

GROUND AND 1ST FLOOR TO LET

1,348 - 3,014 SQ FT

32 - 34 Laystall Street, Northern Quarter, Manchester, M1 2JZ

SLIGO HOUSE

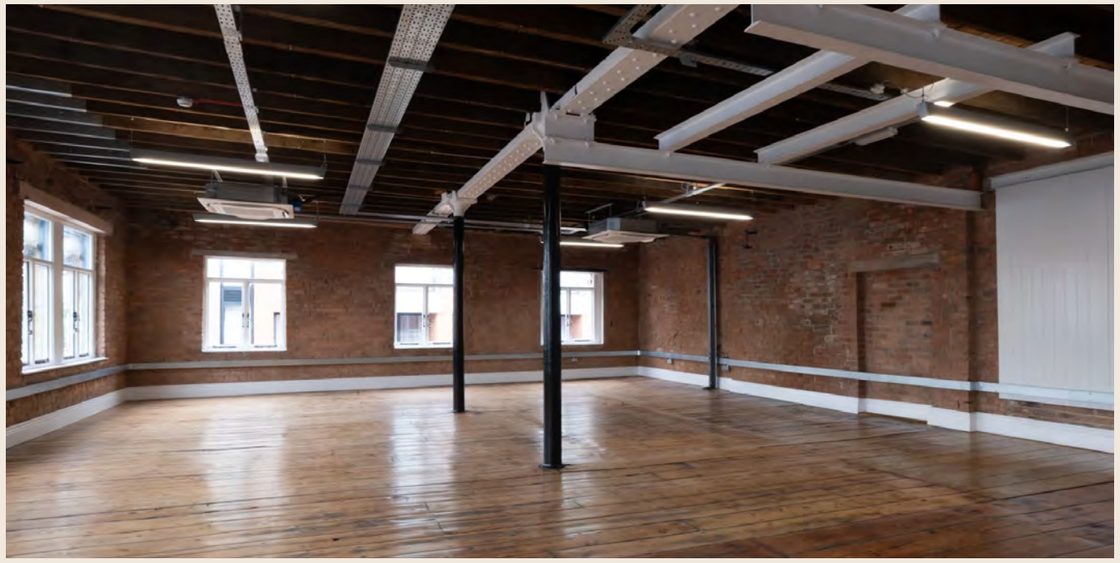


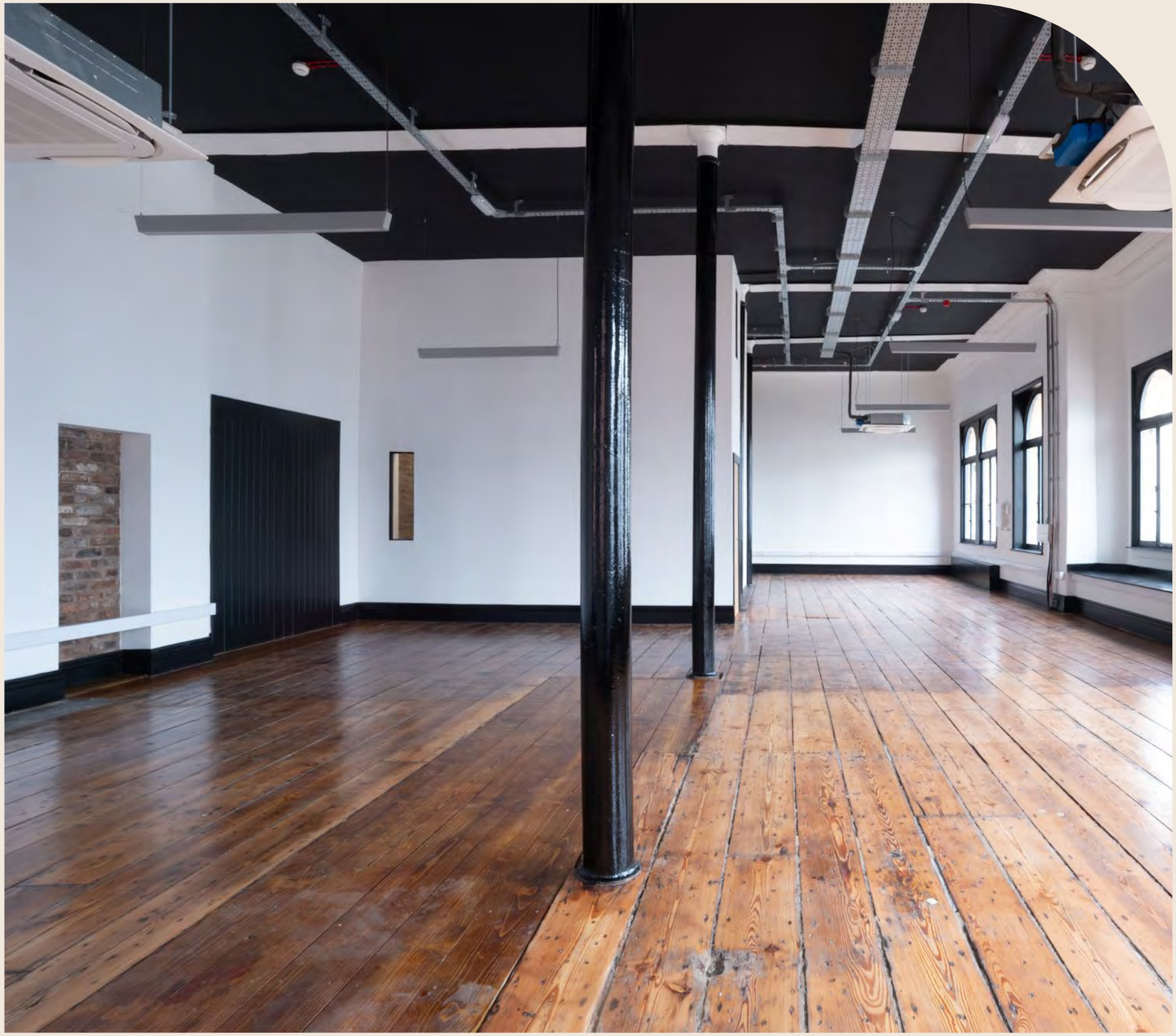
