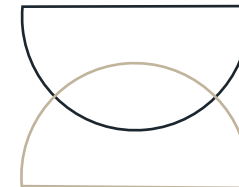




Fairbairn
Building

70-72 SACKVILLE STREET | MANCHESTER | M1 3NJ

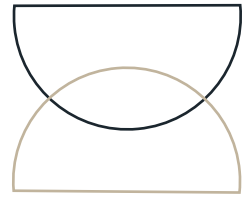




High quality
workspace in a
beautifully restored
character building.



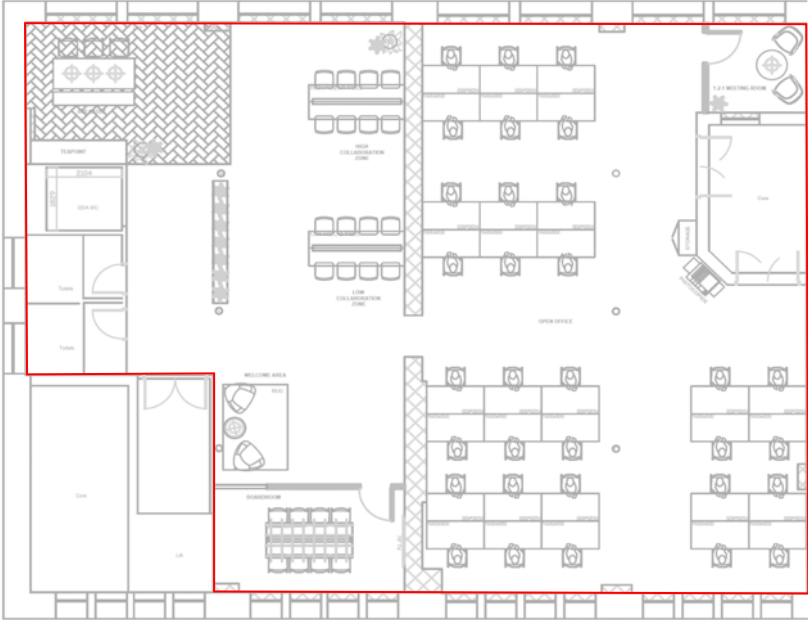
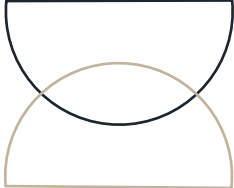
The Building



Fairbairn Building has been carefully refurbished to celebrate the unique architectural features of the building.

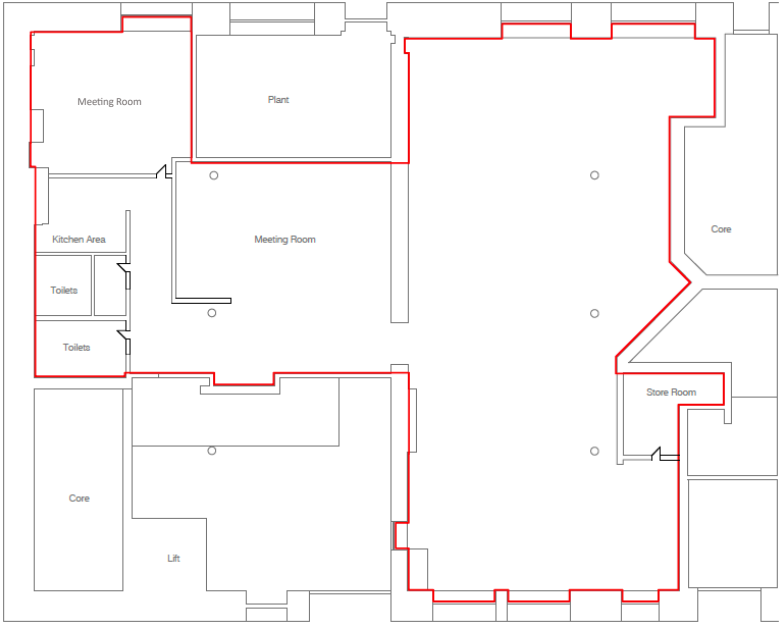
The property is accessed via an impressive double height reception area. Each floor has its own dedicated entrance from the lift and stairwell. The building also benefits from a gym in the basement.

