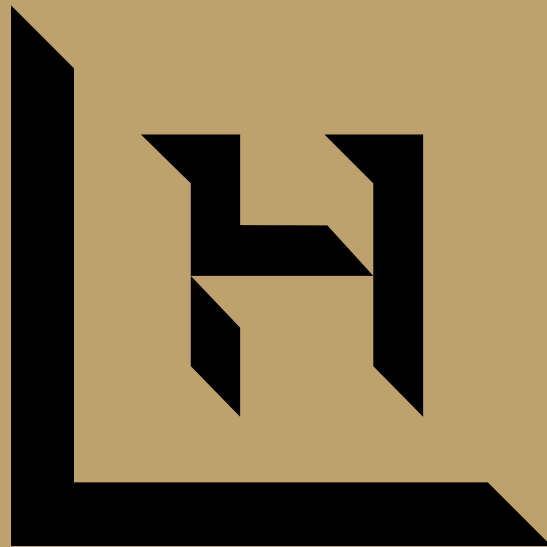


TO LET
4,717 to 18,463 Sq Ft
Grade A Offices



HERON HOUSE

Albert Square

Manchester

M2 5LE



**A stylish reception
directly off Albert
Square one of
Manchester's
most prestigious
locations.**

HERON HOUSE has been extensively remodelled to provide high quality offices in the heart of the city centre.

There are three entrances to the building with the main office entrance onto Albert Square directly in front of the Town Hall. The main entrance houses a modern reception with floor-to ceiling height windows, modern lighting and timber clad feature walls. Card controlled security gate access leads to two 10 person passenger lifts serving all floors.

The property offers large flexible floorplates ideally suited to the modern office occupier and suites are available on the 1st & 2nd floors providing 4,717 to 18,463 Sq Ft.

Owing to its courtyard construction the building benefits from excellent natural light on all sides.

The offices have been extensively refurbished to provide the following specification:

- CAT A office facility
- Communal showers and bike storage
- Open plan floor plates (option to split)
- Limited on-site parking @ £3,000 per space per annum
- LED lighting
- 24/7 security





