



HANOVER HOUSE

TO LET

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

MANCHESTER CITY CENTRE, CHARLOTTE ST, M4 1FD

THE SPACE

FIRST FLOOR - TO LET

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

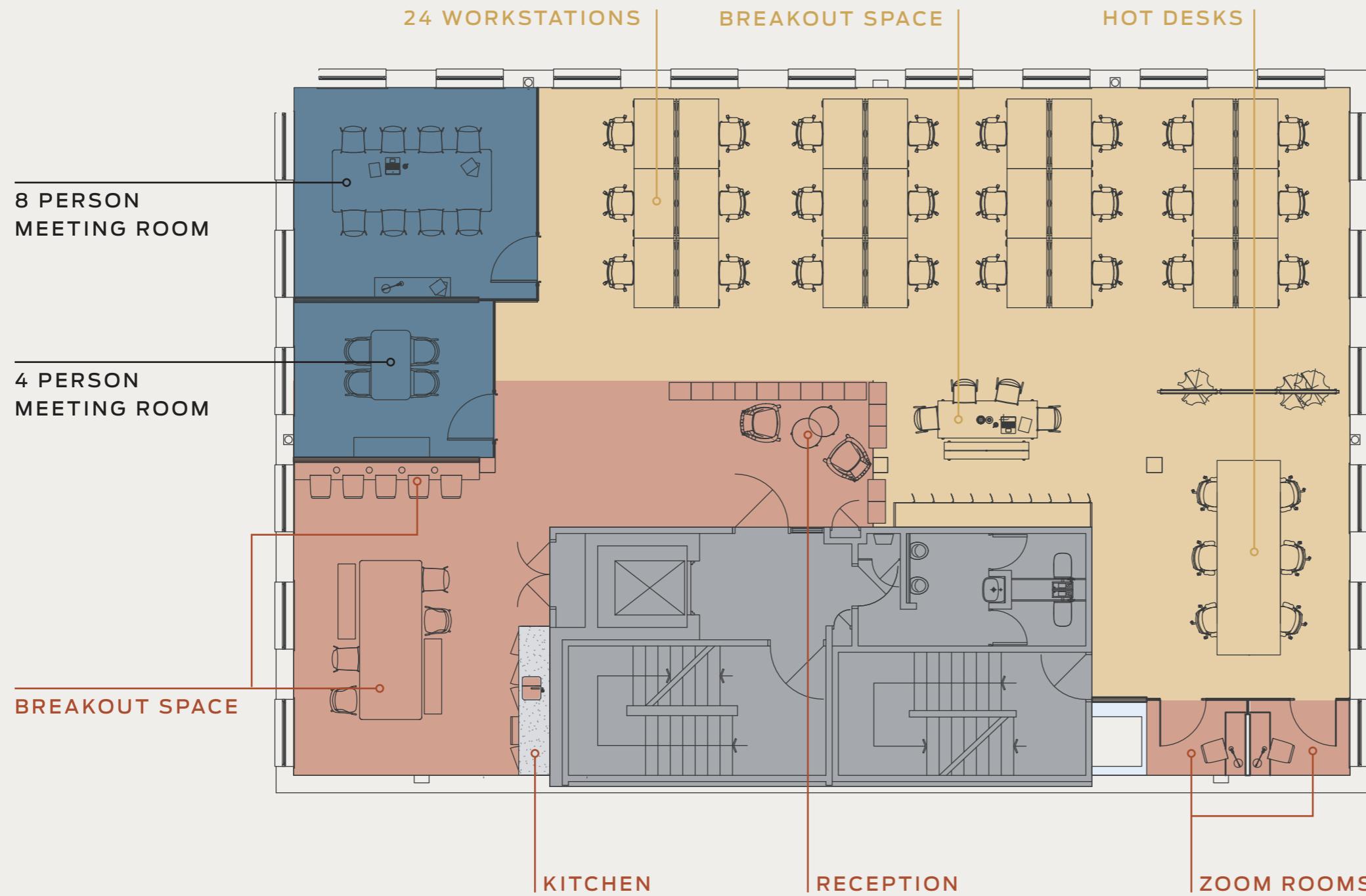


The workspace is refurbished to deliver a
stylish fully fitted and furnished suite,
providing a contemporary solution ready
to occupy.