Availability



Third Floor

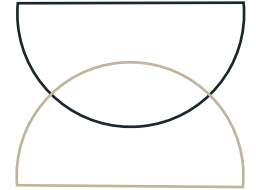
3,246 SQ FT | 32 Desks



Ground Floor

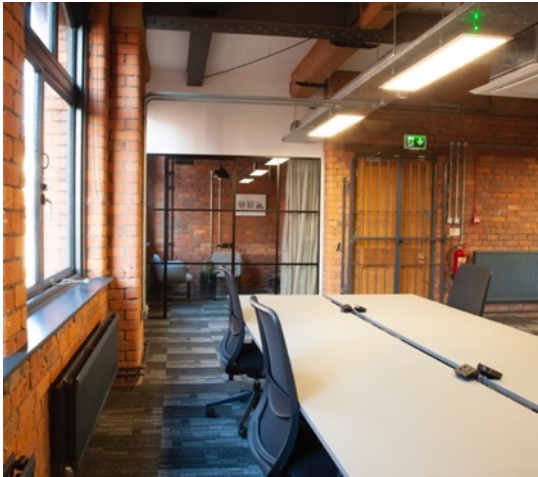
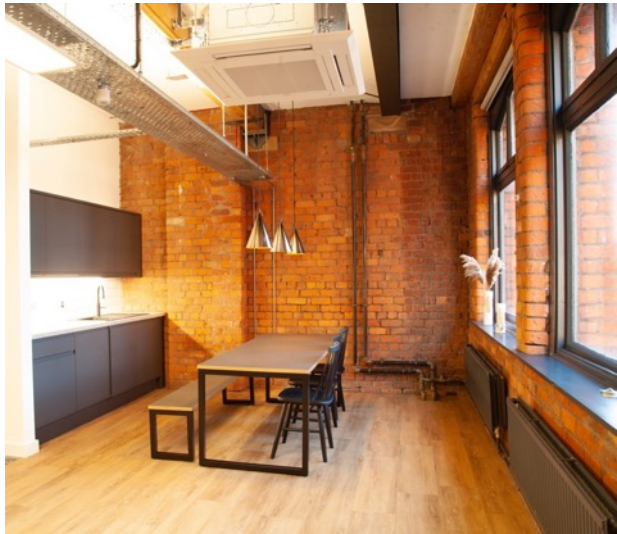
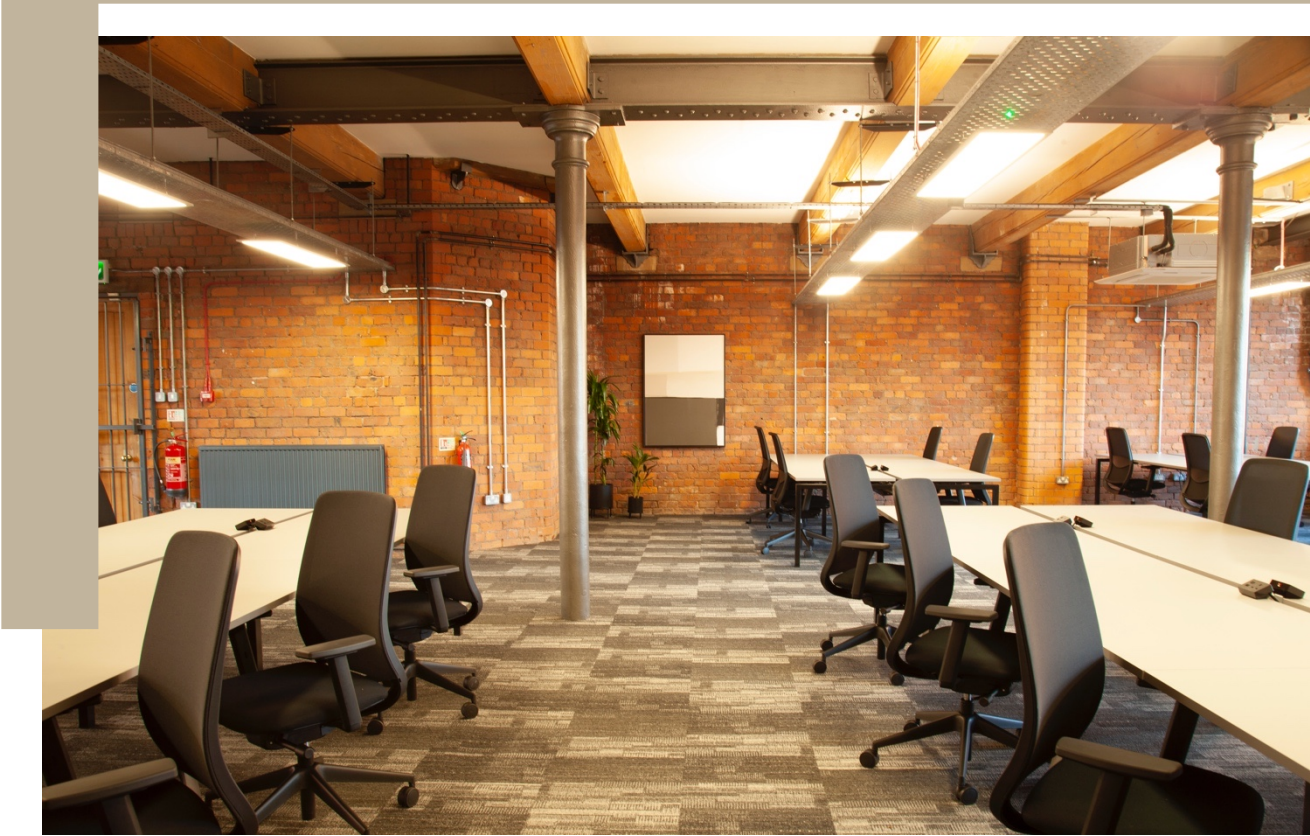
2,154 SQ FT

