



60 FOUNTAIN STREET MANCHESTER

Grade A Offices
In The Heart Of Manchester



60 FOUNTAIN STREET MANCHESTER

The property presents a unique opportunity to occupy prestigious new offices within the prime core of Manchester City Centre.

60 Fountain Street has undergone a complete transformation, and with the benefit of a comprehensive refurbishment the building now offers fully air-conditioned suites from 2,670 - 3,602 sq ft, accessed through the stunning reception area and brand new common parts.



SPINNINGFIELDS

ST ANNE'S SQUARE

ALBERT SQUARE

60 FOUNTAIN STREET

ST PETER'S SQUARE

ARNDALE CENTRE

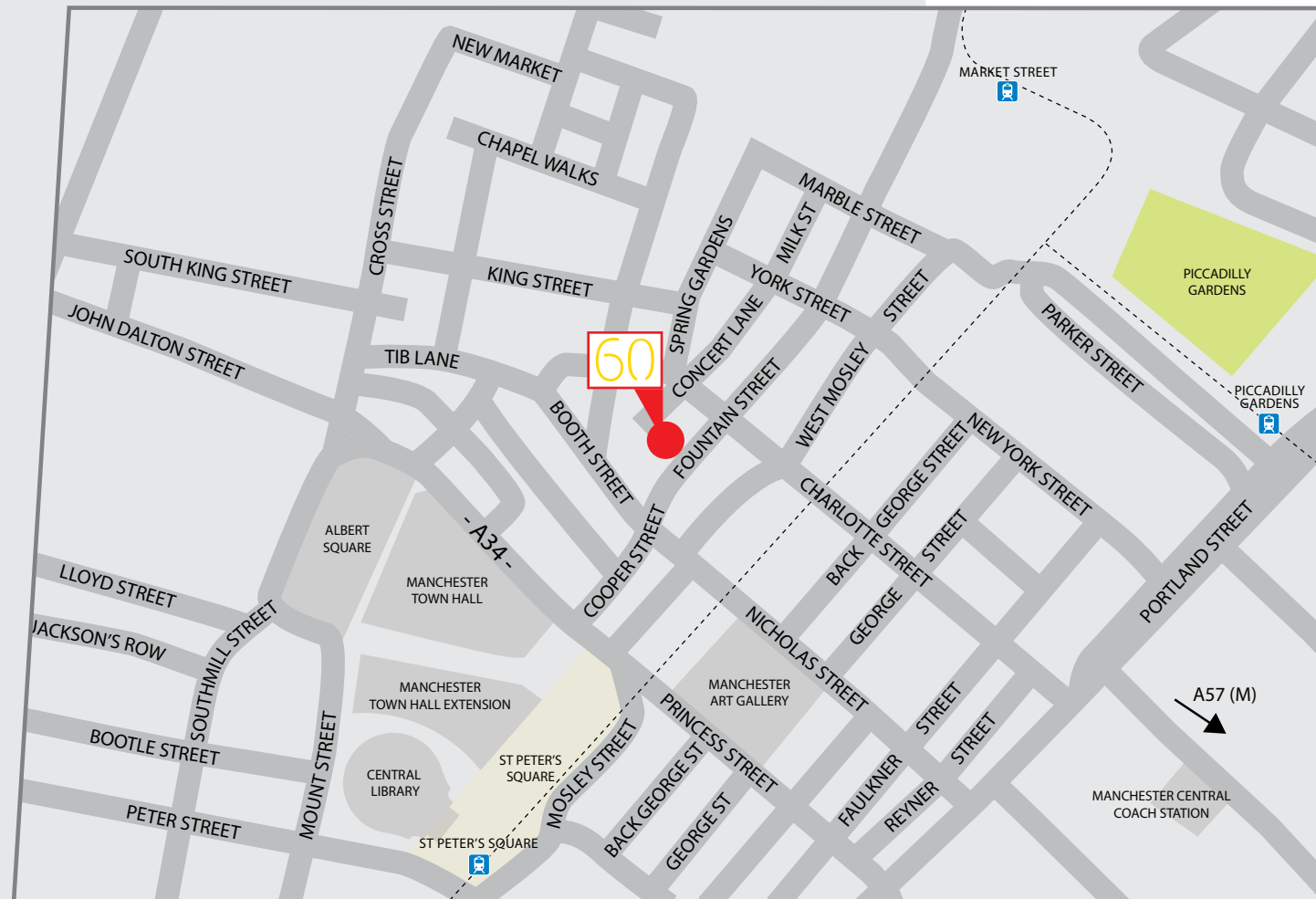
PICCADILLY GARDENS

CENTRAL AND WELL CONNECTED

Fountain Street has always been at the heart of Manchester's Traditional Office Core. With the completion of new Grade A office developments at 1 St Peter's Square and the commencement of 2 St Peter's Square, the appeal of this location is further strengthened.

