

Retail, Serviced Office TO LET



Piccadilly House, 49 Piccadilly, Manchester, M1 2AP

Stunning Grade II Listed Service Office Building & Business Centre

Summary

Tenure	To Let
Available Size	115 to 2,742 sq ft / 10.68 to 254.74 sq m
Rent	£479 - £4,745 per month
Business Rates	Upon Enquiry
EPC Rating	C (57)

Key Points

- Prime City Centre Location
- Complimentary coffee lounge
- Fully equipped conference rooms available
- Suitable for other uses including nail/beauty salon
- Located on the doorstep of both Piccadilly and the Northern Quarter
- High speed 100mbps fibre optic internet as standard
- Fully staffed reception
- Secure fob access and CCTV

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Rent	Availability
Suite	202	590	54.81	£2,212.50 /month	Available
Suite	301	149	13.84	£745 /month	Available
Suite	302	451	41.90	£1,879.17 /month	Available
Suite	312	171	15.89	£783.75 /month	Available
Suite	410	115	10.68	£479.17 /month	Available
Suite	504	145	13.47	£604.17 /month	Available
Suite	602	459	42.64	£2,295 /month	Available
Suite	603	490	45.52	£2,450 /month	Available
Suite	611	172	15.98	£645 /month	Available
Total		2,742	254.73		

Description

Piccadilly House is an iconic Grade II listed building offering serviced office and a range of beauty uses in the bustling and cultural centre of Manchester. It is only a short walk away from the City's main railway station, Manchester Piccadilly, which is ideal for visiting clients as well as for employees and customers to reach. The office are on the doorstep of the recently re-developed and attractive green space afforded by Piccadilly Gardens. Whether you choose your office space with your colleagues or clients in mind, it is safe to say that both will be content with location of Piccadilly House and the many surrounding places to visit for lunch or even informal client meetings.

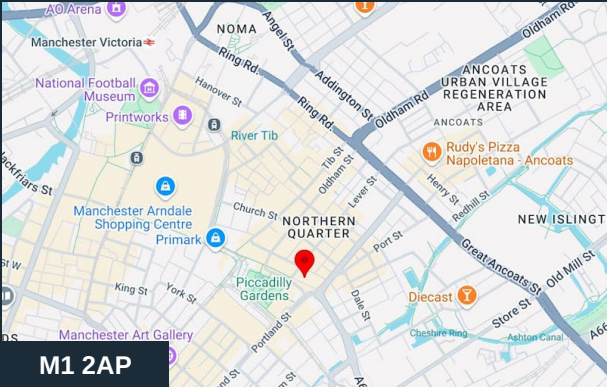
Suites are available on flexible lease/licence terms to reflect the requirements of the modern business user.

Location

Perfectly located between Manchester Piccadilly and the popular and vibrant Northern Quarter region. Set in the heart of Manchester City Centre, all of the usual City Centre facilities surround this property.

