

HOLLINS CHAMBERS

Manchester
M3 3BA

THE ART OF
FINDING
THE RIGHT
OFFICE SPACE

1,870 - 3,968 sq ft
of Boutique Office Space

TO LET



A wide-angle, high-angle aerial photograph of a city at sunset. The sky is filled with dramatic, horizontal clouds in shades of orange, yellow, and blue. In the foreground and middle ground, a dense urban landscape is visible, featuring a mix of modern skyscrapers with dark, reflective facades and older, more traditional brick buildings. A major railway line with several tracks is prominent on the left side. The city extends to a flat horizon in the distance. Overlaid on the lower half of the image is a large, semi-transparent white text block.

THE ART OF
BEING IN THE HEART
OF THE CITY

Boutique Office Space in the Heart of Manchester

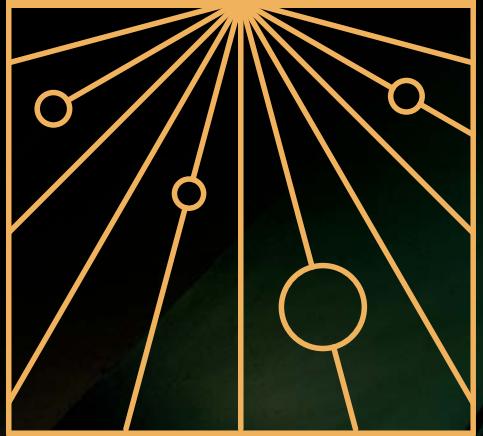
As one of Europe's fastest-growing cities, Manchester has undergone rapid transformation over the past decade, and this evolution shows no signs of slowing down.

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

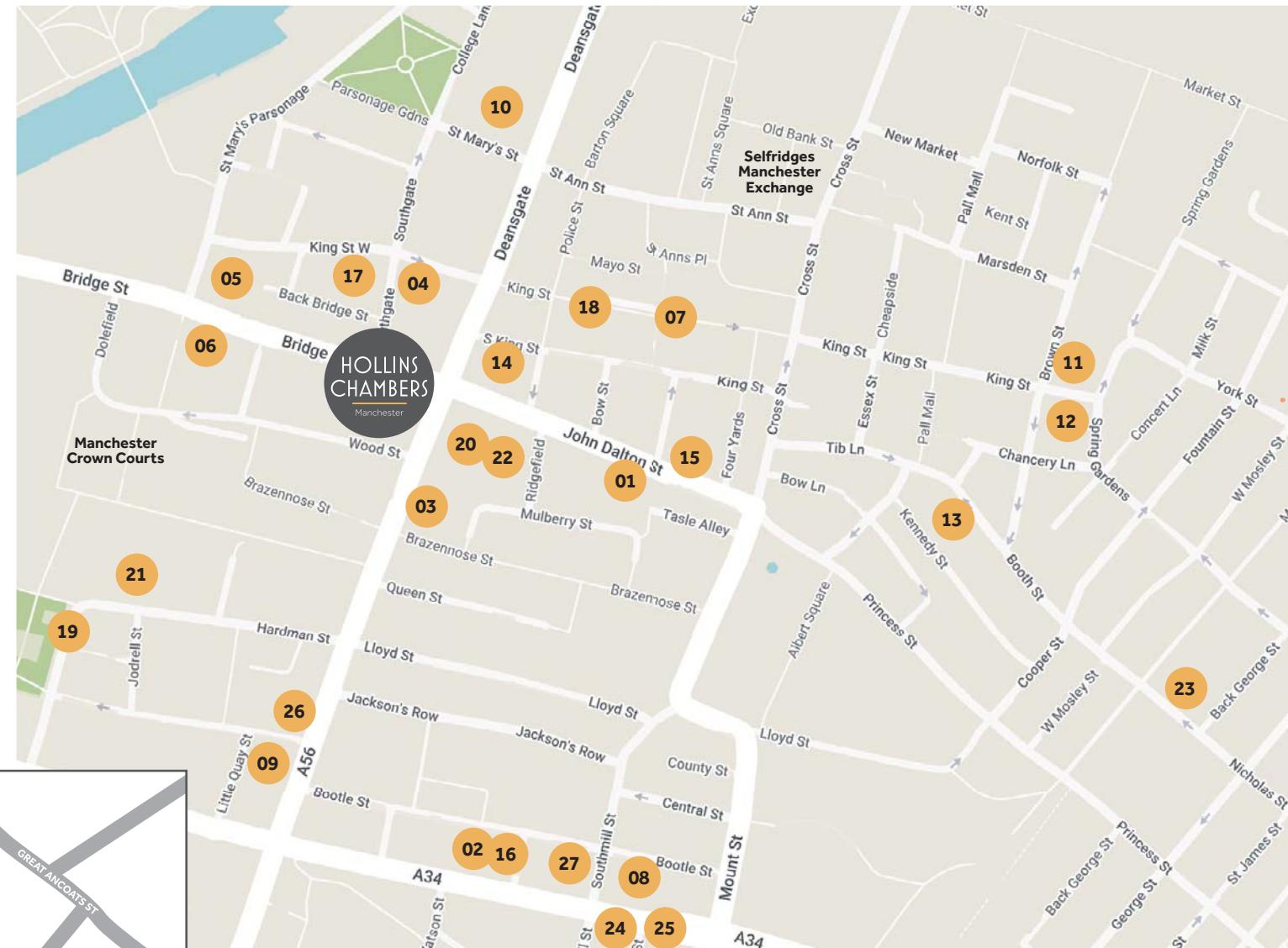
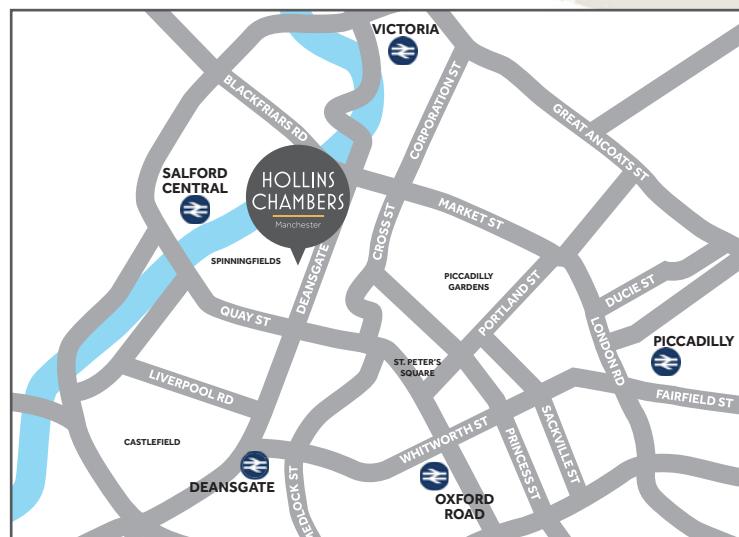


