

TO LET

FULLY FITTED & FURNISHED OFFICES



QUEENS HOUSE

LINCOLN SQUARE, MANCHESTER M2 5HT



IN THE HEART OF MANCHESTER

Accessed via an impressive glazed reception off Lincoln Square the property has been comprehensively refurbished throughout to provide contemporary office accommodation in a fantastic central location.

The available accommodation on the 1st & 2nd floors provides self-contained suites that benefit from commanding views across the newly refurbished Lincoln Square and excellent natural light from the feature light well.

The accommodation has been fully fitted and furnished for the ease of incoming occupiers.

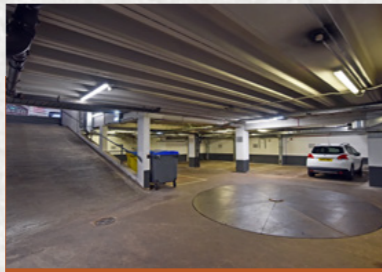
Queens House is a modern office building occupying a prominent position between Albert Square and Spinningfields.

SPECIFICATION



The first and second floors have been extensively refurbished to provide fully fitted and furnished suites to the following specification:

- Furnished & fitted suites
- Glazed meeting rooms
- Open plan kitchens
- Power/data cabling
- VRF heating and cooling system
- Raised access floors
- Pendant LED lights
- Feature glazed light well
- Built-in Zoom Pods
- Various breakout areas
- Passenger lift
- Basement car parking
- Secure bicycle store
- Shower/locker facilities
- Intercom access

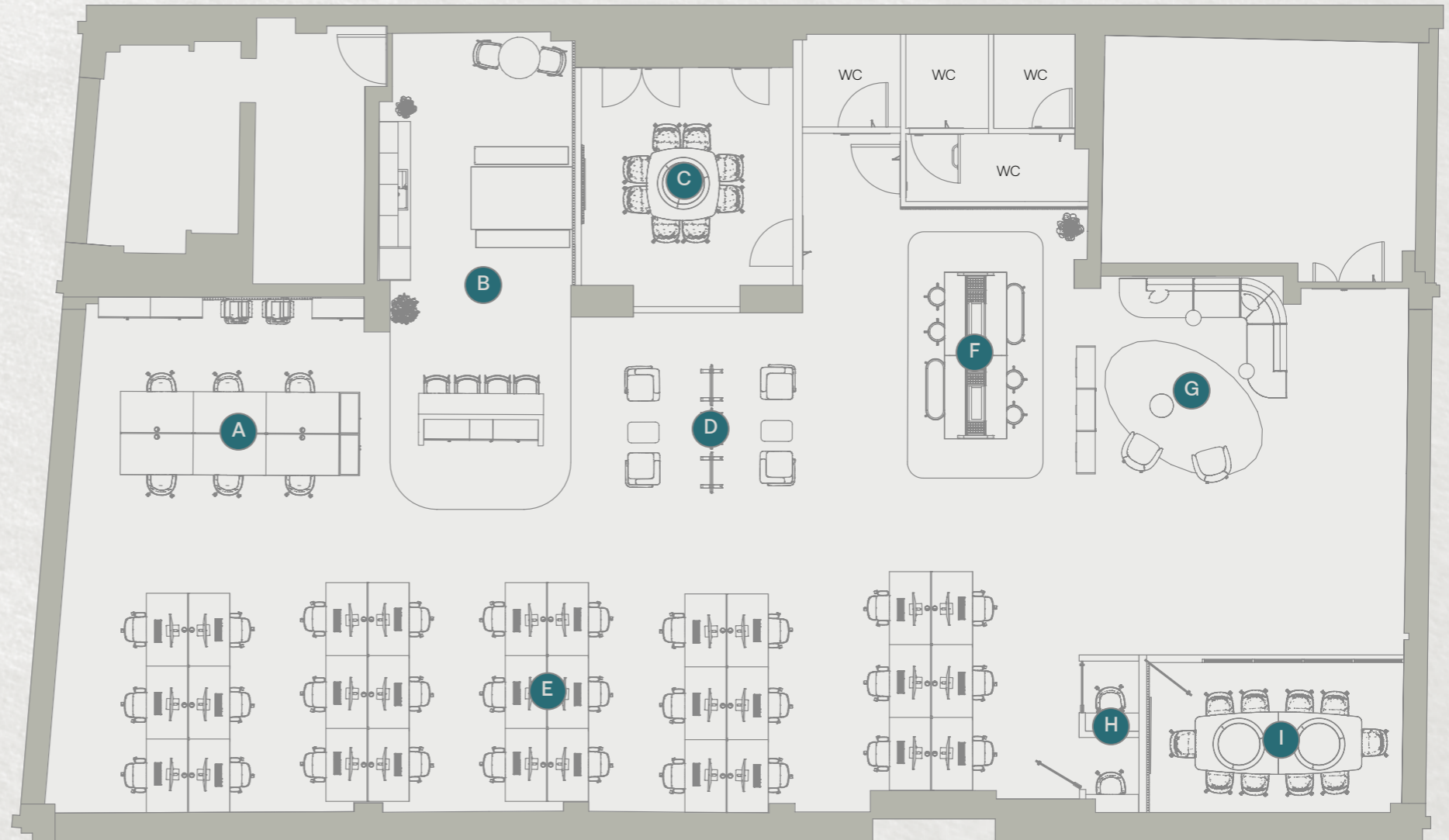


FULLY-FURNISHED PLUG & PLAY WORKSPACE

FIRST FLOOR

3,339 sq ft
(310.20 Sq m)

