



WELLINGTON HOUSE

33 PICCADILLY, MANCHESTER M1 1LQ

TO LET

**MODERN CITY CENTRE OFFICES
FROM 1,800 TO 9,746 SQ FT**

ENTER



WELLINGTON HOUSE

33 PICCADILLY,
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[HOME](#)

[DESCRIPTION](#)

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Wellington House is situated in the heart of Manchester with excellent access to the city's extensive transport network

DESCRIPTION

Wellington House is an imposing 6 storey contemporary office building in the heart of the city centre. The building provides traditional, refurbished work space in a highly sought after location overlooking Piccadilly Gardens which is accessed via a secure intercom system at the impressive double height, glazed entrance. All floors benefit from excellent natural light and efficient, flexible floorplates which would be suitable for a variety of uses subject to planning.





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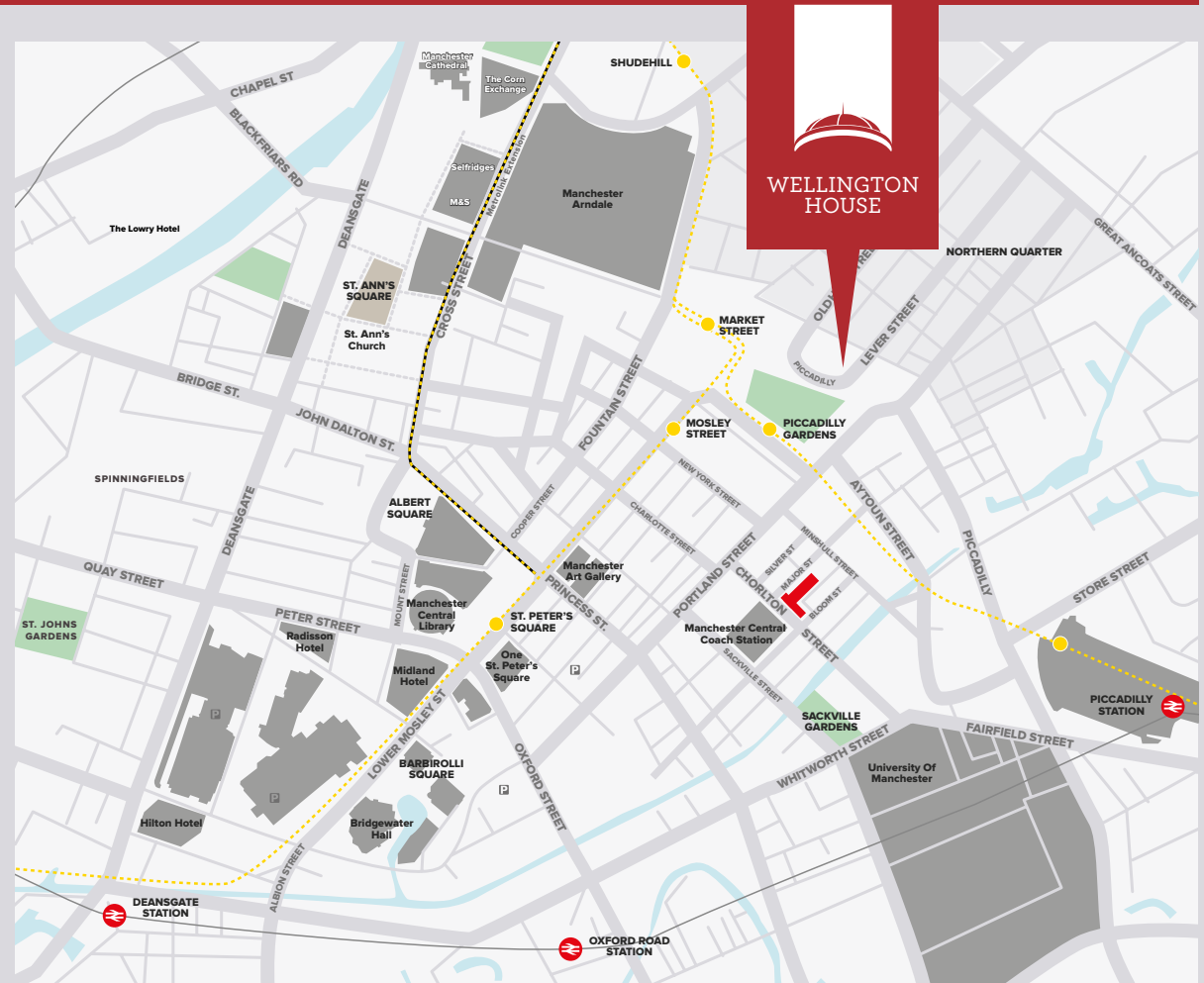
FURTHER INFORMATION



LOCATION

Wellington House is on the doorstep to all of the city's public transport connectivity with the Manchester Piccadilly transport interchange less than 10 minutes' walk away. Manchester Piccadilly train station provides regular services to London and other major cities including Glasgow, Edinburgh, Liverpool, Leeds, Sheffield, Birmingham, Cardiff and Bristol. Piccadilly Gardens Metrolink and bus station is located on the opposite side of the gardens providing quick access to a variety of locations in the Greater Manchester region.

