

TO LET

THE LEXICON

MOUNT STREET **MANCHESTER CITY CENTRE**

**STUNNING REFURBISHED
OFFICE ACCOMMODATION
3,489 SQ FT**

**SUPERB OFFICE ACCOMMODATION
IN THE HEART OF THE CITY**



DESCRIPTION

The Lexicon is a landmark building at the heart of the city centre benefitting from high quality finishes throughout including refurbished reception area with concierge services.

The available accommodation benefits from the following specification:

- Grade A office accommodation
- Fitted / Plug & Play solutions available
- Concierge Service in reception
- Air Conditioning
- LG7 Compliant Lighting
- Fitted Power and Data
- Male/Female/Disabled WC's on each floor
- On site Basement Car Parking
- Cycle Facilities
- 24/7 Access
- DDA Compliant



SOPHISTICATED
& DESIRABLE
WHERE BUSINESS
MEETS STYLE

AVAILABLE SUITE

Floor	Sq ft	Sq m
7	3,489	324.1

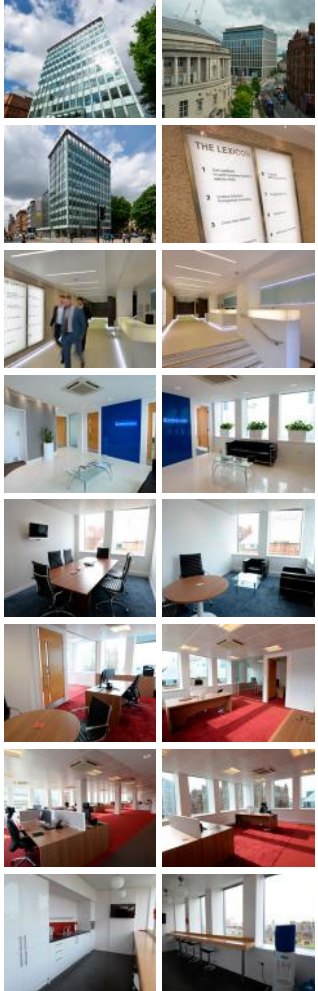
SEVENTH FLOOR



REFURBISHED
OFFICE SUITES
IN THE HEART
OF THE CITY

The suite benefits from an excellent Cat B fit out to include:-

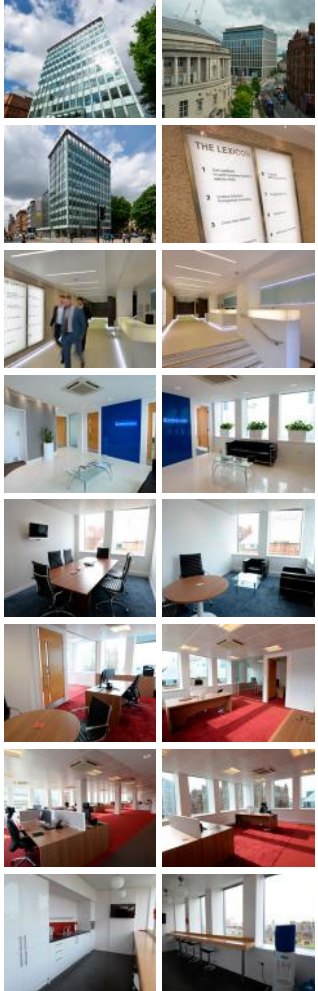
- Dedicated entrance to client reception
- 1 no 6 person board room
- 1 no 4 person meeting room
- Fully fitted kitchen and break out space
- 1 no private office
- 2 no generous storage rooms
- Dedicated printer and admin area
- Open plan space can accommodate up to 30 workstations
- Currently 16 workstations in situ
- Power and data in situ (dedicated comms room)



