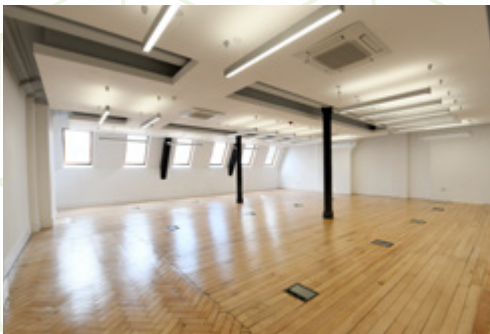


# Clayton House

59 PICCADILLY M1 2AQ



MODERN REFURBISHED  
OFFICE SPACE

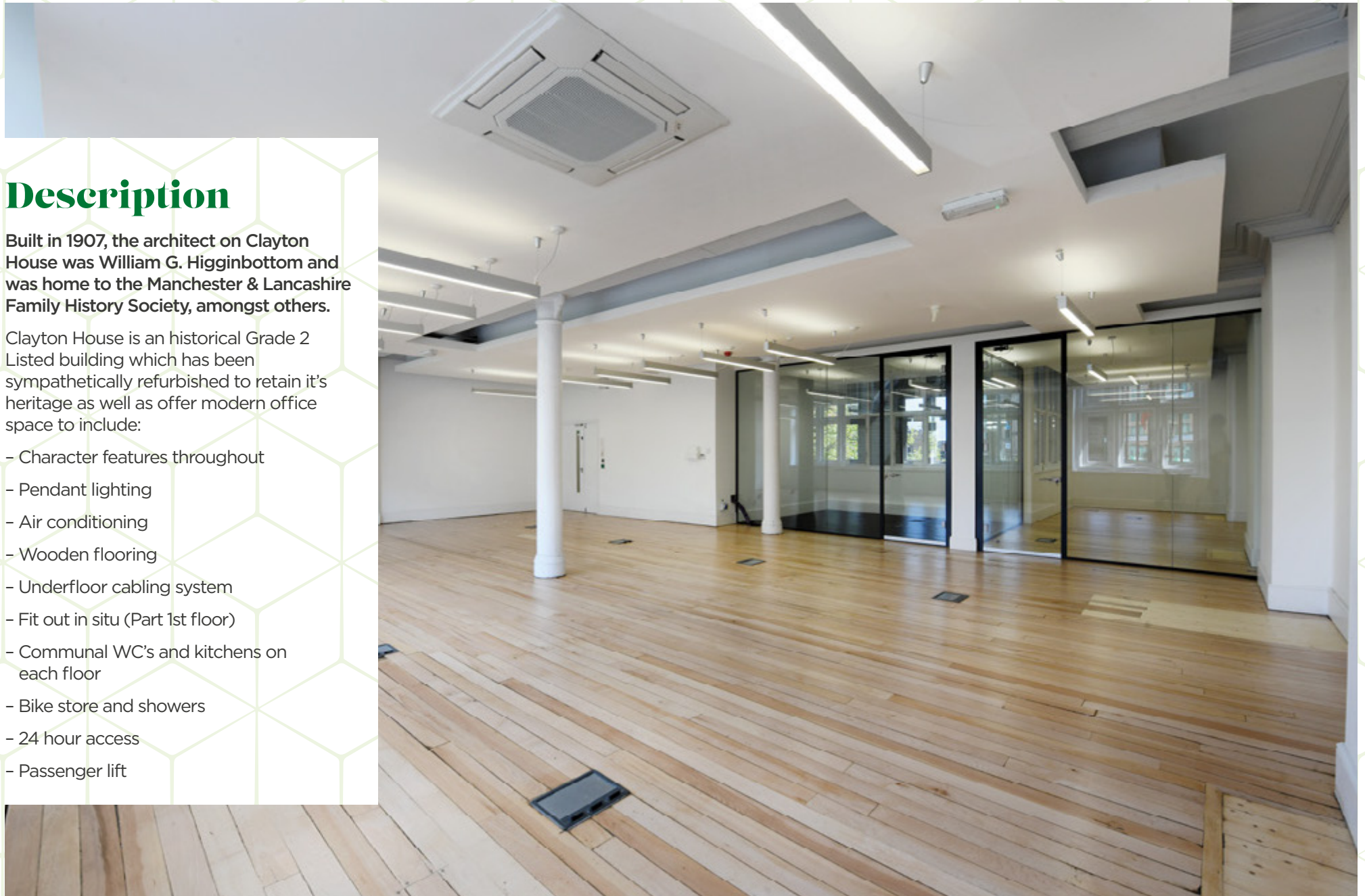
SUITES FROM  
1,500 SQ FT

## Description

Built in 1907, the architect on Clayton House was William G. Higginbottom and was home to the Manchester & Lancashire Family History Society, amongst others.

Clayton House is an historical Grade 2 Listed building which has been sympathetically refurbished to retain it's heritage as well as offer modern office space to include:

- Character features throughout
- Pendant lighting
- Air conditioning
- Wooden flooring
- Underfloor cabling system
- Fit out in situ (Part 1st floor)
- Communal WC's and kitchens on each floor
- Bike store and showers
- 24 hour access
- Passenger lift







## Location

Clayton House is on one of the City's best known thoroughfares, in the heart of the City's retail and commercial cores. Manchester Piccadilly transport hub is just a 5 minute walk away providing access to a variety of regional and national locations.

The building is located close to the corner of Newton Street and Piccadilly, overlooking the newly redeveloped Piccadilly Gardens. The property is located on the fringes of the thriving Northern Quarter, which is home to the majority of the city's creative and TMT companies.



