

1 2 > 1 4

Lever Street







High quality Plug & Play office building, situated in the Northern Quarter between Stevenson Square and Piccadilly Gardens



## LOCATION >

The Northern Quarter continues to be one of Manchester's most popular locations to live, work and socialise.

Overflowing with independent traders, creatives, and SME's, this vibrant neighbourhood has a lot to offer.

Key transport hubs at Manchester Piccadilly, Piccadilly Gardens and Victoria are within a short walk of the building.



## SITUATION >

Lever Street is one of the main thoroughfares leading from Piccadilly Gardens Transport Hub into the heart of the Northern Quarter.

Nearby Stevenson Square, a largely pedestrianised area at the centre of Lever Street, boasts an array of independent cafes, bars and restaurants with al fresco seating.





# NEIGHBOURS >





## THE BUILDING >

This Grade II listed former townhouse has been completely transformed to provide high quality workspace, whilst retaining all of its wonderful character.



Most recently used as a HQ building, the property offers excellent branding opportunities and flexibility of space for a sole occupier.

The current occupier has fitted and furnished the building to a high standard as it will be provided as a 'Plug + Play' solution.

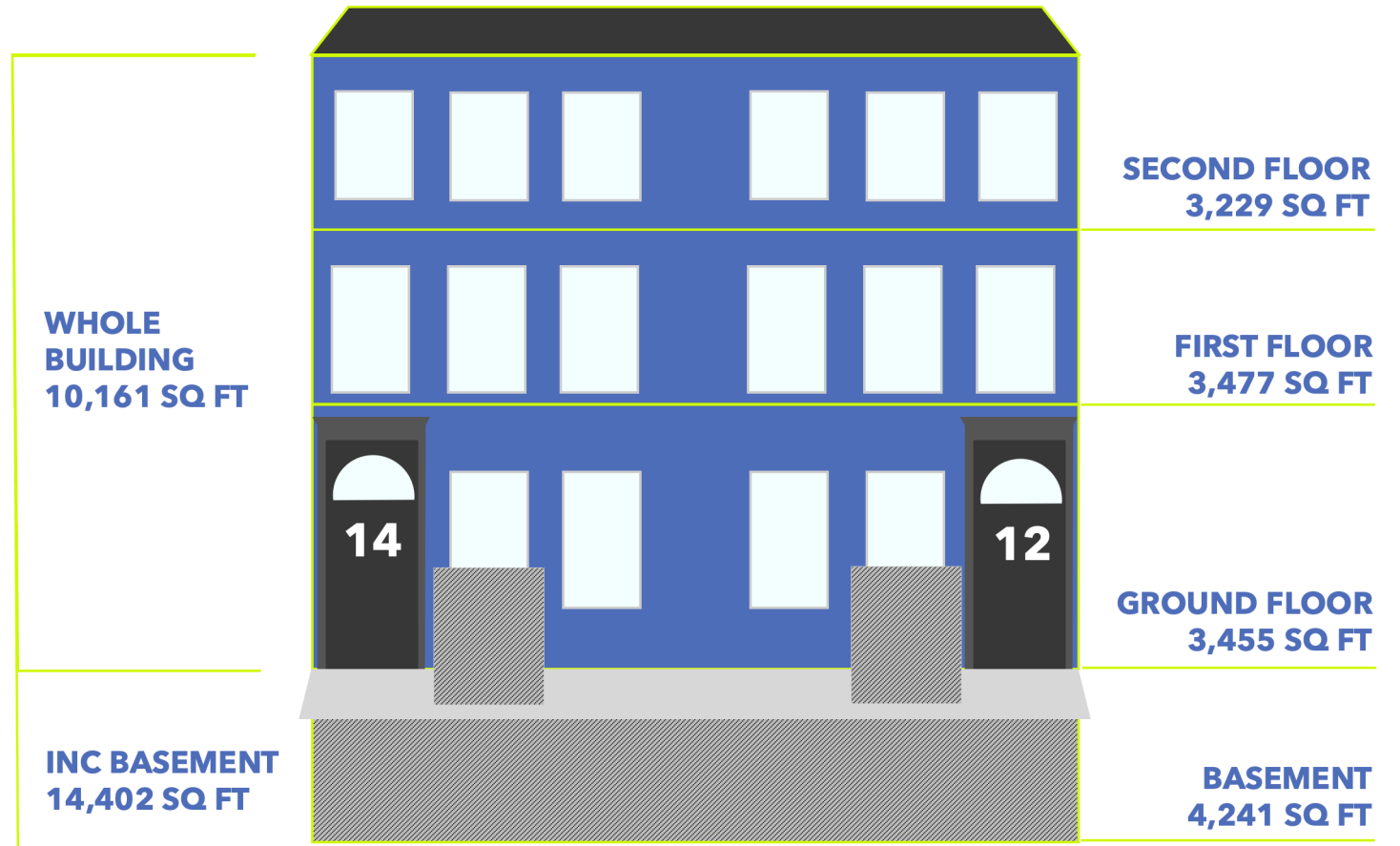


## AVAILABILITY >

The building can be made available as a whole and would make the ideal HQ for any business wishing to base itself in the Northern Quarter.