VAT

We understand that VAT is applicable to the rent



M1 2AP

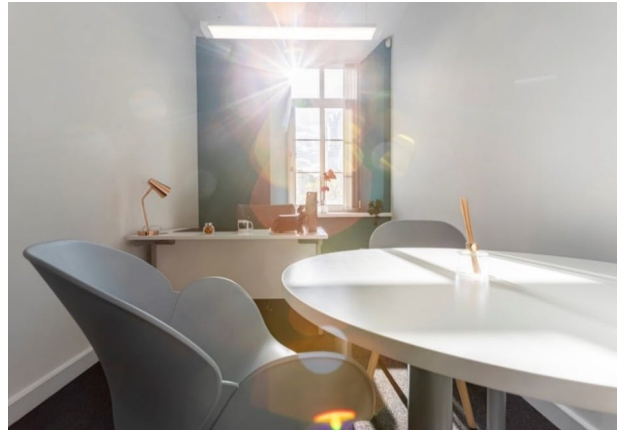
Viewing & Further Information



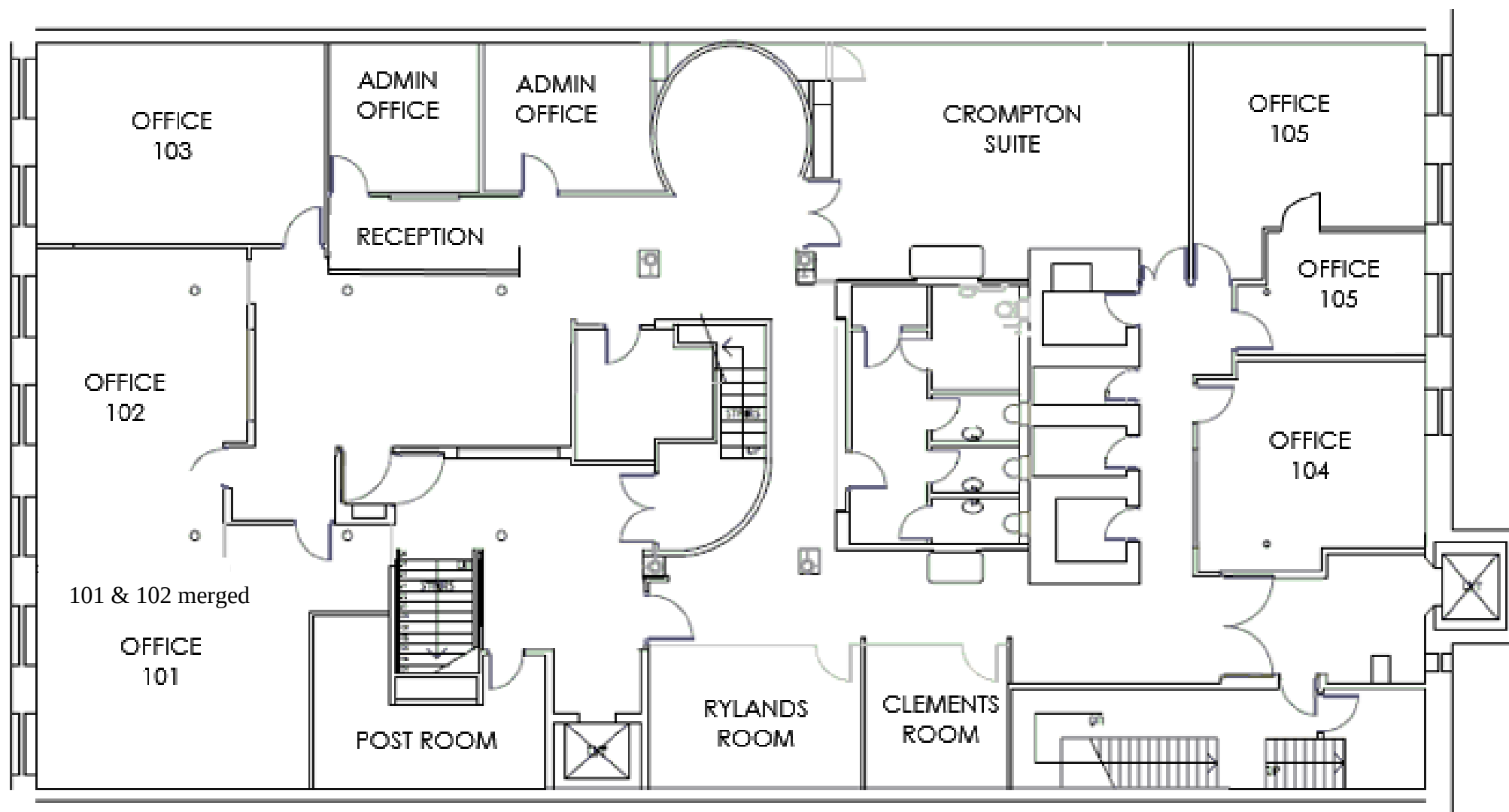
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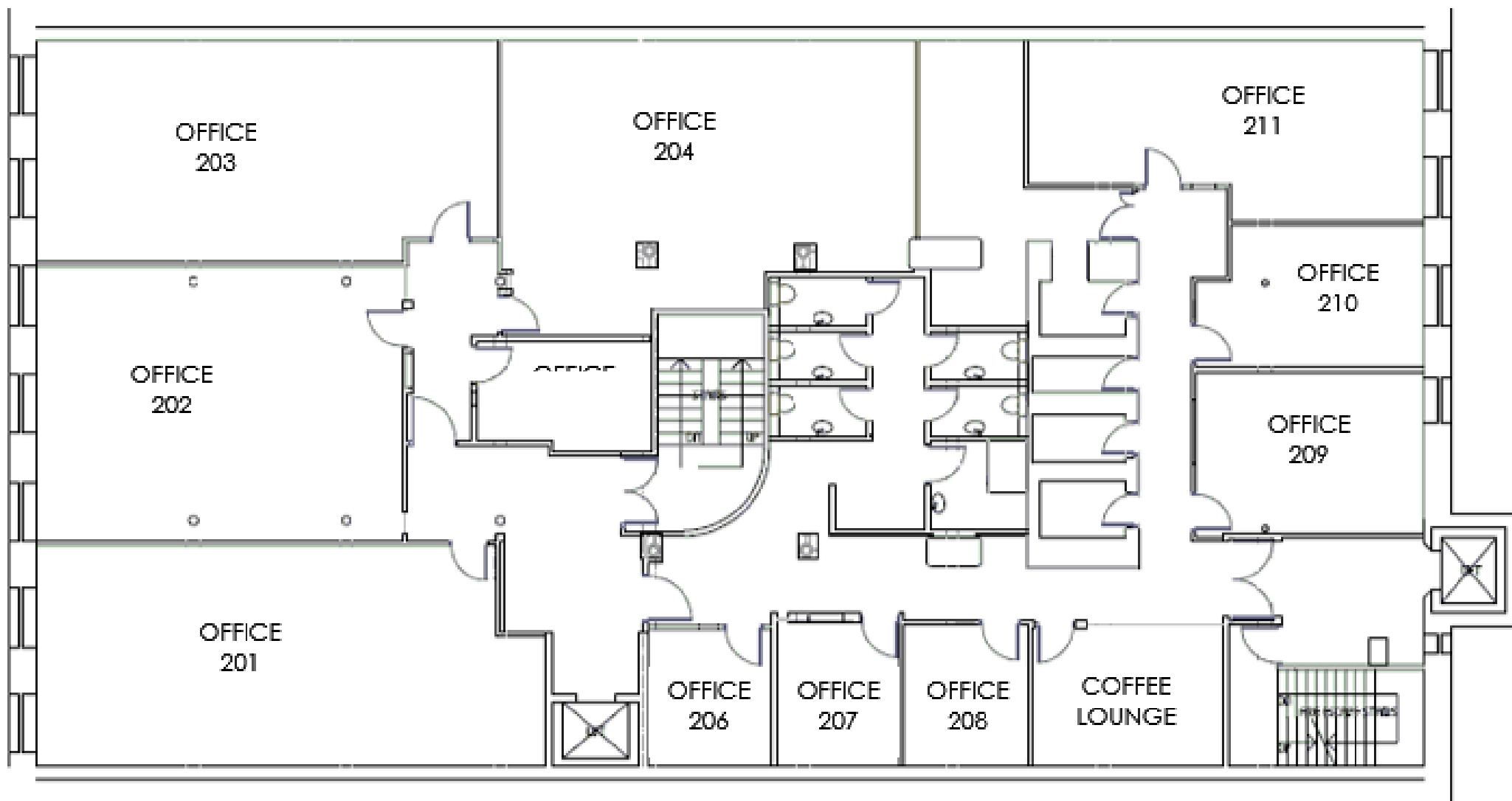