The building is a stones throw away from the Arndale Centre and Market Street, the primary retail destinations in the city centre. Wellington House also sits on the edge of the thriving Northern Quarter which provides an array of independent bars, restaurants and retail outlets.





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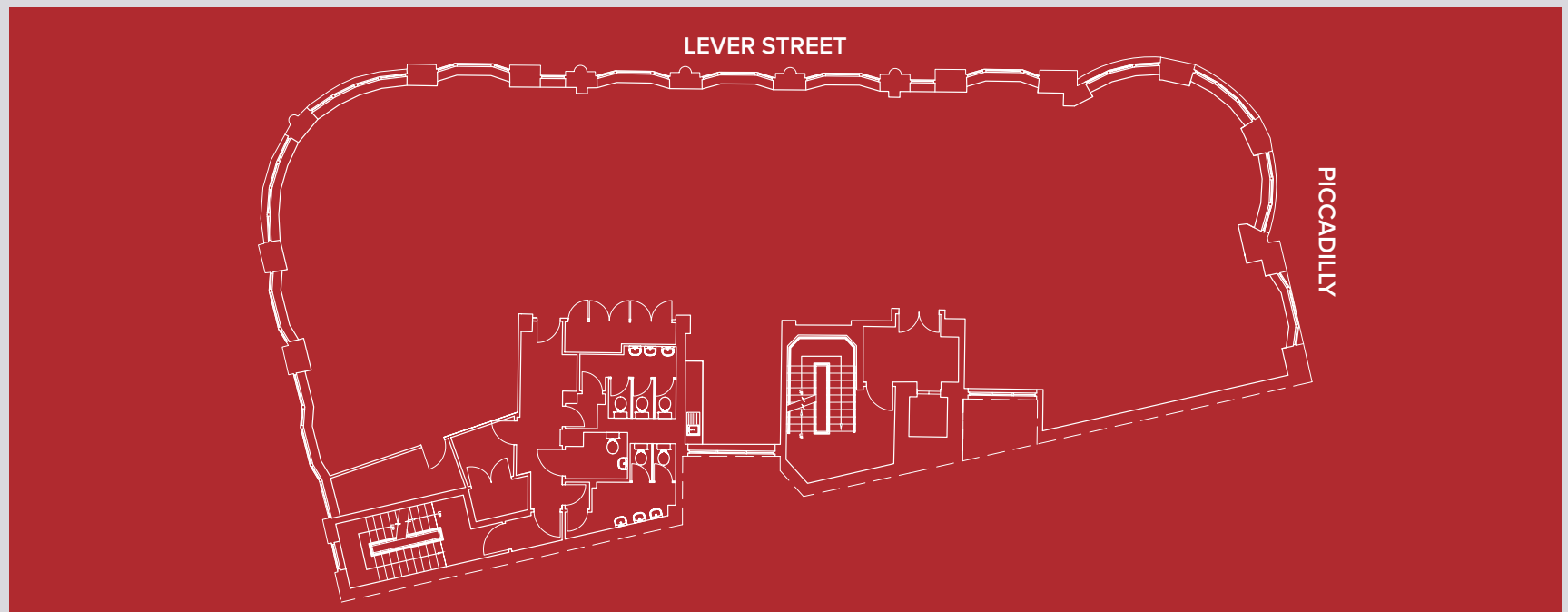
Floor	Sq ft	Sq m
Part 2nd	1,800	167
3rd	3,973	369
4th	3,973	369
Total	9,746	905

The 3rd and 4th floors have the benefit of existing fit out in situ which can be retained.

SPECIFICATION

The accommodation has the benefit of the following features:

- Perimeter cooling/heating
- Suspended ceilings with integrated lighting
- 3 compartment perimeter trunking
- Male/female/disabled WC's
- 8 person passenger lift
- Secure intercom access
- Double height glazed reception
- 24 hour access
- Suitable for a variety of uses subject to planning





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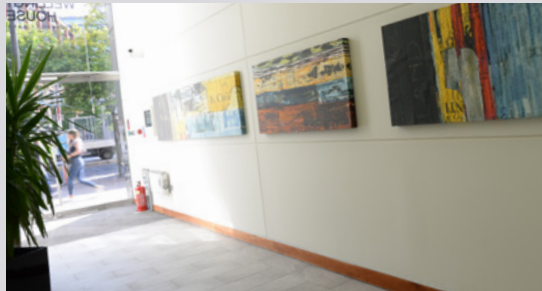
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CONTACT

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