





DESCRIPTION |



Norfolk House is an imposing 5 storey office building located in the heart of Manchester's traditional financial and professional commercial district.

The building has recently benefitted from a full refurbishment to provide a new main reception, communal areas and high quality Grade A open plan offices. There is direct access from Pall Mall into the basement where car parking is provided.



LOCATION Royal Exchange Manchester Arndale BRIDGEWATER PLACE Debenhams Market Street Primark Piccadilly Gardens Piccadilly Gardens trates' & ers Court TIB LANE John Rylands Library Mosley Street ?UARE LDS ALBERT SQUARE Town Hall

Norfolk House is ideally located on Norfolk Street in the heart of Manchester's prime commercial centre. The building is well positioned to take advantage of the city's best restaurants, coffee shops and retail offering all within a 2-minute walk. Mainline train connections and Manchester's Metrolink are within a few minutes walk. Piccadilly mainline railway station provides direct services to London.

- 1. Norfolk House
- 2. DKNY
- 3. Destinos
- 4. Piccolino
- 5. Croma
- 6. Sam's Chop House
- 7. Pretty Green
- 8. Room
- 9. Browns

10. Rosso

11. Vivienne Westwood

12. Jamie's Italian

13. Tesco

14. Philpotts

15. Pret A Manger



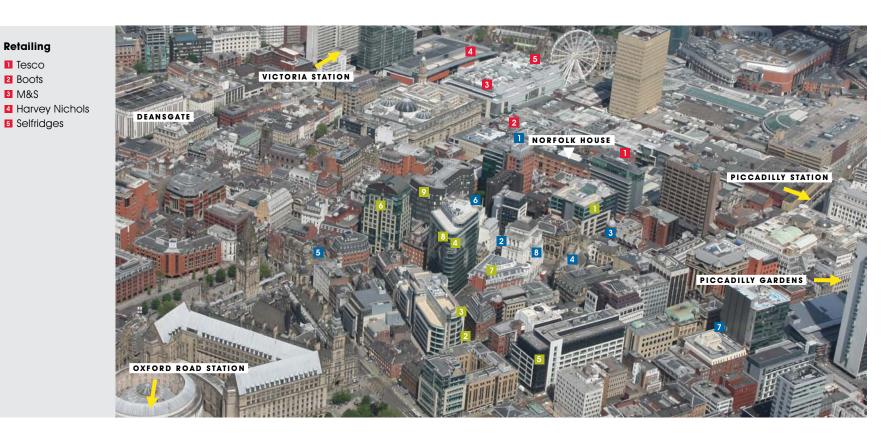
LOCATION

Restaurants & Leisure

- Stock
- 2 All Bar One
- Browns
- 4 Rosso
- 5 Piccolinos
- 6 LA Fitness
- 7 The Gym
- 8 Jamie's Italian

Commercial Occupiers

- II HBOS
- 2 Towers Watson
- 3 MMC
- Barlow Lyde Gilbert
- 5 Cobbets
- Rothschilds
- Willis and Brit Insurance
- Travelers Insurance
- Fairhursts



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Retailing

Tesco

Boots

3 M&S

5 Selfridges



AVAILABILITY



Availability includes:

 Floor
 Sq Ft

 1st Floor
 3,603

 3rd Floor
 11,372

 4th Floor
 11,372

 Total
 26,347

CURRENT OCCUPIERS



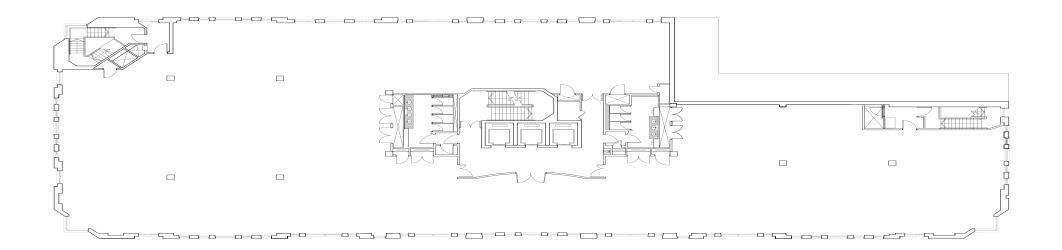






| AVAILABILITY |

TYPICAL FLOOR PLATE

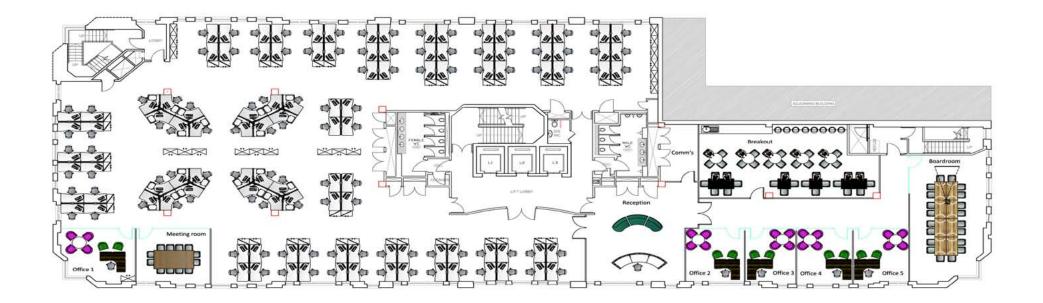


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AVAILABILITY |

TYPICAL SPACE PLAN



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| SPEC |





- Impressive double height entrance and reception
- 3 High Speed passenger lifts
- Open plan accommodation
- Air conditioning
- Full access raised floors

- Male, Female and Disabled toilet facilities
- Secure basement parking
- 24/7 access
- Dedicated on site management

EPC

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CONTACT



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PRUPIM

PRUPIM supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the code at www.commercialleasecode.co.uk Small Business? For free help on negotiating a lease see www.leasingbusinesspremises.co.uk

TERMS

Full details of rental and other lease terms are available on application.

