

# Offices To Let

4,892 sq ft (454 sq m)

81 Fountain Street  
Manchester  
M2 2EE

[www.ps2properties.co.uk](http://www.ps2properties.co.uk)



## Contact

For further information or to arrange an appointment please speak to:

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- Refurbished office suite with air-conditioning
- Prominent location
- Available on flexible terms
- Car parking available

## Location

81 Fountain Street is located centrally within the traditional commercial core of Manchester City Centre. Adjacent to Spring Gardens and King Street, the area is renowned for its professional services and financial occupiers as well as high end fashion brands. The building is ideally positioned within one minutes walk of Market Street, Manchester's prime retail offer and within close proximity to a wide array of bars, restaurants and hotels. Extensive public transport links are available at St Peter's Square (tram), Piccadilly Gardens (tram/bus) and the nearby Piccadilly Railway Station.

## Accommodation

81 Fountain Street is an impressive office building extending to approximately 32,000 sq ft of high quality accommodation arranged over Ground and 7 upper floors. The imposing external glazed and marble facade is complimented by the doubleheight reception and open spiral stairs. Two 10 person high speed passenger lifts are provided which serve all floors.

The floorplates within the building are designed in an effective 'U' shape around the main service core which maximises efficiency. Each floor is served by male and female WC facilities which have been refurbished to the highest possible standard.

The subject accommodation is available for immediate occupation and benefits from a specification including the following elements:-

- Full access raised floor for efficient space planning and effective cable management.
- Air-conditioning.
- Suspended ceilings with integral lighting to Grade 7.
- Integrated storage systems.
- Kitchen facility.

2 car parking spaces are provided within the onsite secure car park (accessed from within the building).

## Area

The available suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to an approximate net internal area of 4,892 sq ft (454 sq m).

## Lease Terms

The subject accommodation is available by way of sub-lease or assignment of an existing full repairing and insuring lease expiring June 2013.

## Rent

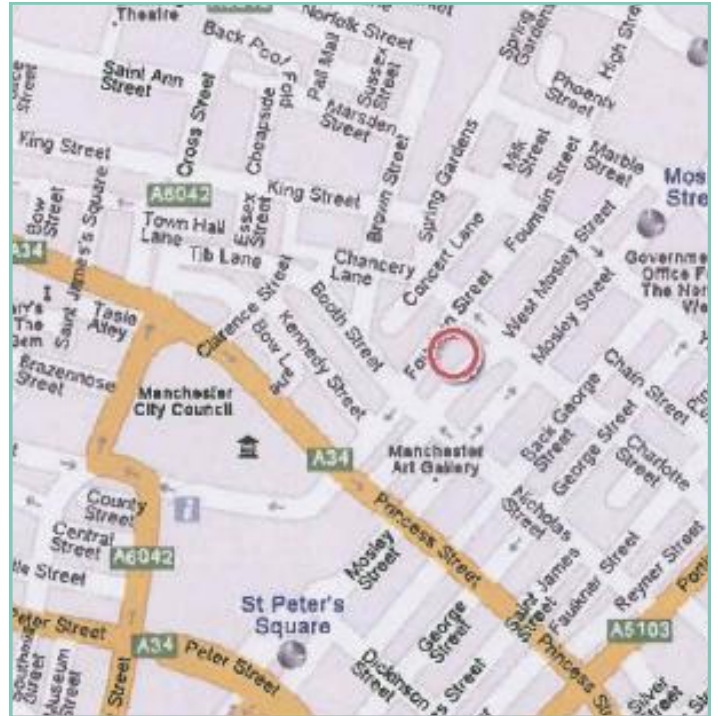
Details of the passing rent are available upon request.

[www.gvagrimley.co.uk](http://www.gvagrimley.co.uk)

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## Service Charge

The assignee or sub-lessee will be responsible for payment of a service charge to contribute on a proportionate basis the cost of providing heating, cleaning and maintenance of the common parts and all other landlords services.

## Business Rates

The assignee or sub-lessee will be responsible for the payment of business rates levied on the office accommodation and car parking.

## VAT

All figures are quoted exclusive of but may be subject to VAT at the prevailing rate.

## Legal Costs

Each party are to bear their own legal costs in the event of a transaction being agreed.

Subject to Contract  
April 2009