Character refurbished workspace, which can be offered fully fitted and furnished.

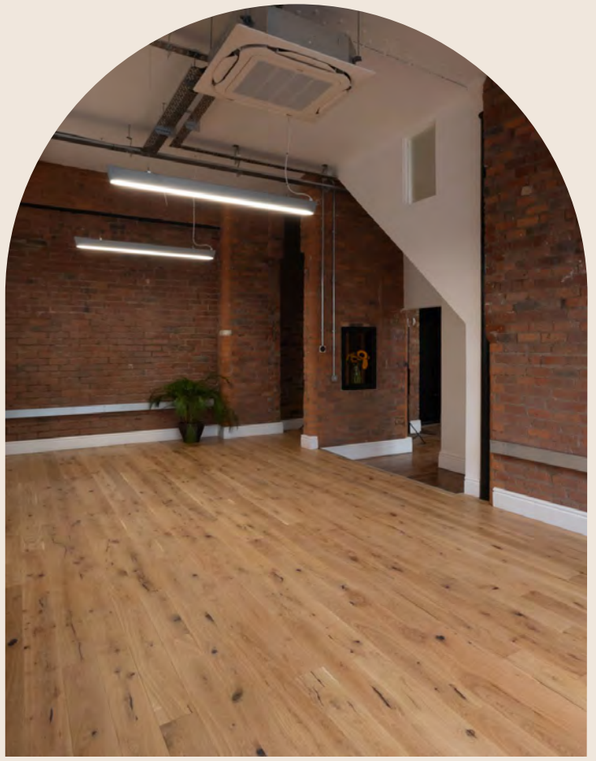


Sligo House is a stunning Grade Two listed building located within Manchester’s thriving Northern Quarter.