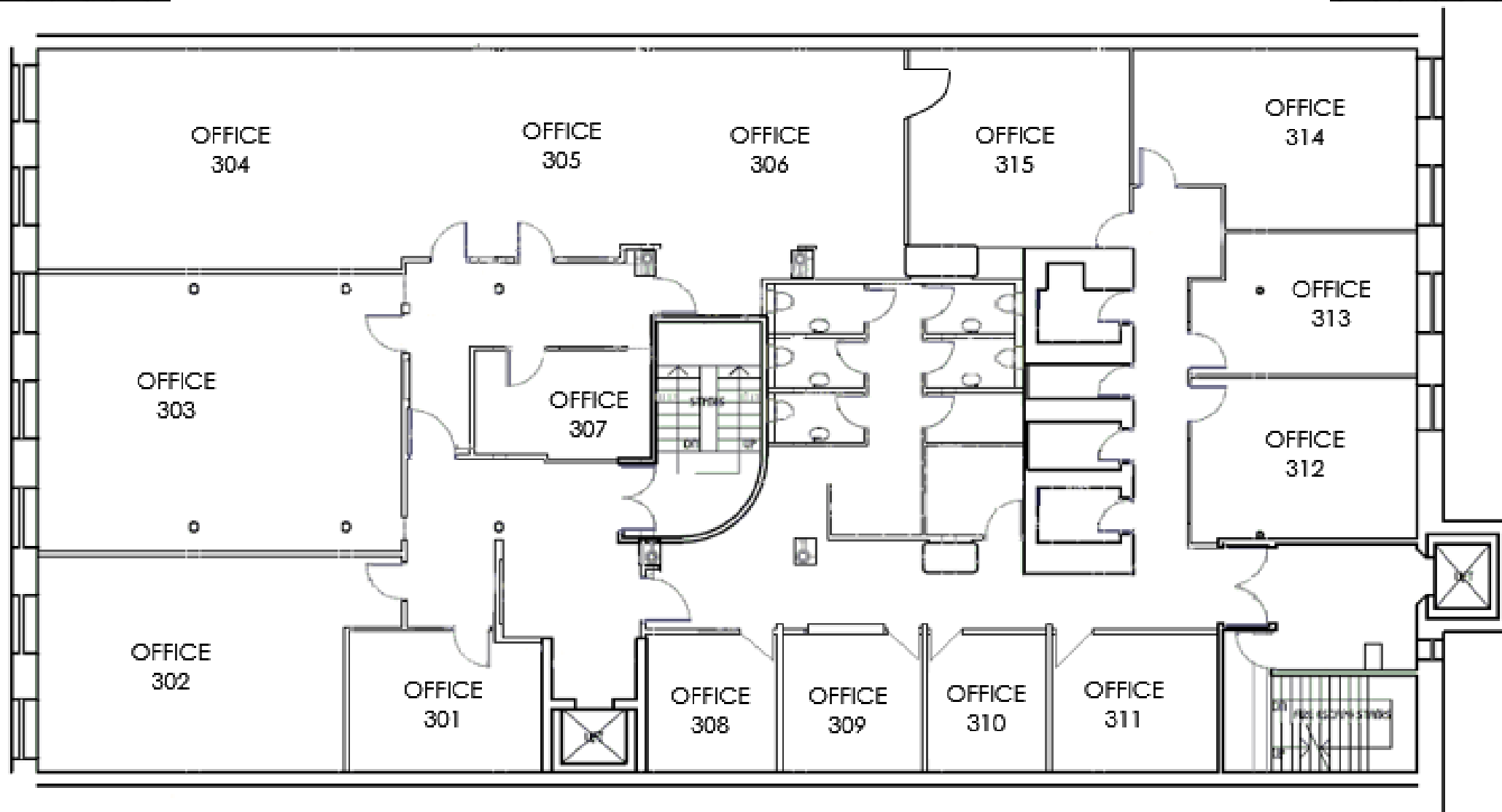
First Floor



