



# HANOVER HOUSE ■

**TO LET**

FIRST FLOOR, FULLY FITTED 'PLUG & PLAY'  
OFFICE SUITE 2,577 SQ FT

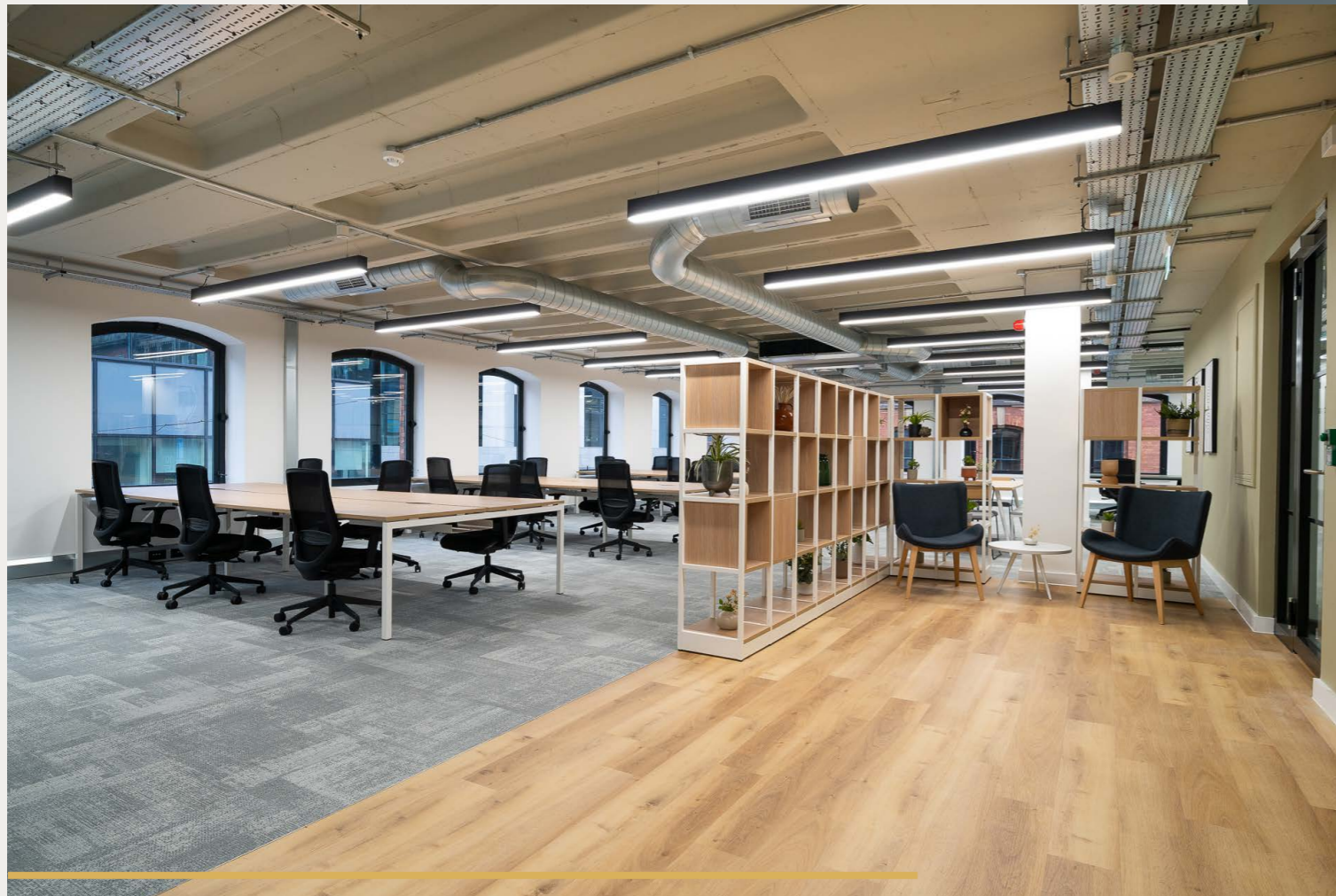
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MANCHESTER CITY CENTRE, CHARLOTTE ST, M4 1FD

# THE SPACE

## FIRST FLOOR - TO LET

FULLY FITTED 'PLUG & PLAY' OFFICE  
SUITE 2,577 SQ FT



The workspace is refurbished to deliver a stylish fully fitted and furnished suite, providing a contemporary solution ready to occupy.

