

SHIP CANAL HOUSE

KING STREET // MANCHESTER



// To Let - 7th Floor 2,825 sq ft

// An opportunity to lease unique and contemporary office space in an iconic building



\\ PRIME LOCATION
\\ FLEXIBLE LEASE TERMS AVAILABLE

\\ EXCEPTIONAL VALUE FOR MONEY
WITH A RENT OF ONLY £15.00 PER SQ FT

Ship Canal House is one of Manchester's best known landmark office buildings. Originally constructed in 1924 the building is steeped in history, being the original headquarters of the Manchester Ship Canal Company. The building has undergone a substantial refurbishment and the available 7th floor accommodation offers contemporary office space, whilst retaining the original grandeur that makes the building so special.



\\ TERMS

- \\ The accommodation is held on a lease expiring 21st August 2019 and is available by way of an assignment or a sub-lease for a term of years to be agreed.
- \\ Rent at £15.00 per sq ft.
- \\ A service charge is payable in respect of maintenance of common areas.
- \\ Business rates will be payable and enquiries should be made with the Local Authority.
- \\ Buildings insurance and utilities will be payable.



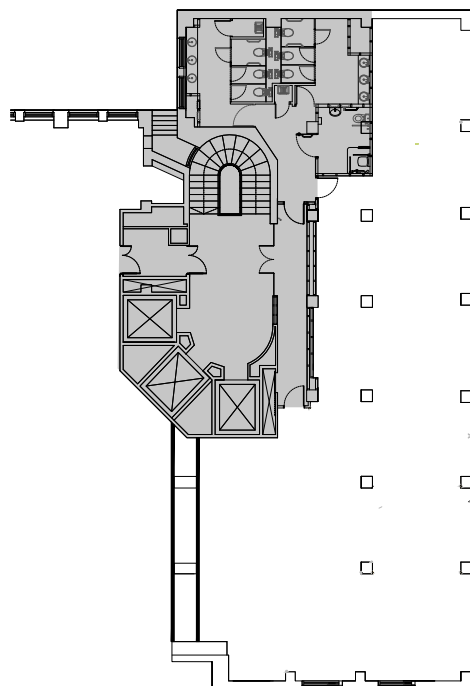
\\ SPECIFICATION

- \\ Stunning new reception / entrance off King Street.
- \\ 3 x 13 person high speed passenger lifts.
- \\ Full access raised floors.
- \\ Remodelled common areas and toilets finished to premium standards.
- \\ New VRF air conditioning system.
- \\ Metal tile suspended ceilings incorporating LG7 lighting.
- \\ DDA compliant.
- \\ Exceptional finishes throughout.
- \\ Secure basement car parking available on request by separate negotiation.
- \\ EPC rating of D.

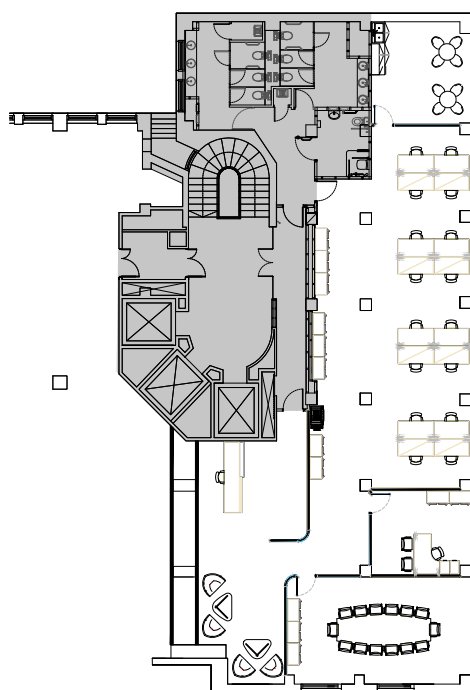


\\ AVAILABILITY

SEVENTH FLOOR: 2,825 sq ft (262.4 sq m)



INDICATIVE SPACE PLAN



- \\ Reception
- \\ Waiting Area
- \\ 1 x Boardroom
- \\ 1 x Office
- \\ 16 x Open Plan Workstations
- \\ Kitchen

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Ship Canal House is located in the centre of King Street at the heart of Manchester's Central Business District. The position benefits from excellent public transport links, with Victoria and Piccadilly railway stations being equidistant. Both Metrolink and bus services are available within a short walk, along with an excellent mixture of cafes, bars, restaurants and retail offerings.

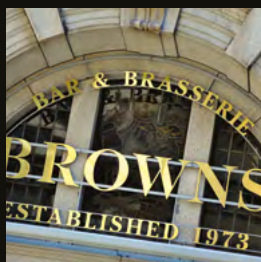


KEY

1. Ship Canal House //
2. Belstaff //
3. DKNY //
4. Liquorice //
5. Piccolino //
6. Croma //
7. Bang & Olufsen //
8. Sam's Chop House //
9. Pretty Green //
10. Hervia Bazaar //
11. Browns //
12. Rosso //
13. Vivienne Westwood //
14. Jamie's Italian //
15. All Bar One //

— Metrolink

... Second City Crossing



// CONTACT



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