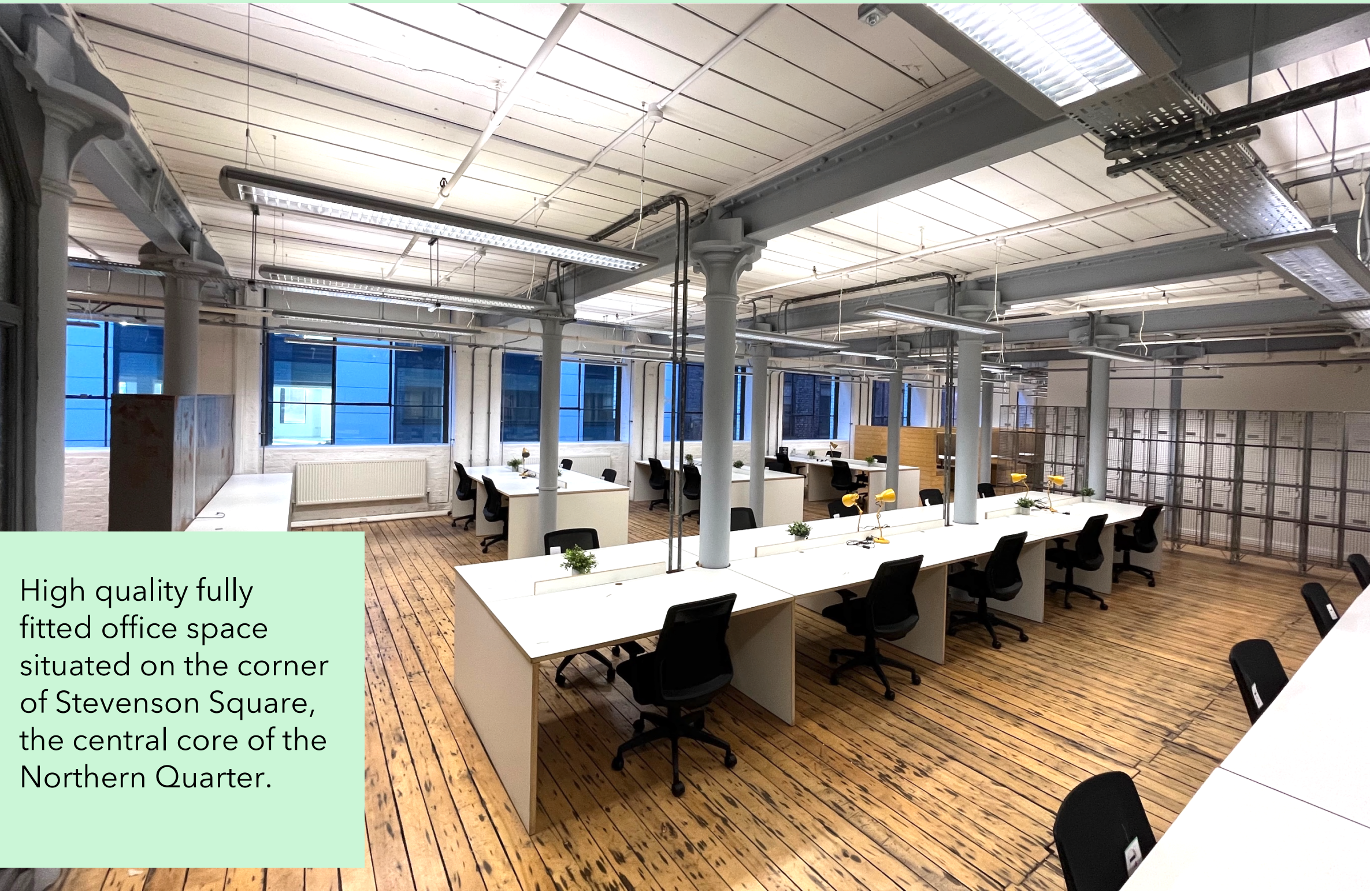


24 > 26

Lever Street







High quality fully fitted office space situated on the corner of Stevenson Square, the central core of the Northern Quarter.

