

MANSFIELD



CHAMBERS

**FULLY FITTED OFFICE SUITES**  
2-20 PERSON | UP TO 5,802 SQ FT

# Beautifully designed Cat A+ workspace together with a variety of Plug + Play solutions

Mansfield Chambers has been comprehensively refurbished to a high standard. Whether you are a small start-up business looking for your first city centre base or an established business ready for your next move, there are a range of options to suit.



The tastefully  
refurbished  
entrance creates  
the perfect first  
impression



The building is accessed directly off St Ann's Square, an established retail, business and leisure destination. The common areas have been fully refurbished, including feature lighting and greenery, to ensure a warm welcome for occupiers and visitors alike. There is also a passenger lift from the ground to third floor.



# A thriving and prestigious location within the city centre

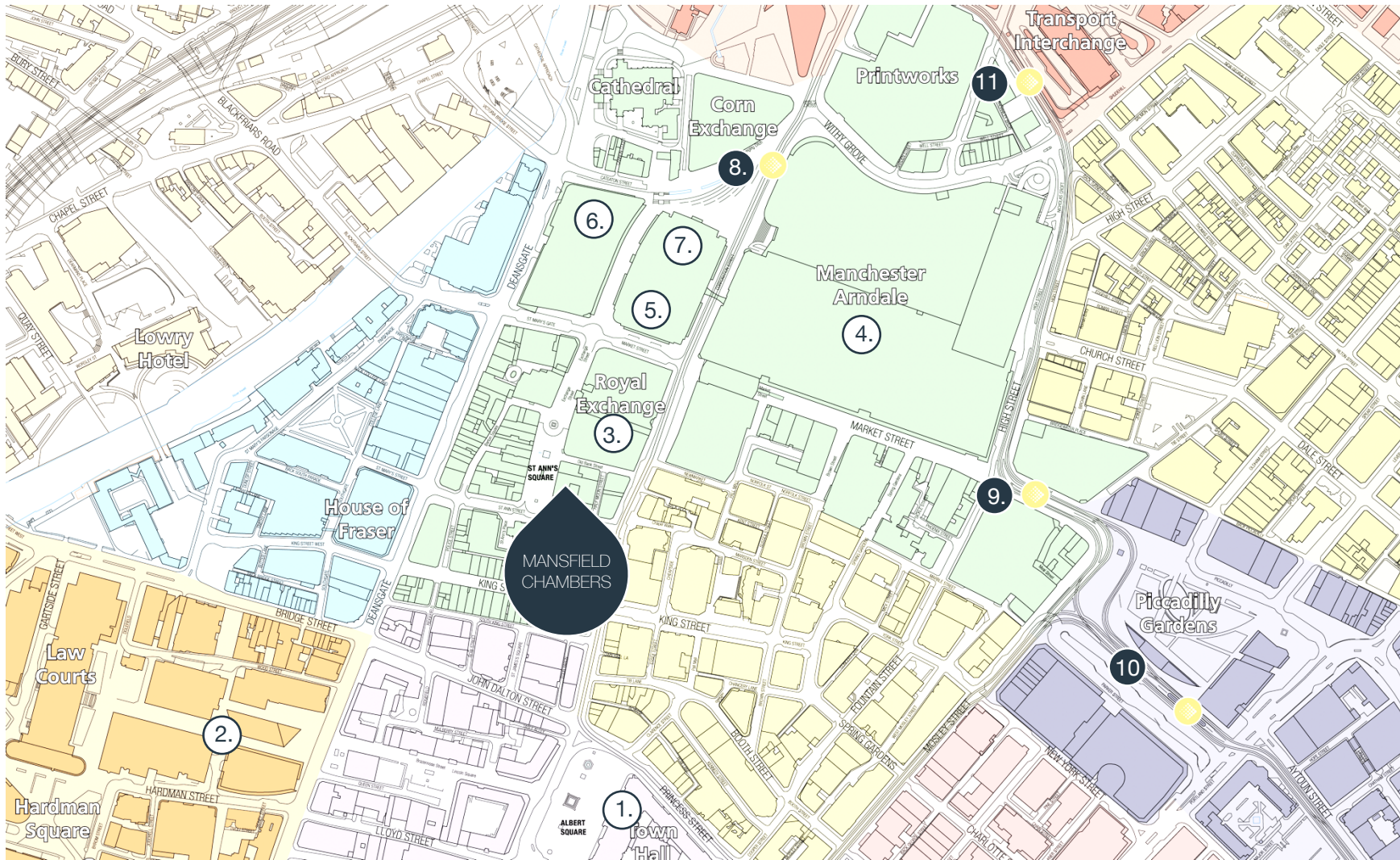
St Ann's Square is situated in the heart of Manchester city centre, ideally positioned to take advantage of all the city has to offer.

