

HOLLINS CHAMBERS

Manchester
M3 3BA

THE ART OF
FINDING
THE RIGHT
OFFICE SPACE

1,400 - 9,000 sq ft
of Boutique Office Space

TO LET





THE ART OF
BEING IN THE HEART
OF THE CITY

Boutique Office Space in the Heart of Manchester

As one of Europe's fastest-growing cities, Manchester has undergone rapid transformation over the past decade, and this evolution shows no signs of slowing down.

The city's skyline has been reshaped, reflecting its dynamic growth and modernisation. Among the vibrant new additions to the skyline is the beautifully restored Hollins Chambers, a fascinating piece of Manchester's architectural history.



An Historic Gem in a Modern Metropolis

Dating back to 1925, Hollins Chambers is located on Bridge Street in the heart of Manchester's Central Business District. This prime location, places it just a short walk from prominent neighbourhoods such as Spinningfields and King Street, making it an ideal location for businesses seeking a prestigious address.



THE ART OF CREATING
THE RIGHT IMPRESSION

Contemporary Comforts in a Classic Setting

The building has been refurbished to a high standard, seamlessly blending its historical charm with modern amenities.

The refurbishment has revitalised the building, aligning it with contemporary office occupier requirements. The updated specification and interior layout cater to today's business needs, ensuring a productive and stylish working environment.

Hollins Chambers offers a unique combination of historic elegance and modern functionality, making it a standout option for those looking to establish their office in one of Manchester's most sought-after locations.