Sligo House lies on Laystall Street in close proximity to Ancoats, which is known for its thriving creative centre and boutique bars and eateries. Situated to the North is Manchester’s iconic Northern Quarter, which is home to a number of Manchester’s notable creative businesses and a range of independent bars and restaurants. Laystall Street has an urban feel whilst offering views across a picturesque canal network alongside Victorian warehouses. It is also just a short walk from Cotton Field Wharf Marina where green open space can be found.



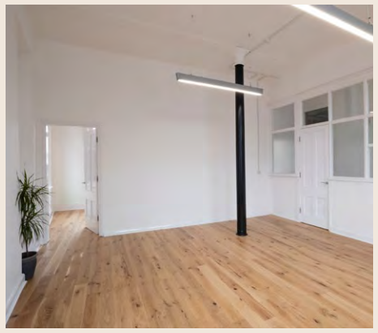




THE WORKPLACE

Sligo House offers character-rich workspace with current availability across the Ground and 1st Floors, totaling 3,014 sq ft. Located between the vibrant Northern Quarter and Ancoats, the building retains many original features, including exposed brickwork and cast iron columns, blending heritage charm with modern functionality. Ideal for creative and progressive occupiers, each floor offers self-contained space with the option for the landlord to deliver a fully fitted solution.

THE BUILDING SPECIFICATION





The ground and 1ST floor offer the following specification



Timber floor

Air conditioning

Refurbished WC's

Exposed Brickwork

Bike Storage

Self-contained floor

LED Pendent light fitting

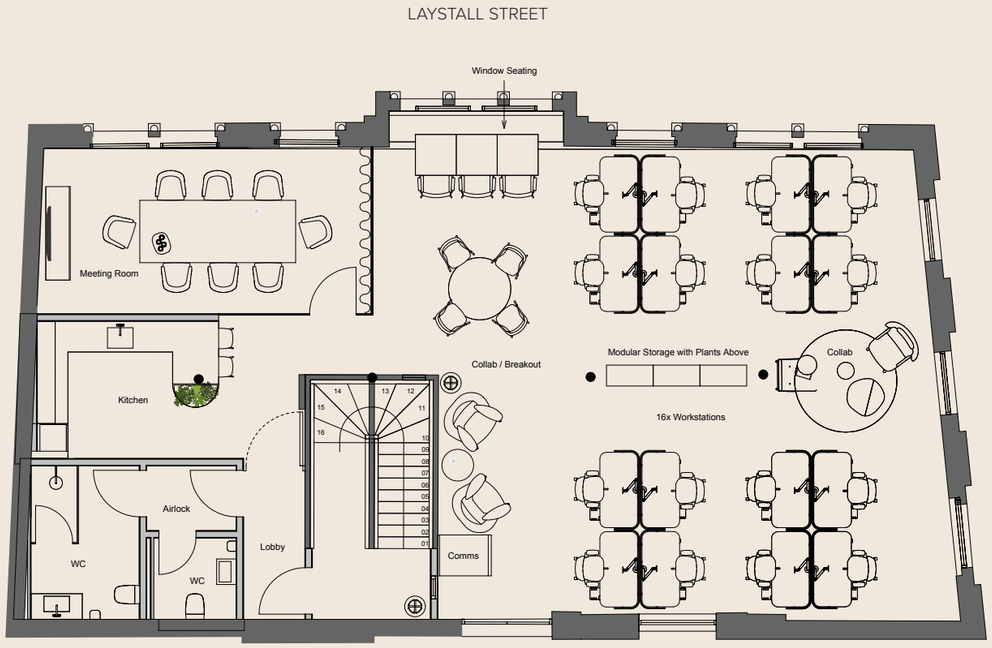
Perimeter Trunking

Exposed Cast Iron Columns

There is the option for the Landlord to deliver fitted solutions at an additional rent

