

# TO LET - OFFICES

## BARNETT HOUSE

53 FOUNTAIN STREET MANCHESTER M2 2AN



## Prime Serviced Offices In Manchester City Centre.

- Located in the heart of Manchester City Centre.
- High Speed Business Fibre Optic Broadband.
- Various packages offered including, offices, virtual offices and co-working.
- Within Close Proximity to Mosley Street Bus Stop and Market Street Tram Station.
- Flexible terms available.



#### LOCATION

Barnett House is located on Fountain Street in the heart of Manchester City Centre. The area is popular for its hotels, bars, cafes, casinos and shops.

Manchester City Centre has seen huge growth of its Transport Infrastructure over the last few years and this is set to continue in the future. The area is also undergoing redevelopment with new commercial and residential buildings under construction.

Barnett House has excellent transport links with Mosley Street Bus Stop and Market Street Tram Station being within close proximity. In addition, there is an abundance of multi-storey car parks within the immediate vicinity.

The nearest motorway is the A57 (M) which is only a few minutes' drive away.

#### DESCRIPTION

Barnett House offers contemporary office space in the heart of the city of Manchester with offices ranging from one-man offices to entire floors supporting hundreds of staff.

Various packages are available including, office lets, co-working and virtual offices. Terms are designed to be as flexible as possible in order to accommodate the needs of your business and support its growth.

All utility bills and related outgoings are included within the rent.

On site there is a café serving hot and cold drinks and snacks throughout the day, central lobby with co-working desks and TV and a manned reception.

There is high speed business broadband and telephone connectivity ensuring your business remains connected and you can even manage all of your needs through the onsite phone app.

Each office is customisable with a "Design Your Own" package which uses 3d floor planning technology to show you how your office will look with different styles of design.

Design your own enables tenants to pick their own furniture and colour schemes. Once you're happy the office can be kitted out to match your specification ready for your business moving in.

#### RENT

**Offices** - From £6 per day.

**Co-working** - From £5 per day.

**Virtual Office** - From £3 per day.

#### RATES

To be assessed.

#### SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the ingoing tenant to satisfy themselves that services are in working order and can satisfy their needs.

#### VAT

Prices quote are exclusive of VAT. VAT may be applicable at the prevailing rate.

#### EPC

A full copy of the report can be made available upon request.

#### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

#### VIEWING INFORMATION

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## Additional Photographs

