

fairbairn.

SACKVILLE STREET. MANCHESTER. M1 3NJ



TO LET

Fully Fitted
Workspace
2,844 SQ FT



**Plug & Play
Workspace within
a beautifully
restored character
office building.**





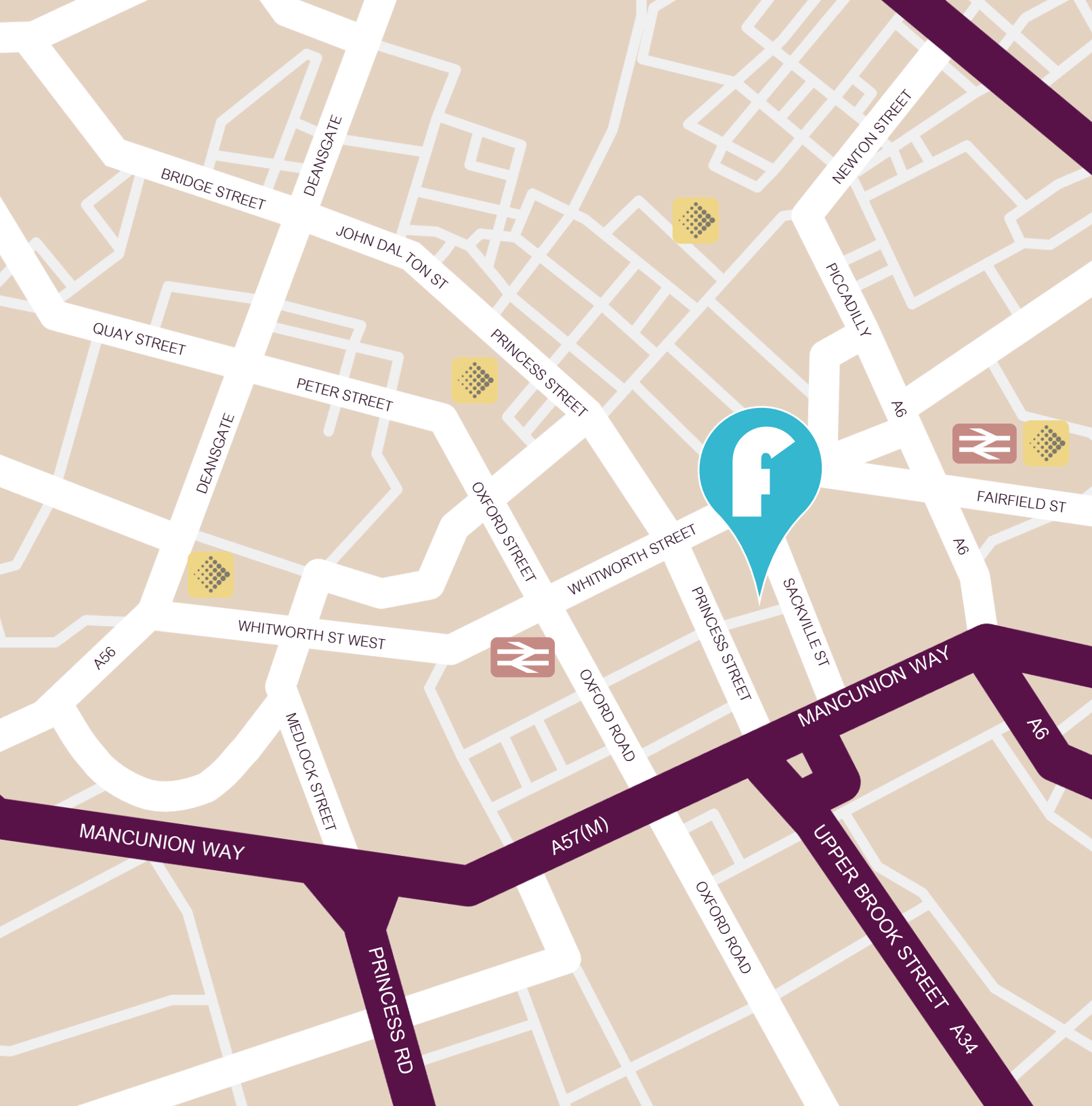
The building.

A unique building that has been comprehensively refurbished to provide high quality character office space with an industrial feel.

The property is accessed from Sackville Street into an impressive double height reception area, with a glass fronted lift to all floors.

Character features have been retained throughout to provide a truly unique working environment, including exposed brick, timber beams and cast-iron columns.

The available space is situated on the 4th floor with its own dedicated entrance lobby off the main core.



Location.

Fairbairn occupies a prominent position on Sackville Street, overlooking Vimto Park. The property sits on the southern edge of the city centre, with numerous café's, bars, restaurants, and leisure offerings on the doorstep.

Being situated close to Manchester University campus, the immediate area surrounding the property forms part of The Knowledge Quarter and has attracted a number of high-profile occupiers over recent years, including Havas Lynx, Patagonia and Vans.