New Metrolink stops and public realm improvements to St Peter's Square reinforce the understandable appeal of this area as Manchester's primary business address.

Furthermore, 60 Fountain Street is also within walking distance of Piccadilly Gardens and Oxford Road Station allowing potential occupiers easy access to all of Manchester's Public Transport Network.





AMPLE AMENITIES

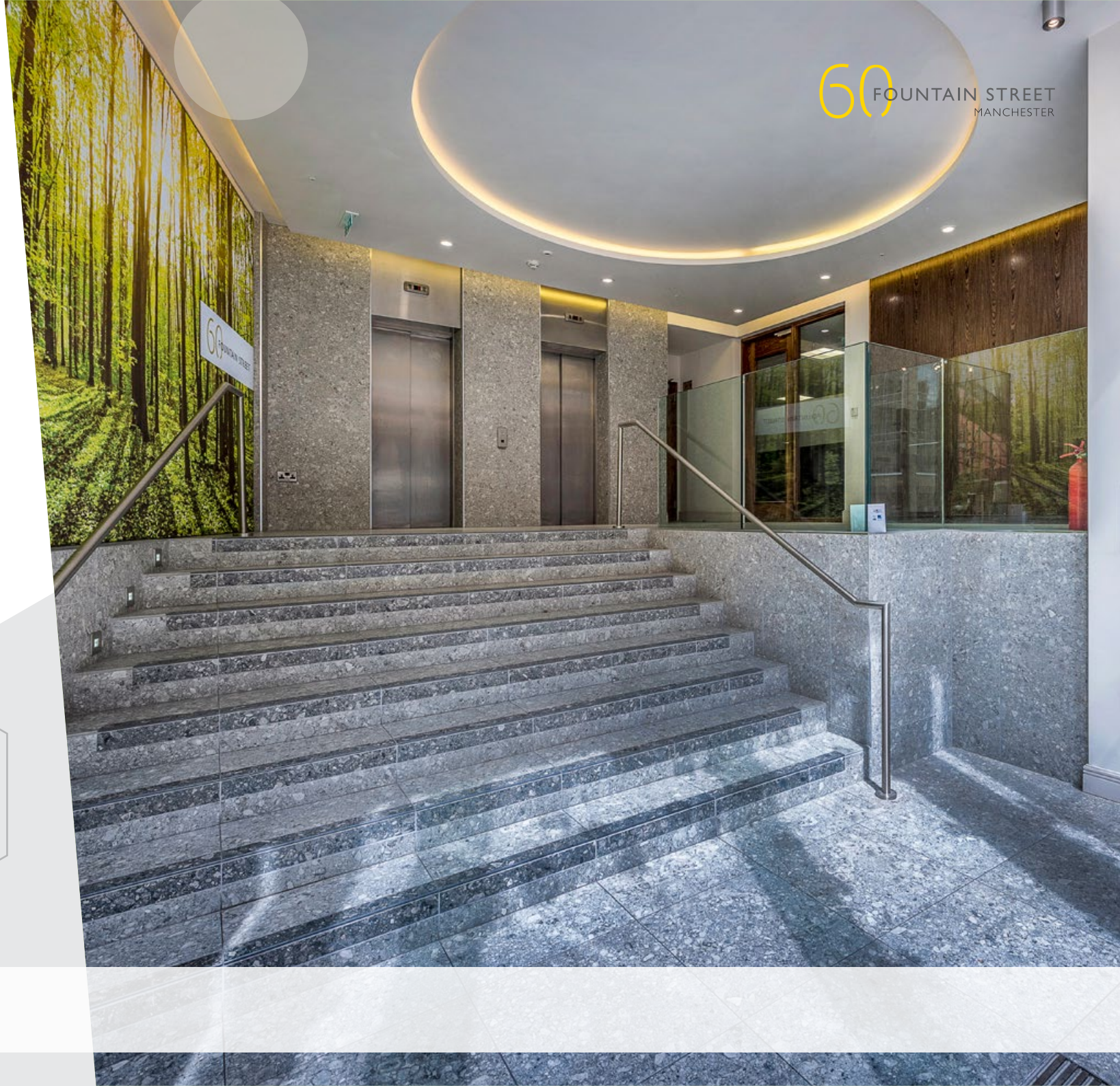
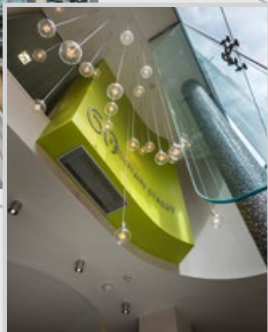
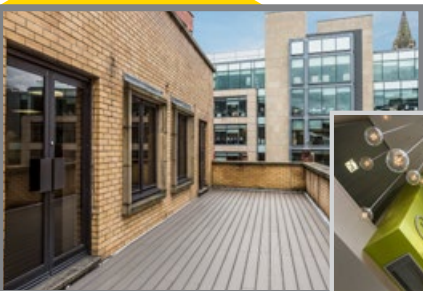
Retail and leisure facilities are in abundance nearby, from the boutique designer stores of King Street and restaurants such as Burger & Lobster, Miller and Carter Steakhouse and Jamie's Italian which are just a 2 minute walk away, to the new public realm at St Peter's Square.

