

NQ1

61-65 Spear Street | Manchester

to let
self-contained refurbished
office building

6,157 sq ft
(572 sq m)





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Description

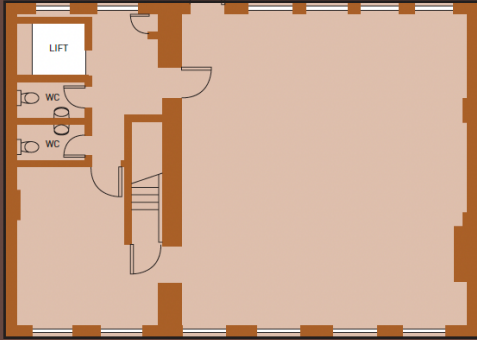
NQ1 has recently undergone a comprehensive internal and external refurbishment to introduce to the market a superb self-contained office building with character. The building provides 5 floors of accommodation, a prestigious entrance/reception area with full height glazing, marble flooring and natural stone surround. There is a new 8 person passenger lift.

NQ1 offers the following specification:

- Open plan configuration
- Exposed brick walls
- Double glazed windows
- Full carpeted throughout
- Perimeter trunking and floor boxes for deep plan desking
- Painted plastered ceilings with suspended pendant light fittings
- Floor zoned heating control
- 8 person passenger lift
- Male and female WC's on all floors
- Disabled lift with disabled WC
- Basement studio space
- Excellent levels of natural light
- Data cabling infrastructure already installed



Floorplan



Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice, sixth edition, and have the following approximate net internal areas.

Third	1,314 sq ft	122.1 sq m
Second	1,308 sq ft	121.5 sq m
First	1,242 sq ft	115.4 sq m
Ground	1,080 sq ft	100.3 sq m
Basement	1,213 sq ft	112.7 sq m
Total	6,157 sq ft	572.0 sq m

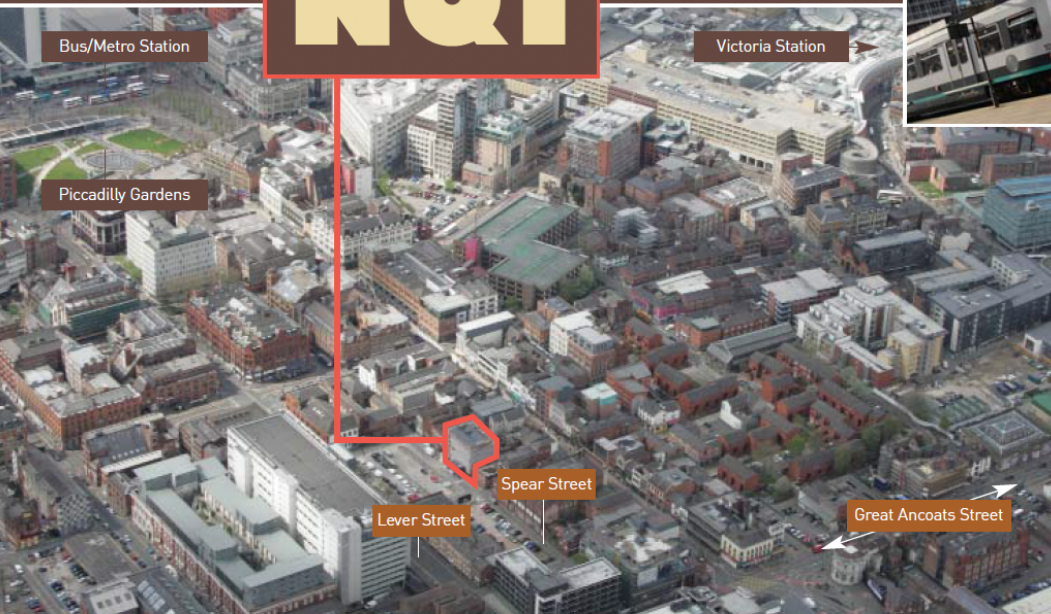
Amenities

NQ1 is within minutes of a whole range of amenities.



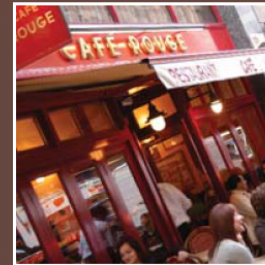


NQ1



Location

NQ1 is located just off Stevenson Square on Spear Street at the heart of Manchester's fashionable Northern Quarter. The property is well situated for Manchester's numerous transport links including the Metro Link Stations at Shude Hill and Piccadilly, as well as the railway stations at both Piccadilly and Victoria. Also within walking distance of NQ1 are a number of public car parks and regular bus routes, as well as an excellent range of retail and leisure amenities.



Lease Terms

The building is available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

All prices quoted, are exclusive of, but may be subject to VAT at the prevailing rate.

Rent

On application to the sole agents
Edwards

Viewings

By appointment with the sole agent
Edwards - 0161 833 9991.

Ideally situated in the heart of the city centre

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