



Bounds Building

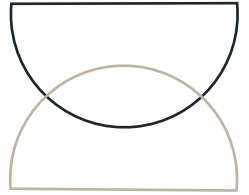
68 SACKVILLE STREET | MANCHESTER | M1 3NJ



High quality
workspace in a
beautifully restored
character building,
situated in a
prominent position on
Sackville Street.

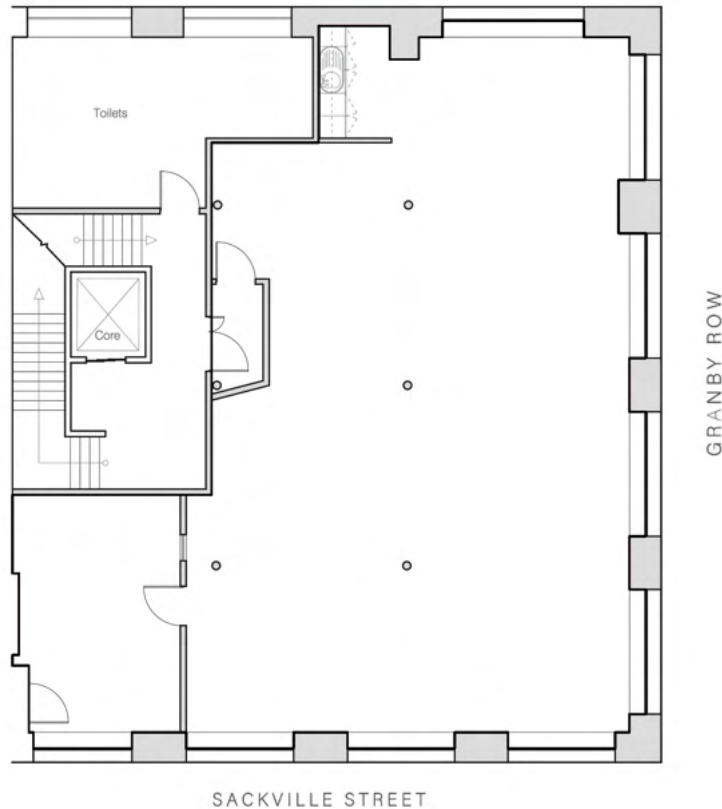
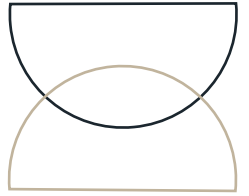


The Building

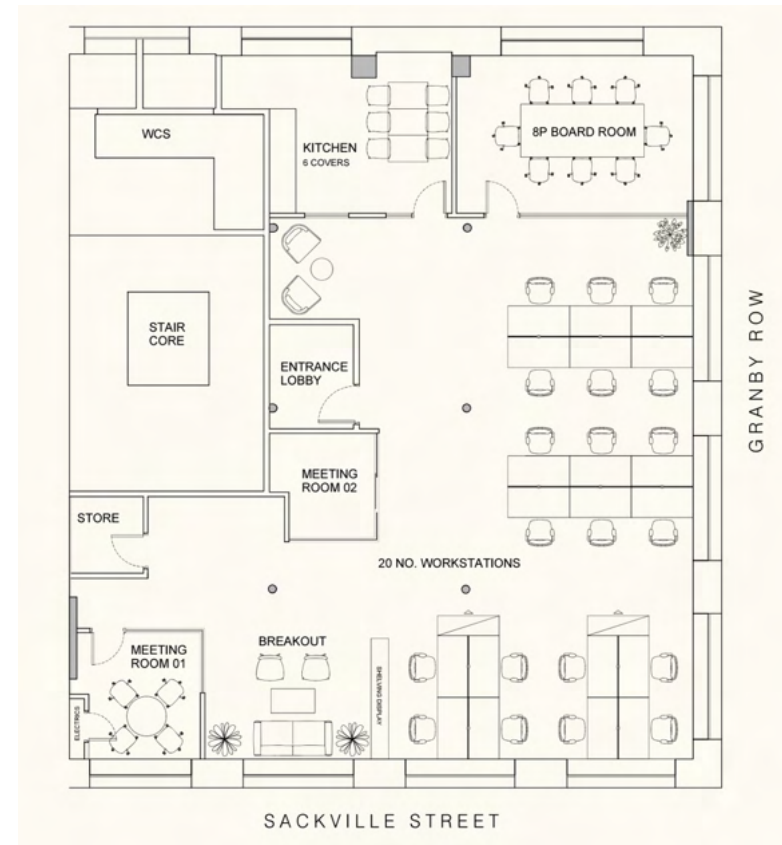


The impressive Victorian office building has undergone an extensive refurbishment program to provide New York loft style space, offering high quality contemporary and characterful office space, suitable for immediate occupation, overlooking Vimto Park.

Availability

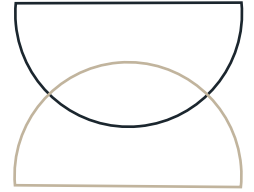


First Floor
1,831 SQ FT



Third Floor
1,948 SQ FT

Third Floor PLUG & PLAY



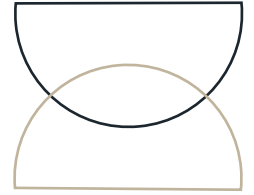
A fully fitted & furnished workspace providing 20 desks, meeting rooms, kitchen, seating area and agile workspace.