GALLERY

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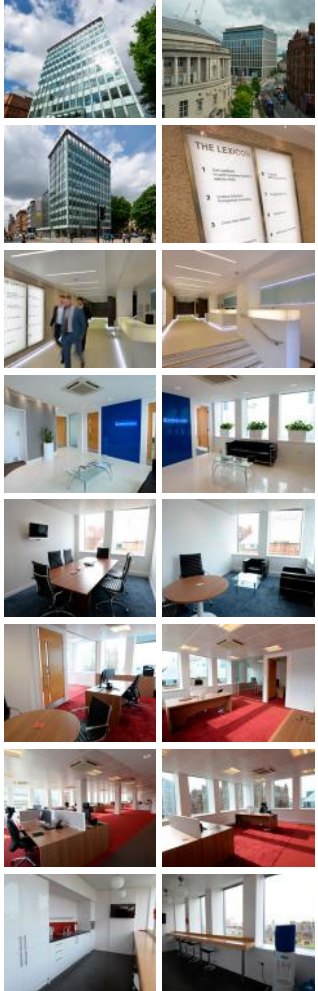




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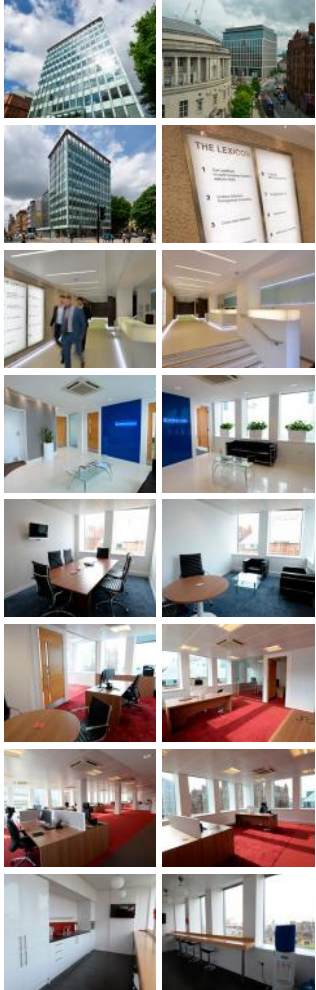




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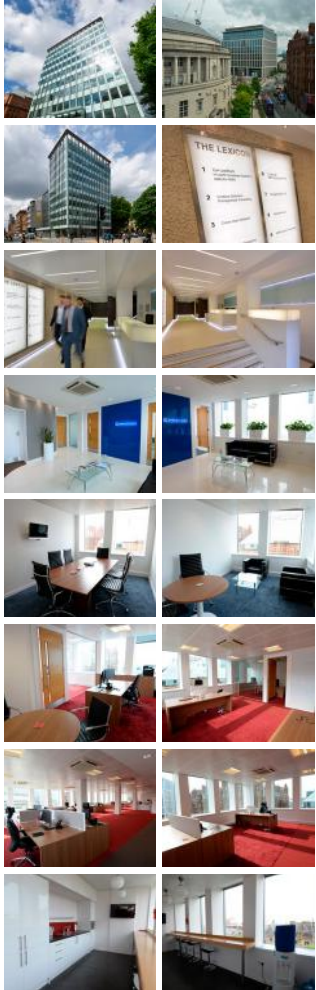




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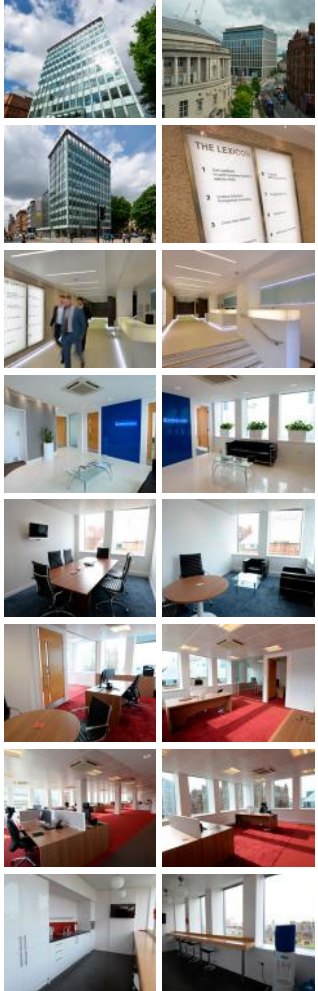




