



National House

M2 7LE

CHARACTER WORKSPACE
IN THE HEART OF MANCHESTER

Suites From **4,623 – 13,413 Sq Ft**

National House combines history & character, retaining its heritage features whilst providing superior workspace.



Highly Prominent Location in the Heart of Manchester



The building enjoys a prominent location at the junction of Cross Street and St. Ann Street, between Manchester's prime office core and the fashionable retail areas of St. Ann's Square and King Street.

The central location affords easy access to all the business, transport, retail and leisure facilities of Manchester City Centre together with numerous long and short stay car parks and the city's major 4* and 5* hotels.



CONNECTIONS



- Manchester Arndale 4 mins
- Exchange Square MetroLink Station 5 mins
- Spinningfields 6 mins
- Salford Central Train Station 8 mins
- Victoria Train Station 9 mins
- Deansgate Train Station 12 mins
- Piccadilly Train Station 18 mins



- Exchange Square 5 mins
- Market Street 8 mins
- St Peter's Square 8 mins
- Deansgate Station 12 mins
- Manchester Piccadilly 18 mins
- Manchester Airport 45 mins



- Manchester Airport 27 mins
- Leeds 1 hr
- Birmingham 2 hrs
- London 4 hrs



- Leeds 49 mins
- Birmingham 1 hr 26 mins
- London 2 hrs 7 mins
- Edinburgh 3 hrs 23 mins



LOCAL AMENITIES



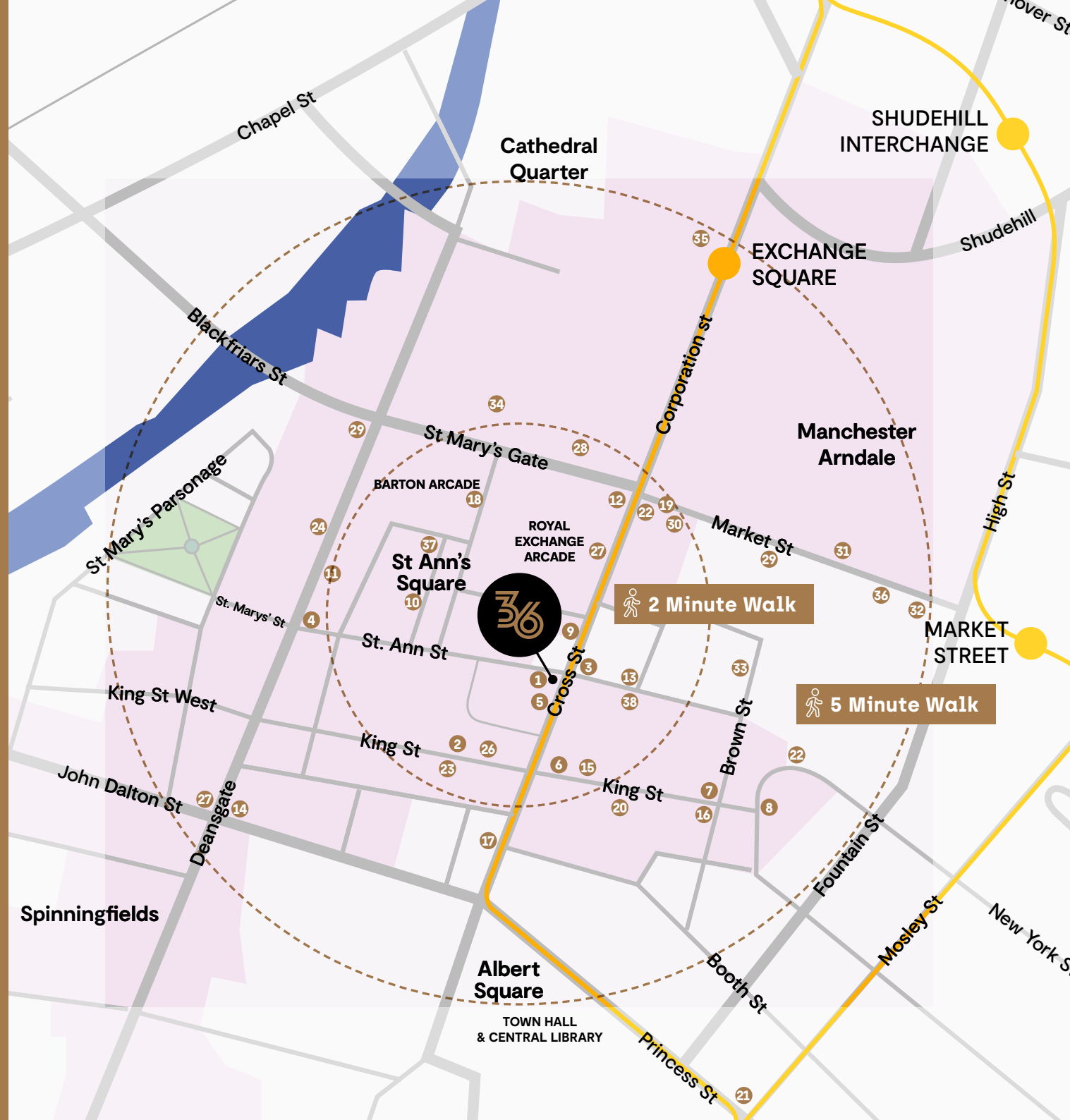
Food & Drink

- | | |
|-------------------------|-------------------------------|
| 1 Vincenzo Trattoria | 14 Katsouris |
| 2 Franco Manca | 15 Da Michele Pizzeria |
| 3 Pret-a-Manger | 16 Lucky Cat by Gordon Ramsey |
| 4 Veggie Pret | 17 Wright's Fish & Chips |
| 5 Mr Thomas's Chophouse | 18 Starbucks |
| 6 Miller & Carter | 19 Arndale Food Court |
| 7 All Bar One | 20 Hudson Social |
| 8 Rosso Restaurant | 21 Cafe Nero |
| 9 Greggs | 22 Browns |
| 10 McDonalds | 23 Elgato Negro |
| 11 Subway | 24 The Botanist |
| 12 TGI Fridays | |
| 13 Sams Chophouse | |