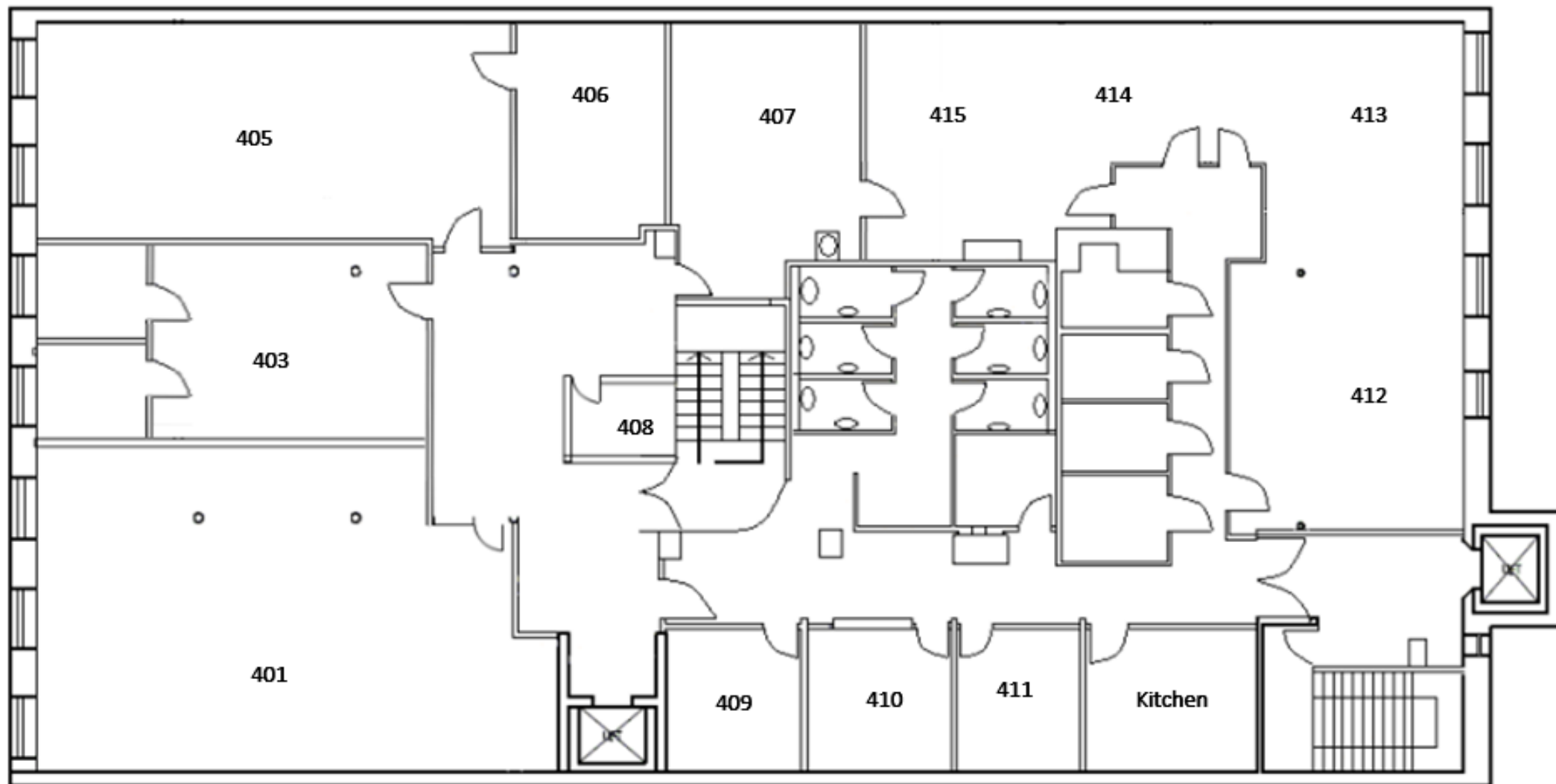
Second Floor



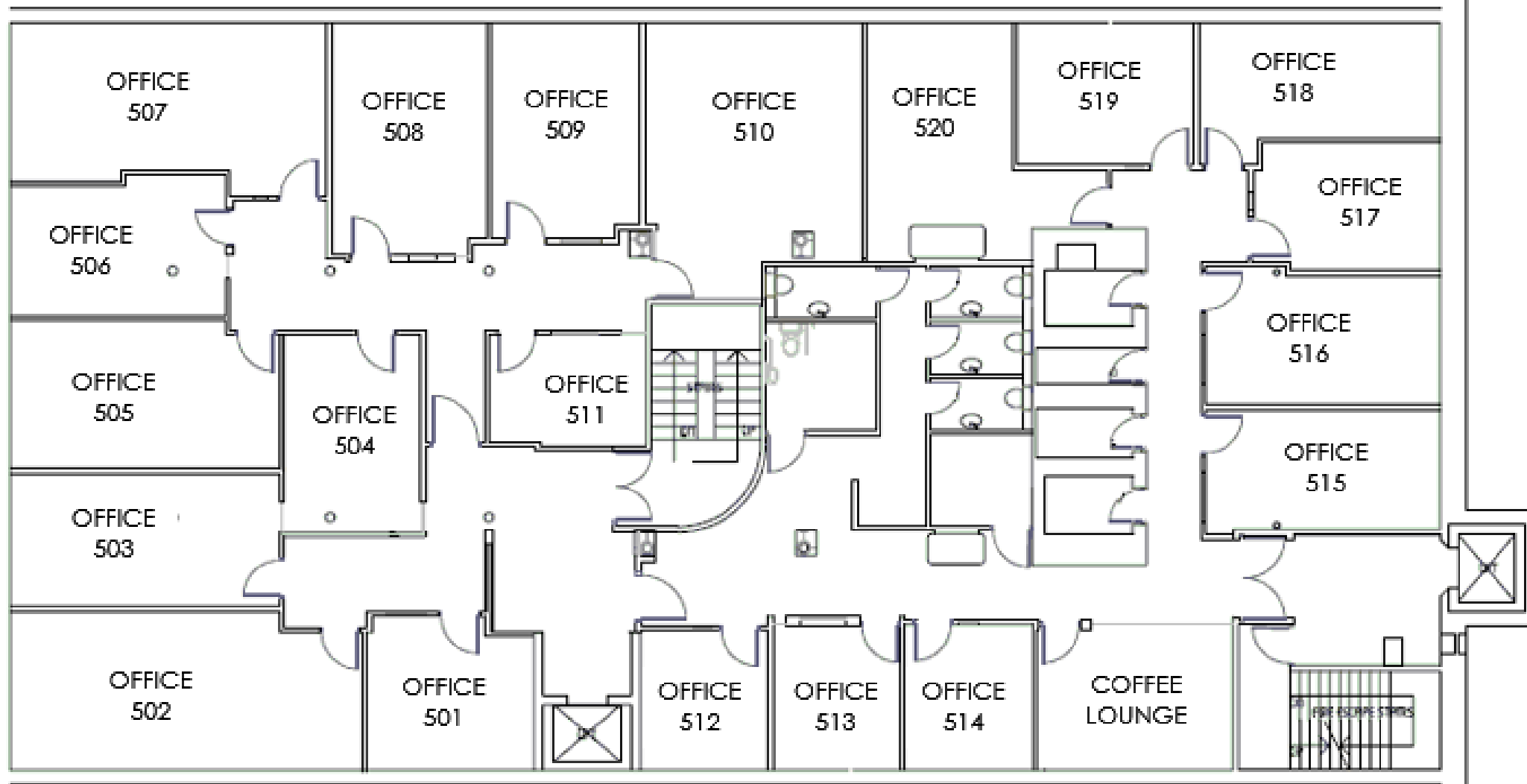
Third Floor



Fourth Floor



Fifth Floor



Sixth Floor