Occupiers will be spoiled for choice when grabbing a bite to eat or arranging after work drinks. For those looking to soak up some culture, there is always something exciting happening at the neighbouring Royal Exchange Theatre.

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

Exchange Square Metrolink is a mere 5-minute stroll from the property. St Peter's Square, Piccadilly Gardens, Schudehill Interchange and Manchester Victoria Train Station are all within a 10-minute walk.



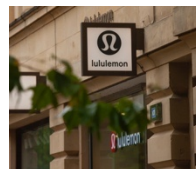


## AMENITY

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



# Enjoy some of Manchester's finest café's, restaurants and retailers on your doorstep

St Ann's Square boasts a plethora of high end retailers and also benefits from its close proximity to New Cathedral Street, Market Street and Manchester Arndale, Manchester's main retail zones.

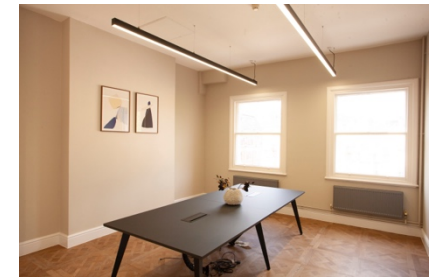
A moment's walk to King Street and you will find a cobbled pedestrianised street with some of the city's best restaurants and cafés, plus al fresco dining for those sunnier days.