Transport Links

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.



Local Amenities

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 TOWNHOUSE	19. THE IVY	26. HAWKSMOOR
7. EL GATO NEGRO		20. YOTEL	27. BLACKLOCK

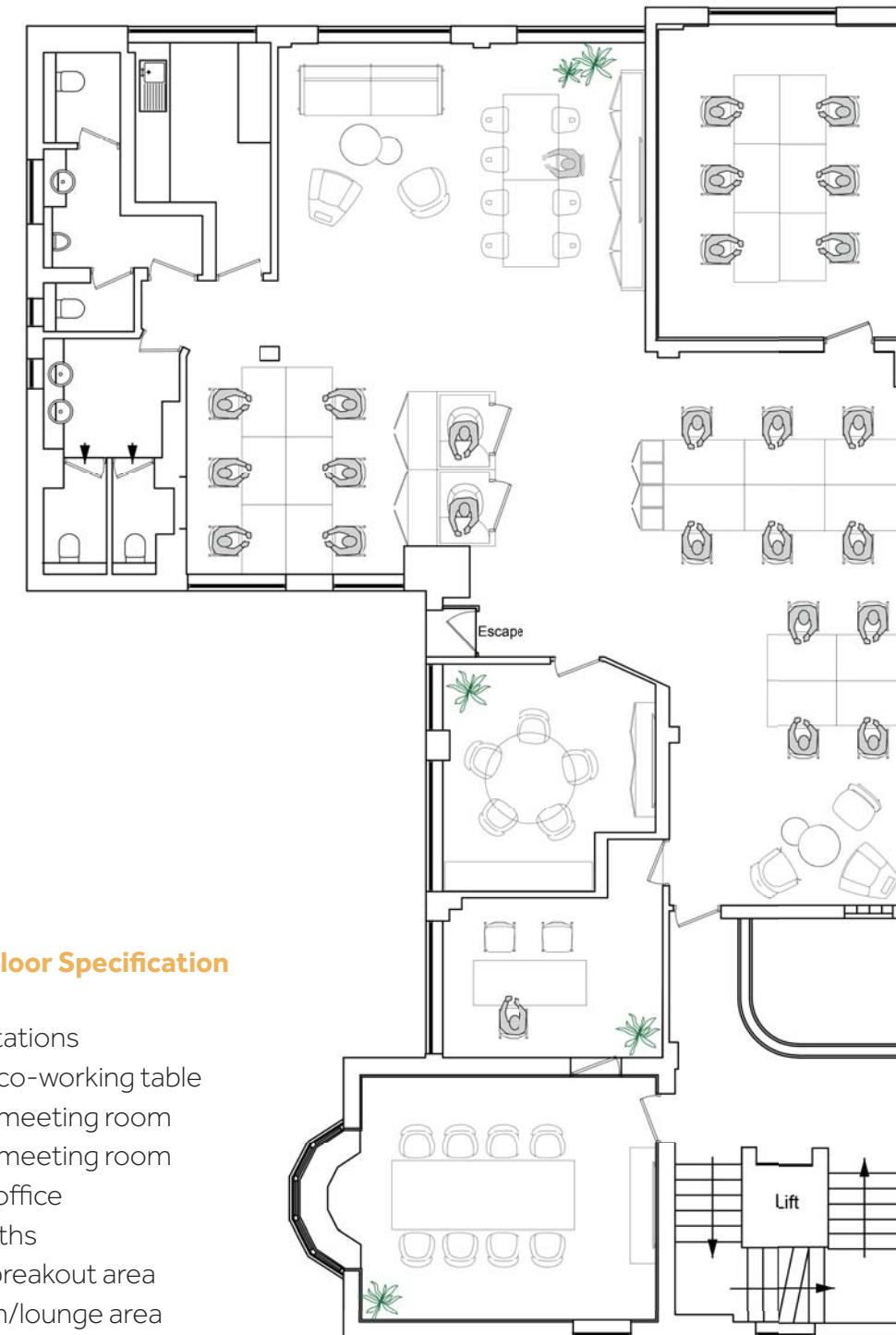
The Building

Configured over 5 floors, each floor plate is equipped with all the amenities and technical infrastructure necessary to be self-contained.

