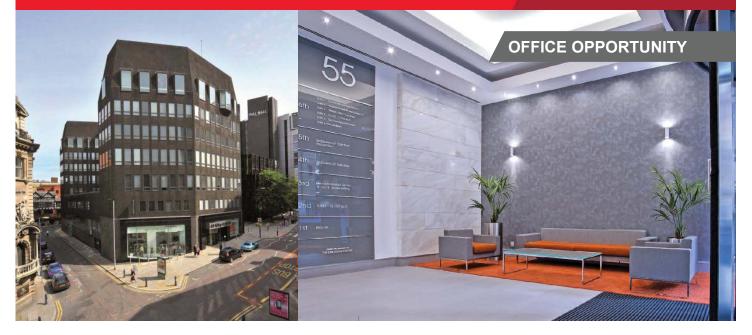
CUSHMAN & WAKEFIELD

FURNISHED OFFICE TO LET 6th Floor 55 King Street Manchester M2 4LQ



6th 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.

5 minute walk

7 minute walk

11 minute walk

15 minute walk

(0.2 miles)

(0.4 miles)

(0.6 miles)

(0.7 miles)

Distance From Key Transport Links

St Peter's Square Metrolink

Piccadilly Gardens Metrolink / Bus Exchange

Piccadilly Train Station

Deansgate Train and Metrolink Station

For more information, please contact:

Toby Nield Associate +44 (0) 161 455 3780 Toby.nield@cushwake.com

Andrew Crabtree Surveyor +44 (0) 161 235 7664 andrew.crabtree@cushwake.com

1 Marsden Street Manchester M2 1HW

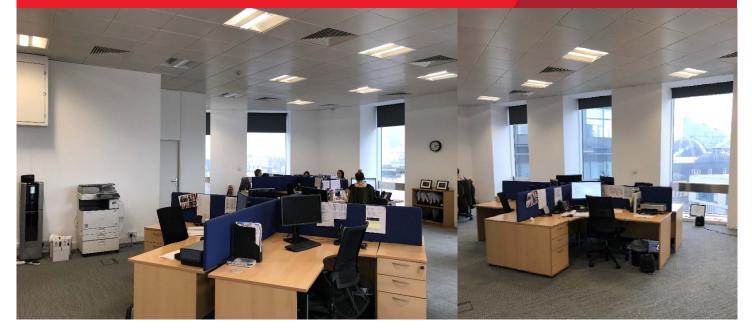
May 2018

cushmanwakefield.co.uk

*Measured on a NIA basis in accordance with the RICS Property Measurement 2016

CUSHMAN & WAKEFIELD

FURNISHED OFFICE TO LET 6th Floor 55 King Street Manchester M2 4LQ



6th Floor - 1,118 sq ft

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

Energy Performance Rating

- Available on Request
- 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:

Toby Nield Associate +44 (0) 161 455 3780 Toby.nield@cushwake.com

Andrew Crabtree Surveyor +44 (0) 161 235 7664 andrew.crabtree@cushwake.com

1 Marsden Street Manchester M2 1HW

May 2018

cushmanwakefield.co.uk

Cushman & Wakefield LLP (and any joint agent appointed) on their own behalf and for vendors or lessors of this property, whose agents they are, gives notice that:

1/ The particulars are produced in good failth, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations if required.