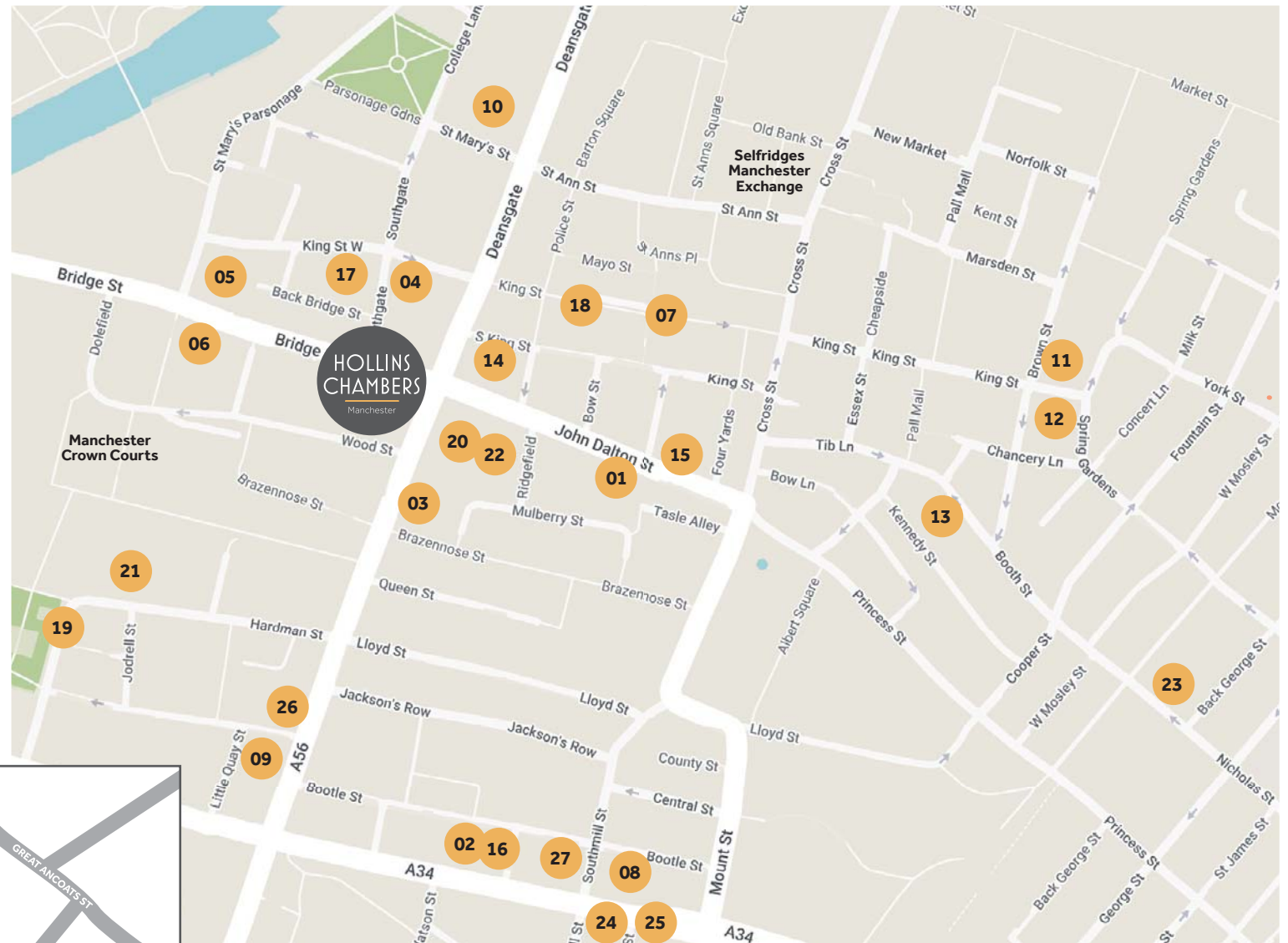
THE ART OF SURROUNDING YOURSELF WITH GOOD COMPANY



Ideally situated in the heart of Manchester's Business District, just off Deansgate, Hollins Chambers is within minutes of Manchester's main transport links and easily accessible from the motorway and main arterial routes.

The surrounding neighborhood is vibrant, with King Street, Spinningfields and Deansgate just a 2-minute walk away. These areas feature high-end shops, cafés, bars, and restaurants, including popular spots like The Ivy and Sexy Fish.

Of course, it is also close to all the other fantastic attractions that Manchester has to offer, with arts, culture, nightlife, shopping, high-end eateries, and conference facilities right on the doorstep.



1. 92 DEGREES	8. EZRA & GIL	14. LA VINA	21. PURE GYM
2. ALBERT'S SCHLOSS	9. FEDERAL	15. MY THAI	22. TRIB3 MANCHESTER
3. BOX	10. GAUCHO	16. RUDY'S	23. LIFESTYLE FITNESS
4. CAPRI	11. GRAND PACIFIC	17. SAN CARLO	24. EXHIBITION
5. CRAZY PEDROS	12. HOTEL GOTHAM	18. TAST CATALA	25. HAUNT MCR
6. DISHOOM	13. KING STREET	19. THE IVY	26. HAWKSMOOR
7. EL GATO NEGRO	TOWNHOUSE	20. YOTEL	27. BLACKLOCK

