



# REEDHAM HOUSE

Budget office suites in the heart of Manchester City Centre.  
Suites from 1,000-5,000 sq ft with flexible terms available.

27-29 King Street West  
Manchester City Centre  
M3 2PN





# FLEXIBLE OFFICE SPACE IN THE HEART OF MANCHESTER.



Reedham House provides ground floor retail and upper floor office suites in the heart of the city centre. The character building is awaiting redevelopment, and therefore offers immediate occupation on flexible terms. Flexible leases are inclusive of rent and service charge.

Specification:

**SUSPENDED CEILINGS**

**CARPETED SUITES**

**KITCHENETTE**

**MALE / FEMALE WCs**

**COMMUNAL LOBBY**

**PASSENGER LIFT**





# THE CITY CENTRE ON YOUR DOORSTEP.



Reedham House occupies a prominent position on King Street West, overlooking Trinity Square and Spinningfields, close to the 5\* Lowry Hotel and an array of high quality restaurants and retail offerings.

The property is within easy walking distance of amenities located on Deansgate, Spinningfields, King Street and St Ann's Square, including:

**SAN CARLO**

**CRAZY PEDROS**

**FACTORY COFFEE**

**DISHOOM**

**GAILS**

**HONEST BURGER**

**OAST HOUSE**

**SIX BY NICO**

**MULLIGANS**







# PERFECTLY SITUATED.

Exchange Square and St Peter's Square Metrolink stops are both within easy walking distance, offering connections across the city centre and further afield locations including South Manchester, Manchester Airport, MediaCityUK and Manchester Piccadilly.

Salford Central Train Station is also just a 5 minute walk from Reedham House and offers various Northern Rail services.

Quick access to the M60 Orbital Motorway provides direct connections with the M56, M67 and M62 motorways.

## WALKING DISTANCES

- 1 MIN** ..... Parsonage Gardens
- 2 MIN** ..... Deansgate
- 5 MIN** ..... Spinningfields
- 8 MIN** ..... Exchange Square
- 8 MIN** ..... MCR Town Hall
- 10 MIN** ..... Albert Square





# YOUR SPACE, YOUR WAY.

The below suites are currently vacant and are suitable for a variety of uses.

Level	Availability	Floor Area sq ft
1st Floor	Vacant	1,050 sqft
1st Floor	Vacant	4,285 sqft
2nd Floor	Vacant	934 sqft