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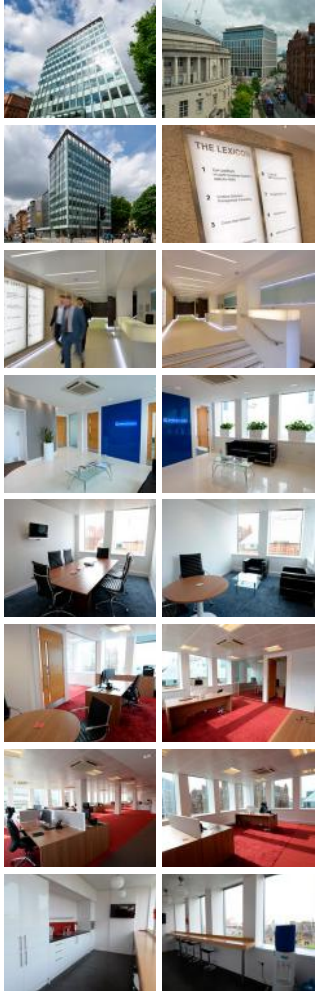




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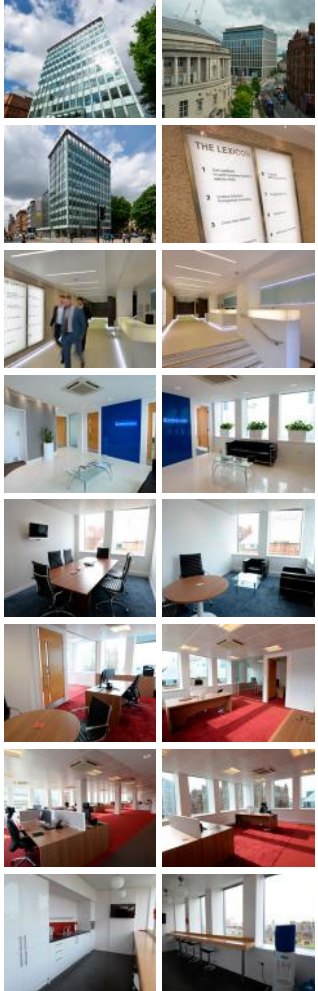




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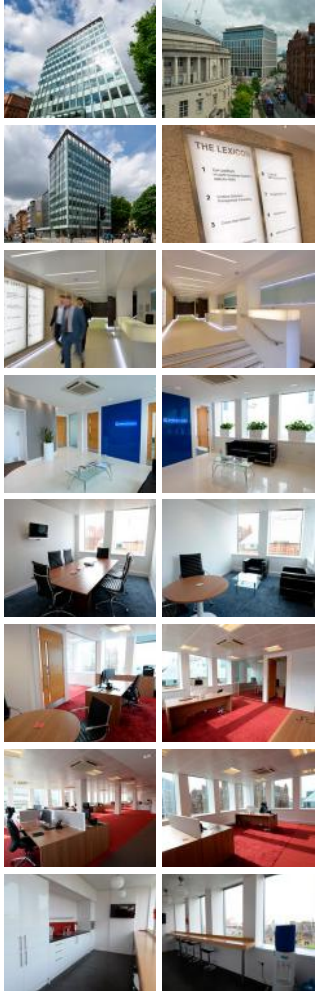




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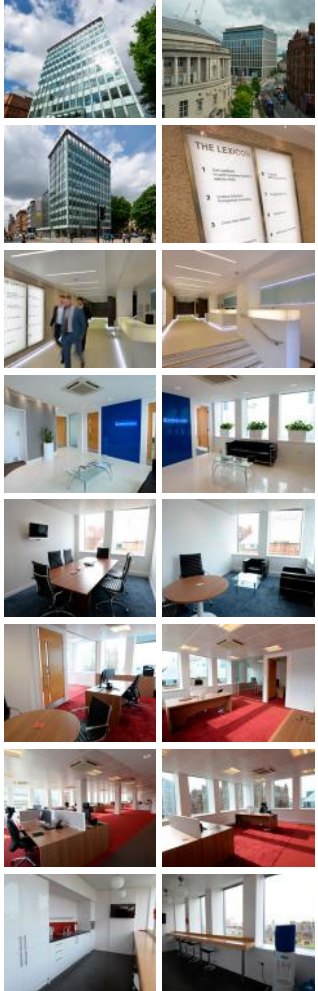




