

# FURNISHED OFFICE TO LET

## 6<sup>th</sup> Floor 55 King Street

### Manchester M2 4LQ



**6<sup>th</sup> Floor - 1,118 sq ft**

### Property Description

55 King Street is located in the heart of the Manchester's Traditional Central Business District with a number of local, regional, national, and global occupiers.

The location benefits from being within walking distance to major retail outlets include Manchester Arndale, House of Fraser, Spinningfields.

In the immediate vicinity there are a number of restaurants, bars, and eateries, including; All Bar One, Grand Pacific, Pizza Express, and El Gato Negro.

### Distance From Key Transport Links

St Peter's Square Metrolink	5 minute walk (0.2 miles)
Piccadilly Gardens Metrolink / Bus Exchange	7 minute walk (0.4 miles)
Piccadilly Train Station	11 minute walk (0.6 miles)
Deansgate Train and Metrolink Station	15 minute walk (0.7 miles)

For more information, please contact:

**Toby Nield**  
**Associate**  
+44 (0) 161 455 3780  
[Toby.nield@cushwake.com](mailto:Toby.nield@cushwake.com)

**Andrew Crabtree**  
**Surveyor**  
+44 (0) 161 235 7664  
[andrew.crabtree@cushwake.com](mailto:andrew.crabtree@cushwake.com)

1 Marsden Street  
Manchester  
M2 1HW

May 2018

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### Property Description Features

- Raised access floors
- Air conditioning system
- Suspended ceilings
- Recessed LG7 lighting
- Open plan offices
- 2 x Passenger lifts
- DDA compliant
- Fitted Kitchen facilities
- High ceilings with lot of natural light
- Opportunity for furnished office suite

### Terms

Available by way of sub-lease, assignment, or a new FRI Lease

### Rateable Value

- Available on Request

### Energy Performance Rating

- Available on Request

### Rent

Price on Application

### Viewings

For further information or to arrange a viewing please contact one of the below agents.

For more information, please contact:

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**Associate**  
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