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

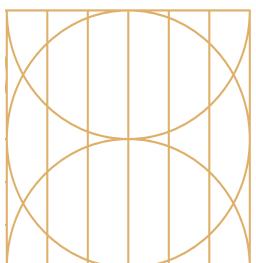
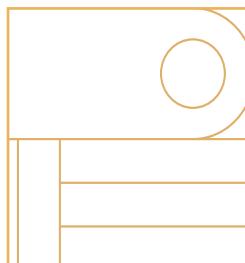
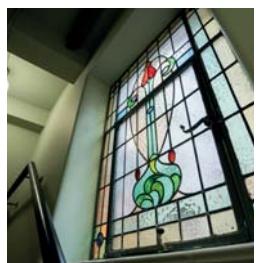
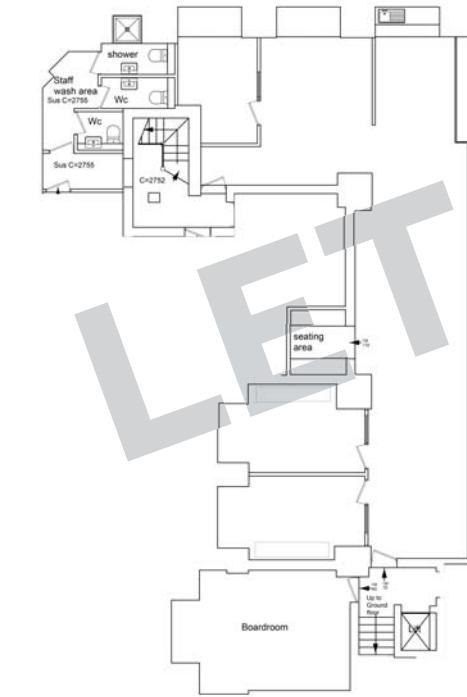
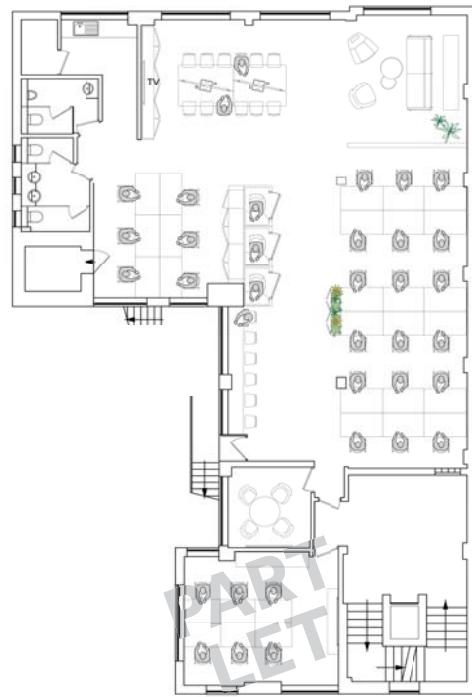
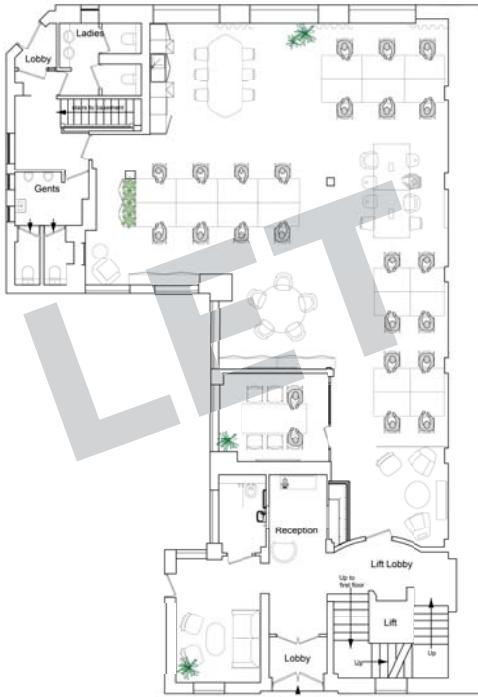
All of these spaces are designed with stunning architectural features, creating a grand and inspiring office environment.

