



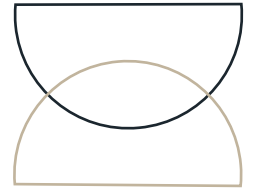


Fairbairn Building

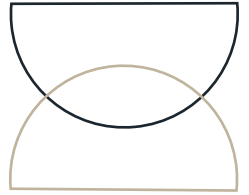
70-72 SACKVILLE STREET | MANCHESTER | M1 3NJ



High quality
workspace in a
beautifully restored
character building.



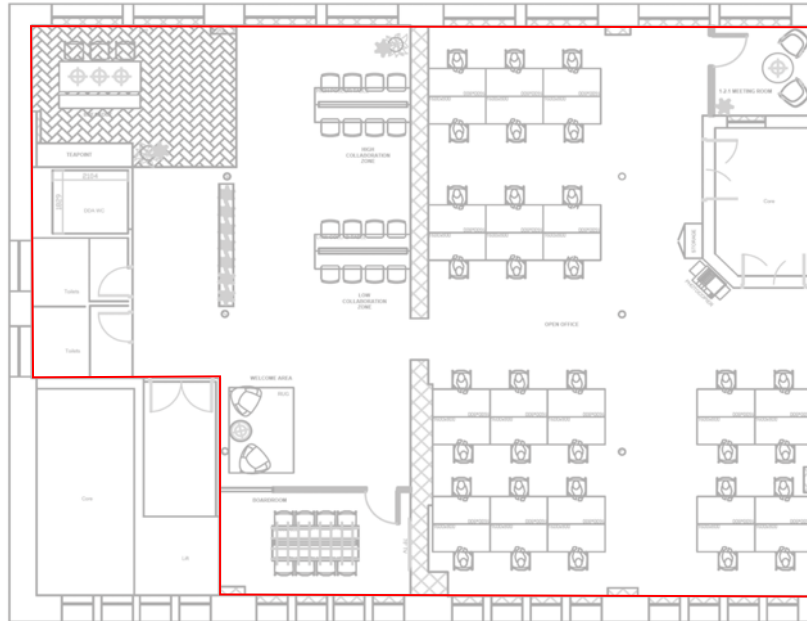
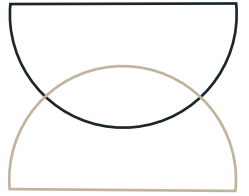
The Building



Fairbairn Building has been carefully refurbished to celebrate the unique architectural features of the building.

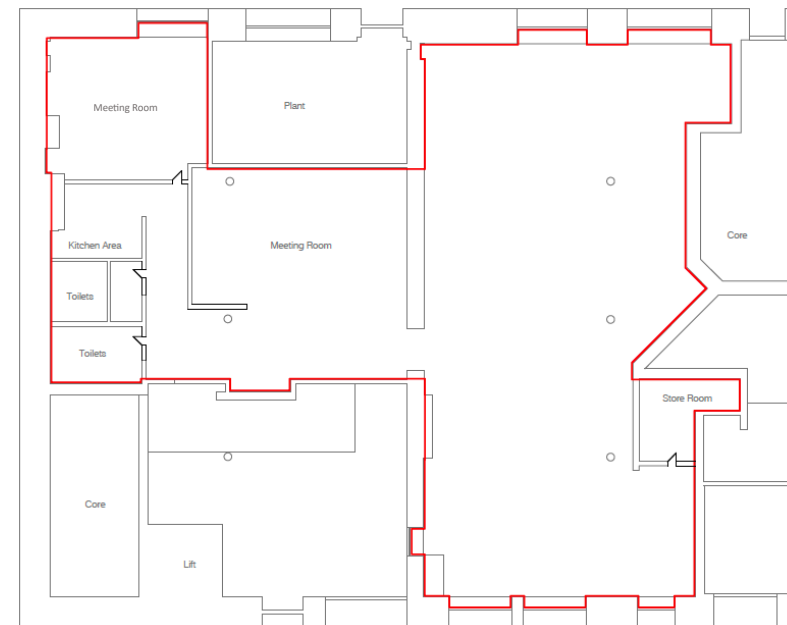
The property is accessed via an impressive double height reception area. Each floor has its own dedicated entrance from the lift and stairwell. The building also benefits from a gym in the basement.