- 'PLUG & PLAY' OFFICE SPACE
- BOUTIQUE STYLE ENTRANCE
- EXPOSED FEATURES, INCLUDING BEAMS AND COLUMNS
- SUPERB NATURAL LIGHT
- NEW YORK STYLE WINDOWS THROUGHOUT
- 3 MEETING ROOMS
- EXCELLENT FLOOR TO CEILING HEIGHT
- FITTED KITCHEN AND DINING AREA
- HIGH QUALITY WOODEN FLOORING
- MALE/FEMALE WC'S AND SHOWERS
- PASSENGER LIFT
- ON SITE CAR PARKING
- 24/7 ACCESS
- KEY FOB ENTRY/SECURITY SYSTEM



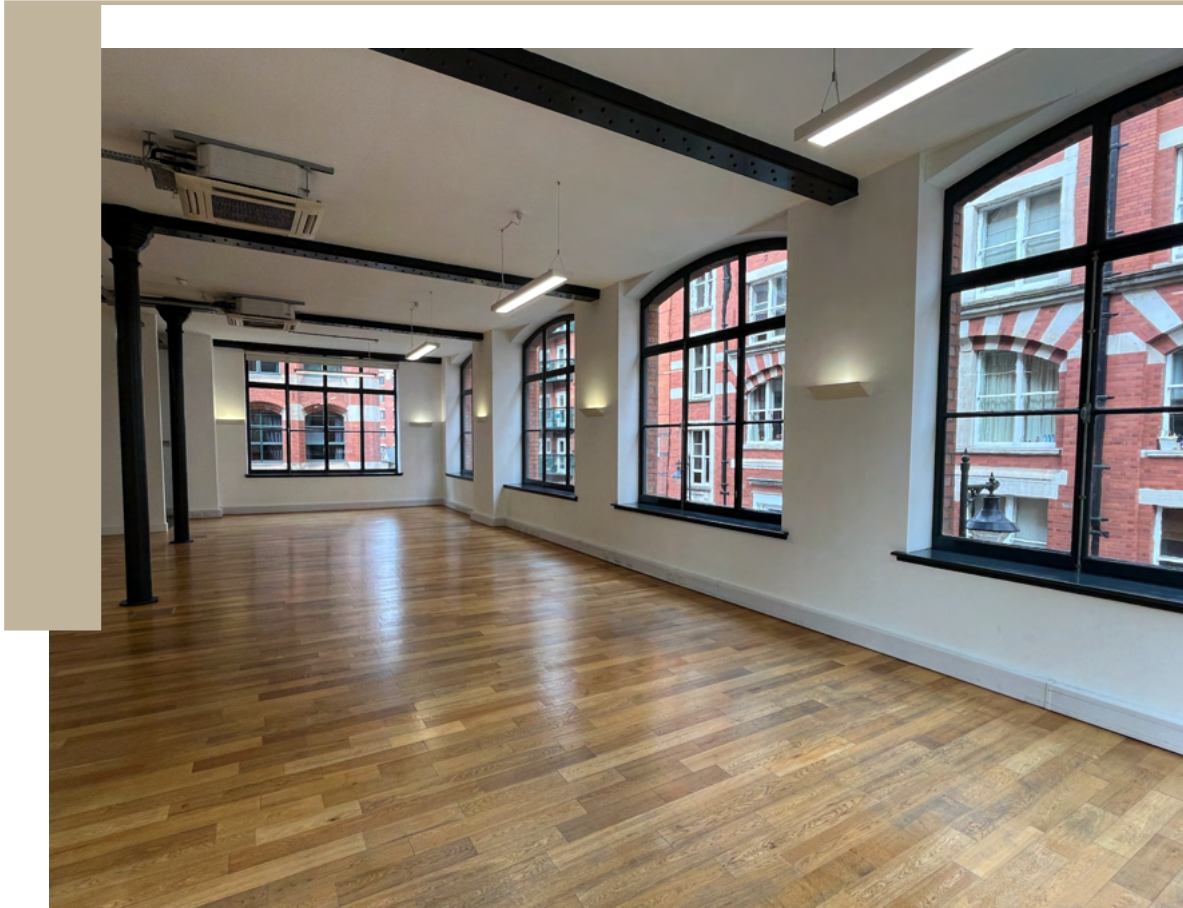
First Floor

CAT A+ OFFICE

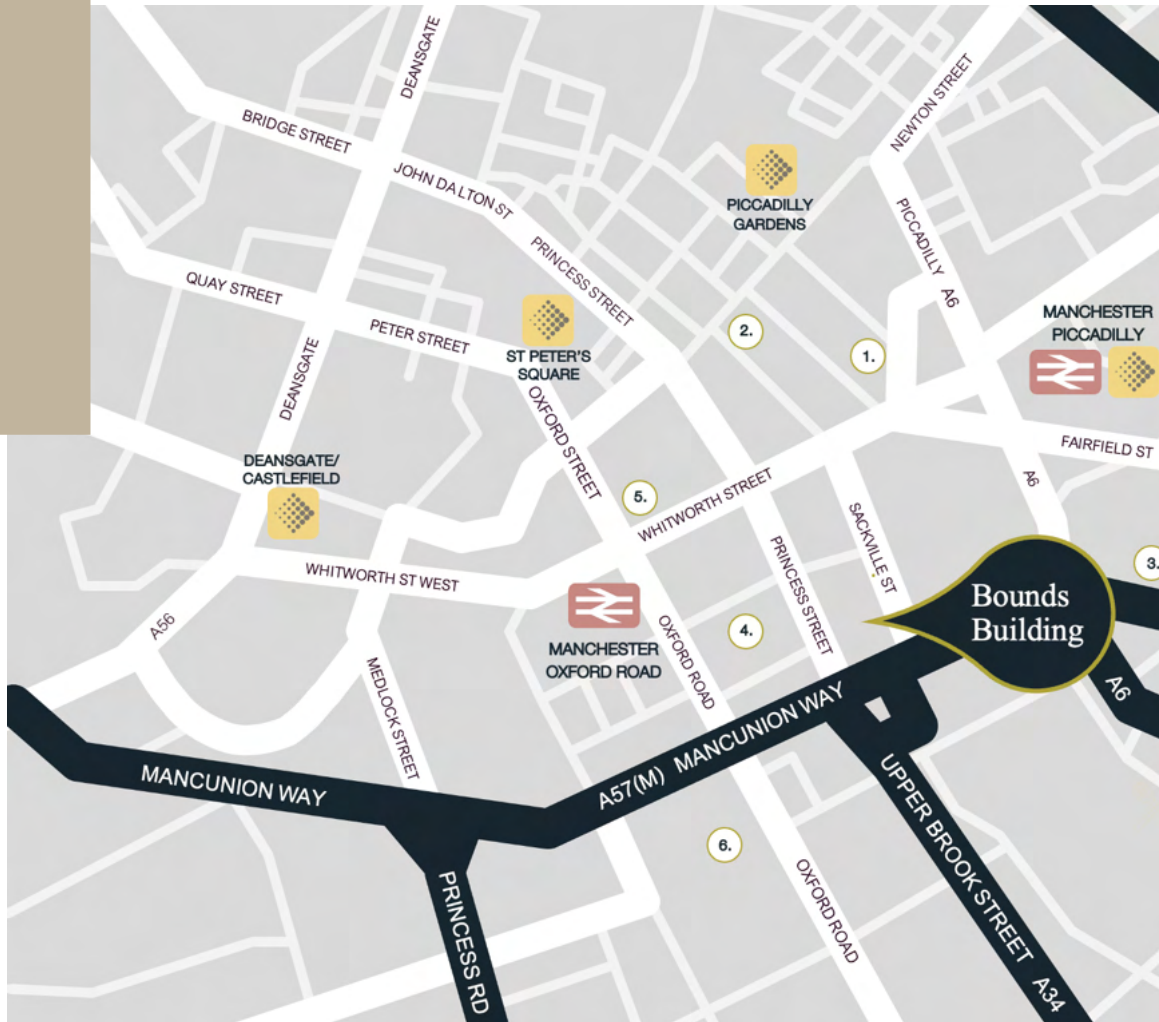
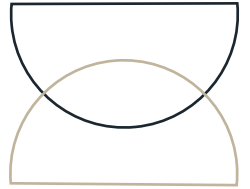


Cat A + open plan workspace with kitchen, male & female toilets and shower facilities

- CAT A + OFFICE SPACE
- EXPOSED FEATURES, INCLUDING BEAMS AND COLUMNS
- BOARDROOM
- SUPERB NATURAL LIGHT
- NEW YORK STYLE WINDOWS THROUGHOUT
- EXCELLENT FLOOR TO CEILING HEIGHT
- HIGH QUALITY WOODEN FLOORING
- FITTED KITCHEN
- MALE/FEMALE WC'S AND SHOWERS
- PASSENGER LIFT
- INTERCOM ACCESS
- ON SITE CAR PARKING
- 24/7 ACCESS
- KEY FOB ENTRY/SECURITY SYSTEM



Location



Amenity

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



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

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 minutes' 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

First - £22.00 per sq ft pa, exclusive.
Third - £27.00 per sq ft pa, exclusive.

Service Charge & Insurance

A service charge and insurance will be payable.

VAT

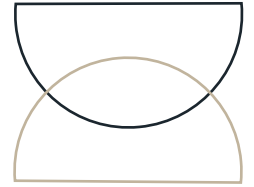
The property is elected for VAT and therefore VAT will be payable on the rent.

EPC

Available on request.

Business Rates

Business rates will be payable by the tenant.



Contact

Edwards.

Richard Dinsdale
07801 294 770
rdinsdale@edwardsprop.com



Joe Parker
07717 356 582
joe.parker@cushwake.com

Harry Skinner
07775 711 136
Harry.skinner@cushwake.com