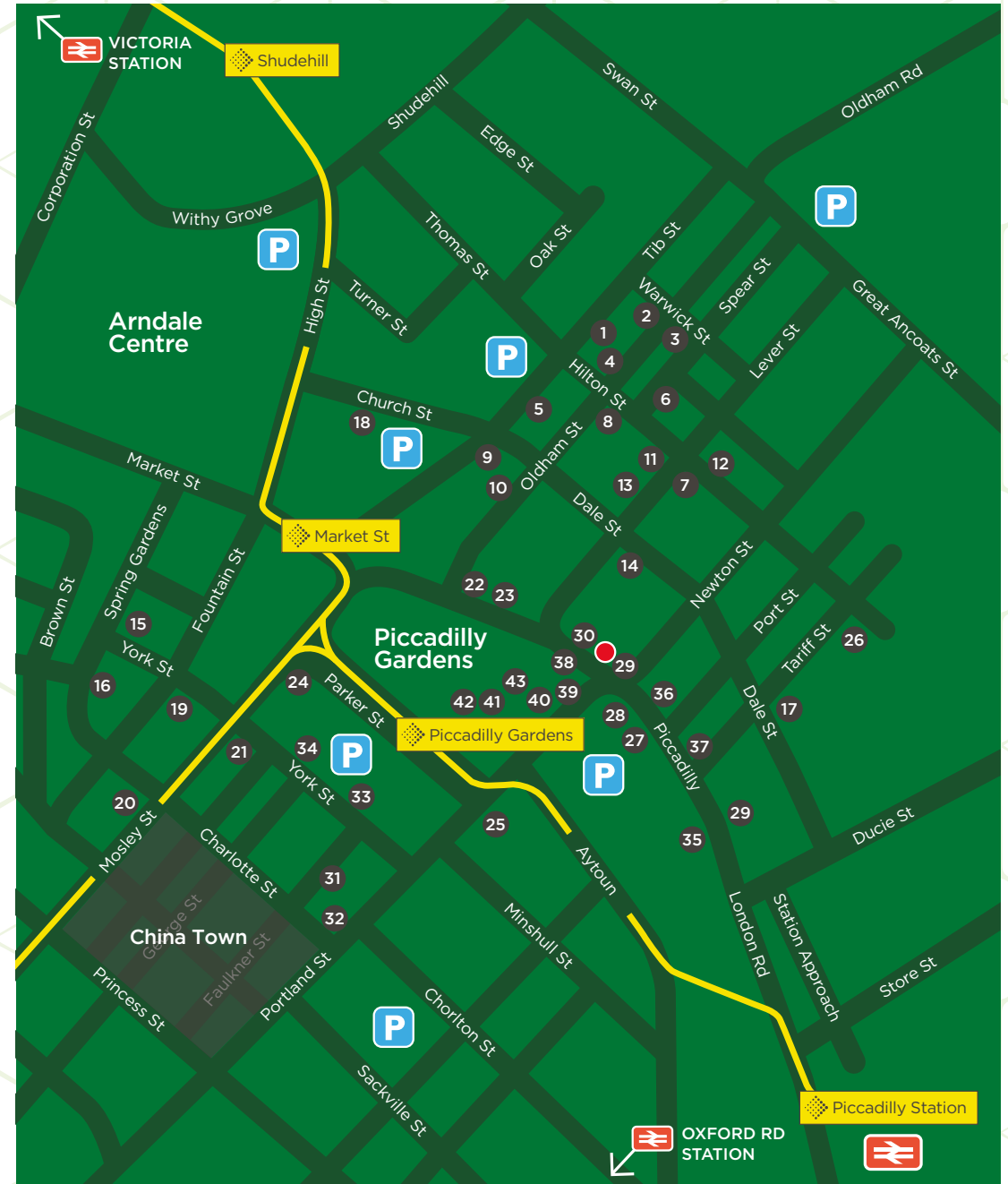
[View Map](#)





- |                      |                          |                         |
|----------------------|--------------------------|-------------------------|
| 1 Tib Street Tavern  | 18 Rosso                 | 31 The Gym              |
| 2 Gullivers          | 17 Tarriff and Dale      | 32 Cafe Nero            |
| 3 The Koffee Pot     | 18 Northern Soul Grill   | 33 Grill on New York St |
| 4 Matt & Phreds      | 19 Moose Coffee          | 34 Phil Potts           |
| 5 North Tea Power    | 20 Sainsburys            | 35 Malmaison            |
| 6 Turtle Bay         | 21 Alchemist             | 36 Fit4Less             |
| 7 PLY                | 22 Morrisons             | 37 Abode                |
| 8 Soup Kitchen       | 23 Nandos                | 38 Byron Burger         |
| 9 Black Dog Ballroom | 24 Marks & Spencers Food | 39 ASK                  |
| 10 Afflecks          | 25 Slug & Lettuce        | 40 Pret-a-Manger        |
| 11 Fred Aldous       | 26 Pen & Pencil          | 41 Pizza Express        |
| 12 Hula              | 27 Tesco Express         | 42 Barburrito           |
| 13 The Foundation    | 28 Costa Coffee          | 43 Shoryu               |
| 14 2022 NQ           | 29 Bundabust             |                         |
| 15 Browns            | 30 Subway                |                         |

**Back to location**



# Accommodation

The accommodation provides the following areas;

	SQ FT	SQ M
Part 1st Floor	1, 550	144
Part 3rd Floor	1,557	145
4th Floor	3,036	282











Gallery







### **Rent**

Further information on request.

### **Lease**

The floors will be available for a term to be agreed on an effective full repairing and insuring basis.

### **Business Rates**

To be confirmed.

### **Legal Costs**

Each party to bear their own legal costs incurred in the letting of the accommodation.

### **VAT**

All figures quoted are exclusive of but may be liable to VAT.





## Contact

To arrange a viewing or for more information, please contact the joint agents:



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