Availability



Third Floor

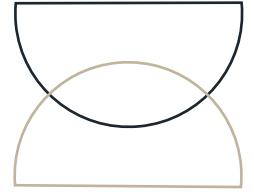
3,246 SQ FT | 32 Desks



Ground Floor

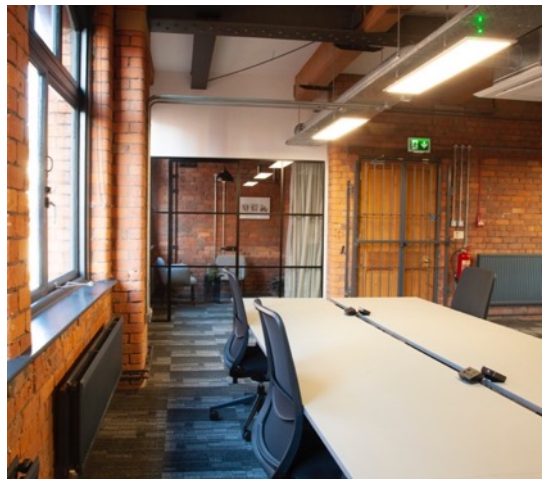
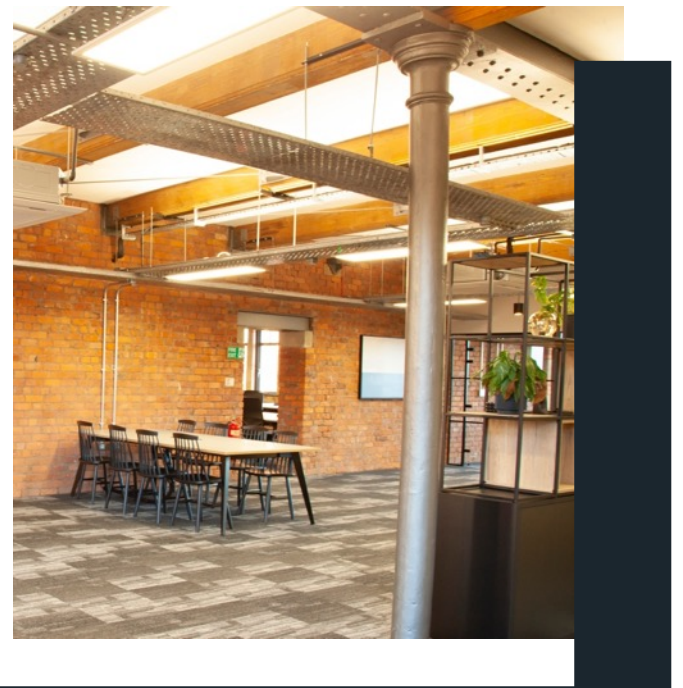
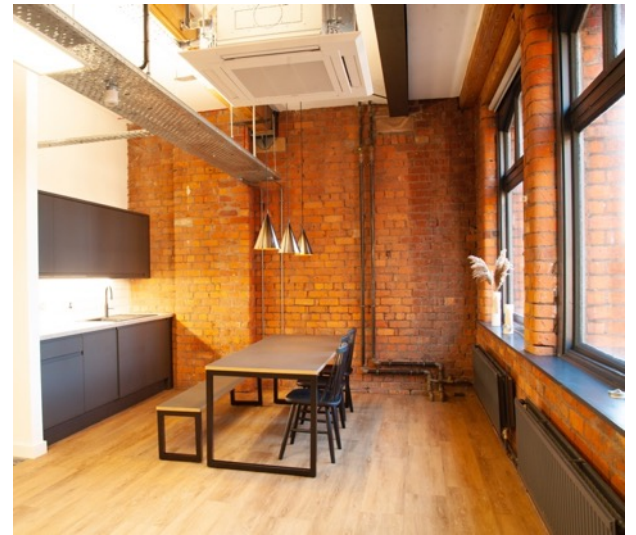