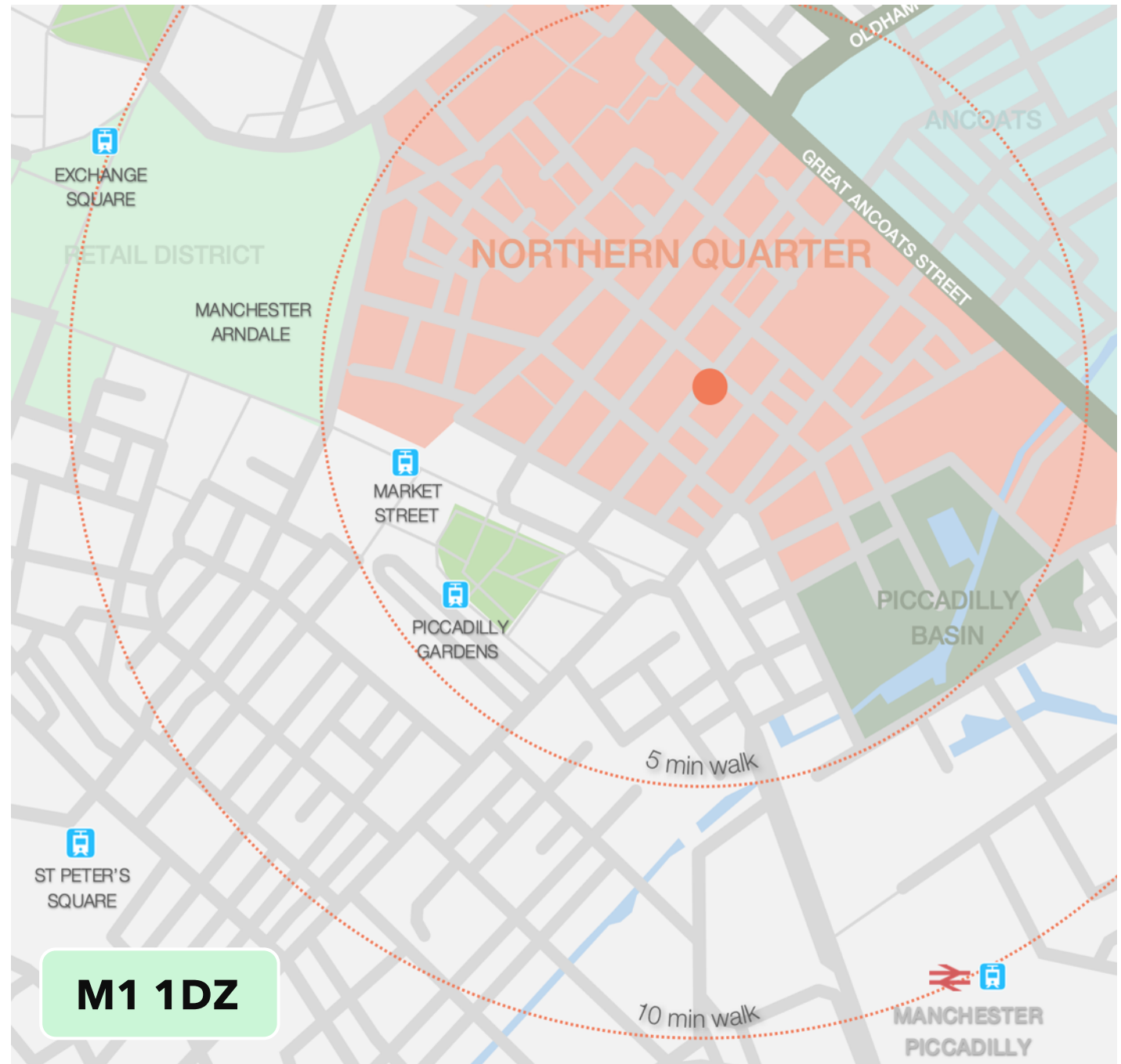


## LOCATION >

The Northern Quarter continues to be one of Manchester's most popular locations to live, work and socialise.

Overflowing with independent traders, creatives, and SME's, this vibrant neighbourhood has a lot to offer.

Key transport hubs at Manchester Piccadilly, Piccadilly Gardens and Victoria are within a short walk of the building.



## SITUATION >

Stevenson Square has been fully pedestrianised since 2021 and is now a bustling European style square offering al fresco seating for an array of independent cafes, bars and restaurants.





# NEIGHBOURS >





## THE BUILDING >

Originally a textile factory, this Grade II listed building was completely transformed to provide high quality workspace, whilst retaining all of its wonderful character.