Third Floor PLUG & PLAY



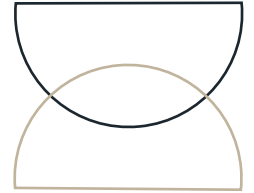
A fully furnished workspace providing 32 desks, meeting rooms, kitchen and agile workspace.

- 'PLUG & PLAY' OFFICE SPACE
- AIR CONDITIONING
- EXPOSED FEATURES, INCLUDING BRICK, BEAMS AND COLUMNS
- SUPERB NATURAL LIGHT
- 10 PERSON MEETING ROOM
- 2 PERSON MEETING SPACE
- FITTED KITCHEN AND DINING AREA
- NETWORK CABLED THROUGHOUT
- MALE/FEMALE WC'S AND SHOWER
- PASSENGER LIFT
- INTERCOM ACCESS



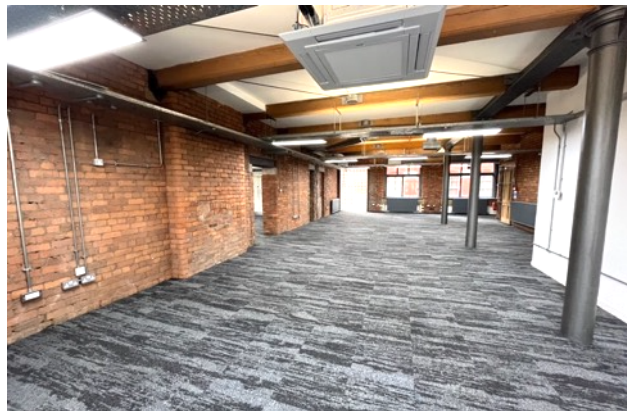
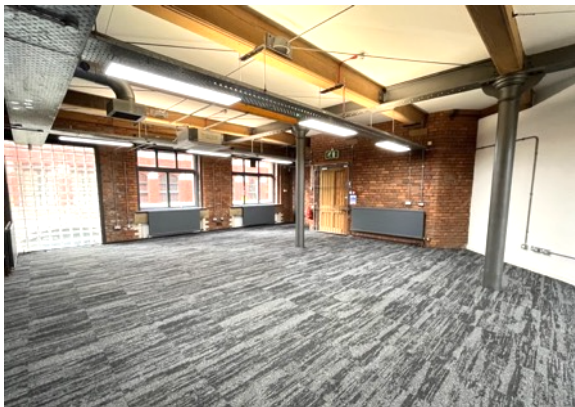
Ground Floor

CAT A OFFICE

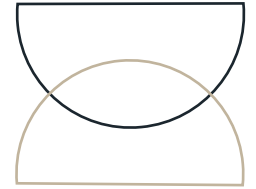


Cat A + open plan workspace with meeting rooms, break out area and kitchen

- CAT A + OFFICE SPACE
- AIR CONDITIONING
- EXPOSED FEATURES, INCLUDING BRICK, BEAMS AND COLUMNS
- SUPERB NATURAL LIGHT
- 8 PERSON MEETING ROOM
- LARGE AGILE MEETING SPACE
- FITTED KITCHEN
- NETWORK CABLED THROUGHOUT
- MALE/FEMALE WC'S
- PASSENGER LIFT
- INTERCOM ACCESS
- BASEMENT STORAGE SPACE CAN BE MADE AVAILABLE