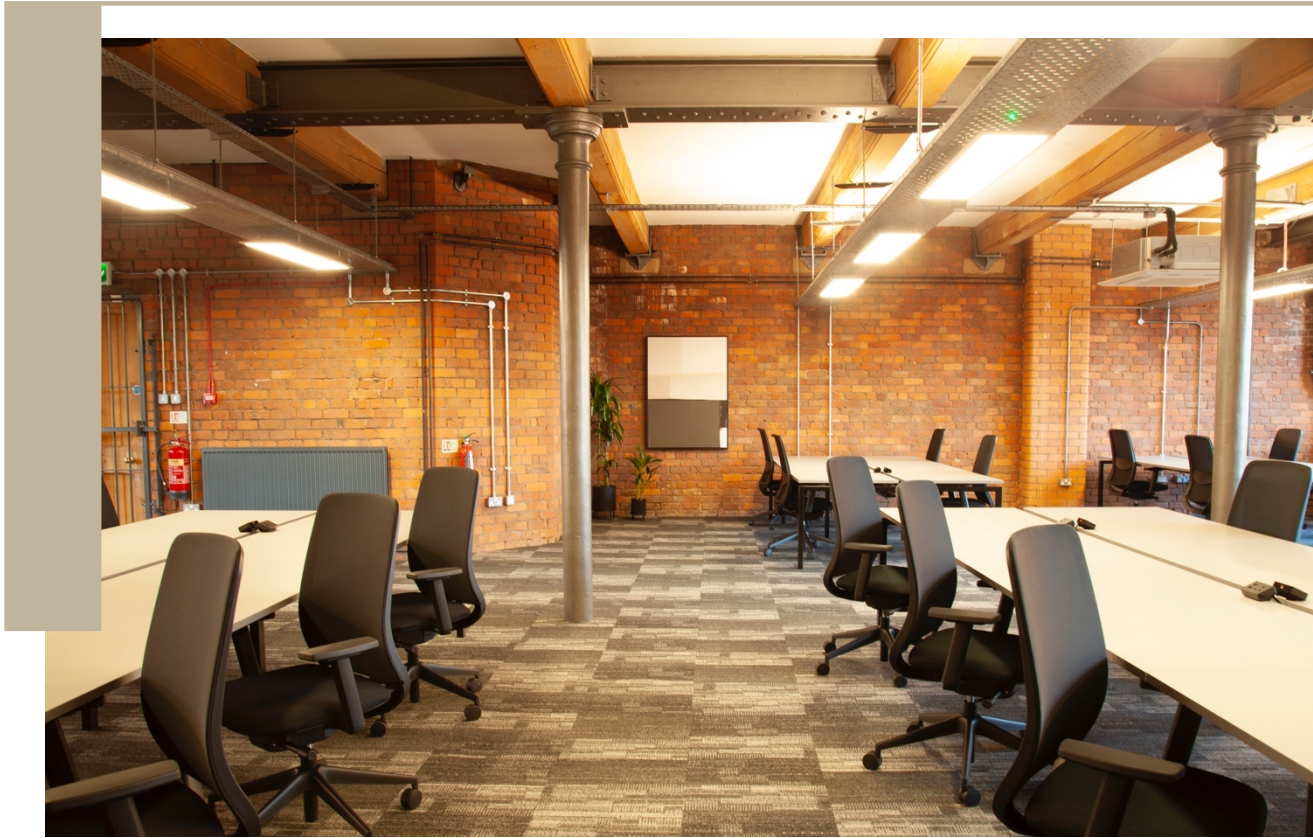
2,154 SQ FT

Third Floor PLUG & PLAY



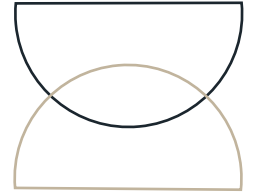
A fully furnished workspace providing 32 desks, meeting rooms, kitchen and agile workspace.