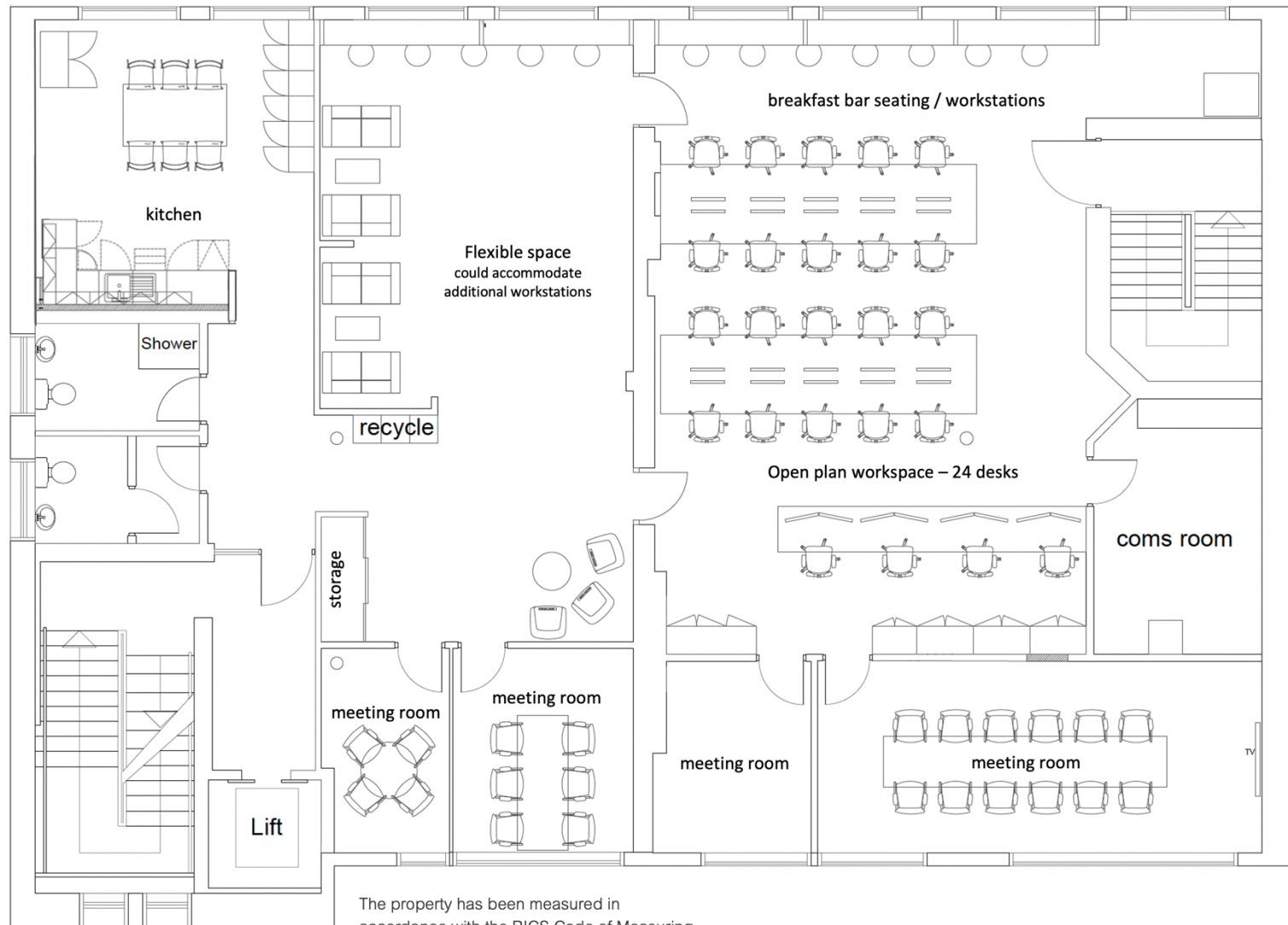
Positioned between Oxford Road and Piccadilly Train Stations, the property is ideally situated for those arriving by train or tram.



Specification.

Fully fitted + furnished. **24-30 desks.** **4 x meeting rooms.** Fitted kitchen / dining area. Air-conditioning + heating. **Soft seating + break out areas.** **Additional breakfast bar workstations.** Exposed services. LED lighting. **Feature timber ceiling.** **Vinyl Flooring.** **2 x W/C's and shower.** Key fob access system. **Reception area with seating.** **Storage.**





FLOOR PLAN FOR INDICATIVE PURPOSES ONLY

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate net internal floor areas:

2,844 SQ FT. 264SQ M. 28 DESKS.

Terms.

LEASE

The property is available by way of an assignment or sub-lease. The current lease expires on 29th April 2029.

RENT

The current rent passing is £55,458 per annum (£19.50psf).

SERVICE CHARGE

A service charge will be payable.

RATES

The occupier will be responsible for payment of the business rates levied on the property.

VAT

All prices are subject to VAT at the prevailing rate.



Contact.

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