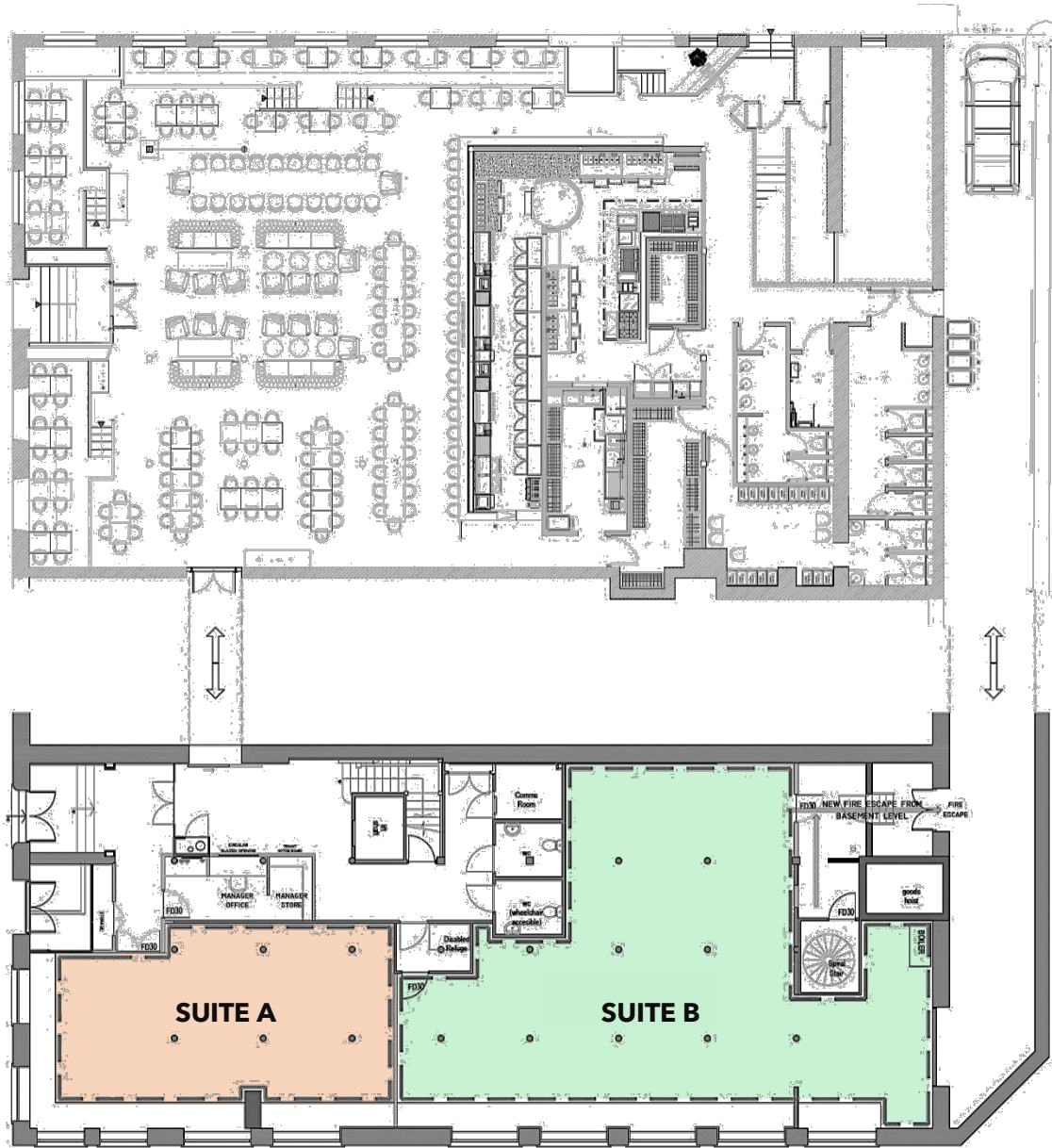


You will be in good company, sharing the building with some of Manchester's finest creative companies, including Samson VT, Ignite Software and Reason Digital