CITY CENTRE LOCATION



AMENITIES ON DOORSTEP



AVAILABLE FOR  
IMMEDIATE OCCUPATION

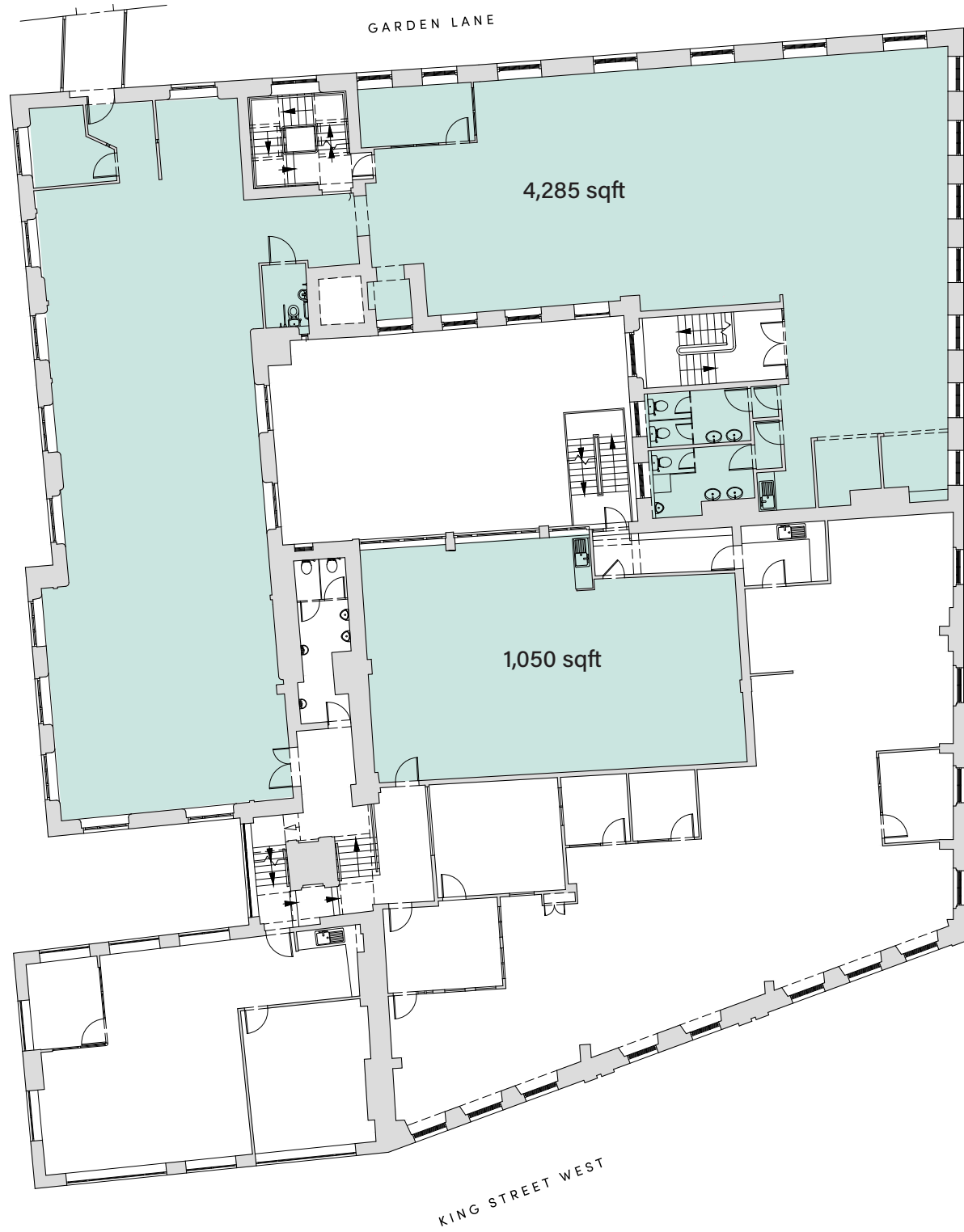


FLEXIBLE LEASES





# FLOORPLANS.



FIRST FLOOR



SECOND FLOOR



# A TRUSTED LANDLORD.

Alliance is a highly renowned developer with a successful track record, spanning over three decades of development and investment. Our experience in the office sector is unparalleled, earning us a reputation for delivering first-class, sustainable, and flexible spaces that prioritise the needs of the occupier.

We fully understand and respond to the evolving requirements of businesses, serving as a trusted partner throughout their journey, whether during periods of growth or consolidation. We carefully select tenants to foster a dynamic business ecosystem, equipping them with all the resources necessary for success. This approach has allowed us to build long-standing relationships with a wide range of companies across our portfolio of office buildings.

With an exciting development pipeline in residential, industrial, office, hotel, and student accommodation sectors, and with a GDV of £925M, Alliance's core strength lies in its brand, which is recognised by the market for trust, partnership, and professional excellence.



## RENT

Available upon application.

## VAT

All prices quoted are excluding but may be liable to VAT.

## SERVICE CHARGE

Included within the rent.

## LEASE

A variety of lease terms available including flexible.

## BUSINESS RATES

The tenant will be responsible for the payment of the business rates levied on the accommodation.

## EPC

An EPC for the building is available upon request.

**Edwards.**

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**ALLIANCE**

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**ALLIANCE**

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