

OLD EXCHANGE BUILDINGS



PRESTIGIOUS CITY CENTRE OFFICE INCLUDING
STUNNING DESIGNER DUPLEX SUITE

704 - 2,713 sqft

29-31
KING STREET



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DESCRIPTION

Old Exchange Buildings is a Grade II Listed property with office accommodation over high-end retail at ground floor. The office accommodation occupies the upper levels of the building and benefits from excellent levels of natural light. Original features including polished timber flooring, cast iron columns and high ceilings are artfully combined with modern efficiencies such as direct/indirect lighting and cable management systems. New common male and female WC's have been created in a period style to complement the abundant character of the original Stair and lift core. An entry intercom system gives secure remote control of the principal entrance door.

LOCATION

The office suites at Old Exchange Buildings are accessed via an entrance lobby located on St Ann's Passage, a covered Victorian arcade running between the vibrant high end retail and professional office, areas of King Street and St Ann's Square. Further the property is extremely well positioned for access to the City's public transport systems. St Peter's Square Metrolink, providing access to North and South Manchester, is approximately five minutes walk from the property and the frequent shuttle busses, that run along Deansgate, provide quick links to the City's mainline stations for destinations further away.

ACCOMODATION

The property currently has suites available ranging from 704 - 2,713 sqft arranged over the third and fourth floors. The two floors are currently linked via a stunning private spiral staircase.

LEASE

The suite will be available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

Upon application with the joint letting agents.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge to cover the cost of repair, maintenance and insurance of the building, together with the provision of Landlord's services.

VAT

The property is registered for VAT which will be payable on the rent and service charge.

VIEWING

Strictly by appointment with the joint letting agents Edwards & Co or Jones Lang LaSalle.

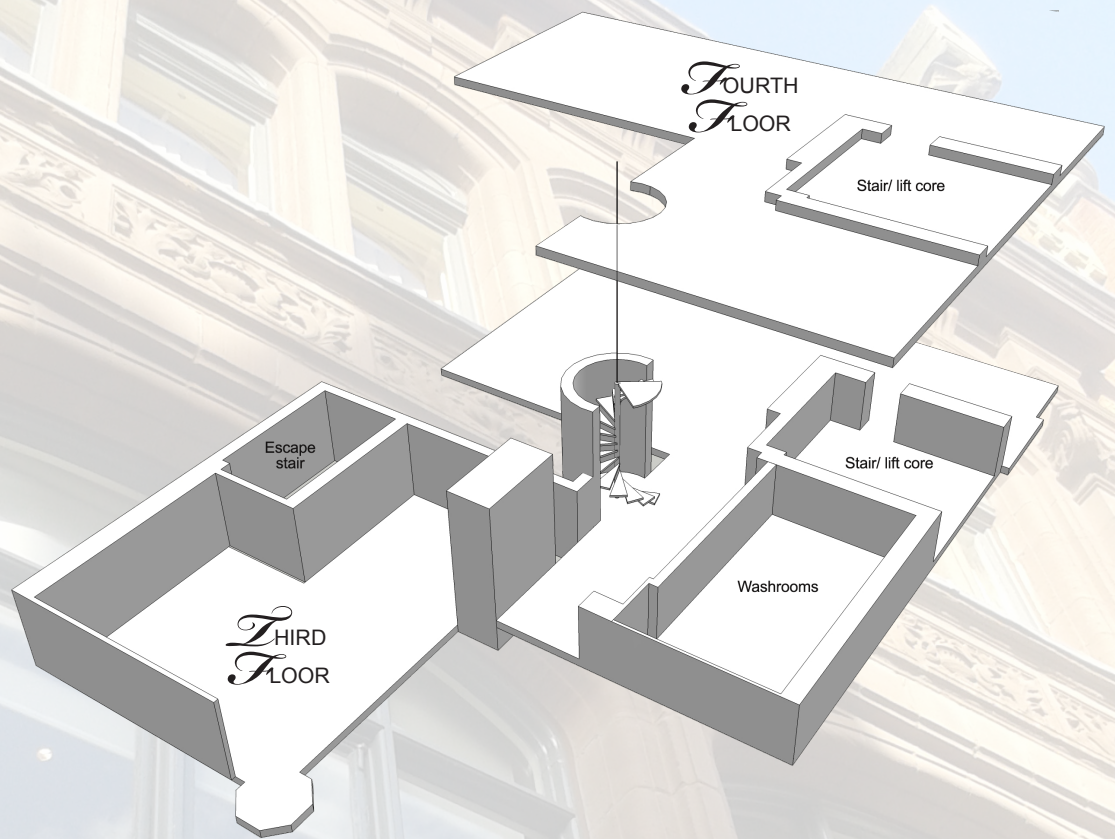




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SUITE AVAILABILITY

LETTING OPTIONS

The property currently has two suites available arranged over the third and fourth floors. The two floors are currently linked via a stunning private spiral staircase.