Manchester
Central Convention
Complex

Great Northern
Warehouse

Spinningfields

Radisson Hotel

St Michael's

Lincoln
Square

Midland Hotel

Central Library

Albert
Square

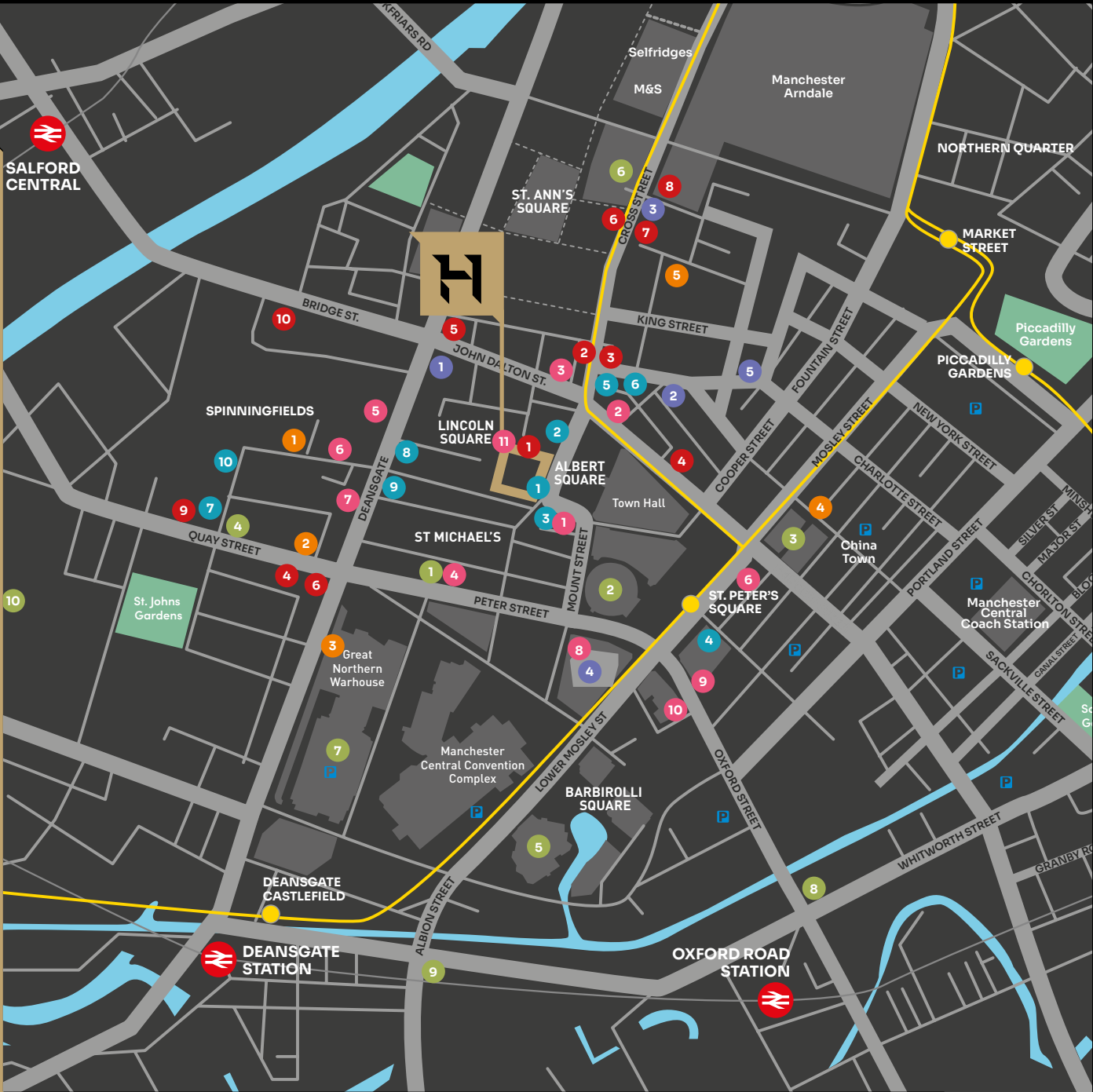
Manchester
Town Hall

St Peter's
Square

HERON HOUSE is one of Manchester's most prestigious city centre locations, sitting as it does opposite the Town Hall and Albert Square.



At ground floor Heron House provides a number of eateries, sandwich shops and cafes, including Slug & Lettuce, the building also sits along Brazennose Street which runs through the recently remodelled Lincoln Square, linking Heron House with the thriving Spinningfields area and the busy retail outlets and restaurants of Deansgate. A short walk-up Cross Street brings you to the popular King Street area with coffee shops, fine dining and quality retail offerings.



RESTAURANTS

- 1 Tampopo
- 2 Piccolino
- 3 My Thai
- 4 Rudy's Pizza
- 5 Australasia
- 6 Wagamama
- 7 Hawksmoor
- 8 The French
- 9 Fumo
- 10 Don Giovanni
- 11 Wings

CAFES /BARS

- 1 Slug & Lettuce
- 2 Founders Hall
- 3 Fountain House
- 4 The Anthologist
- 5 Bold Street Cafe
- 6 Town Hall Tavern
- 7 20 Storeys
- 8 Starbucks
- 9 Caff  Nero
- 10 The Ivy

LIFESTYLE

- 1 Albert Hall
- 2 Central Library
- 3 Manchester Art Gallery
- 4 Opera House
- 5 The Bridgewater Hall
- 6 Royal Exchange Theatre
- 7 Odeon Cinema
- 8 Palace Theatre
- 9 HOME Theatre
- 10 Factory International

GYM

- 1 Pure Gym
- 2 Bannatynes
- 3 Gym Group
- 4 Vibe
- 5 King Street Gym

HOTELS

- 1 Yotel
- 2 King Street Town House
- 3 Motel One
- 4 The Midland
- 5 Hotel Gotham

CONVENIENCE

- 1 Greggs
- 2 Wright's Fish & Chips
- 3 Subway
- 4 Tesco Express
- 5 Katsouris Deli
- 6 Sainsbury's Local
- 7 Pret A Manger
- 8 Boots
- 9 M&S Food
- 10 Co-Op Food

HERON HOUSE is easy to reach by any means of public transport and is close to St Peter's Square & Exchange Square tram-stops. Oxford Road, Deansgate and Salford Central train stations are also just a short walk away.

	St Peter's Square Metrolink Station	3 mins
	Victoria Train & Metrolink Station	10 mins
	Piccadilly Gardens Metrolink Station	10 mins
	Deansgate/Castlefield Interchange	12 mins
	Salford Central Train Station	12 mins
	Manchester Oxford Road Train Station	13 mins

Highly Prominent Position Adjacent to Town Hall & Albert Square Redevelopment



Manchester's Grade 1 Listed Town Hall, a highly regarded landmark, is currently nearing the end of a major transformation that will bring the town hall and Albert Square back to the heart of City life.

LOCATION

HERON HOUSE is central to everything in the UK's second city...

Manchester is widely regarded as the UK's second city with a thriving and growing economy and is seen as the economic, administrative and cultural capital of the North West. It is the largest and fastest growing regional capital centre in the UK.