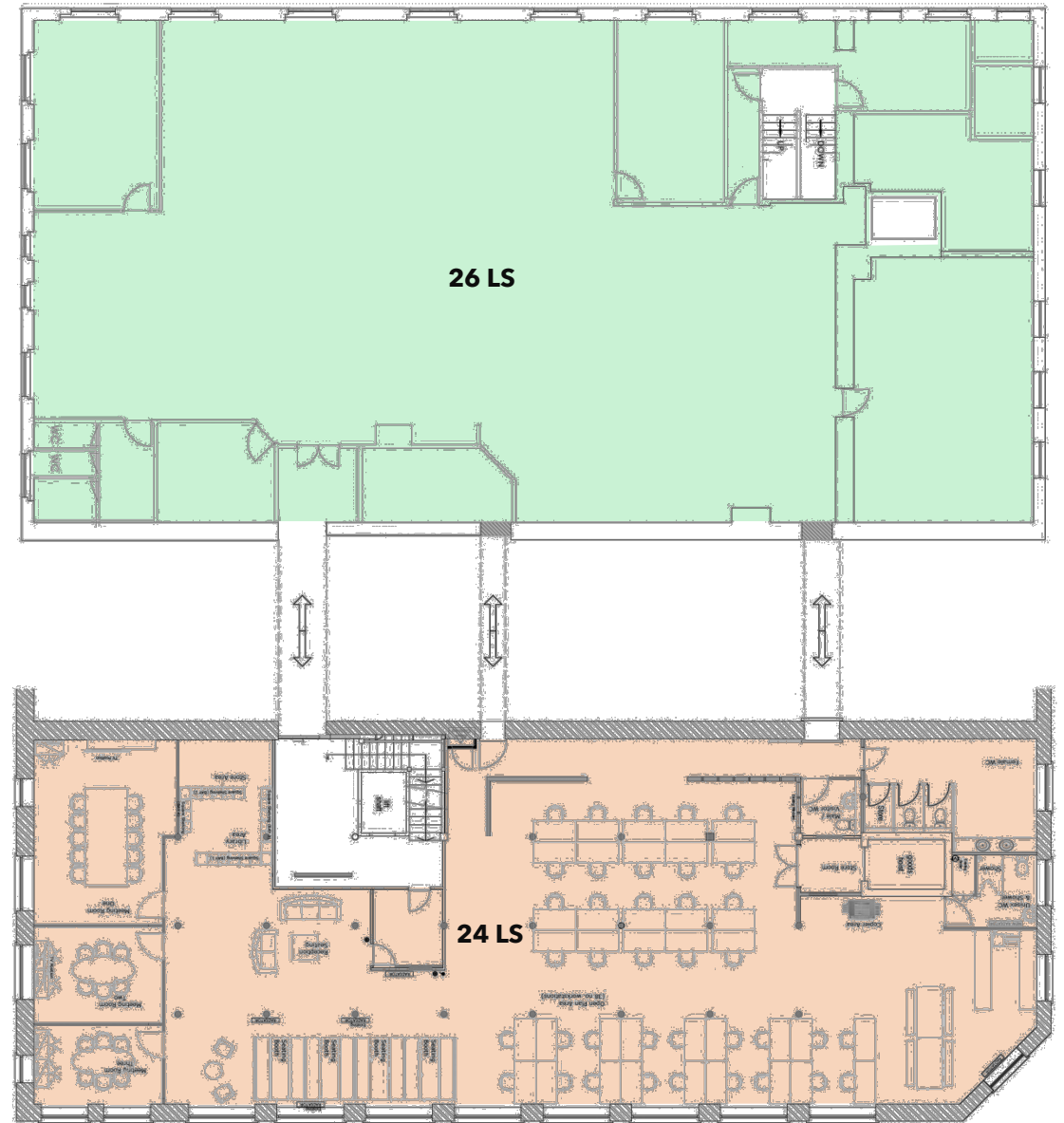
The lower floors boast some of the area's most popular bars and restaurants, including PLY, Guilty by Association and Lost in Tokyo.