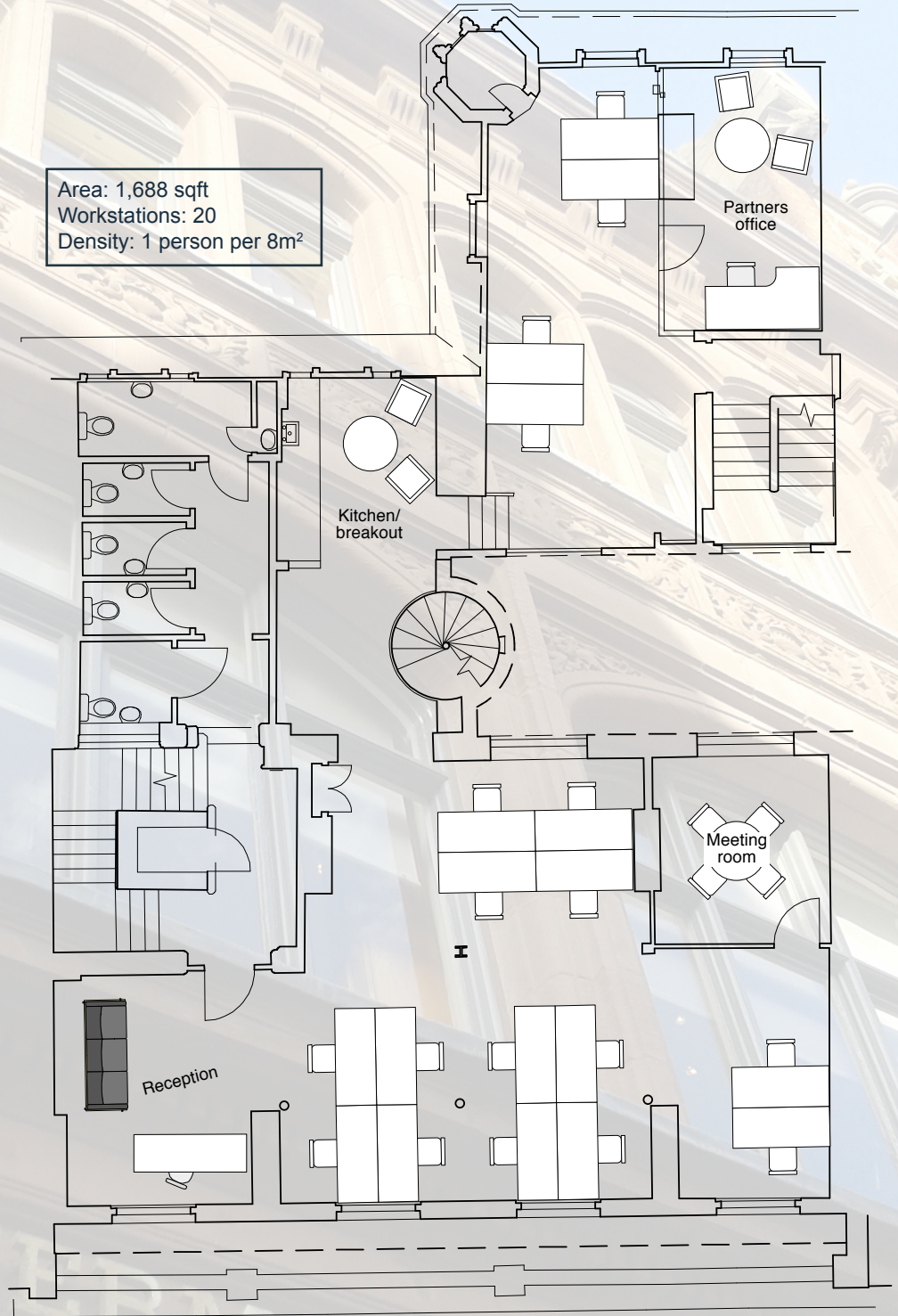
Due to the flexible layout of the suites we are able to offer numerous configuration options over these two stunning floor plates, ranging from 704 - 2,713 sqft as detailed below.

Full floor plans and space plans in various formats available upon request.