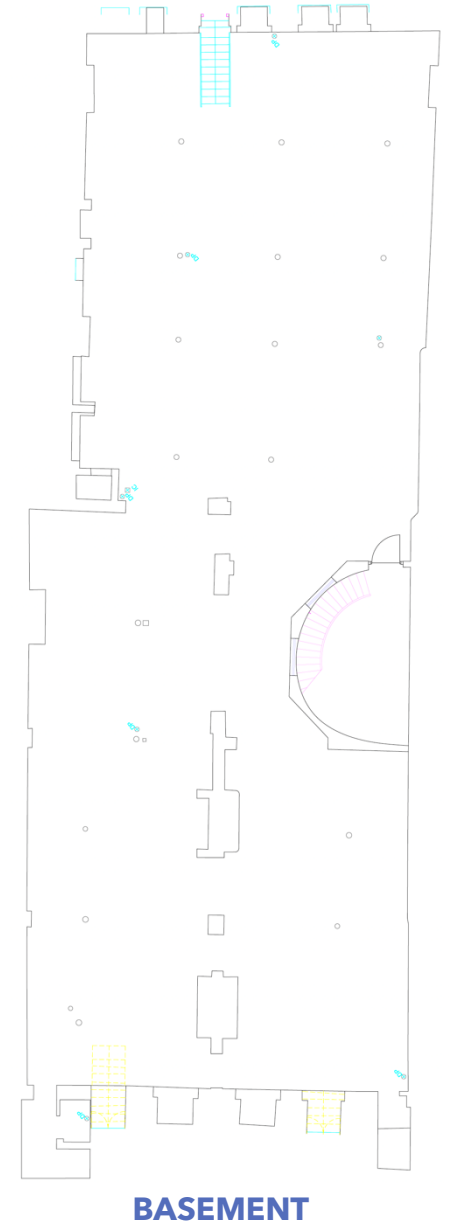
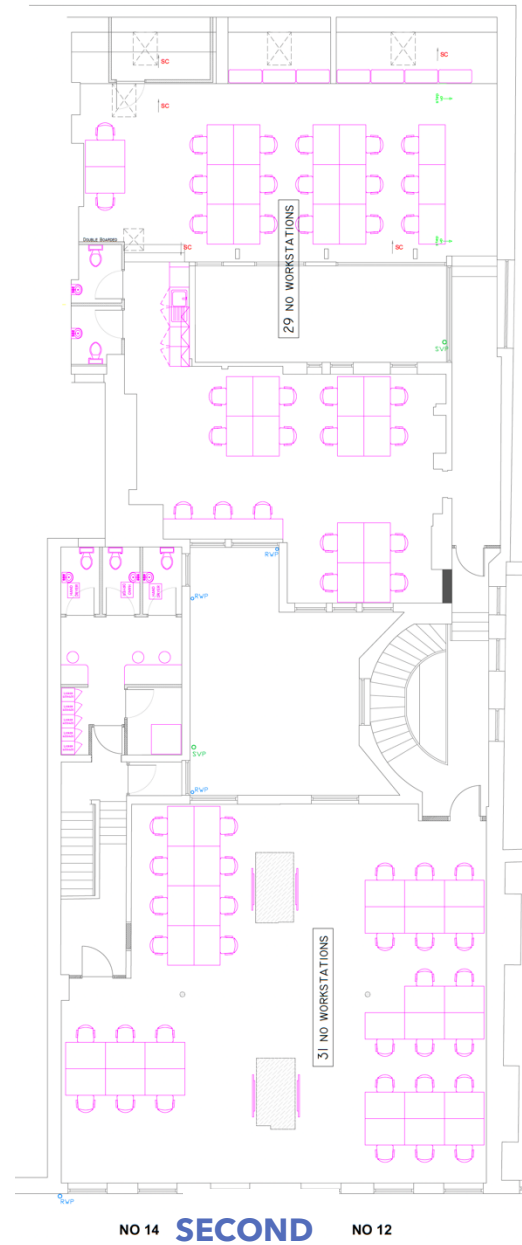
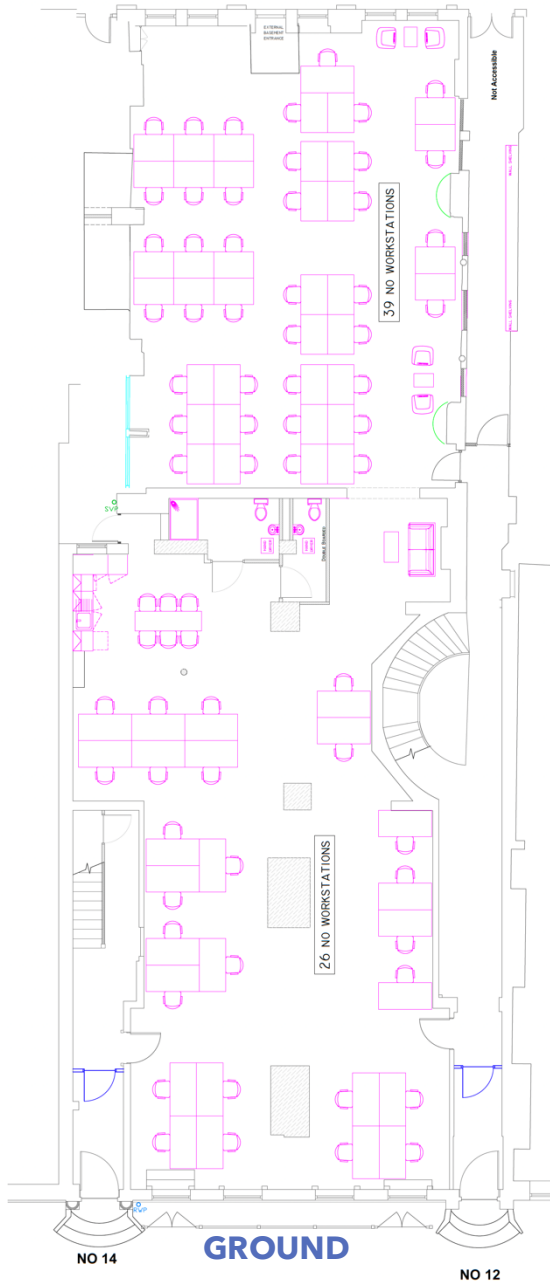
The basement is currently self-contained and in shell condition but can be connected via an internal staircase to form part of the demise.

Alternatively, the building can be let on a floor-by-floor basis.





