

# To Let

380 sq ft – 8,839 sq ft

**Bainbridge House, 86-90 London Rd  
Manchester, M1 2PW**



## Description:

Bainbridge House offers the opportunity to rent office/storage/lab space in Manchester City Centre, close to Manchester Piccadilly Train Station on competitive and flexible terms.

Located opposite the entrance to Piccadilly Station, which makes it ideal for commuters or for those occupiers that require direct links to other locations, including London, which is just over two hours away.

## Location:

Located on London Road, nearby amenities include a large range of shops and food outlets including Waitrose, Sainsbury's, M&S Food, Carluccio's, Pret a Manager, Upper Crust, Starbucks and Pita Pit.

The surrounding area is subject to a large amount of redevelopment and this will continue over the coming years from the likes of London Road Fire Station by Allied London and Mayfield Partnership's redevelopment of the Mayfield area.

## Accommodation:

	Sq ft	Sq m
Ground Floor (lab/storage space)	5,112	474
Ground Floor Offices	1,382	128
Second Floor	2,345	217
<b>Total</b>	<b>8,839</b>	<b>821</b>

## Tenure/Terms:

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rates:

Interested parties to make their own enquiries.

## VAT:

All prices quoted are excluding, but may be liable to, VAT at the prevailing rate.

## Legal Costs:

Each party to be responsible for their own costs incurred.

## Viewing:

Strictly by appointment with the sole letting agent, Matthews & Goodman on 0161 839 5515.

## EPC:

### Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

78

This is how energy efficient the building is.



Steve Brittle

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David Laws

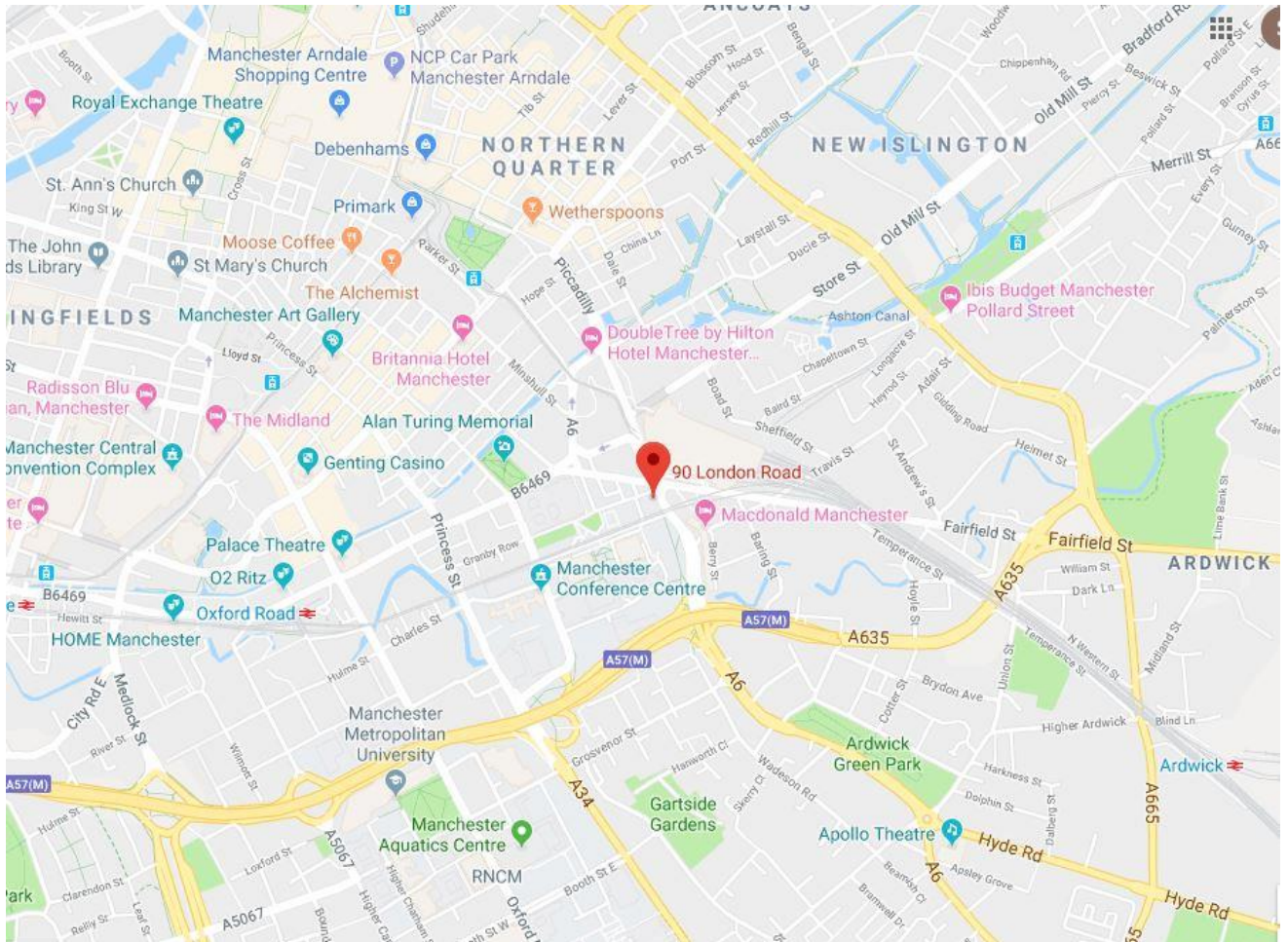
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