- 1.** THIRD FLOOR SINGLE FLOORPLATE - 1,688 SQFT
- 2.** FOURTH FLOOR SINGLE FLOORPLATE - 1,025 SQFT
- 3.** THIRD & PART FOURTH DUPLEX - 1,994 SQFT
- 4.** PART FOURTH FLOOR - 704 SQFT
- 5.** THIRD & FOURTH FLOOR DUPLEX SUITE - 2,713 SQFT

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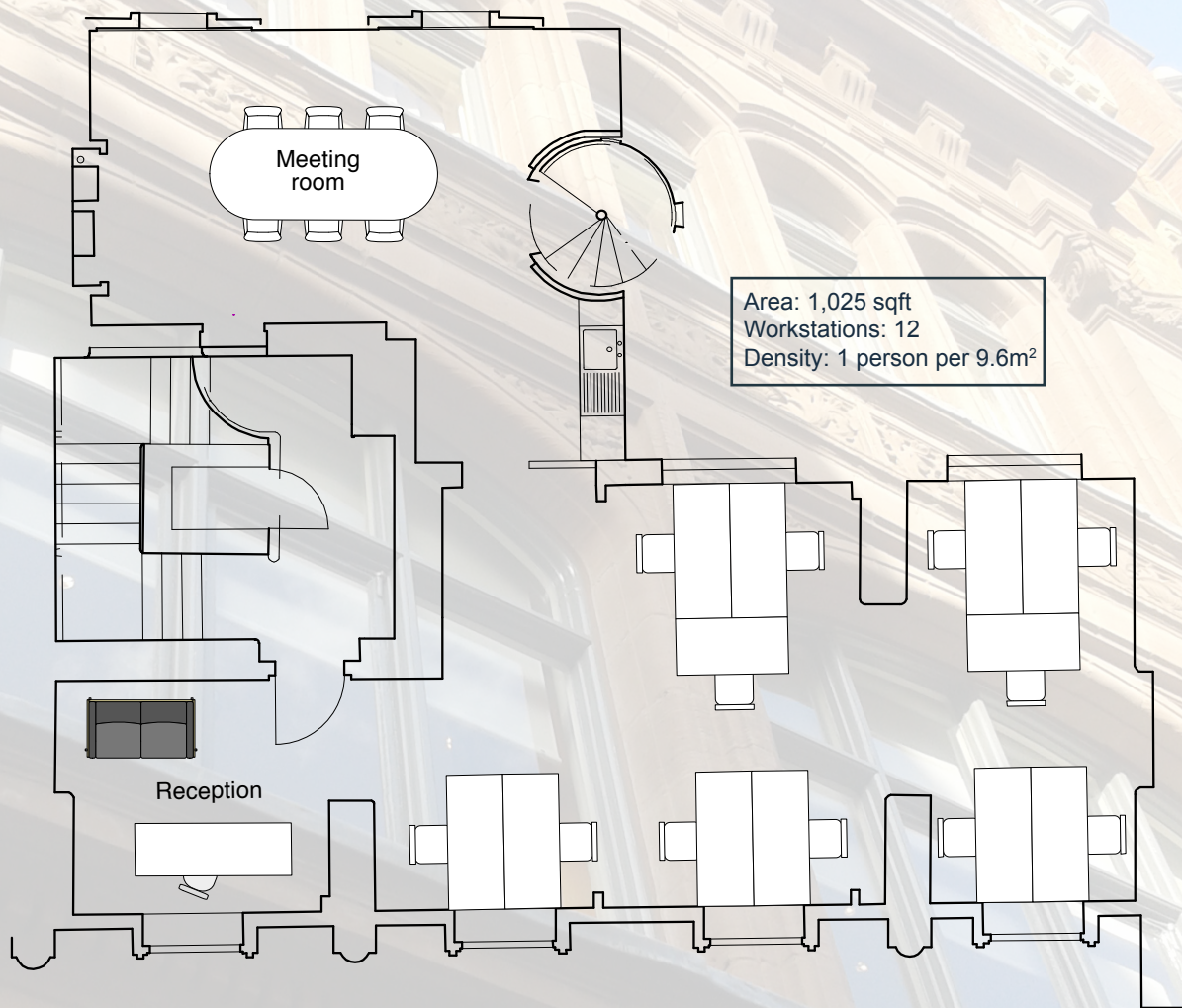
Area: 1,688 sqft
Workstations: 20
Density: 1 person per 8m²



THIRD FLOOR

ACCOMODATION SPACE PLAN

OLD EXCHANGE BUILDINGS



FOURTH FLOOR

ACCOMODATION SPACE PLAN