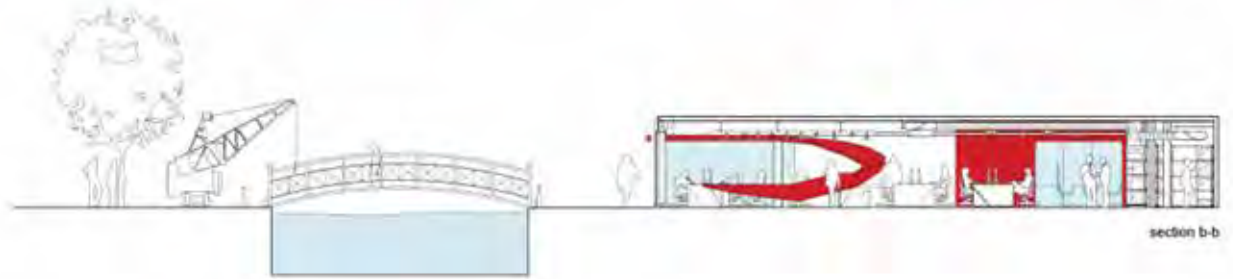
The premises are connected to a site wide fibre infrastructure

Floors

Altro™ floor systems with damp proof membrane and IT cabling system beneath the surface compound

Energy Performance

Energy Performance & Efficiency for this workspace has been rated as **E101 -125**



Ducie street

- | | | | | | |
|----|-------------------------|----|-----------------------|----|------------------------------------|
| 1 | signage | 11 | quiet room 2 | 21 | bt cupboard |
| 2 | entrance | 12 | office desks | 22 | electrical room for whole building |
| 3 | reception desk | 13 | built in shelves | 23 | secure bicycle parking |
| 4 | reception seating | 14 | server room | 24 | lift pits for flats above |
| 5 | meeting room 1 | 15 | staff shower room | 25 | archive storage |
| 6 | meeting room 2 | 16 | disabled wc | 26 | m+e kit room |
| 7 | informal meeting room 3 | 17 | unisex bathrooms | 27 | refuge store |
| 8 | breakfast bar | 18 | staff locker room | 28 | photocopying/printer area |
| 9 | kitchen | 19 | staff lockers | 29 | informal meeting area/hot desks |
| 10 | quiet room 1 | 20 | electrical meter room | | |

The city's most sought-after postcode

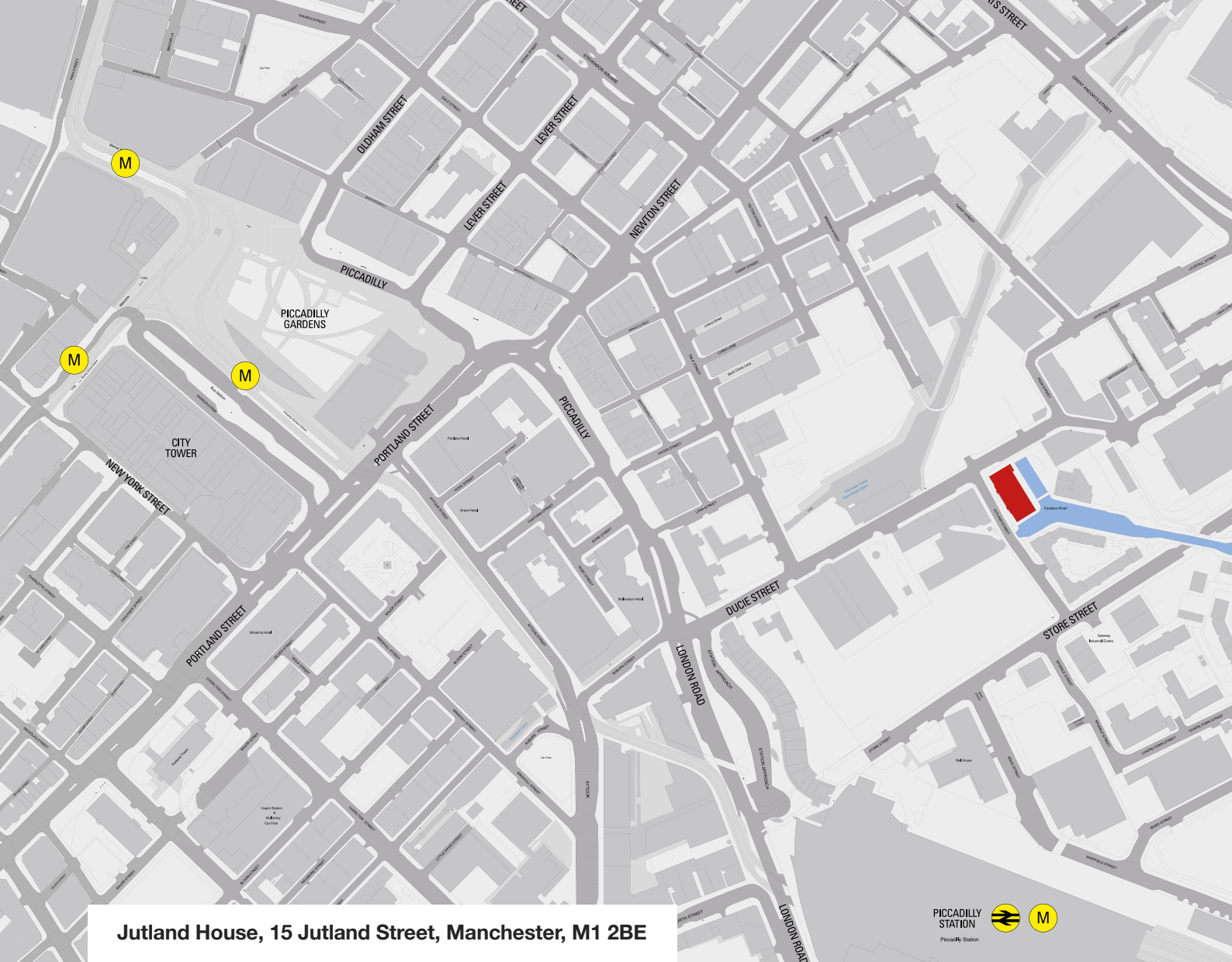
15 Jutland Street is in Manchester's Northern Quarter, the city's most desirable district in which to work and socialise.

This diverse neighbourhood is very much the creative hub of the city, with everyone from artists to ambitious businesses settling here so they can take advantage of the inspirational surroundings – and, of course, become part of the buzz themselves.

The streets are packed with the quirkiest and best restaurants, bars, cafes and independent retailers the city has to offer, meaning you and your team will never be stuck for somewhere new to head for lunch, after-work drinks or a spot of shopping.

The office is also just a short walk from both Market Street and Manchester Piccadilly train station – so you're truly right at the heart of things here.





Jutland House, 15 Jutland Street, Manchester, M1 2BE

PICCADILLY
STATION
Piccadilly Station

Appointments & Viewings

To arrange a viewing or for more info please contact:

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