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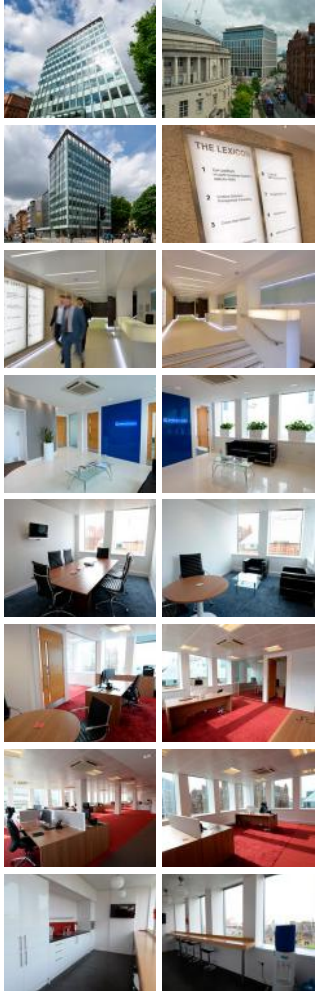




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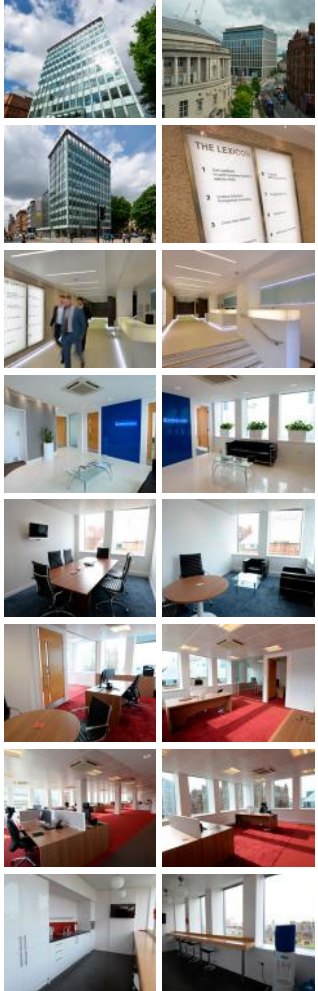




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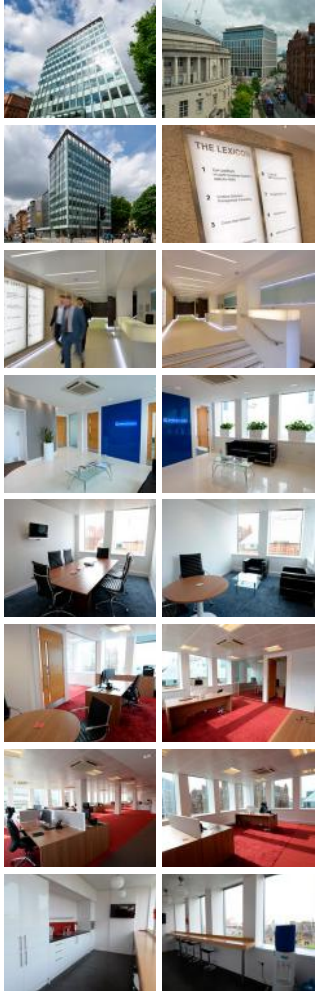




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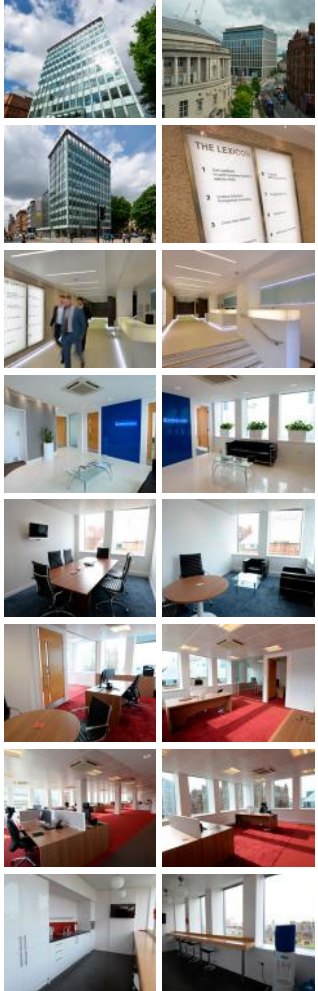