# SPACE PLAN 1ST FLOOR

\*INDICATIVE LAYOUT



The suite is finished to a high specification and fully fitted to include the following;

- 30 workstations
- 4 person meeting room
- 8 person meeting room
- 2 zoom rooms
- Kitchen
- Breakout space
- Reception

# SPECIFICATION



Passenger lift



Air conditioned suite



Excellent natural light



Suspended strip LED lighting



Showers



Cycle storage



Access to basement car parking



DDA Lift



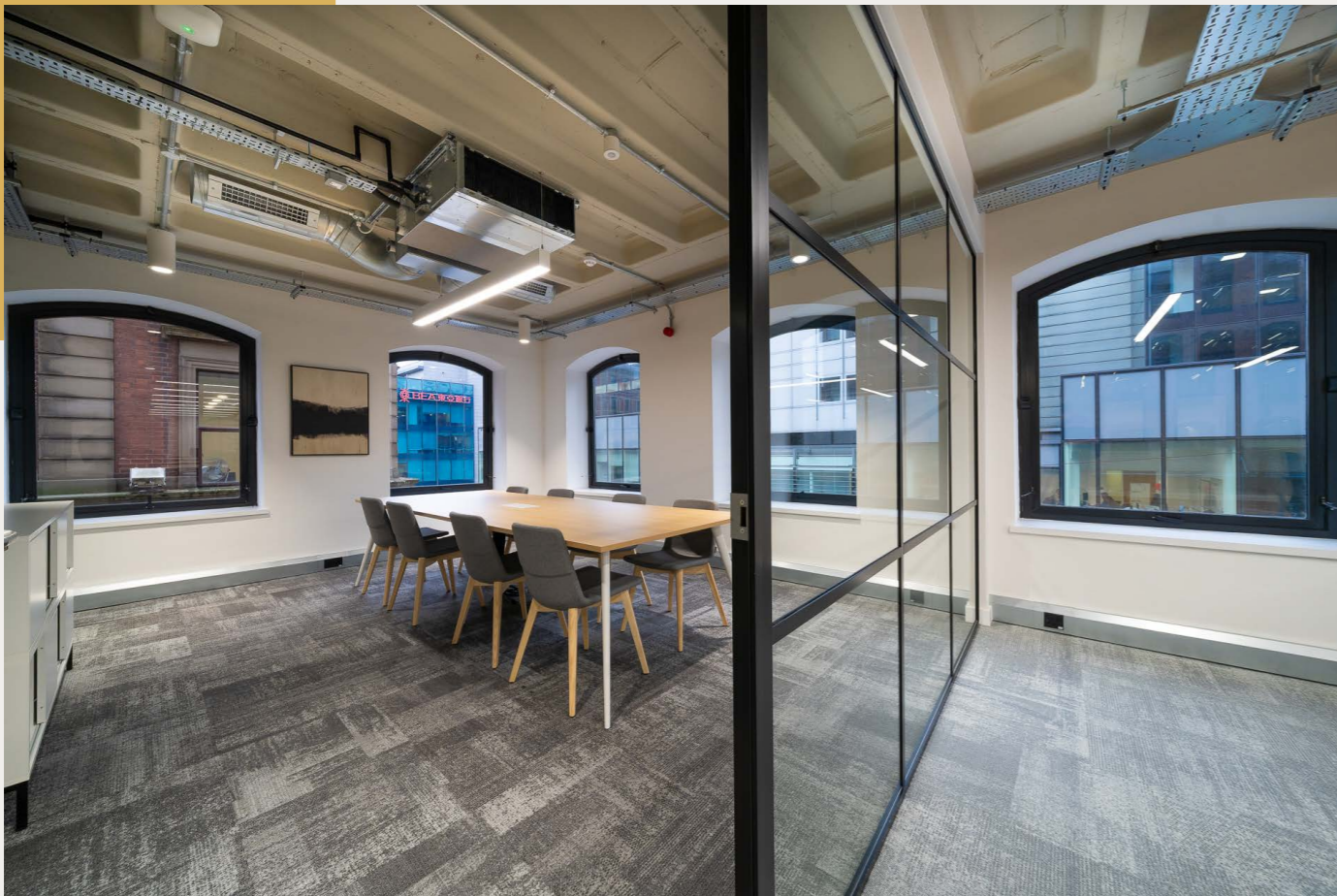
Exposed services

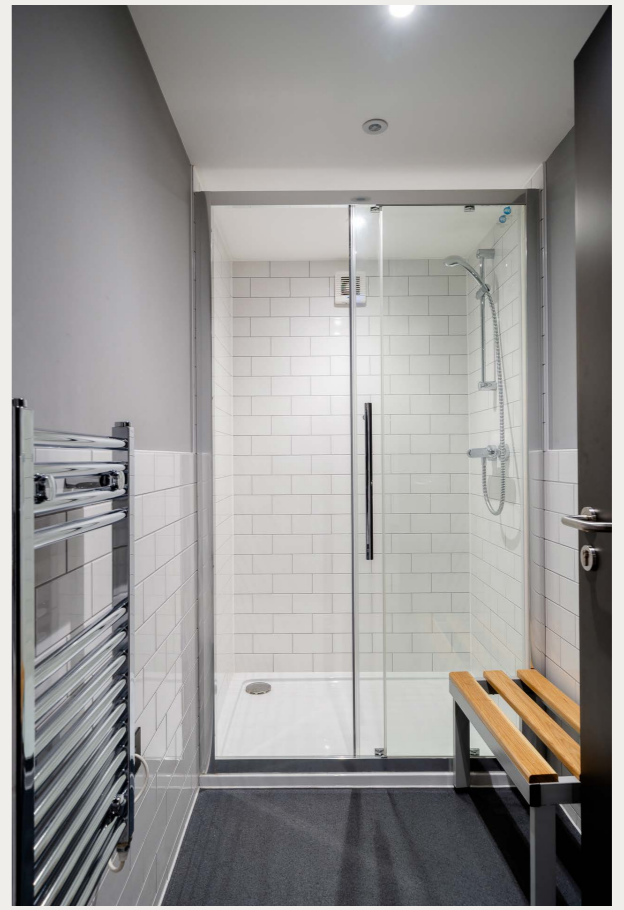


Drying facilities



'Plug & Play' workspace





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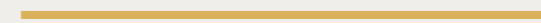
# THE BUILDING

Hanover House is prominently located on Charlotte Street in the heart of Manchester City Centre with excellent amenity on its doorstep. The location benefits from being strategically located only a short walk from Piccadilly Station, St Peter's Square, and Manchester's traditional central business district.

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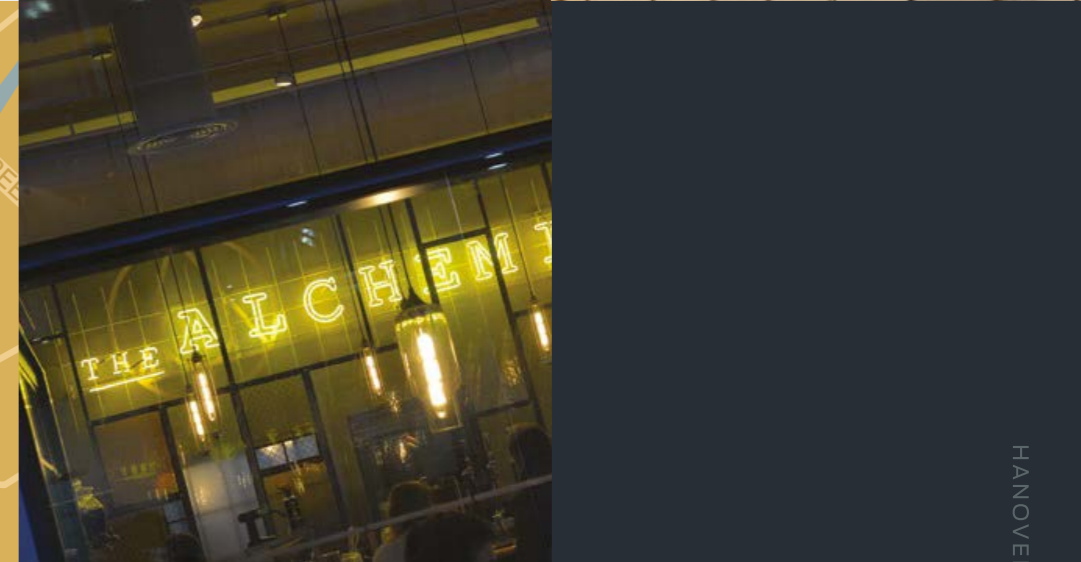
HANOVER HOUSE



# LOCATION

## DISTANCE & TIMES

- Piccadilly Metrolink 2 min walk
- Central Business District 2 min walk
- St Peter's Square 5 min walk
- Piccadilly Train Station 9 min walk
- Spinningfields 10 min walk
- Victoria Train Station 15 min walk



HANOVER HOUSE



### KEY

1. VIBE Gym
2. 200 degrees coffee
3. Directors Box
4. Black Sheep
5. Hotel Gotham
6. Alchemist
7. Franco Manca
8. Foldies
9. Starbucks
10. Hotel Brooklyn
11. Sangam
12. Anthologist

 Metrolink tram service

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## LEASE

The premises are available on the basis of a new lease for a term to be agreed on full repairing and insuring terms.

## SERVICE CHARGE

A service charge will be payable.

## VAT

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



## EPC

The building has an EPC rating of 33B. A certificate can be provided on request.

## LEGAL COSTS

Each party to bear their own costs incurred in the proposed transaction.

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# HANOVER HOUSE ■

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## LET'S START A CONVERSATION

For further information, or to arrange a viewing,  
please contact the joint letting agents:

### JAMES DAVIES

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