

# TWO

COMMERCIAL STREET

KNOTT MILL, CASTLEFIELD, MANCHESTER

OFFICES TO LET IN THE HEART OF CASTLEFIELD  
WORKSPACE FROM 1,041 SQ FT

ROOF TERRACE WITH  
STUNNING VIEWS!



# TWO

COMMERCIAL STREET

LOCATION

LOCATION DESCRIPTION AVAILABILITY TERMS CONTACT

WORKSPACE FROM 1,041 SQFT

2 Commercial Street is positioned within the creative Castlefield area of Manchester City Centre, within close proximity to Deansgate and the associated retail and leisure amenities as well as being within a short walk of the Hilton Hotel within The Beetham Tower.

Knott Mill and Castlefield in Manchester's southern gateway have long been a key location in the city for creative and knowledge based business. Commercial Street offers a combination of modern, design led architecture within an area packed with character and industrial heritage.

The Southern Gateway is a key access point into the city from the southern suburbs as well as offering excellent connectivity to the M60 and M62 motorways. Also of benefit to Knott Mill is its proximity to First Street, Manchester's cultural centre, offering bars, restaurants, hotels, theatres and apartments.

2 Commercial Street is located directly behind Deansgate Train Station providing excellent transport links to both the metro and the wider rail network. Deansgate is also served by the free metroshuttle bus connecting the building to Victoria, Oxford Road and Piccadilly train stations.

[CLICK HERE FOR LOCATION MAP](#)

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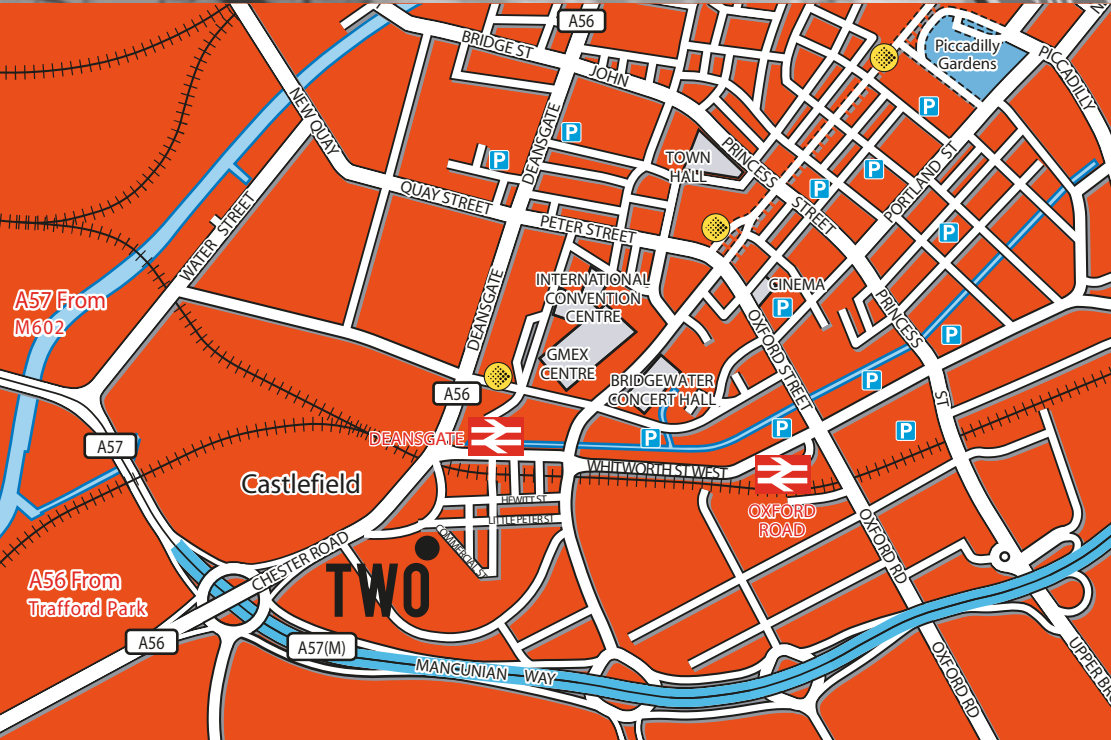
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## DESCRIPTION

Designed by OMI Architects, 2 Commercial Street offers a purpose built, contemporary workspace with panoramic views over the city. The building contains many architectural features, including a dual-height glazed reception area. With large open floorplates flooded with natural light, the building offers efficient office accommodation over single or multiple floors for every kind of office user. Spaces can be internally connected by stairs within offices if required.

### SPECIFICATION INCLUDES:

- Brand new purpose built workspace for 10-200 people
- Double height feature entrance and reception area
- Manned reception
- 24 hour access and monitored alarm
- Video entry access system
- Bike storage
- Showers
- Car parking available

- 100m to metrolink and mainline rail stations
- DDA compliant
- Roof terrace

### OFFICE SPECIFICATION:

- Gas central heating
- Raised access flooring
- LG3 Compliant lighting
- EPC rating - tbc
- Air conditioning available

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## AVAILABILITY

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		Net Lettable Office Space (sq.m)	(sqft)	Total (sq.m)	Terrace Areas (sq.m)
Ground	Office 1	96.7	1041	96.7	
	Office 2	101.6	1094	101.6	
First	Office 3	164.2	1767	164.2	
	Office 4	100.0	1076	100.0	
Second	Office 5	199.0	2142	199.0	
	Office 6	LET	LET	LET	
Third	Office 7	199.0	2142	199.0	
	Office 8	LET	LET	LET	
Fourth	Office 9	300.2	3231	300.2	
Fifth		271.9	2927		20.5
	Office 10			380.4	
Mezzanine		108.5	1168		60.7



[CLICK HERE FOR FLOOR PLANS](#)

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## FLOOR PLANS

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WORKSPACE FROM **1,041 SQFT**

[GROUND FLOOR PLANS](#)

[FIRST FLOOR PLANS](#)

[SECOND, THIRD & FOURTH FLOOR PLANS](#)

[FIFTH & SIXTH \(MEZZANINE\) FLOOR PLANS](#)

CLICK ONE THE ABOVE LINKS FOR FLOOR PLANS

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WORKSPACE FROM 1,041 SQFT

FLOOR PLANS GROUND FLOOR PLANS



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WORKSPACE FROM 1,041 SQFT

## FLOOR PLANS FIRST FLOOR PLANS



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FLOOR PLANS SECOND, THIRD, FOURTH FLOOR PLANS

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## FLOOR PLANS FIFTH & SIXTH FLOOR PLANS



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## TERMS

To obtain details regarding the rent and other associated costs, please contact the letting agents.

## VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.

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## CONTACT

Strictly by appointment with the joint letting agents

Richard Lowe - [rclowe@savills.com](mailto:rclowe@savills.com)

savills.com savills  
0161 236 8644

Richard Dinsdale - [richard@edwardsandco.com](mailto:richard@edwardsandco.com)

26 KING STREET MANCHESTER M2 6AY  
Edwards & Co  
0161 833 9991  
www.edwardsandco.com

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