Additionally, the building is in close proximity to the Central Library, Town Hall and Bridgewater Place venue, testament to how 60 Fountain Street really is at the heart of all Manchester has to offer.

A HIGH QUALITY CONTEMPORARY REFURBISHMENT

The reception has been extended, reconfigured and modernised and now boasts clean, modern, double-height space. Security-controlled, recessed, sliding-doors provide access through the new double-height frameless glazing into a reception area that is unique and memorable.

With a new disabled lift, double-width staircase and high-quality modern finishes throughout, 60 Fountain Street offers a modern, corporate and sophisticated feel like few others.

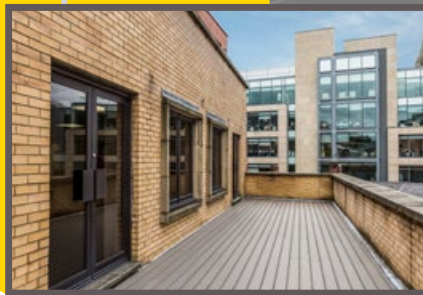


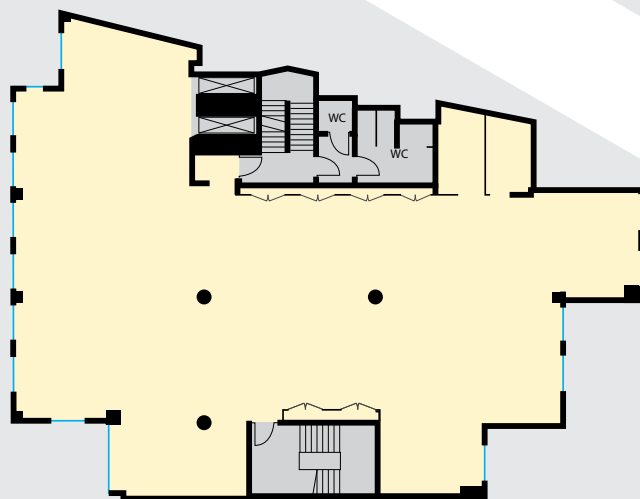
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MANCHESTER