- 'PLUG & PLAY' OFFICE SPACE
- AIR CONDITIONING
- EXPOSED FEATURES, INCLUDING BRICK, BEAMS AND COLUMNS
- SUPERB NATURAL LIGHT
- 10 PERSON MEETING ROOM
- 2 PERSON MEETING SPACE
- FITTED KITCHEN AND DINING AREA
- NETWORK CABLED THROUGHOUT
- MALE/FEMALE WC'S AND SHOWER
- PASSENGER LIFT
- INTERCOM ACCESS



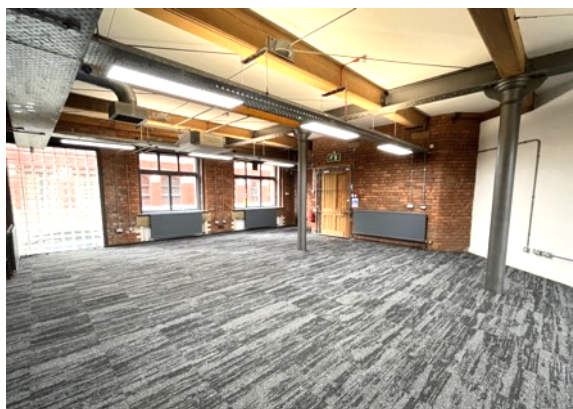
Ground Floor

CAT A OFFICE

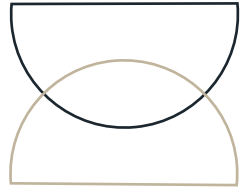


Cat A + open plan workspace with meeting rooms, break out area and kitchen

- CAT A + OFFICE SPACE
- AIR CONDITIONING
- EXPOSED FEATURES, INCLUDING BRICK, BEAMS AND COLUMNS
- SUPERB NATURAL LIGHT
- 8 PERSON MEETING ROOM
- LARGE AGILE MEETING SPACE
- FITTED KITCHEN
- NETWORK CABLED THROUGHOUT
- MALE/FEMALE WC'S
- PASSENGER LIFT
- INTERCOM ACCESS
- BASEMENT STORAGE SPACE CAN BE MADE AVAILABLE