Location



Ideally situated on Sackville Street, close to Manchester's main transport links



By foot

- 5 mins - MANCHESTER PICCADILLY
- 8 mins - MANCHESTER OXFORD ROAD
- 10 mins - ST PETER'S SQUARE METROLINK



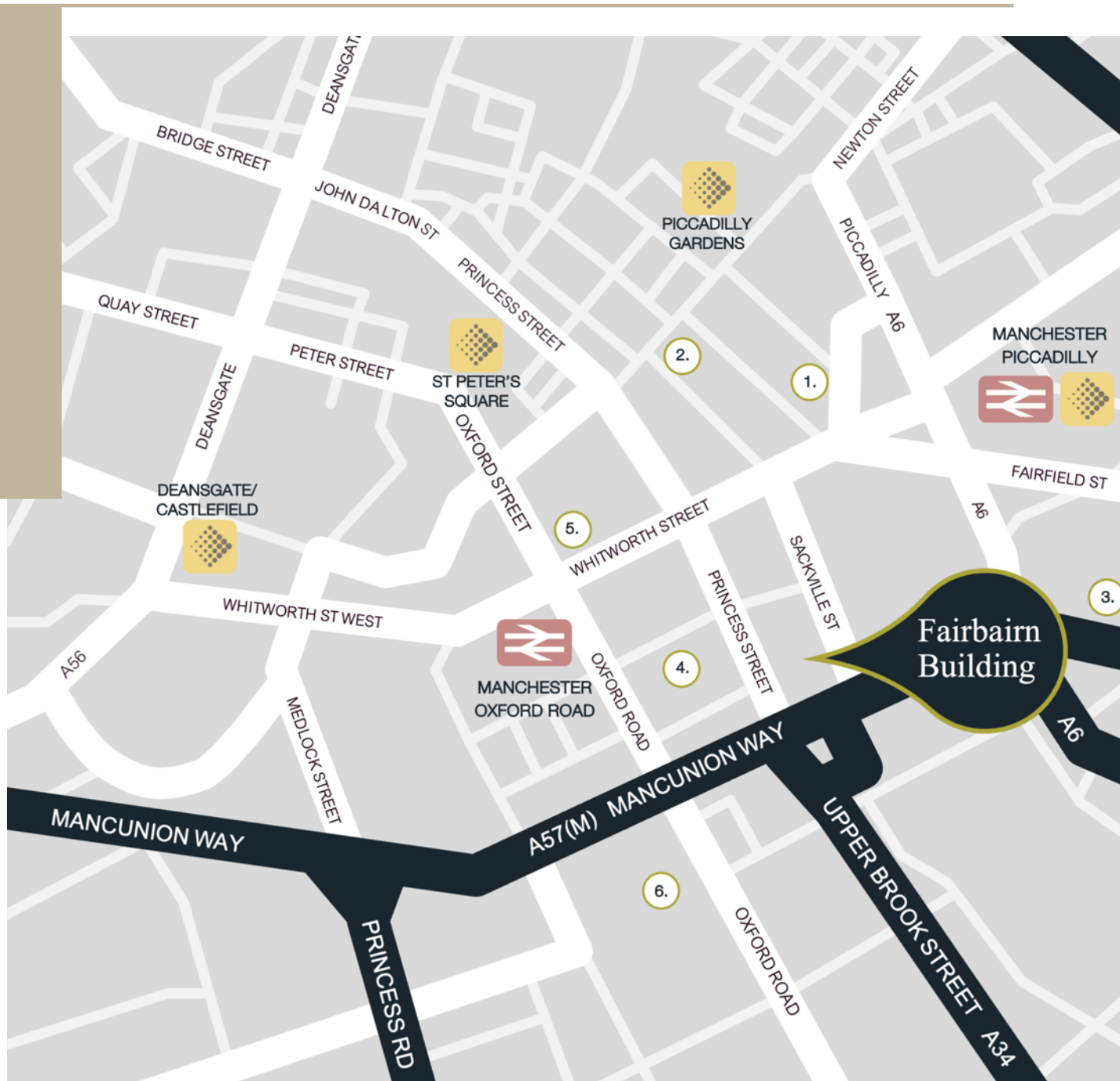
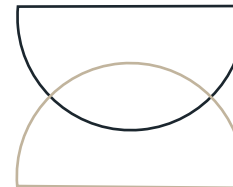
Rail

- 2 hours - LONDON EUSTON
- 19 mins - MANCHESTER AIRPORT
- 50 mins - LIVERPOOL
- 1 hours - LEEDS



Metrolink

- 27 mins - ALTRINCHAM
- 25 mins - EAST DIDSBURY
- 27 mins - TRAFFORD CENTRE
- 14 mins - SALFORD QUAYS



Fairbairn Building



Amenity

1. KAMPUS
2. CANAL STREET
3. FREIGHT ISLAND
4. CIRCLE SQUARE
5. PALACE THEATRE
6. MANCHESTER MET UNIVERSITY

The Neighbourhood



Situated within a vibrant area of the city centre, close to numerous bars, restaurants and cafes. Kampus, Freight Island and Canal Street are all within a few minute's walk of the property.

Terms

Lease

By way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

Third - £26.00 per sq ft pa, exclusive.
Ground - £22.00 per sq ft pa, exclusive.

Service Charge & Insurance

A service charge and insurance will be payable.

VAT

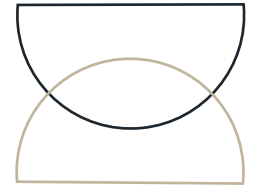
The property is elected for VAT and therefore VAT will be payable on the rent.

EPC

Third - B-43 / Ground - B-42. Full certificates available on request.

Business Rates

Business rates will be payable by the tenant.



Contact



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