ACCOMMODATION TO LET

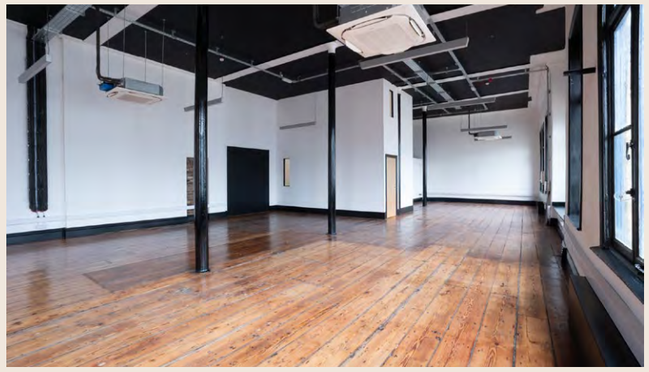
INDICITIVE SPACE PLAN





GROUND:	1,348 sq ft	(125 sq m)
1ST FLOOR:	1,666 sq ft	(155 sq m)
TOTAL:	**3,014 sq ft**	**(280 sq m)**

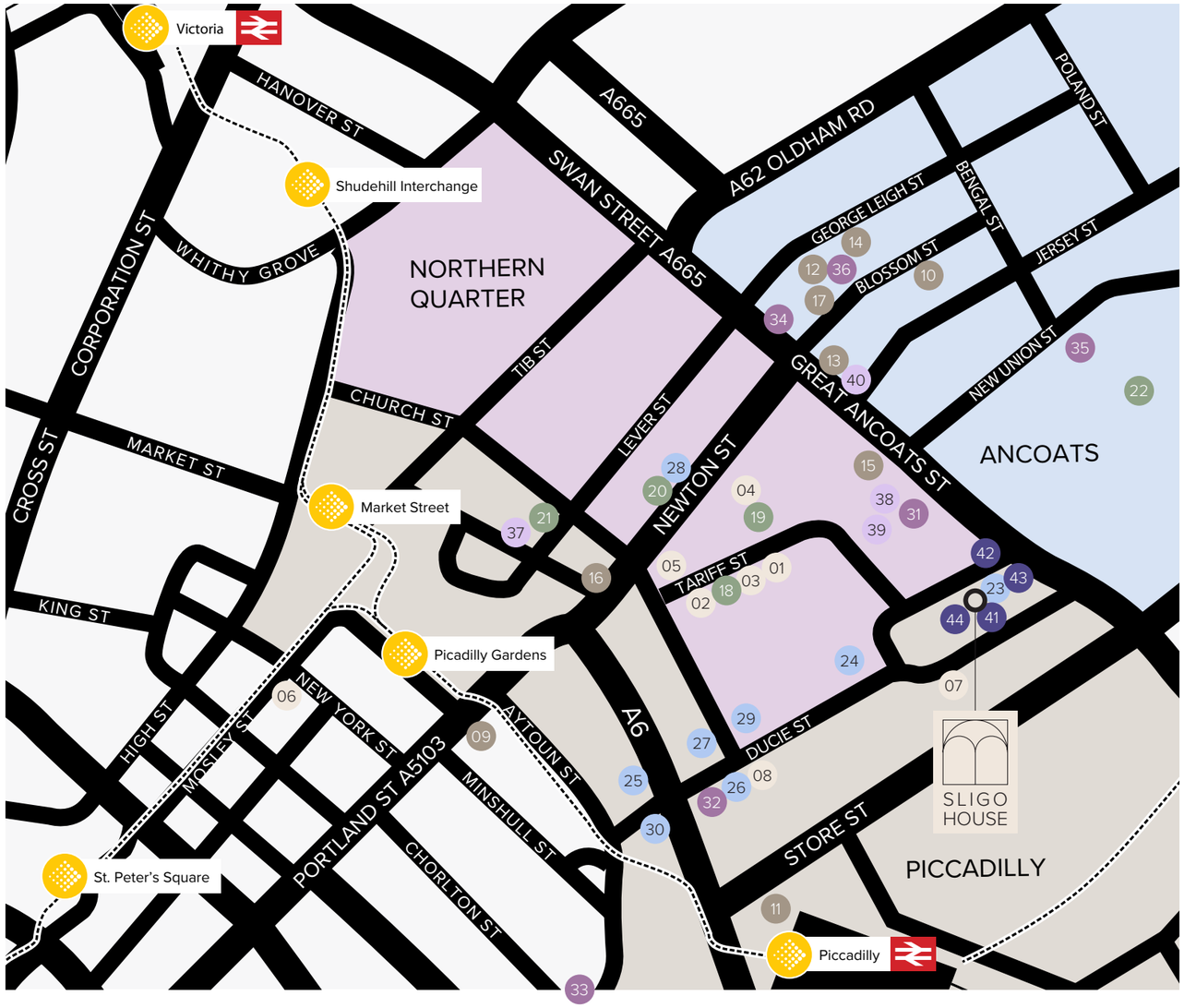




Workspace with original features retained.

ON YOUR DOORSTEP

Laystall Street is perfectly located to access Piccadilly, the Northern Quarter and Ancoats. The building's proximity to Piccadilly means it is highly accessible from Piccadilly Train Station as well the cafes, restaurants, bars and hotels of the Northen Quarter and Ancoats, which include Dakotta, Diecast, Ducie Street Warehouse and M&S. This is a perfect location for a great work-life balance.



BARS

- 01 The Pen and Pencil
- 02 Northern Monk Refectory
- 03 The Whiskey Jar
- 04 Port Street Beer House
- 05 Pelican Bar
- 06 The Alchemist
- 07 Diecast
- 08 Ducie Street Warehouse

RESTAURANTS

- 09 Portland Bar & Grill
- 10 Mana
- 11 The Mill – Bar & Kitchen
- 12 Edinburgh Castle
- 13 Viet Shack
- 14 Elnecot
- 15 Street Urchin
- 16 Bundobust
- 17 Rudys

CAFES

- 18 Takk
- 19 Feel Good Club
- 20 Ezra & Gil
- 21 19 Café Bar
- 22 Pollen

HOTELS

- 23 Residence Inn Manchester Piccadilly
- 24 Dakota Manchester
- 25 Malmaison Manchester
- 26 Native Manchester
- 27 Premier Inn Manchester City (Piccadilly) Hotel
- 28 The Cow Hollow Hotel
- 29 StayCity Aparthotels – Manchester Piccadilly
- 30 DoubleTree By Hilton Manchester Piccadilly

HEALTH AND WELLBEING

- 31 PureGym
- 32 BLOK Manchester