THE FINER DETAILS

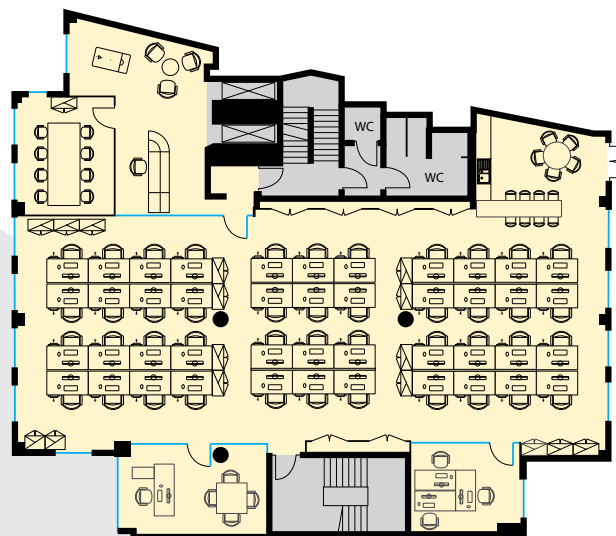
The building has been refurbished to Grade A specification and includes:

- | New double height glazed reception area
- | Security controlled access to recessed sliding doors
- | High quality contemporary reception area
- | 2 x new 8 person lifts with security controlled access
- | Refurbished disabled WC's to all floors
- | Newly refurbished common stair core
New air conditioning providing heating, cooling and fresh air
- | Raised access flooring
- | New suspended ceilings
- | New LG7 lighting
- | Bicycle parking and showering facilities
- | Basement car parking for up to 12 cars
- | DDA Compliant
- | 24-7 access
- | External terrace on the 3rd and 5th floors

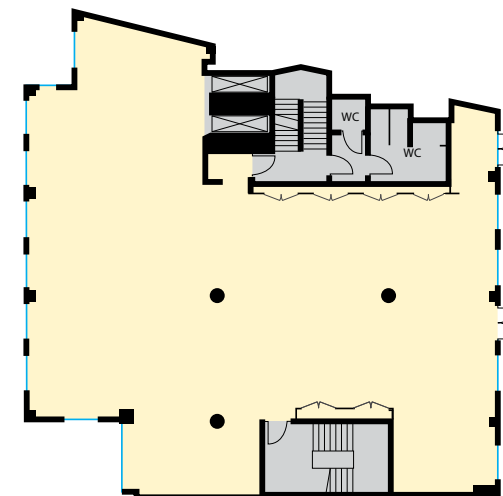




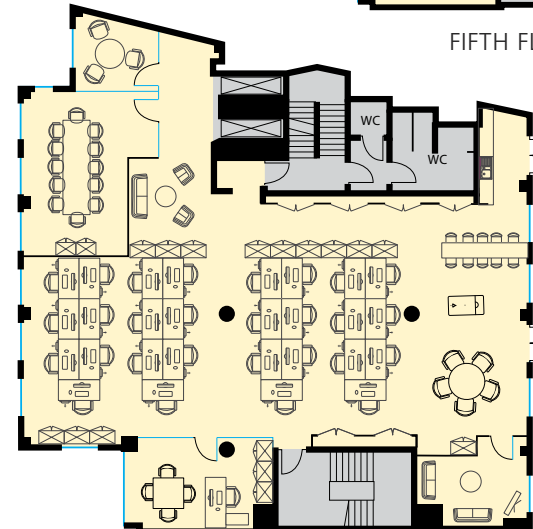
THIRD FLOOR FLOORPLAN



THIRD FLOOR SPACEPLAN
(HIGH DENSITY- 44 DESKS)



FIFTH FLOOR FLOORPLAN



FIFTH FLOOR SPACEPLAN
(LOW DENSITY- 26 DESKS)

SPACIOUS AND OPEN

The availability within the building is as follows, and provides efficient open-plan office space.


2,670 - 16,313 sq ft

Floor	sq ft	sq m
Ground	2,670	248
Second	3,518	327
Third	3,602	335
Fourth	3,602	335
Fifth	2,921	271
Total	16,313	1516

Basement car parking is available for up to 12 vehicles together with bicycle parking and showering facilities.

GALLERY

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MANCHESTER

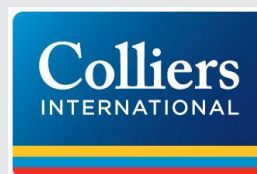

HOVER OVER IMAGES
TO ENLARGE

60 FOUNTAIN STREET MANCHESTER

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ENERGY PERFORMANCE CERTIFICATE - Available on request

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