Location



Ideally situated on
Sackville Street, close
to Manchester's main
transport links



By foot

5 mins - MANCHESTER PICCADILLY
8 mins - MANCHESTER OXFORD ROAD
10 mins - ST PETER'S SQUARE METROLINK



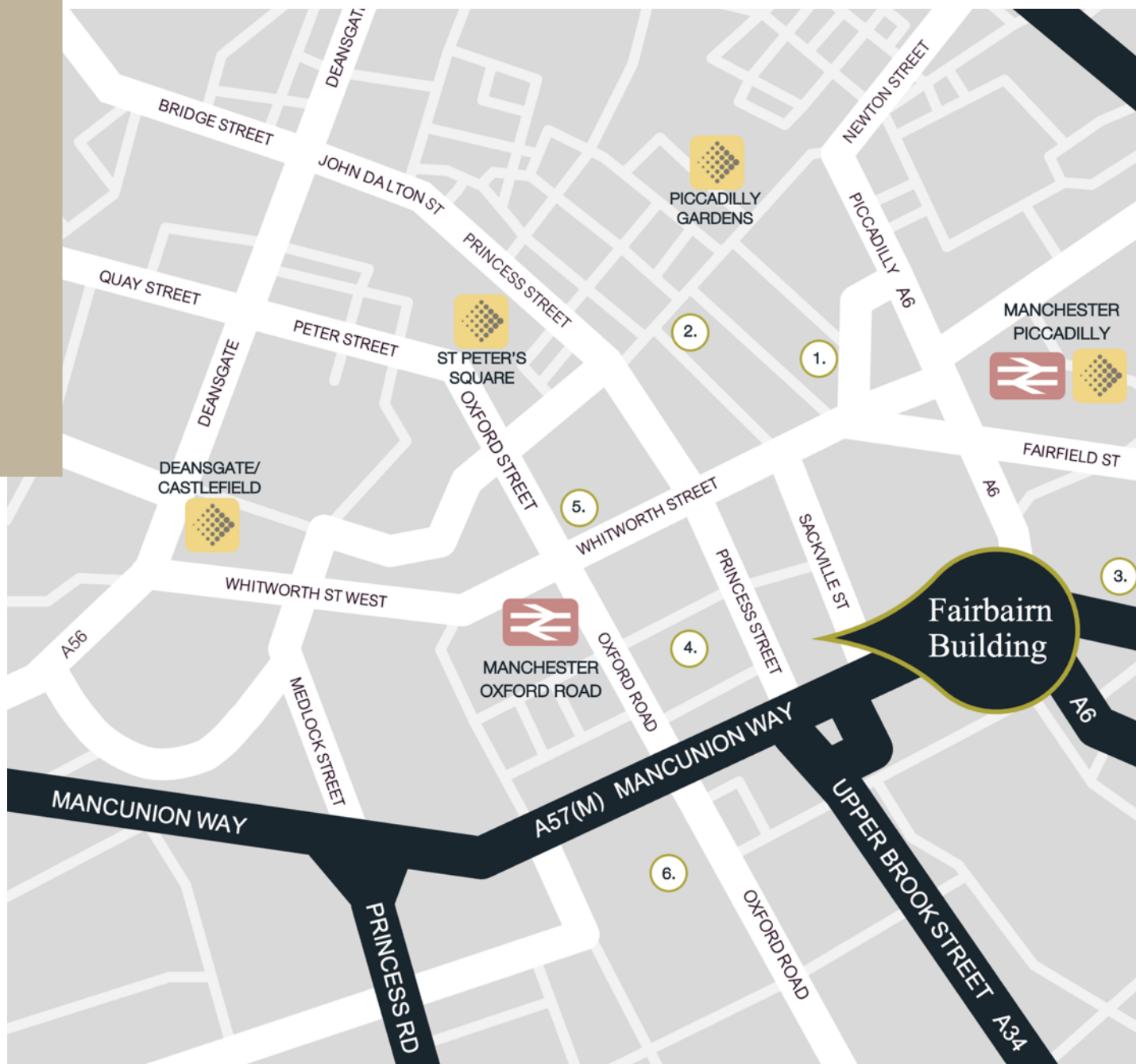
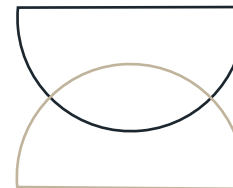
Rail

2 hours - LONDON EUSTON
19 mins - MANCHESTER AIRPORT
50 mins - LIVERPOOL
1 hours - LEEDS



Metrolink

27 mins - ALTRINCHAM
25 mins - EAST DIDSBUY
27 mins - TRAFFORD CENTRE
14 mins - SALFORD QUAYS



Amenity

1. KAMPUS
2. CANAL STREET
3. FREIGHT ISLAND
4. CIRCLE SQUARE
5. PALACE THEATRE
6. MANCHESTER MET UNIVERSITY

The Neighbourhood



Situated within a vibrant area of the city centre, close to numerous bars, restaurants and cafes. Kampus, Freight Island and Canal Street are all within a few minute's walk of the property.

Terms

Lease

By way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

Third - £26.00 per sq ft pa, exclusive.
Ground - £22.00 per sq ft pa, exclusive.

Service Charge & Insurance

A service charge and insurance will be payable.

VAT

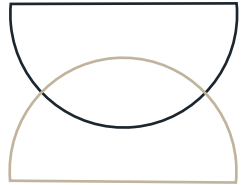
The property is elected for VAT and therefore VAT will be payable on the rent.

Business Rates

Business rates will be payable by the tenant.

EPC

Third – B-43 / Ground B-42. Full certificates available on request.



Contact



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