# FLOOR PLANS >





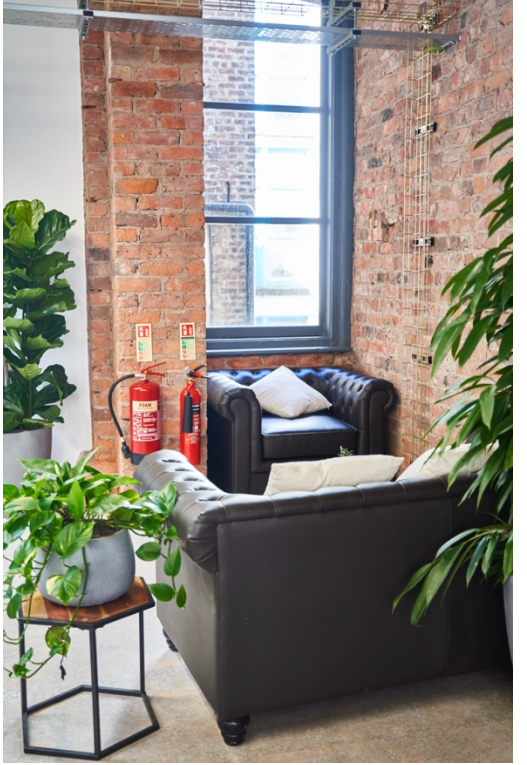
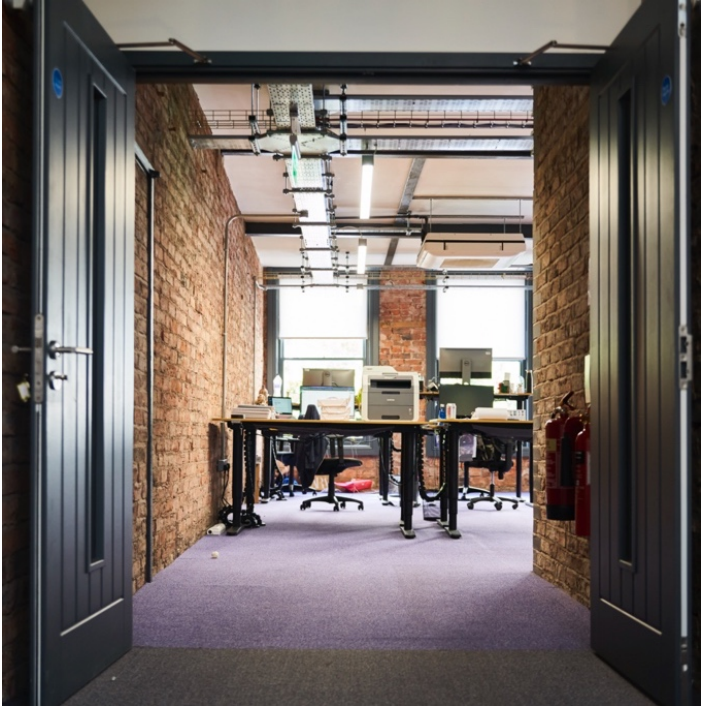
## SPECIFICATION >



- > High quality fit out in-situ
- > Large kitchen, staff area and games room
- > Fully furnished to a Plug & Play specification
- > Meeting rooms and breakout spaces
- > Character features throughout
- > Air-conditioning
- > Exposed brick walls, beams and columns
- > Industrial style finishes
- > Central courtyard 'secret garden'
- > Pre-connected ultra-fast broadband



GALLERY >





## TERMS >

### LEASE

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

### RENT

Upon application the agent.

### SERVICE CHARGE & INSURANCE

Should the building be let on a floor-by-floor basis, a service charge will be payable, inclusive of building insurance.

### VAT

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

### EPC

Certificate available on request.

### AML

In accordance with regulations, ingoing tenants will be subject to Anti-Money Laundering checks.





## CONTACT

Richard Dinsdale  
07801 294 770

[rdinsdale@edwardsprop.com](mailto:rdinsdale@edwardsprop.com)

**Edwards.**

Josh Levy  
07899 993 400

[josh@jlmcrpropertyconsultancy.co.uk](mailto:josh@jlmcrpropertyconsultancy.co.uk)

**JLMcr Property.**