- 33 Bannatyne Health Club
- 34 Lifestyle fitnes
- 35 Cotton Field Wharf Marina
- 36 Hallé Orchestra

RETAIL

- 37 Morrisons Daily Manchester
- 38 Aldi
- 39 M&S Outlet
- 40 Ancoats general store

PARKING

- 41 Piccadilly Parking
- 42 Laystall Street Car Park
- 43 Parking 3 All Day
- 44 11 Pigeon St Parking















New Islington Marina is the perfect place to sit back, enjoy a coffee and relax.



Cutting room square is the host to a multitude of top bars and restaurants.



CONTACT

Get in touch today
for more detail.

OBI
OBIPROPERTY.CO.UK
0161 237 1717

ANDREW COWELL
acowell@obiproperty.co.uk
Mob: 07584 990 976

JAMES DAVIES
jdavies@obiproperty.co.uk
Mob: 07436 145 983

wt gunson
0161 833 9797
www.wtgunson.co.uk

NEALE SAYLE
neale.sayle@wtgunson.co.uk
Mob: 07760 160 321

OSCAR DAVIES
oscar.davies@wtgunson.co.uk
Mob: 07463 677 568

MISREPRESENTATION ACT 1967. OBI & for themselves and for the vendors or lessors of these properties whose agents they are, give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. ii) All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions and areas are approximate. iii) No person in the employment of has any authority to make or give any representation or warranty in relation to this property. FINANCE ACT 1989 Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject. PROPERTY MISDESCRIPTION ACT 1991 These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment. i-brochure designed and produced by OBI Ltd. September 2023. 0161 237 1717