



111
PICCADILLY

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14TH FLOOR
3,840 SQ FT
—
Plug + Play
Workspace



Fully fitted and furnished workspace within one of Manchester's smartest office buildings.



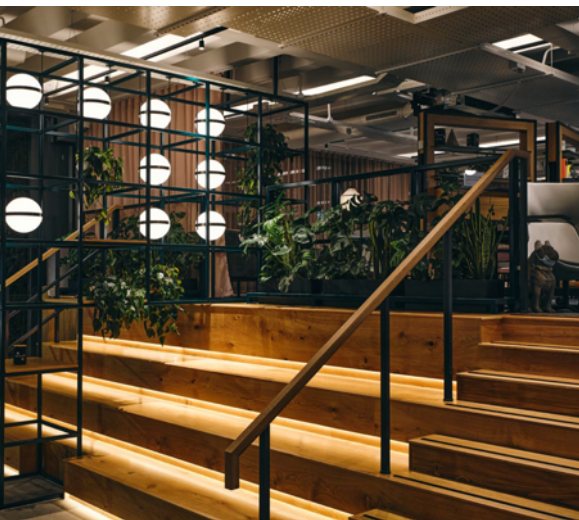


111 Piccadilly

The building offers occupiers wealth of amenities, both within the building itself and as part of a wider network. As a WELL Platinum accredited building, 111 Piccadilly has been designed with the health and happiness of tenants in mind.

The building provides break-out spaces, a business lounge, flex-space and conferencing facilities. The ground floor coffee shop, operated by Ancoats Coffee Co, provides a vibrant welcome occupiers and visitors alike. In addition, the property provides secure bike storage, showers and changing rooms.

As a Bruntwood Works building, tenants can also benefit from the community events programme and access to facilities at neighbouring buildings.



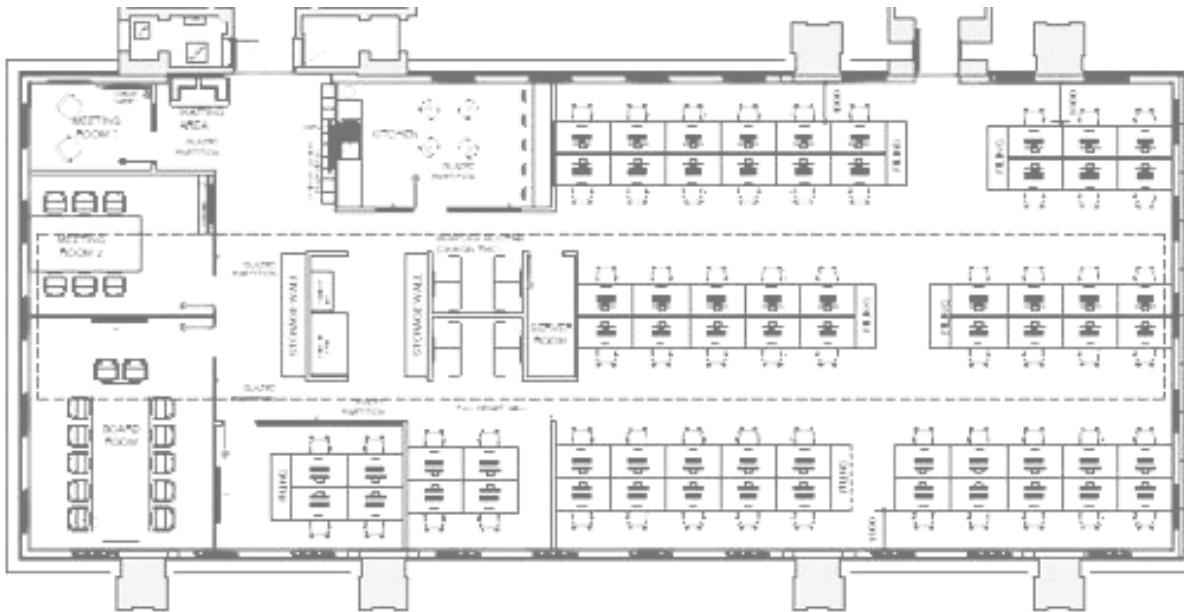


Location

111 Piccadilly is ideally situated in the heart of Manchester city centre. Adjacent to Manchester Piccadilly Train station and just a moment's walk from a Metrolink stop, the property is extremely well connected.