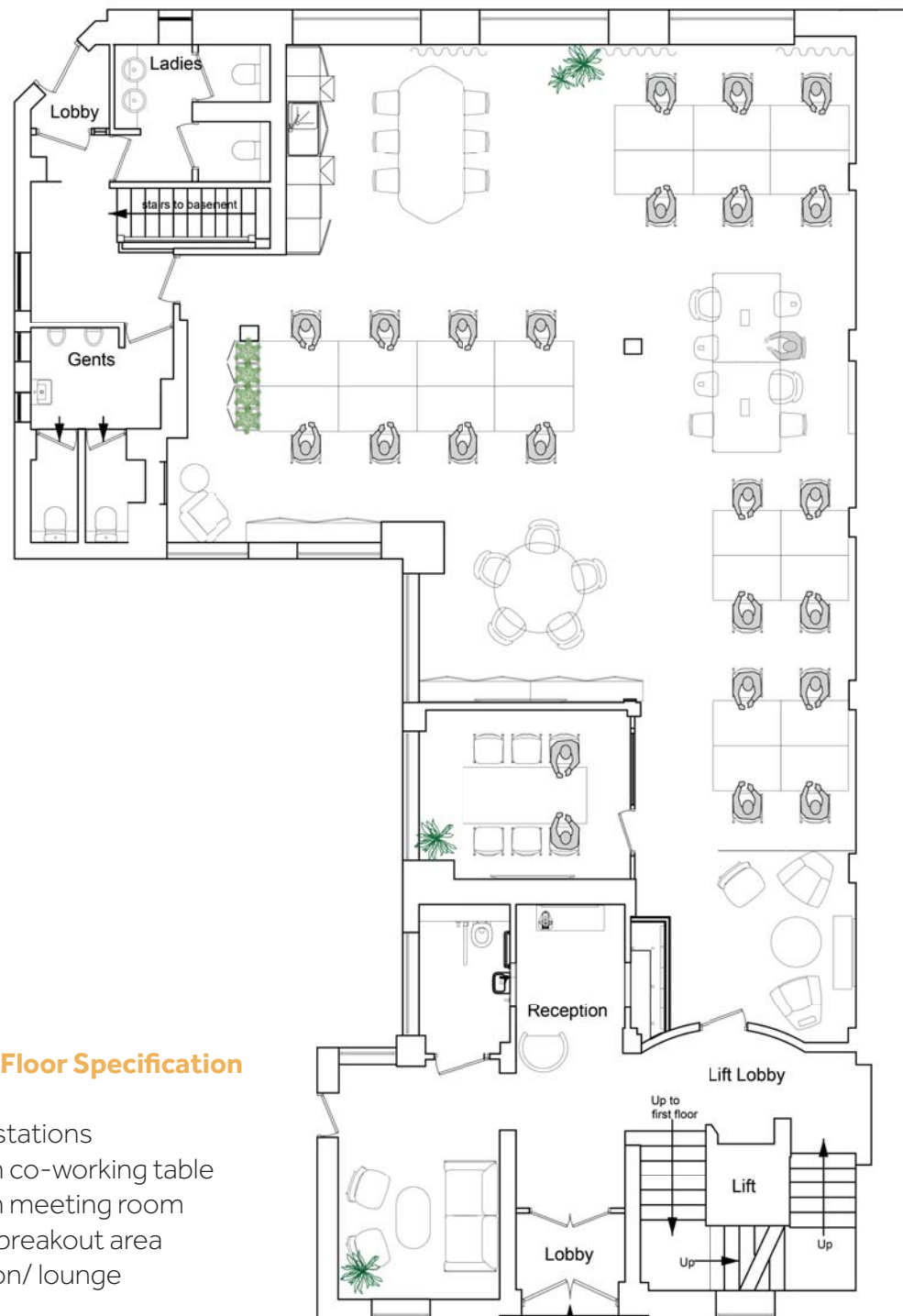
The Building

Configured over 5 floors, each floor plate is equipped with all the amenities and technical infrastructure necessary to be self-contained. However, the building also lends itself to being taken as a whole, making it an excellent choice for a flagship office address.

The suites are available in either a full fitted 'plug & play' specification or CAT A+ including meeting rooms, fully fitted kitchen and self-contained WCs

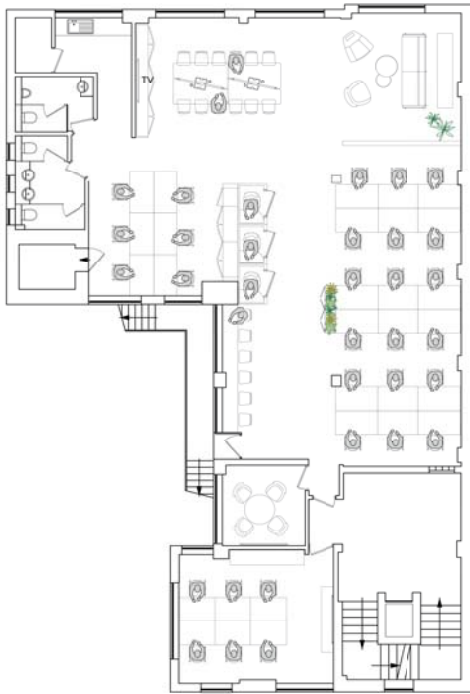
All of these spaces are designed with stunning architectural features, creating a grand and inspiring office environment.