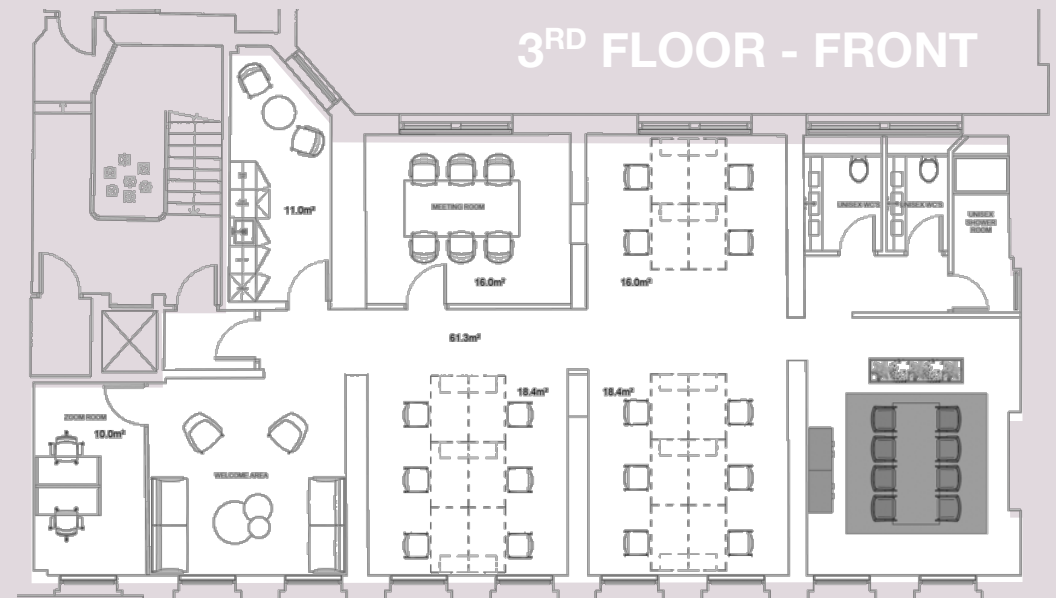
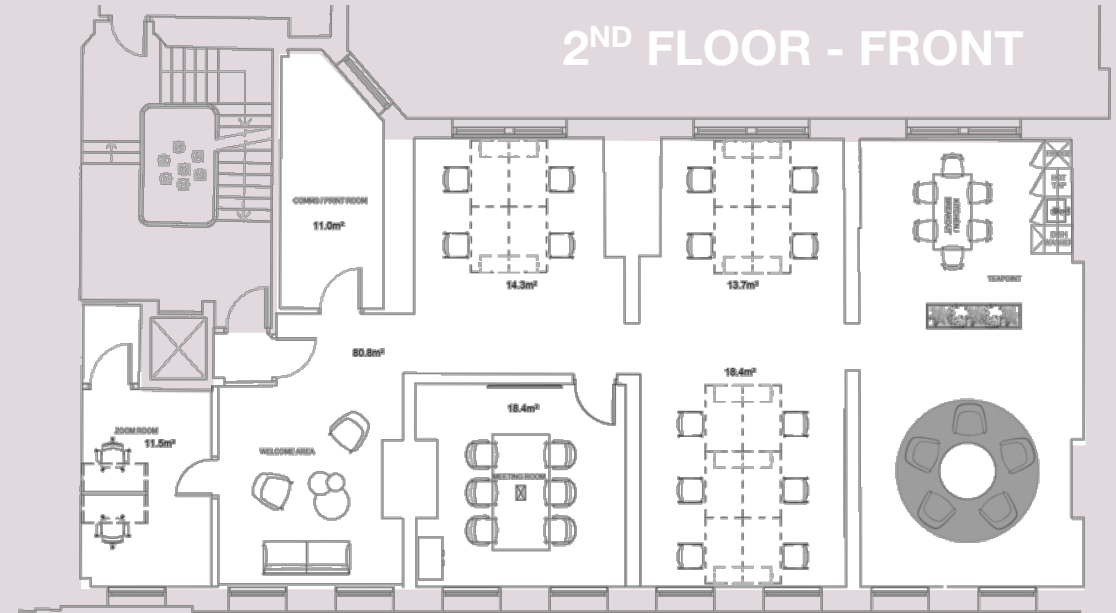
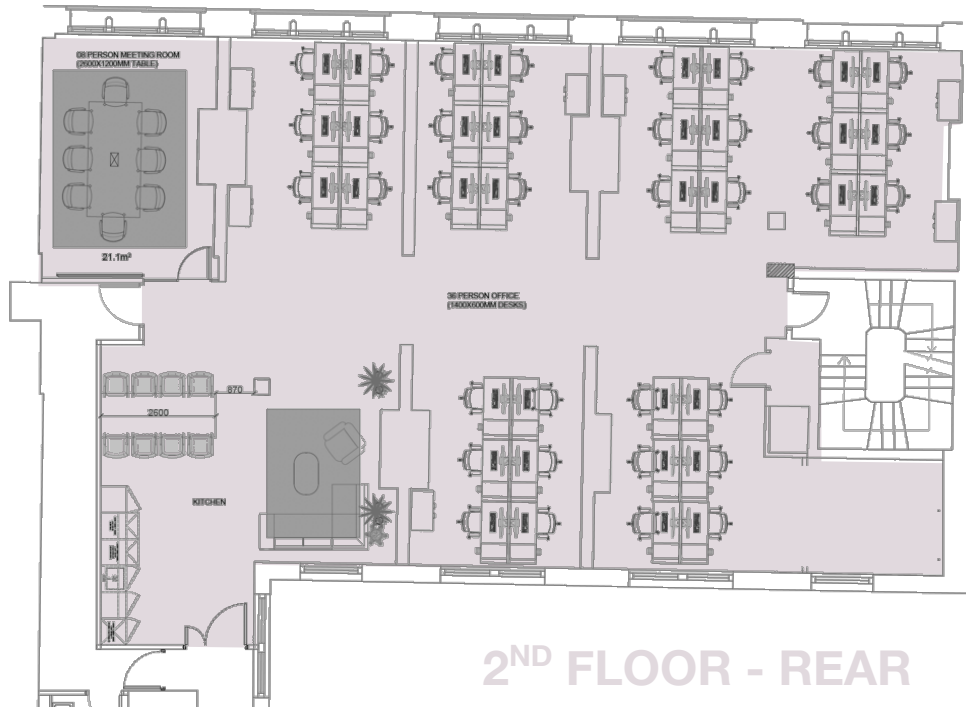
# Cat A+ Workspace

- High quality fitted offices
- Meeting room and kitchenette within each suite
- WC's and showers on each floor and within some suites
- Interconnecting rooms provide naturally partitioned work / break-out spaces whilst remaining light and airy
- LED pendant light fittings
- Character features retained including cast iron columns, original timber floors in part, fireplaces and original sash windows
- Mixture of LVT flooring and carpet