Basement	LET
Ground Floor	LET
Part 1st Floor	LET
Part 1st Floor	1,870 sq ft
2nd Floor	2,098 sq ft
3rd Floor	LET



Second Floor Specification

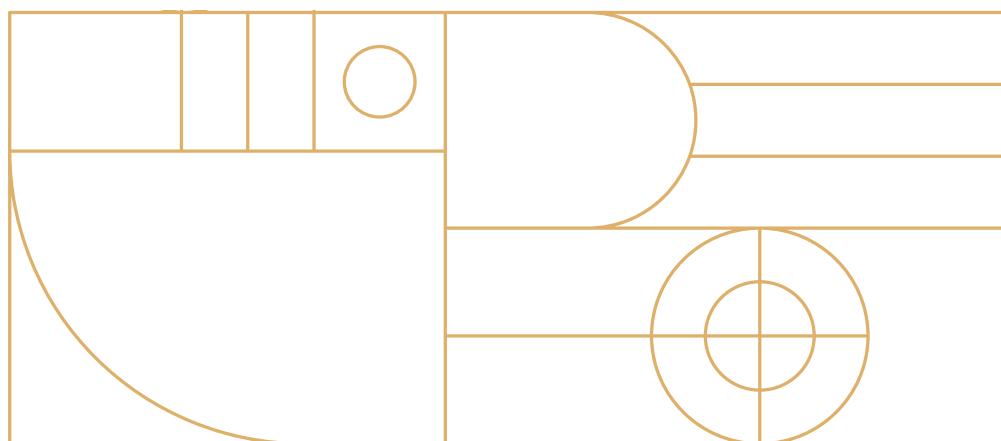
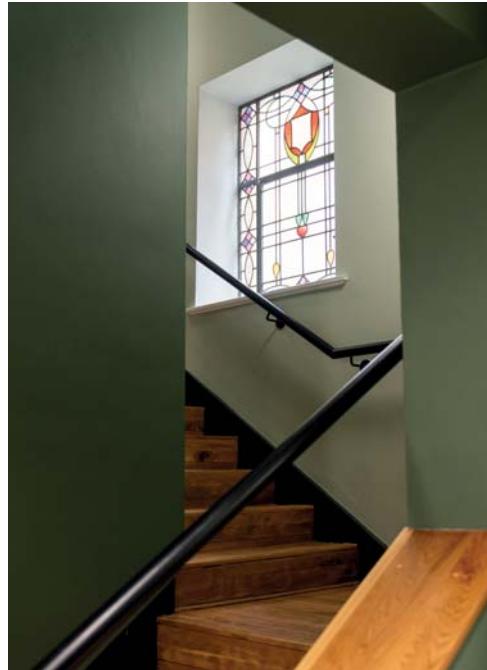
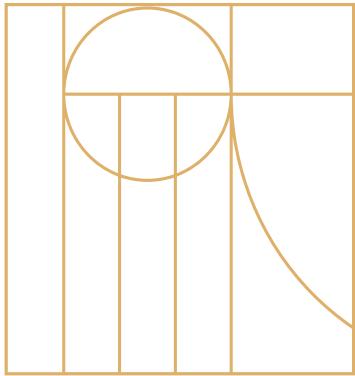
22 workstations
8 person co-working table
8 person meeting room
5 person meeting room
1 private office
2 call booths
Kitchen/breakout area
Reception/lounge area



FINAL TWO FLOORS REMAINING

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
- Fitted and furnished specification available at additional cost



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
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Contact Oliver Woodall
owoodall@edwardsprop.com



Contact Oliver Luckman
oliver.luckman@savills.com