Basement	1,395 sq ft
Ground Floor	1,759 sq ft
1st Floor	2,120 sq ft
2nd Floor	2,098 sq ft
3rd Floor	LET
Total	9,021 sq ft



Ground Floor Specification

22 workstations
8 person co-working table
6 person meeting room
Kitchen breakout area
Reception/ lounge



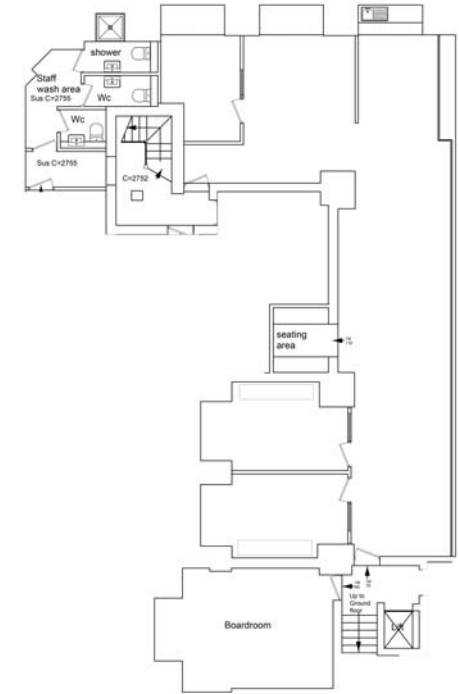
First Floor



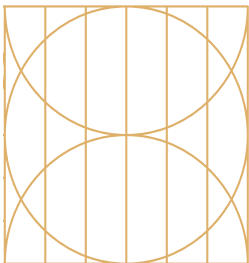
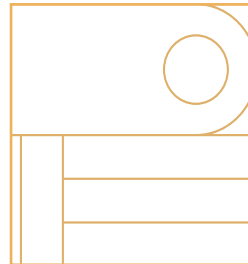
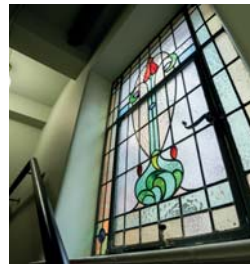
Second Floor



Third Floor

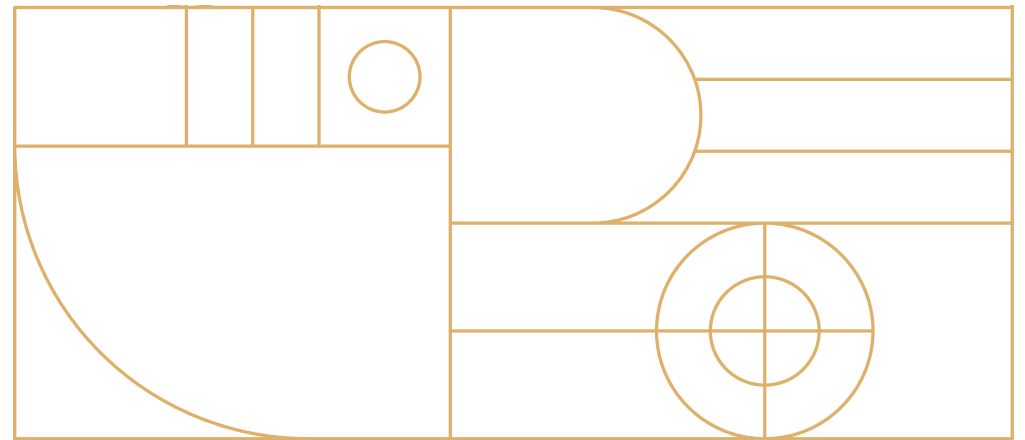
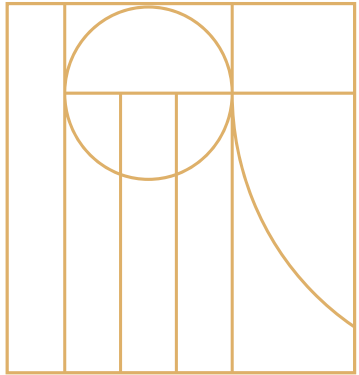


Basement



Building Specification

- Pendant LED lighting
- VRF heating/cooling
- Speeds up to 10Gbps available throughout the building
- Male/Female WC's on each Floor
- Character features
- Fitted kitchen and meeting room on each floor
- Fully fitted and furnished on the ground floor



Business Rates

The occupier will be liable to pay business rates on the property. We advise you to check this with the local authority.

Service Charge

The occupier will be liable to pay a contribution towards the service charge on the property. Full details can be provided by the letting agents.

Terms

The property is available to lease on terms to be agreed with the letting agents.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC

EPC - C (58)

HOLLINS CHAMBERS

Manchester
M3 3BA

hollinschambers.co.uk

Owned and managed by Taylor Estates (Cheshire) Ltd
www.taylorestates.com

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