Retail & Leisure

- | | |
|--------------------|--------------------|
| 26 Rapha | 33 Post Office |
| 27 Sainsbury's | 34 Harvey Nichols |
| 28 Marks & Spencer | 35 Selfridges |
| 29 Tesco | 36 Barclays |
| 30 Boots | 37 HSBC |
| 31 Aldi | 38 King Street Gym |
| 32 Pure Gym | |



The City On Your Doorstep





SPECIFICATION

- VRV Air Conditioning
- Full Access Raised Floors
- New Suspended Ceilings
- New LG3 Lighting
- Double Glazed Windows
- Manned Main Entrance
- Shower Facilities
- 3rd floor fitted with kitchen, 2 meeting rooms and 2 private offices

3rd Floor



3rd Floor

4,623 sq ft 429.47 [sq m]

3rd Floor Potential Space Plan



The 3rd floor is a part fitted suite that is available separately or combined with the 1st & 2nd floor to provide up to 13,413 Sq Ft.



EXISTING FLOOR SPECIFICATION

- 2 Private offices
- 4 Reception Area
- Kitchen area
- Breakout Areas
- 2 Glazed meeting rooms

POTENTIAL OFFICE LAYOUT

- 58 Desks
- 4 Meeting Rooms
- Reception Area
- Breakout Areas



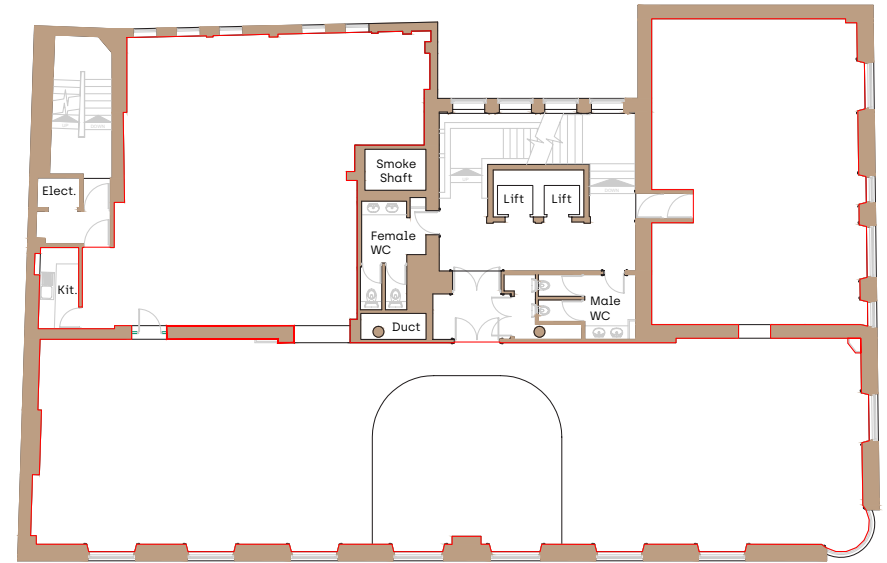
3rd Floor



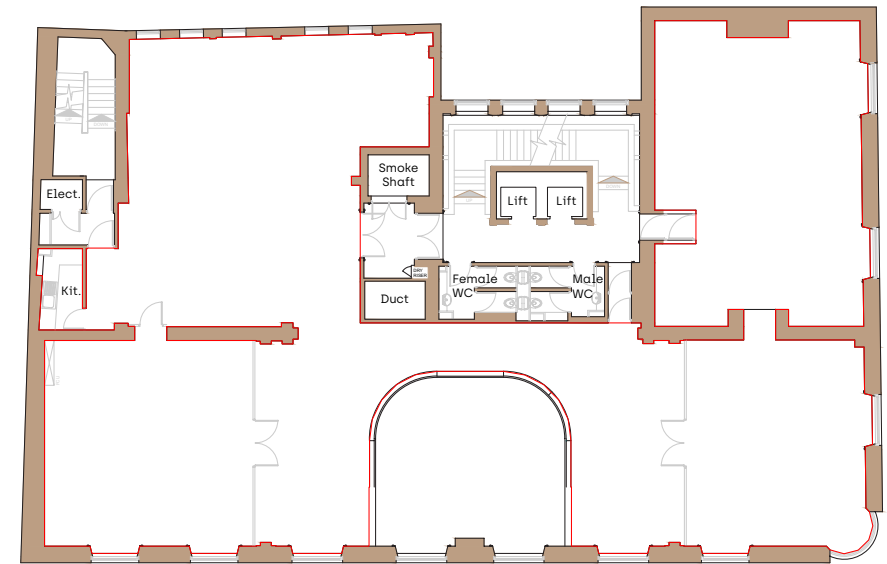
1st & 2nd Floors

8,790 sq ft 816.59 [sq m]

The 1st and 2nd floors are to be let together and include a double height galleried entrance and fabulous detailed ceilings giving the accommodation the "WOW!" factor.



1st Floor



2nd Floor





National House

VAT

All rents, service charge and other outgoings are quoted exclusive of but may be liable to VAT.

TERMS & VIEWING

The accommodation is available on a new lease for a term of years to be agreed. Further details of the quoting rental and other occupational costs are available upon application to the joint letting agents.

EPC

EPC rating D. A full certificate is available upon request.



For more information or to arrange a viewing contact one of the joint agents.

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