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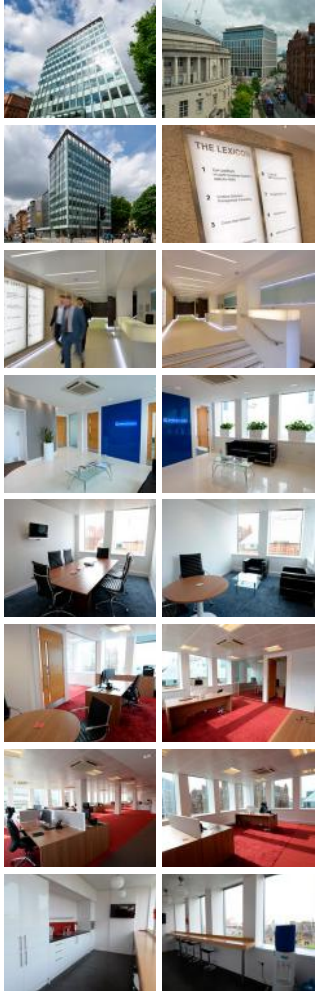




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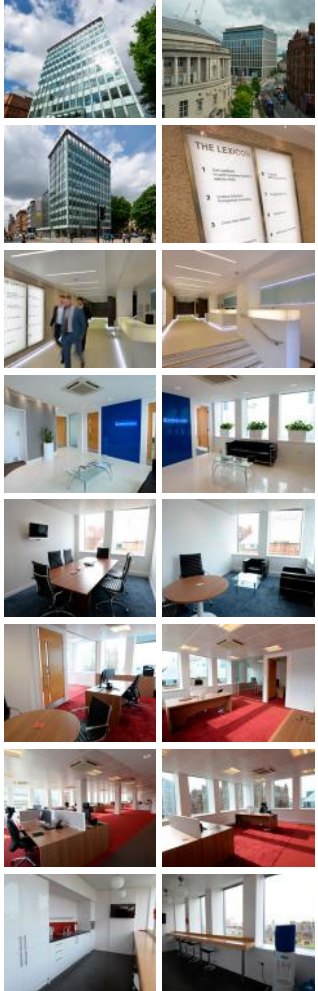