1. Piccadilly Train Station
2. Piccadilly Gardens Transport Interchange
3. Northern Quarter
4. Knowledge District
5. Portland Street Corridor

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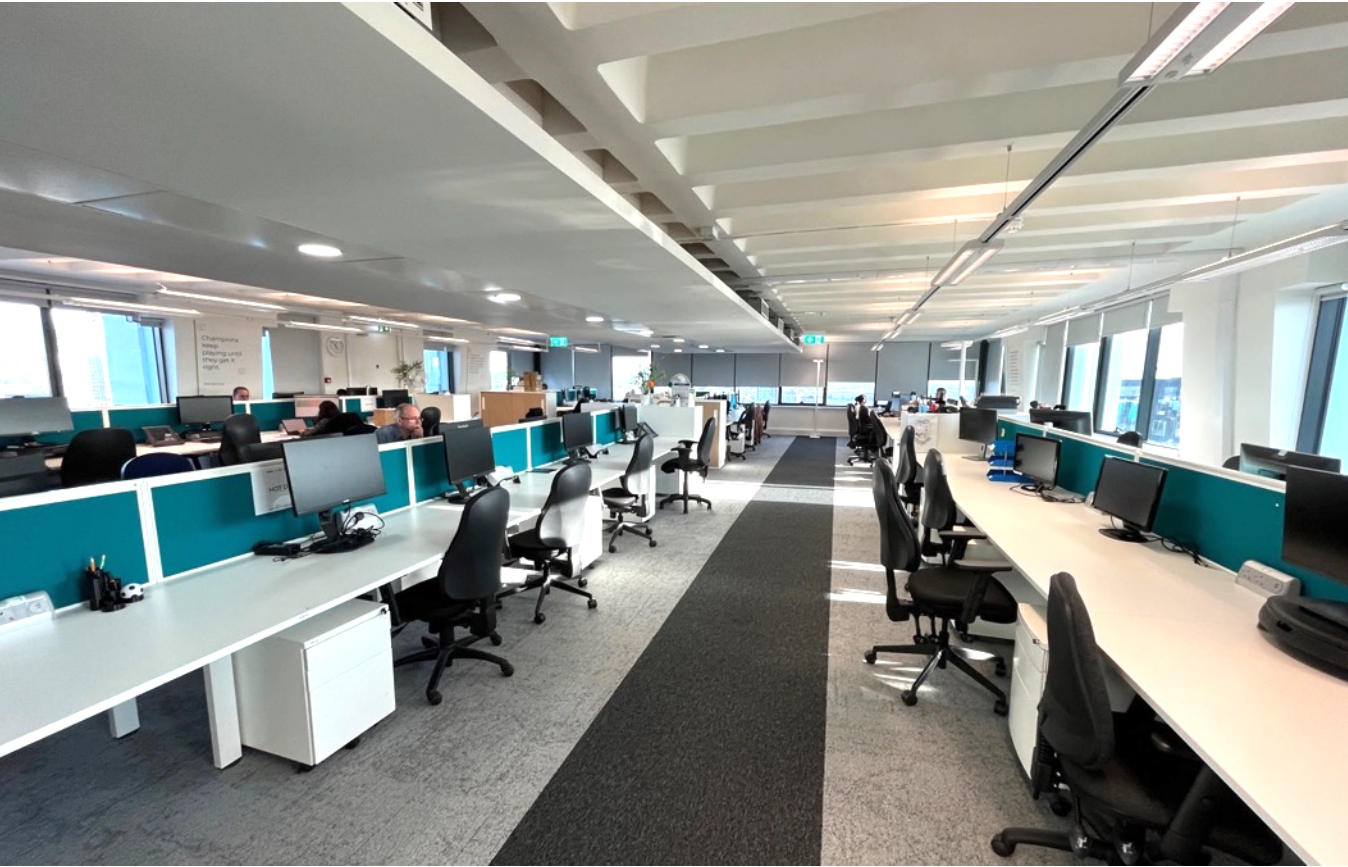


- OPEN PLAN WORKSPACE (60 DESKS)
- 2 X MEETING ROOMS (2-PERSON + 7-PERSON)
- RECEPTION + VISITOR SEATING
- 12-PERSON BOARD ROOM
- 2 X PRIVATE OFFICES
- KITCHEN AND BREAK OUT AREA
- COPIER AREA AND SERVER ROOM

Workspace

The available workspace is situated on the 14th floor, with unrivalled panoramic views across the city.

The existing occupier has fitted and furnished the space to a high standard and it is being offered as a fully furnished Plug + Play solution.



Specification

The Grade A specification ensures the highest levels of comfort and convenience.

Fully network cabled

Air conditioned throughout

Thermal comfort controls

Exposed concrete soffit

Suspended pendent LED lighting

Excellent natural light

Air quality sensors

Vertical window blinds

360-degree views across Manchester





CONTACT

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Terms

LEASE

The property is available by way of an assignment or sub-lease. The current lease expires on 26th September 2025.

Alternatively, a new effective Full Repairing and Insuring lease can be taken directly with the landlord.

RENT

£31.50 per sq ft pa.

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.