

HOLYOAKE HOUSE

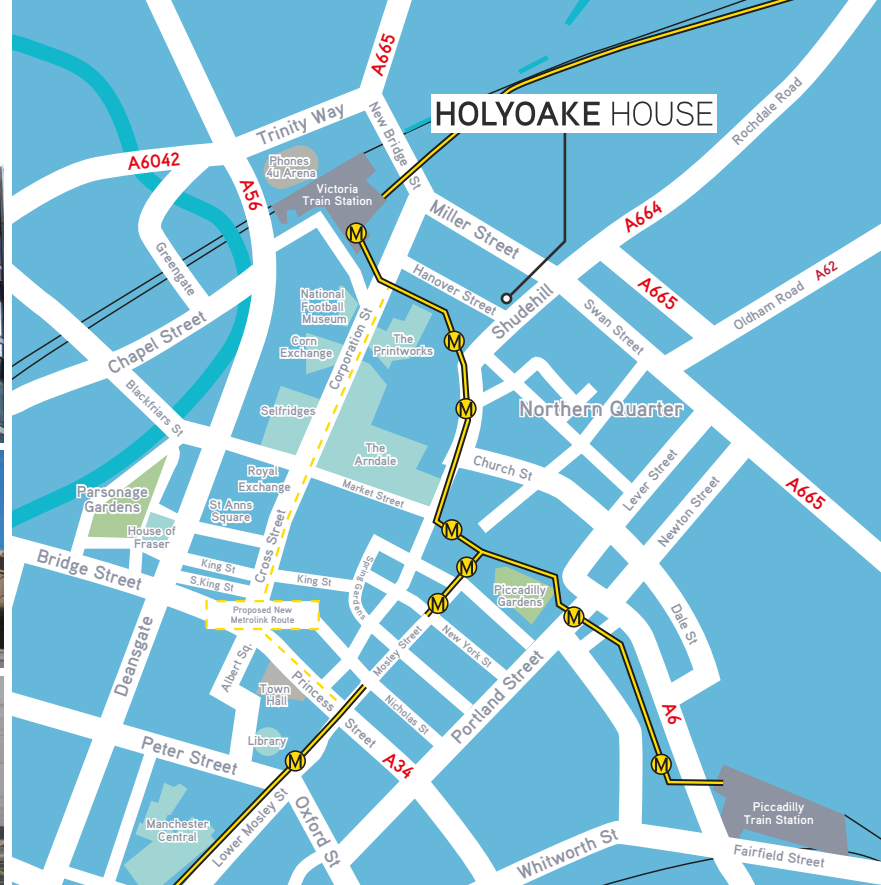


Refurbished City Centre
Office Accommodation



Holyoake House
Hanover Street
Manchester
M60 0AS

TO LET
512 - 4,429 sq ft



Location

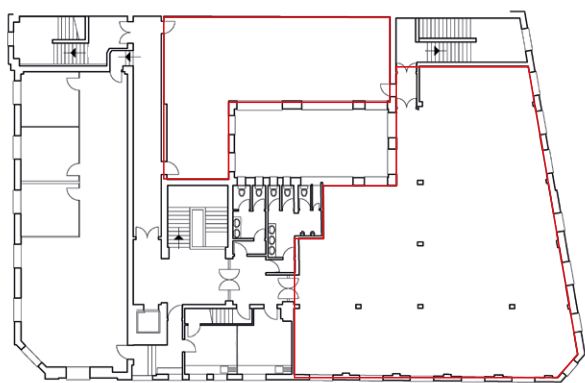
The building is located in the heart of the 20 acre NOMA district. NOMA is a vibrant new city centre quarter which will create 2.5m sq ft of new build and refurbished offices, 4m sq ft of residential space and 500,000 sq ft of retail and leisure space. Holyoake House sits within this regeneration area and is in extremely close proximity to Victoria Railway Station which is also undergoing comprehensive refurbishment and is due to become an even bigger hub to rival Piccadilly. The building sits adjacent to Victoria and Shudehill transport interchanges and has connections by tram and rail to other areas of the city centre and beyond.

In addition to the improvements to the public realm and the proposed increase of retail space being created in the area, the building is in close proximity to the Arndale Shopping Centre which has an extensive array of retail offerings.

Description

Holyoake House is a striking Grade II listed building owned and managed by Co-operatives UK. The available space within the building has recently been fully refurbished to a high standard. The specification is as follows:-

- Suspended ceilings with PIR lighting
- Manned reception
- Perimeter trunking which includes IT cabling
- Fully fitted kitchen
- Central heating



HOLYOAKE HOUSE



Accommodation

The available refurbished space within the building is as follows:

1st Floor	512 sq ft
3rd Floor	1,173 sq ft
3rd Floor	3,256 sq ft

Terms

Offices are available on all inclusive terms and further information is available through the retained letting agent.

Viewing

To arrange a viewing please contact joint letting agents WHR Property Consultants LLP or Colliers International.



Misrepresentation Act 1967, Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.