Manchester has superb national and international transport links with the UK's third largest airport, Manchester Airport, being located only 20 minutes from the city centre. The city also has excellent motorway networks and public transport including trains, buses and an extensive tram network.

Greater Manchester is home to a population of 2.8 million and accounts for £63 billion of the region's GDP. The economy is extremely diverse with an estimated 80 of the FTSE 100 companies represented, together with over 50 international banks and 600 major overseas companies.



Exchange Square



Manchester Arndale



The Northern Quarter



Mayfield Park



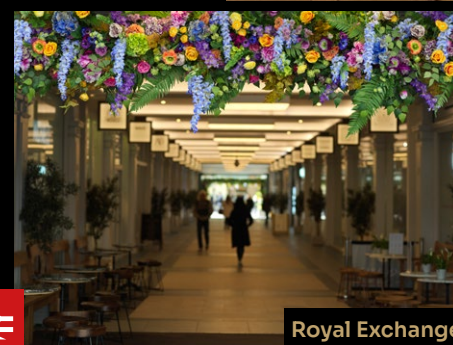
The Gay Village



Graphene (GEIC) in the Knowledge Quarter



Circle Square



Royal Exchange



Salford Central



Spinningfields

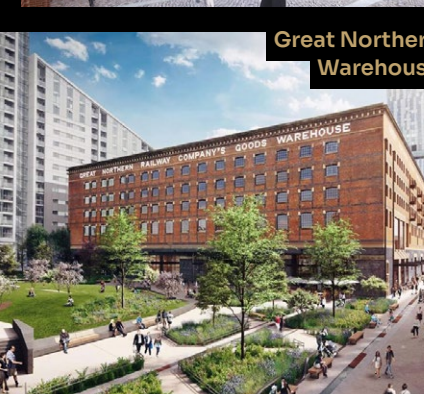


King Street

Lincoln Square



Great Northern Warehouse



St Michael's



Albert Square



Manchester Central Convention Complex



First Street



St Peter's Square



Bridgewater Hall at Barbirolli Square



Oxford Road Corridor



Oxford Rd Station



St John's



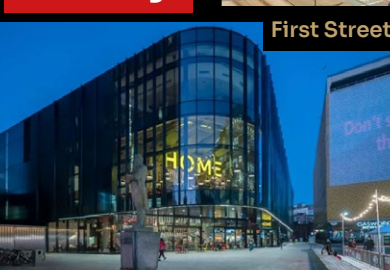
Factory International



Castlefield



Deansgate/Castlefield Interchange

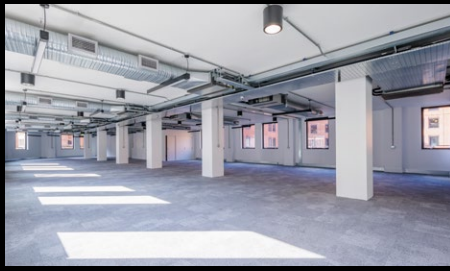
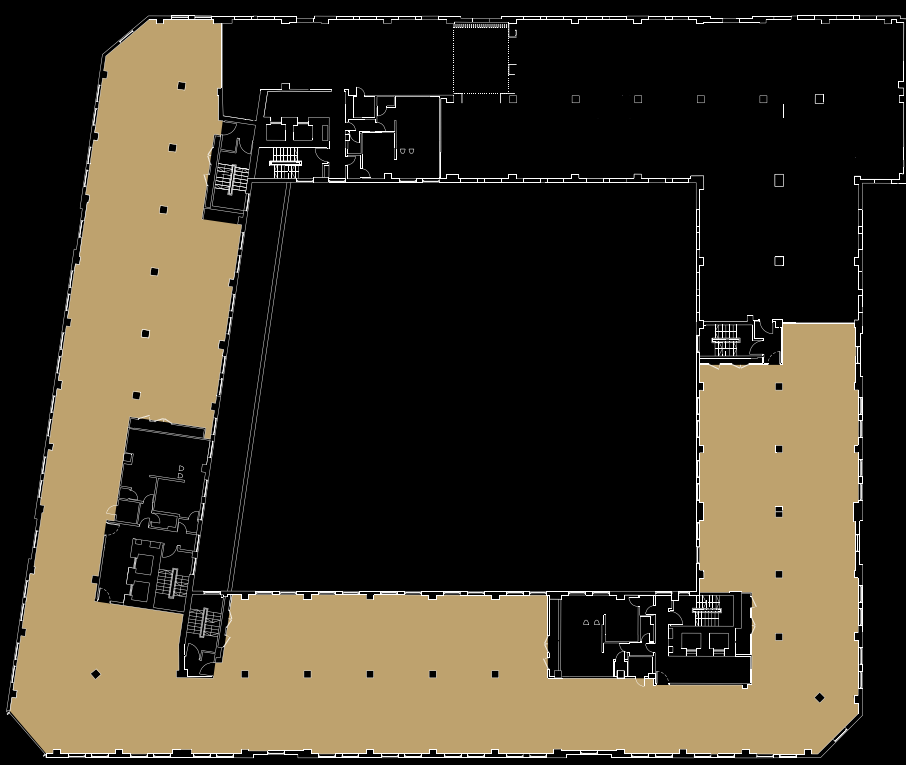