# AVAILABILITY 1/2 >



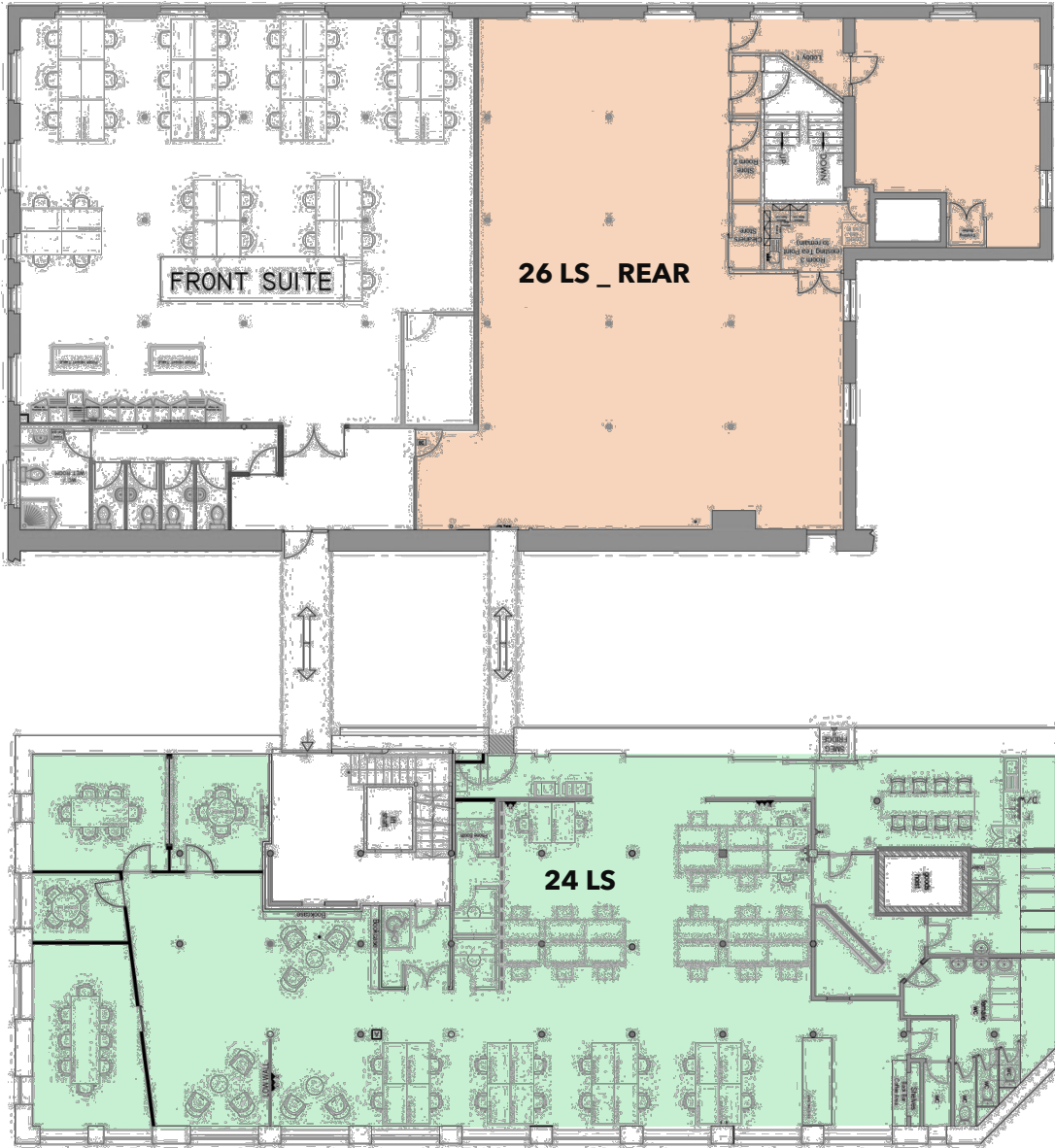
GROUND		SQ FT	SQ M	SPEC
	SUITE A	768	71.4	CAT A
	SUITE B	1,890	175.6	CAT A



FIRST		SQ FT	SQ M	SPEC
	26 LS	5,440	505.4	CAT A
	24 LS	4,196	389.8	PLUG & PLAY

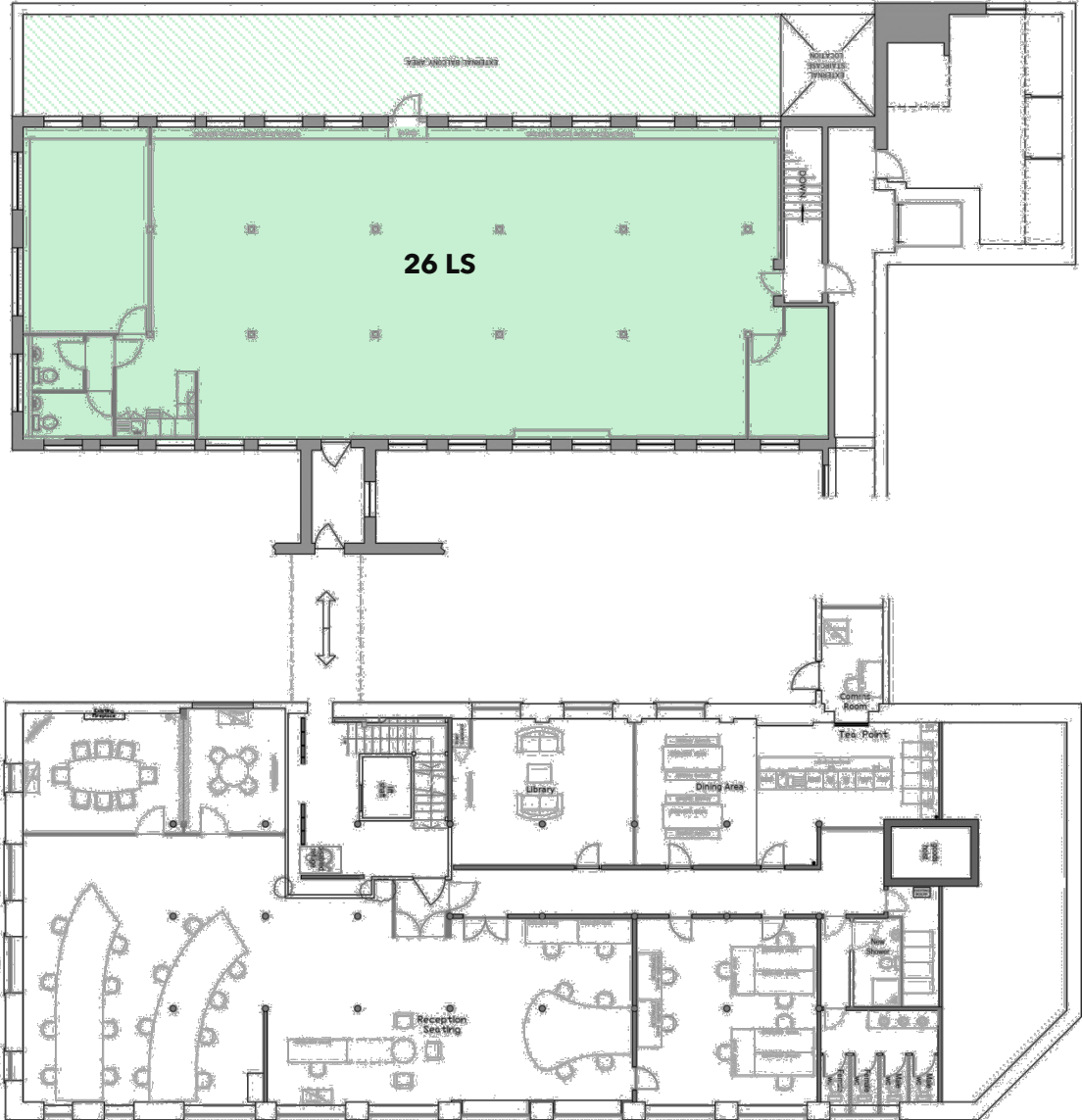


# AVAILABILITY 2/2 >



## SECOND

	SQ FT	SQ M	SPEC
26 LS_REAR	3,416	317.4	CAT A
24 LS	4,304	399.9	PLUG & PLAY



## THIRD

	SQ FT	SQ M	SPEC
26 LS	2,931	272.9	CAT A
<i>With external terrace and opportunity of additional storage space</i>			



## COMMUNAL SPACES >

Occupiers can enjoy the finer weather out on the communal roof garden which also holds events throughout the summer



Future plans for the building include a roof extension which will incorporate communal terrace and garden.





## SPECIFICATION >



Occupiers can choose from conventional or 'Plug & Play' workspace across a range of floors.



- > High quality fit out in situ
- > Kitchen & breakout area, meeting rooms and booth seating
- > Character features throughout
- > Original timber floors
- > Manned reception
- > Exposed brick walls, beams and columns
- > Industrial style finishes
- > Pre-connected ultra-fast broadband
- > Gas fired central heating



## TERMS >

### LEASE

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

### RENT

Upon application the agent.

### SERVICE CHARGE & INSURANCE

A service charge of £4.25 psf will be payable, inclusive of building insurance.

### VAT

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

### EPC

Certificate available on request.







## CONTACT

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