- A** Hot Desks
- B** Kitchen & dining area
- C** 8 person meeting room
- D** Open booth seating
- E** 30 workstations
- F** Collaborative working
- G** Meet & Greet
- H** Zoom Pods
- I** 10 person boardroom





FULLY-FURNISHED PLUG & PLAY WORKSPACE

SECOND FLOOR

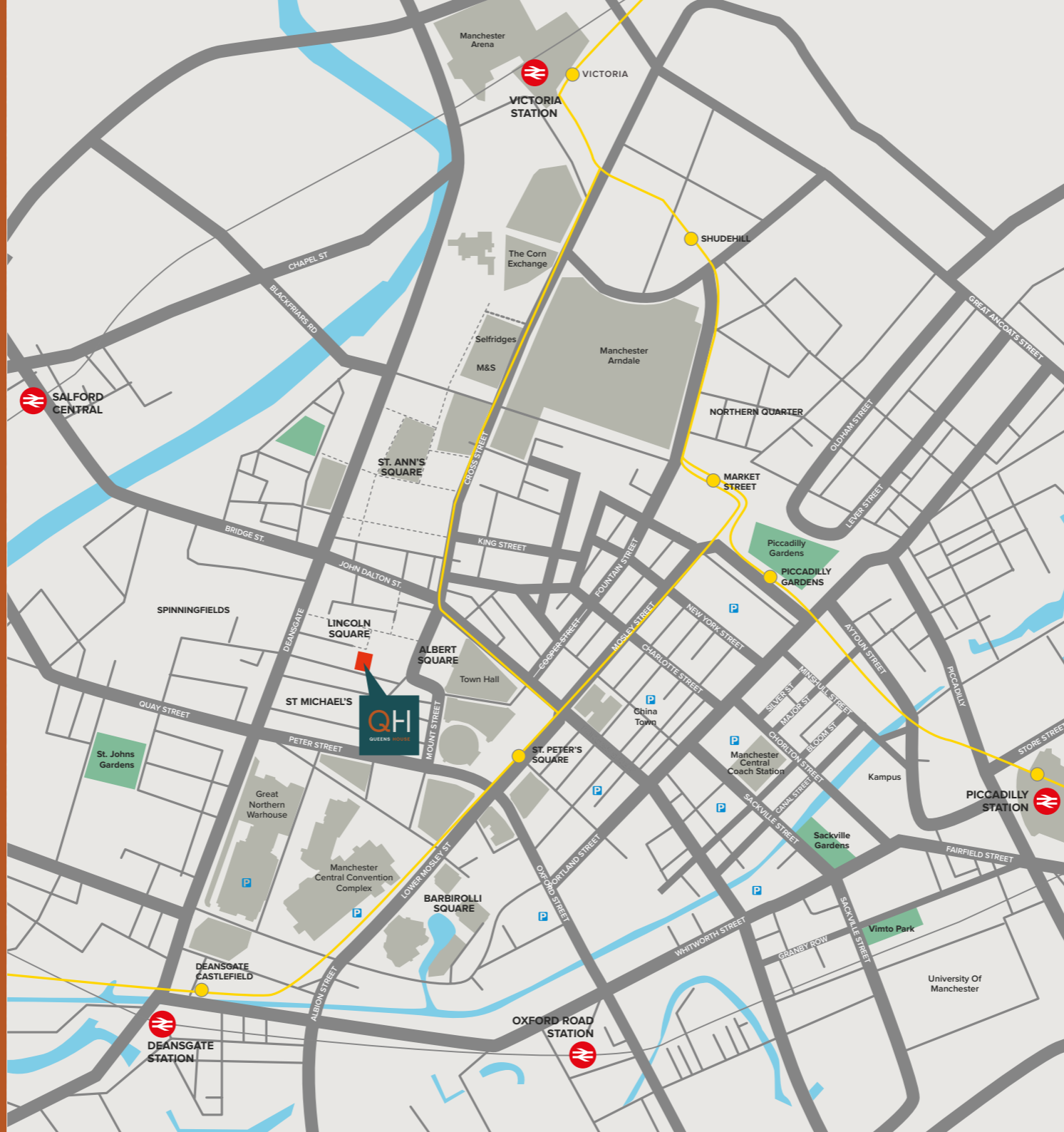
3,226 sq ft
(299.71 Sq m)

- A Hot Desks
- B Kitchen & dining area
- C 8 person meeting room
- D 30 workstations
- E Collaborative working
- F Meet & Greet
- G Zoom Pods
- H 10 person boardroom



QUEENS HOUSE
ENJOYS A PRIME
POSITION ON
LINCOLN SQUARE,
A STONE'S
THROW FROM
SPINNINGFIELDS,
ONE OF MANCHESTER
CITY CENTRE'S
MOST THRIVING AND
VIBRANT LOCATIONS

Spinningfields is the destination of luxury dining and leisure, home to the likes of Tattu, 20 Stories, The Ivy and Sexy Fish and home to a variety of high profile companies. Walk across Lincoln Square you will meet Albert Square, seeped in Gothic Architecture and dominated by the Grade 1 listed Manchester Town Hall. St Peters Square is a few minutes' walk away, coupled with heritage and fantastic transport connections.



Queens House is central to some of the city's most exciting developments
In recent years

A STRATEGIC LOCATION



Spinningfields



St Michael's



Lincoln Square



Albert Square



St John's (Aviva Studios)



St Peter's Square



FURTHER INFORMATION

BUSINESS RATES

The occupier will be liable to pay business rates on the property.

We advise you check this with the local authority.

TERMS

The space is available on terms to be negotiated with the joint agents.

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.

EPC

EPC C60.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

CONTACTS

For more information, please contact the agents:

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