1st Floor

13,746 SQ FT

Specification

- Refurbished to Grade A
- Exposed services
- Fully carpeted
- LED lighting
- DDA Compliant
- Male/female/disabled WC's
- Good natural light
- Potential to sub-divide

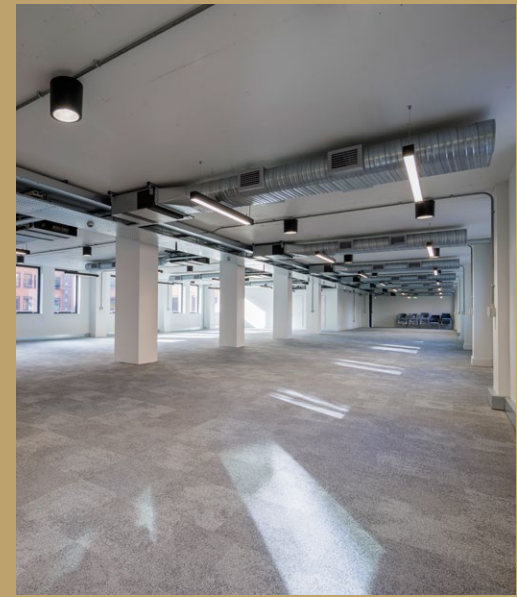
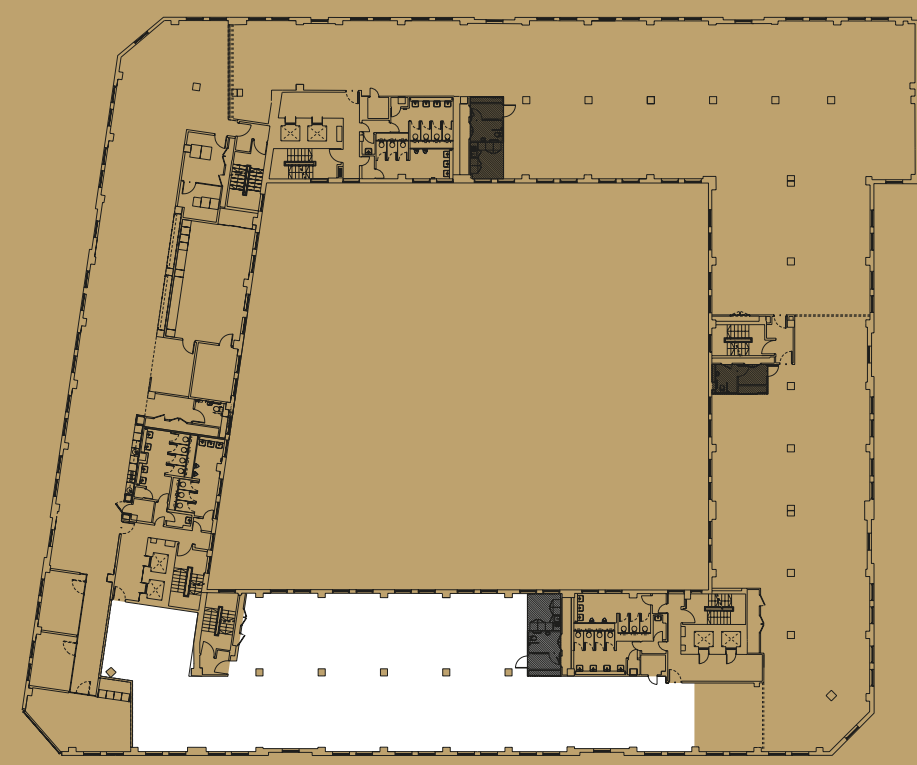


Specification

- Refurbished to Grade A
- Exposed services
- Fully carpeted
- LED lighting
- DDA Compliant
- Male/female/disabled WC's
- Good natural light

2nd Floor

4,717 SQ FT





HERON HOUSE
Albert Square
Manchester
M2 5LE



RATEABLE VALUE

Interested parties are advised to make their own enquires with the local authority.

