

# *Cobden House*

12/16 MOSLEY ST

MANCHESTER



# Workspace in the heart of the city

Piccadilly Gardens boasts a fantastic transport connectivity hub with a major bus and Metrolink station and easy access to Manchester Piccadilly train station.



Cobden House provides air conditioned workspace in the heart of Piccadilly on typical floors of 4,500 sq ft.

Indicative office finish. Colwyn Chambers reception



Indicative Workspace

### Excellent building amenities include:

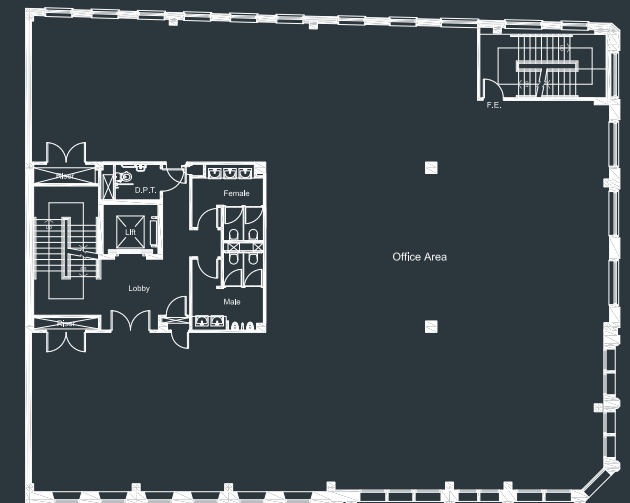
- Raised floors
- Suspended ceilings
- 24-hour, 7-day secure access
- Air-conditioning
- VDU compliant lighting
- Car parking and cycle hub
- Passenger lift
- Male, female and disabled WC's to all floors



### Space breakdown:

|              |                     |
|--------------|---------------------|
| First        | 4,453 sq ft         |
| Second       | 4,467 sq ft         |
| Third        | 4,257 sq ft         |
| Fourth       | 4,187 sq ft         |
| <b>Total</b> | <b>17,364 sq ft</b> |

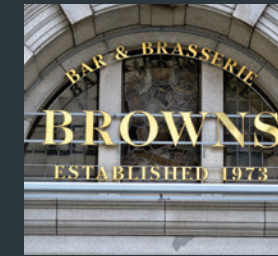
### Example floorplan





## Lease and Rental Terms

The accommodation is available on flexible and competitive lease terms, details of which are available on request.



TO DISCUSS HOW YOUR WORKSPACE NEEDS CAN BE SATISFIED IN THIS BUILDING  
OR TO ARRANGE A VIEWING PLEASE CONTACT THE LEASING TEAM.

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