



26

KING STREET

'PLUG & PLAY' OFFICE SUITE
10-12 DESKS | 1,334 SQ FT

High Quality 'Plug & Play' office suite in a prestigious location



The property is located on the pedestrianised section of King Street, an established retail, business and leisure destination.

The first floor office suite has been fully refurbished to a 'Plug & Play' specification and is ready for immediate occupation.



An established and thriving location within the city centre

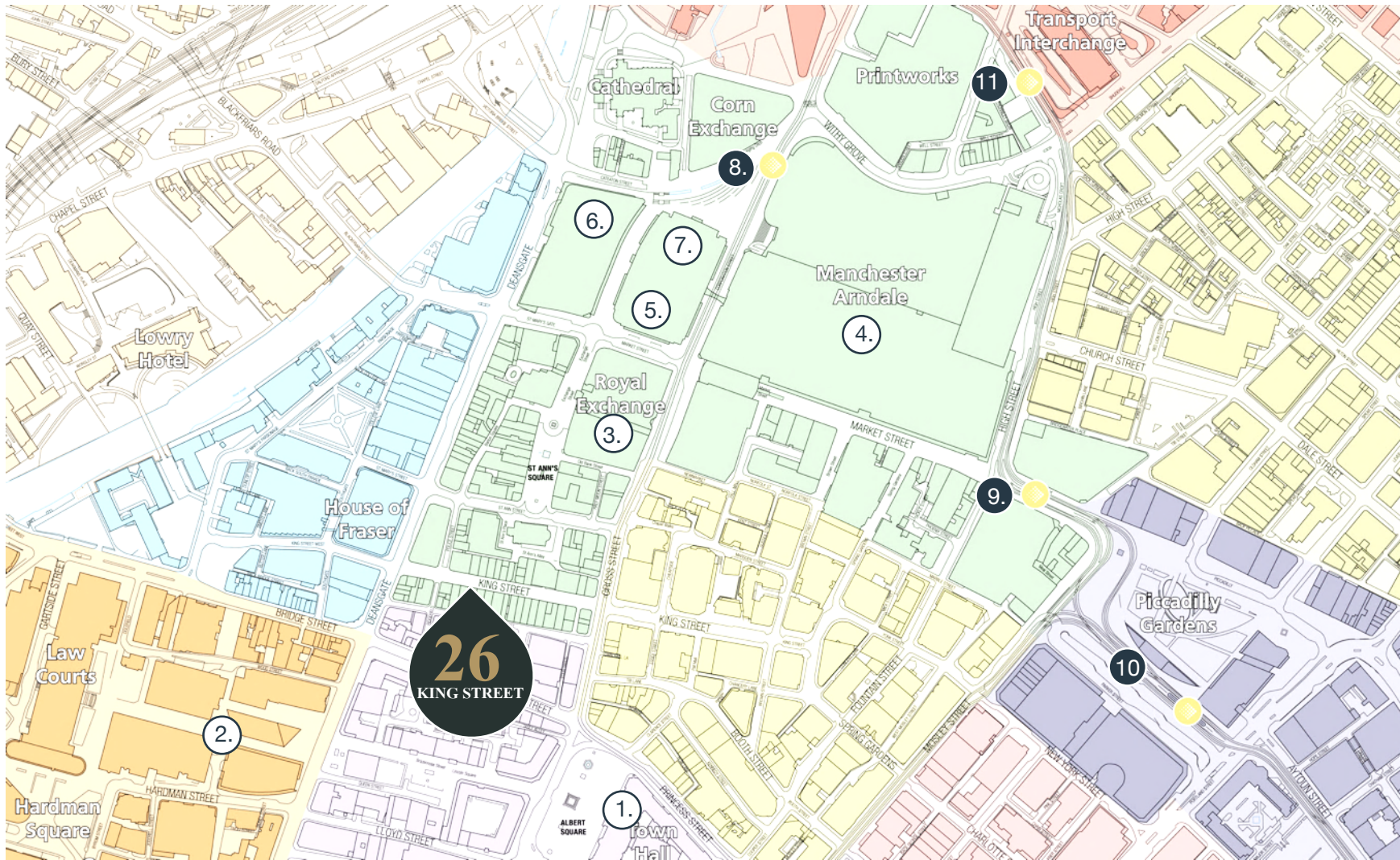
King Street is situated in the heart of Manchester city centre, connecting the Central business district with Spinningfields, and has long been a popular choice for businesses.

The property is ideally positioned to take advantage of all the city has to offer. The street itself has been transformed in recent years to provide a European style promenade of café's and restaurants with al fresco dining.

King Street benefits from excellent connectivity and is within a short walk of several major transport interchanges.

Exchange Square Metrolink, Schudehill Interchange and Manchester Victoria Train Station are all within a 10-minute walk.



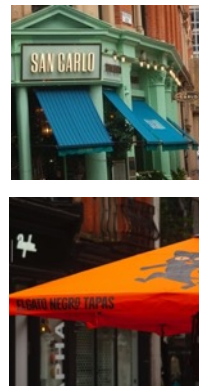
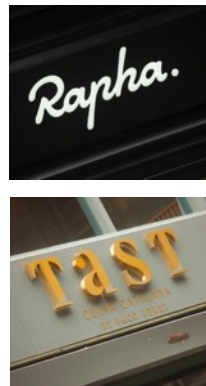


AMENITY

1. MANCHESTER TOWN HALL
2. SPINNINGFIELDS
3. ROYAL EXCHANGE
4. MANCHESTER ARNDALE
5. MARKS & SPENCER
6. HARVEY NICHOLS
7. SELFRIDGES

TRANSPORT

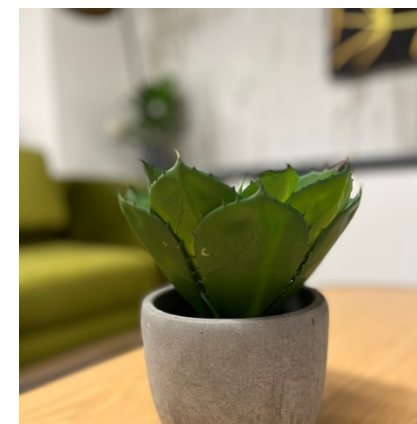
8. EXCHANGE SQ METRO
9. MARKET STREET METRO
10. PICCADILLY GARDENS TRANSPORT INTERCHANGE
11. SCHUDEHILL TRANSPORT INTERCHANGE



Specification

- High quality 'Plug & Play' workspace
- 10 desks plus additional agile workspace
- 10-person meeting room
- New Kitchenette
- New LED strip lighting and feature pendant lights
- Fully IT cabled with 'Ultrafast' broadband provided by Telcom
- 10 desks plus additional agile workspace
- Break out area with soft seating
- Mixture of LVT flooring and carpet
- Combination of air-conditioning and gas fired central heating
- Character cast iron columns and sash windows with new blinds
- Male and Female WC's





Terms

TENURE

The workspace is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

The incoming tenant will be responsible for payment of the business rates.

RENT

£25.00 per sq ft, per annum.

VAT

All prices quoted are subject to VAT.

SERVICE CHARGE

A service charge will be payable.

EPC

Full certificate available on request.



FIRST FLOOR

1,334 SQ FT

124 SQ M

Floor plans are for indicative purposes only.



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Edwards.

Property Consultants

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