TERMS

The accommodation is available as individual suites or as a whole by way of a new full repairing and insuring lease(s) for a term of years to be agreed.

RENT

On application

VAT

All prices are quoted exclusive of but may be liable to VAT

EPC

The building has an Energy Performance Certificate rate of 'B'.

VIEWINGS

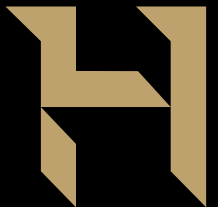
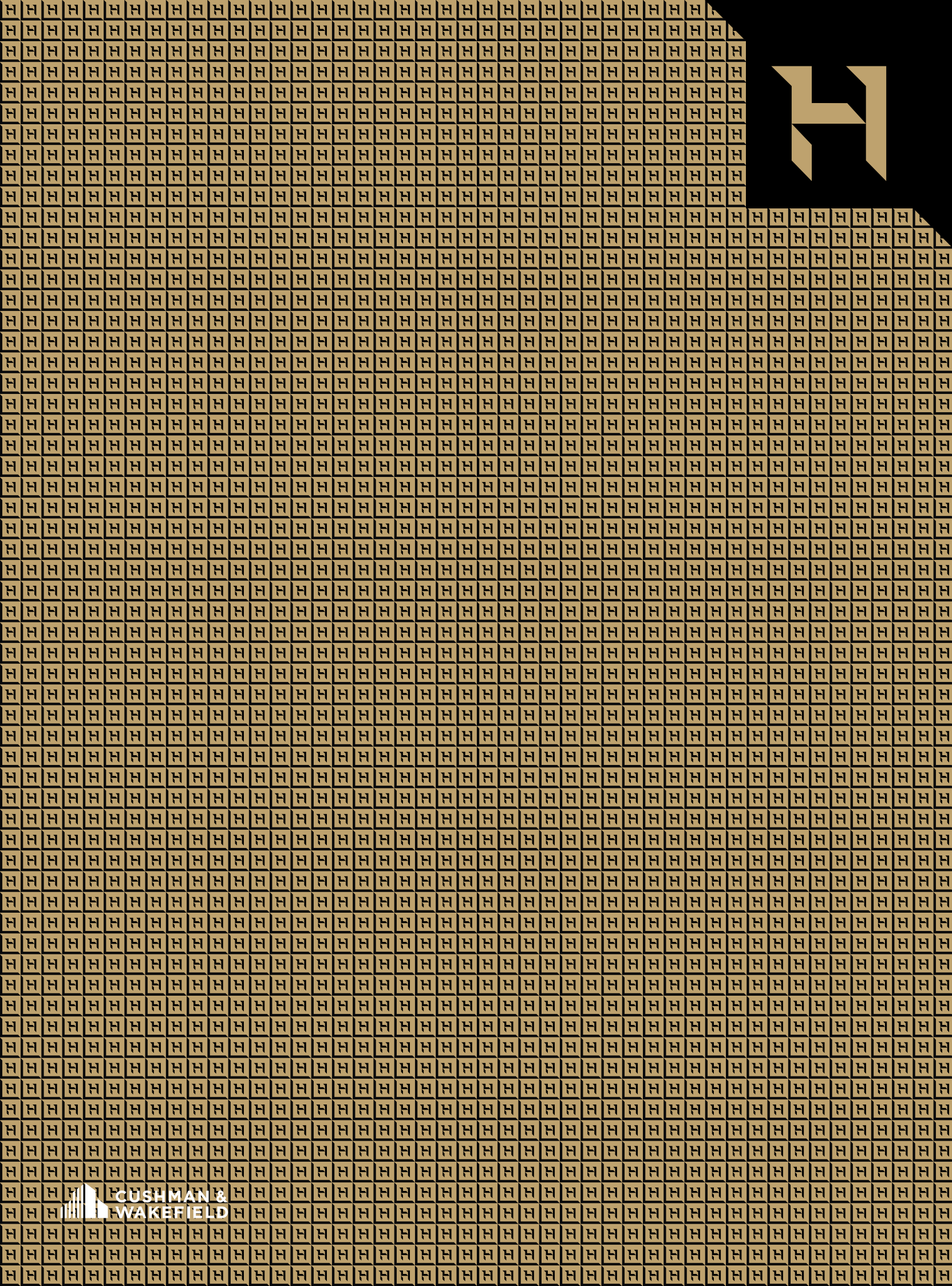
Strictly by appointment with the sole agents;

Further Information
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**CUSHMAN & WAKEFIELD**

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