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LOCATION

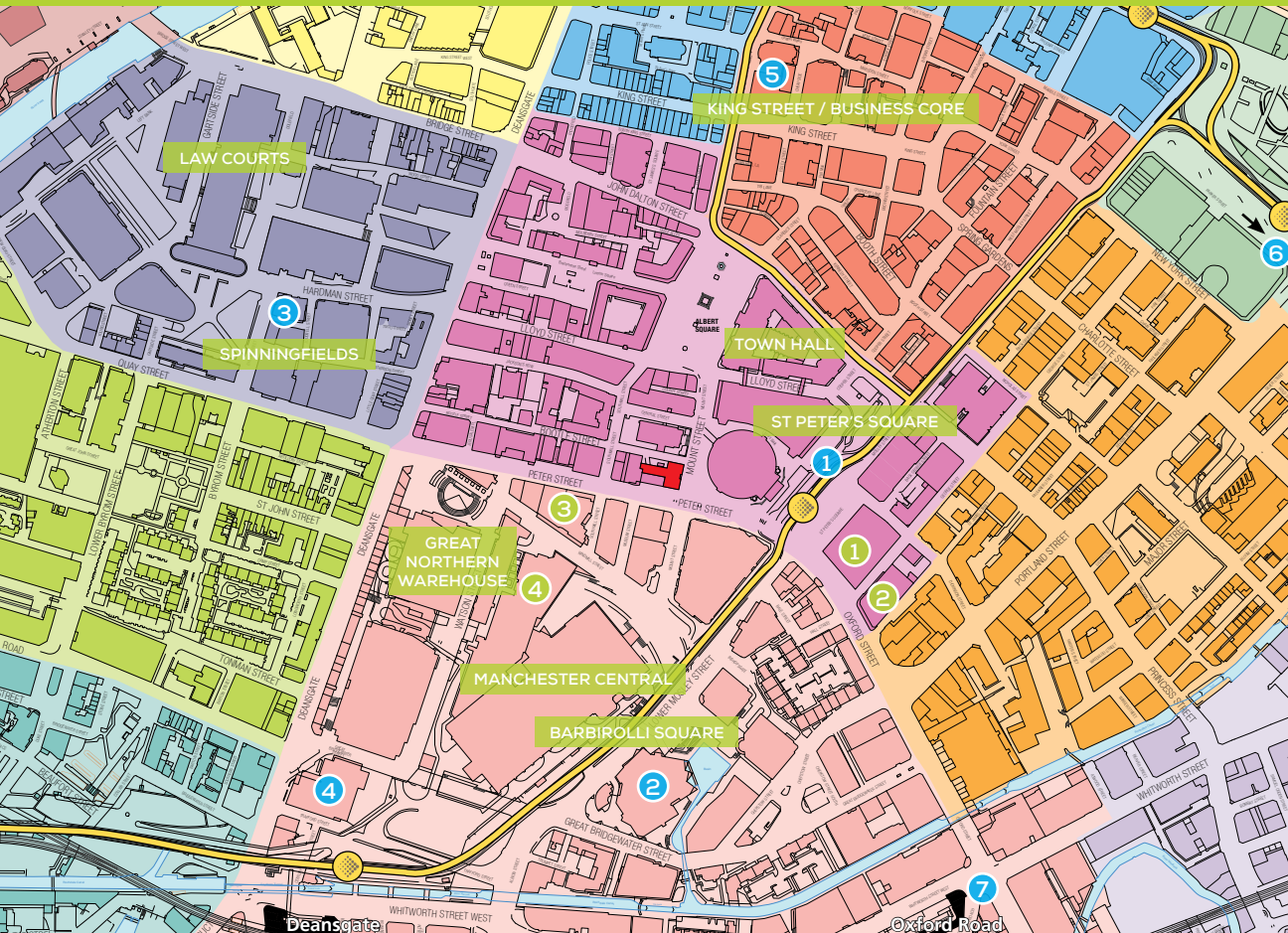
The Lexicon is perfectly located on the corner of Peter Street and Mount Street in the heart of the city centre. It is situated equidistant to St Peter's Square and Spinningfields and is also close to the 5 star Radisson and Midland hotels, along with a variety of nearby conference / leisure facilities at Great Northern Warehouse.

The accommodation is also in close proximity to Albert Square and provides stunning views of the Town Hall and Central Library.

[AERIAL](#)
[MAP](#)

STUNNING VIEWS OF THE TOWN HALL AND CENTRAL LIBRARY





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WALKING TIMES

1	St. Peter's Square	1 Minute
2	Bridgewater Hall / Barbirolli Square	4 Minutes
3	Spinningfields	5 Minutes
4	Beetham Tower / Hilton Hotel	6 Minutes
5	Business Core / King St	7 Minutes
6	Piccadilly Station	12 Minutes
7	Oxford Road Station	7 Minutes
— Metrolink		

2. LANDMARK



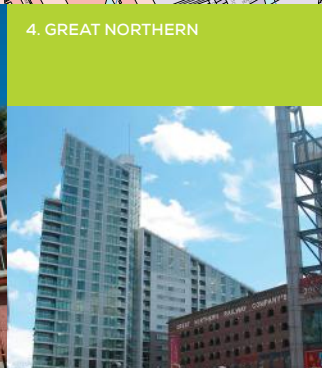
1.1 ST PETER'S SQ.



3. RADISSON BLU HOTEL



4. GREAT NORTHERN





LEASE TERMS

Accommodation is available on a new full repairing and insuring lease for a term to be agreed.

VIEWING

Viewing by appointment through the joint letting agents:-

Mark Cooke

Mark.cooke@avisonyoung.com

M 07824 646 661

DD 0161 956 4104

Scott Shufflebottom

Scott.shufflebottom@colliers.com

M 07767 005 825

DD 0161 831 3352



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