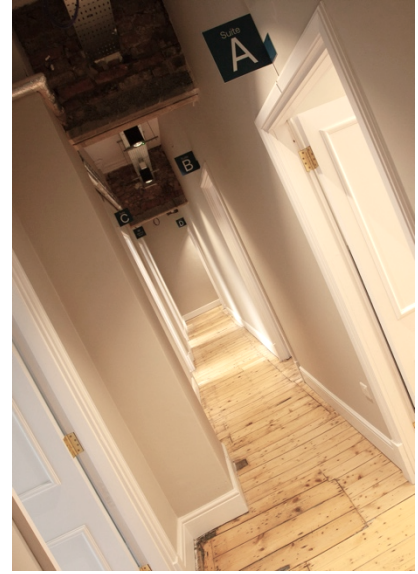
2 <sup>ND</sup> FLOOR FRONT	1,851 SQ FT	171.9 SQ M
2 <sup>ND</sup> FLOOR REAR	2,281 SQ FT	211.9 SQ M
3 <sup>RD</sup> FLOOR FRONT	1,670 SQ FT	155.2 SQ M

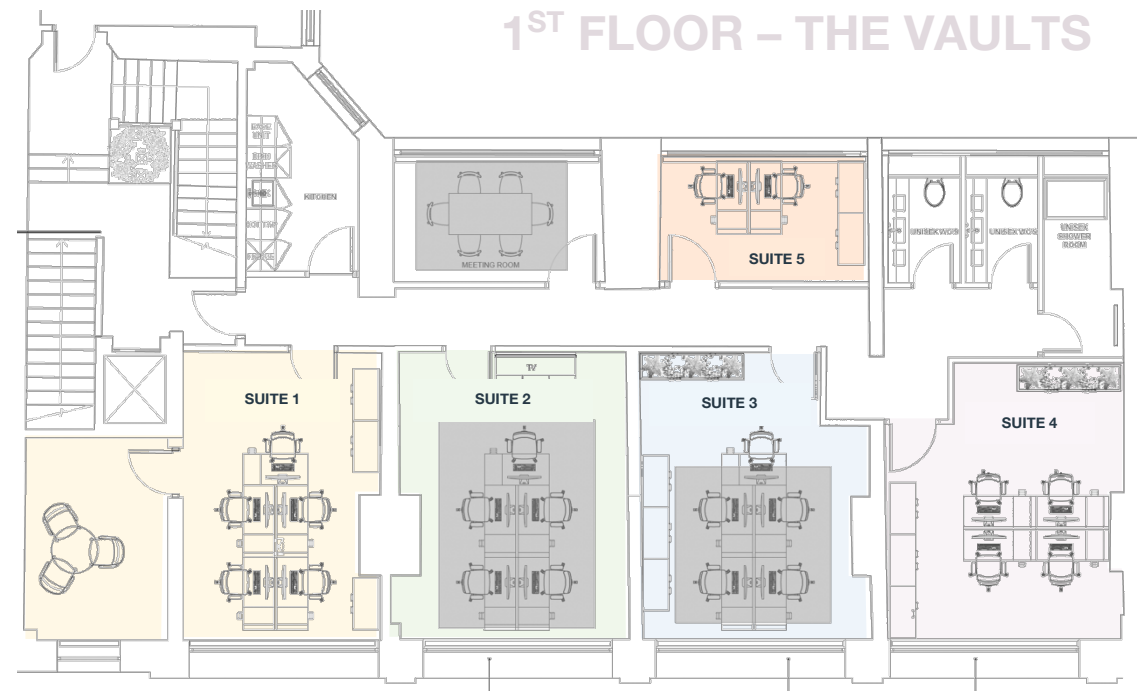
*Floor plans are for indicative purposes only. The suites are provided fitted but un-furnished, allowing flexibility for occupiers to optimise the space for their individual needs.*

# The Vaults

- High specification Plug + Play office suites for 2-23 persons
- Excellent natural light and views on to St Ann's Square
- Original character features including sash windows, timber floors fireplaces and exposed brick
- Shared meeting room, kitchenette, W/C's and shower
- LED pendant light fittings







SUITE 1	7 Desks	£2,275 pm
SUITE 2	5 Desks	£1,625 pm
SUITE 3	5 Desks	£1,625 pm
SUITE 4	4 Desks	£1,300 pm
SUITE 5	2 Desks	£650 pm

*Monthly cost inclusive of rent, service charge, building insurance, utilities, internet and furniture.*

# Terms

## TENURE

The Cat A+ Workspace is available by way of a new effective full repairing and insuring lease for a term of years to be agreed. The Vaults suites will be leased on inclusive terms.

## RENT

Cat A+ Workspace – Rent on application. The Vaults – Monthly costs as quoted above.

## SERVICE CHARGE

A service charge will be levied for the cost of maintenance, repair and running of the property.\*

## BUSINESS RATES

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

## VAT

All prices quoted are subject to VAT.

## EPC

Full certificate available on request.

*\* Service charge is included within the monthly cost quoted for suites within The Vaults.*



# Contact



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**Sixteen.**

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**Edwards.**

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