



# TO LET

## FULLY FITTED “PLUG & PLAY” OFFICE SUITES

### 389 TO 1,106 SQ FT

GRADE II LISTED, A JEWEL IN  
MANCHESTER'S PROUD PAST AS THE  
FIRST INDUSTRIAL CITY, WITH CONFIDENT  
ARCHITECTURE TO MATCH ITS AMBITION.



Fitted & Furnished



Business Lounge



Air Conditioned



On-site coffee shop 'Lock 88'



Cycle Storage



Shower and changing facilities



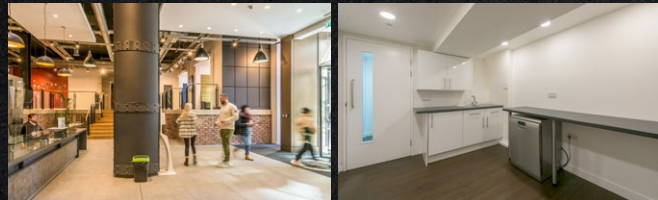
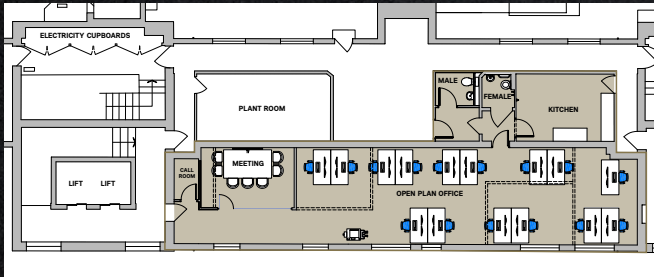
Whitworth Street, Manchester, M1 6LT





# SPACE PLAN

10th Floor



## FURTHER INFORMATION

The suites are available immediately, for leasing details please contact the joint agents.

Daniel Barnes  
07870 186 410  
dbarnes@savills.com

Oliver Woodall  
07741 634 874  
oliver@edwardsandco.com

Savills Manchester

savills.co.uk savills

**0161 236 8644**

26 KING STREET MANCHESTER M2 6AY

**Edwards & Co**

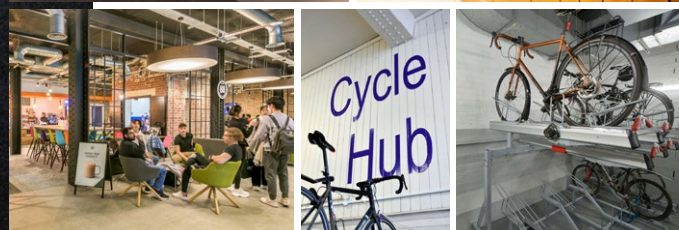
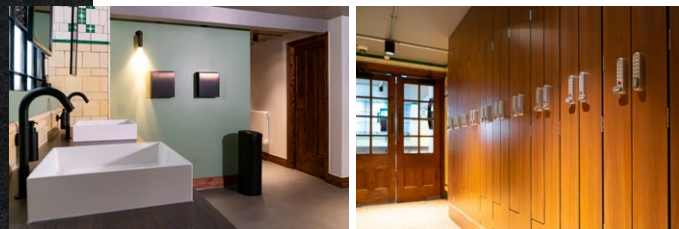
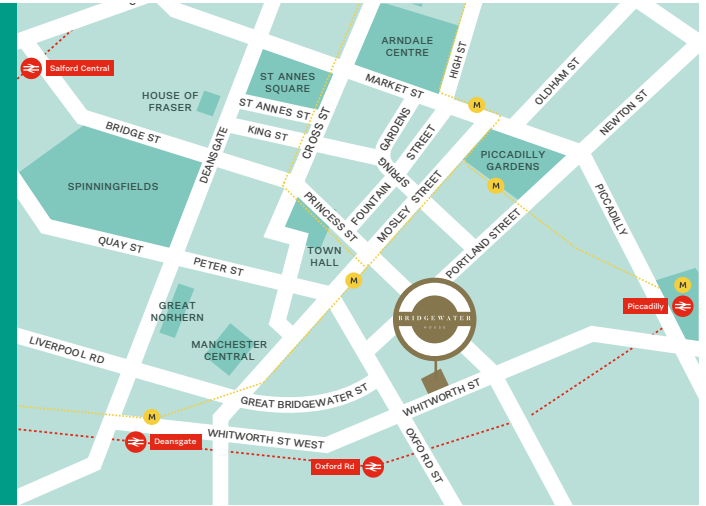
**0161 833 9991**

www.edwardsandco.com

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## LOCATION

Whitworth Street is perhaps Manchester's most architecturally grand thoroughfare, a place that constantly reminds of how Manchester's rich commercial history has been transformed into a thrilling future. Just two minutes stroll away in Manchester's Oxford Road Station, putting you at the heart of the national rail network. St Peter's Square, a key hub of city life and the City's modernised Metrolink tram network is five minutes walk away.



## DESCRIPTION

The 2 fully fitted suites comprise of 389 and 1,106 sq ft and provide an occupier with a full 'plug and play' office solution. Both suites have been refurbished to a high standard and have the benefit of the following features:

- Fitted and furnished
- Flexible lease terms available
- Fully cabled
- Meeting room/kitchen (10th)
- Air conditioning
- LED lighting
- Impressive double-height reception
- Business lounge with meeting pods and café
- Extensive cycle provision with shower and locker facilities

## ACCOMMODATION

Ground Floor	389 sq ft	5 desks
10th floor	1,106 sq ft	20 desks