SPACE PLAN 1ST FLOOR

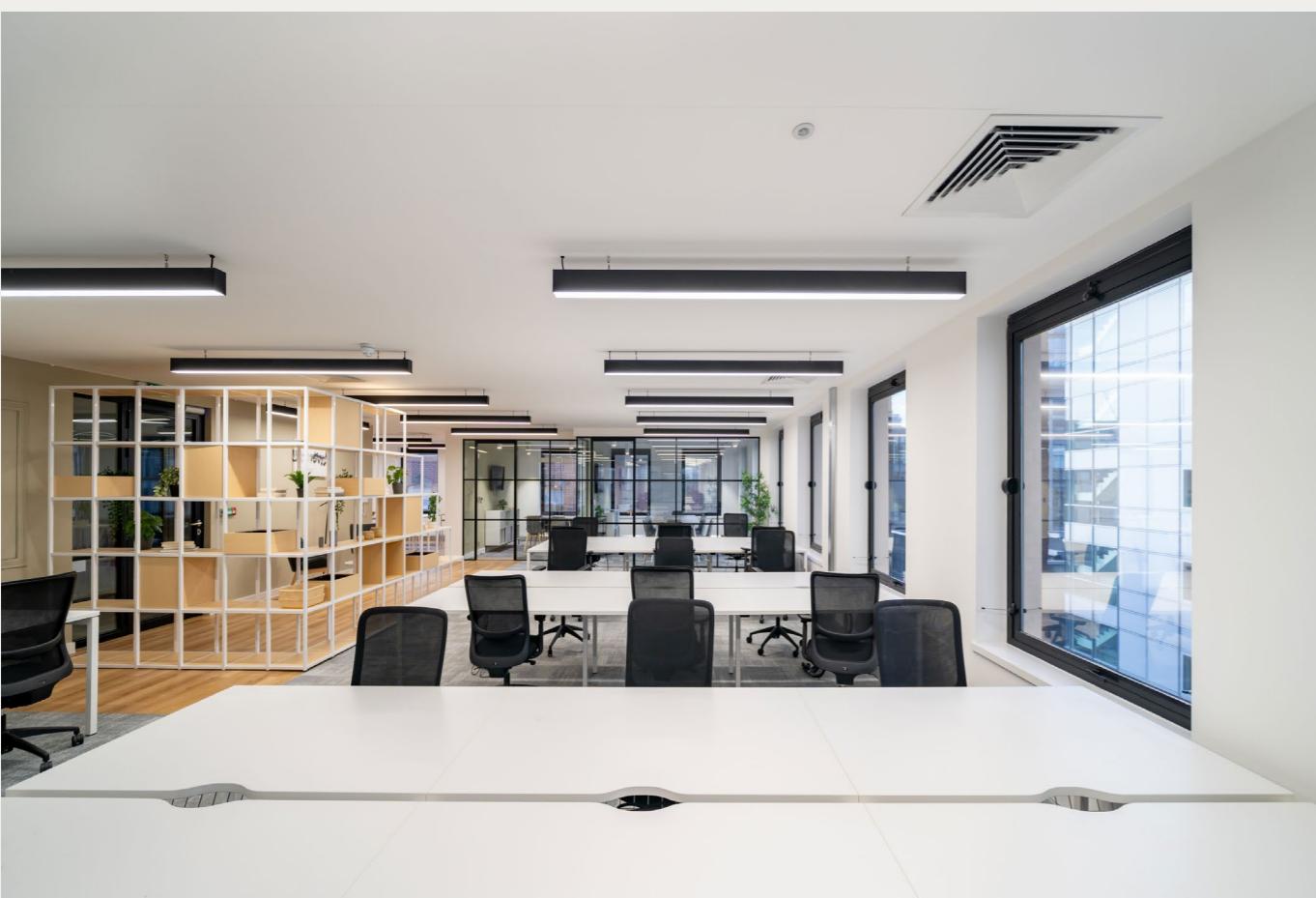
*INDICATIVE LAYOUT



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



'Plug & Play' workspace



Suspended strip LED lighting



Showers



Cycle storage



Drying facilities



Access to
basement car
parking



DDA Lift

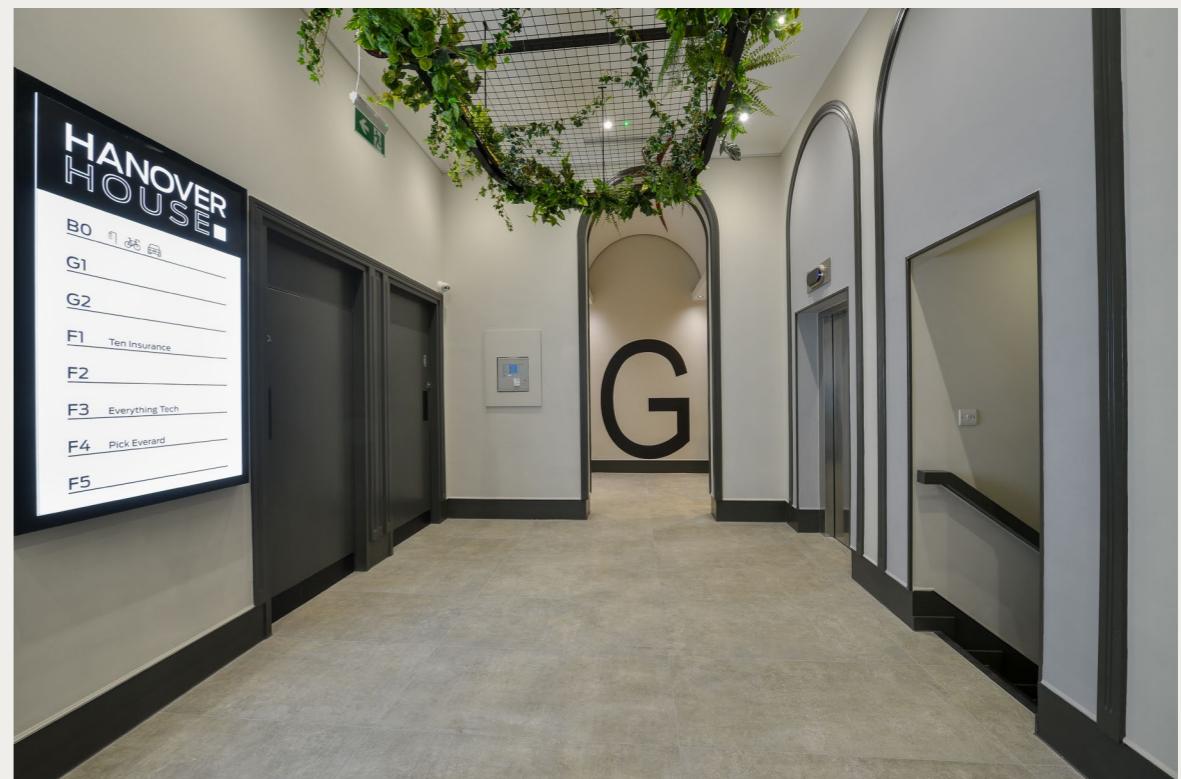


Exposed services



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.



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 ■



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.

HANOVER HOUSE ■

LET'S START A CONVERSATION

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

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