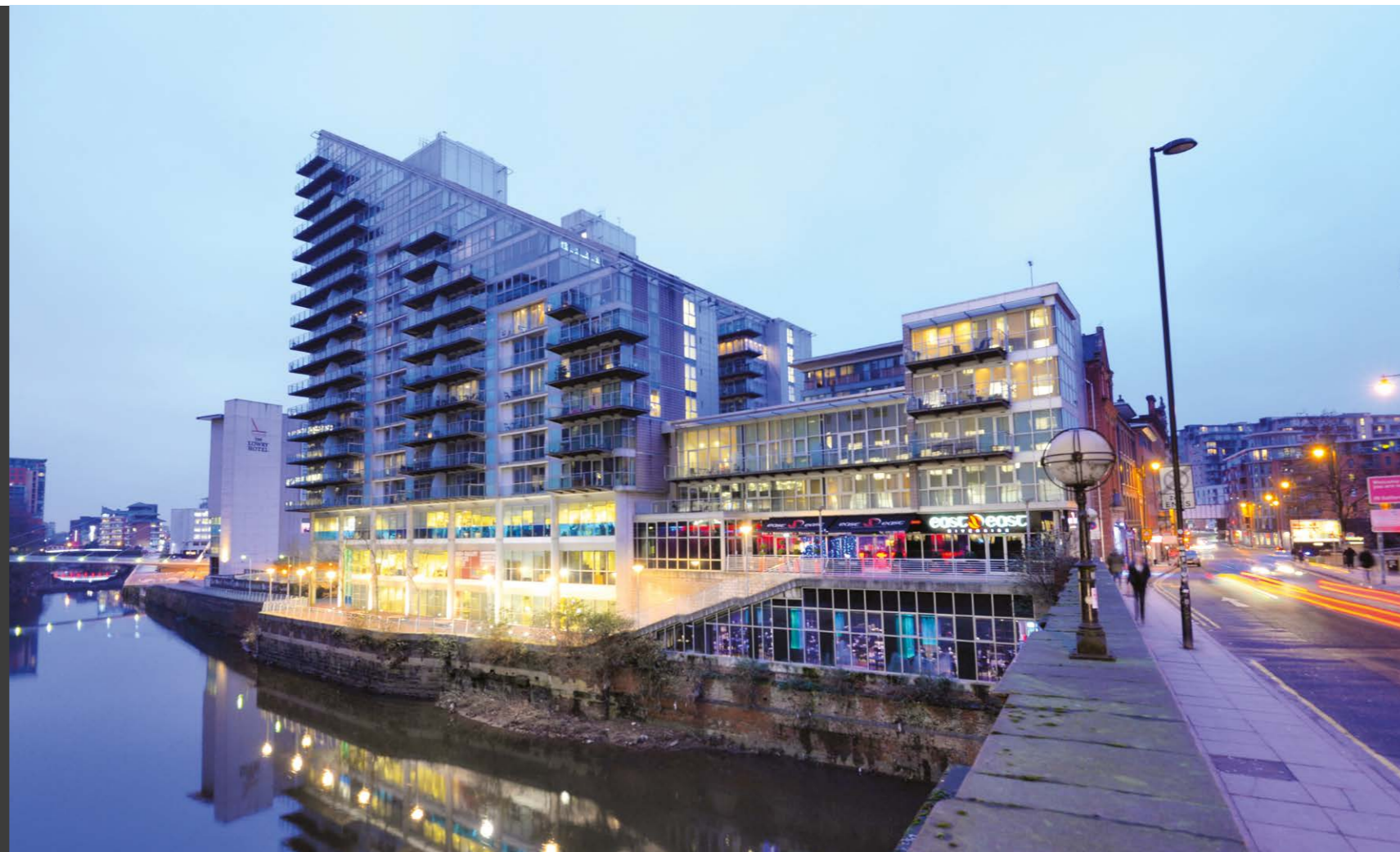


TO LET

FLEXIBLE
PLUG & PLAY
OR
CONVENTIONAL
OFFICES



229 - 1,434 Sq Ft
(21 - 133 Sq M)

4 - 22 WORKSTATIONS

- FULLY FITTED OFFICES & KITCHEN BREAK-OUT
- ON SITE CAR PARKING AVAILABLE

THE EDGE



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DESCRIPTION

THE OFFICES BENEFIT FROM A HIGH LEVEL OF EXISTING FIT-OUT PROVIDING A **"PLUG & PLAY"** OPPORTUNITY OR CONVENTIONAL LEASE ARRANGEMENTS.



Plug & Play



Full access raised floors



Air conditioning



Fully fitted power and data



Shower facilities



Basement car parking

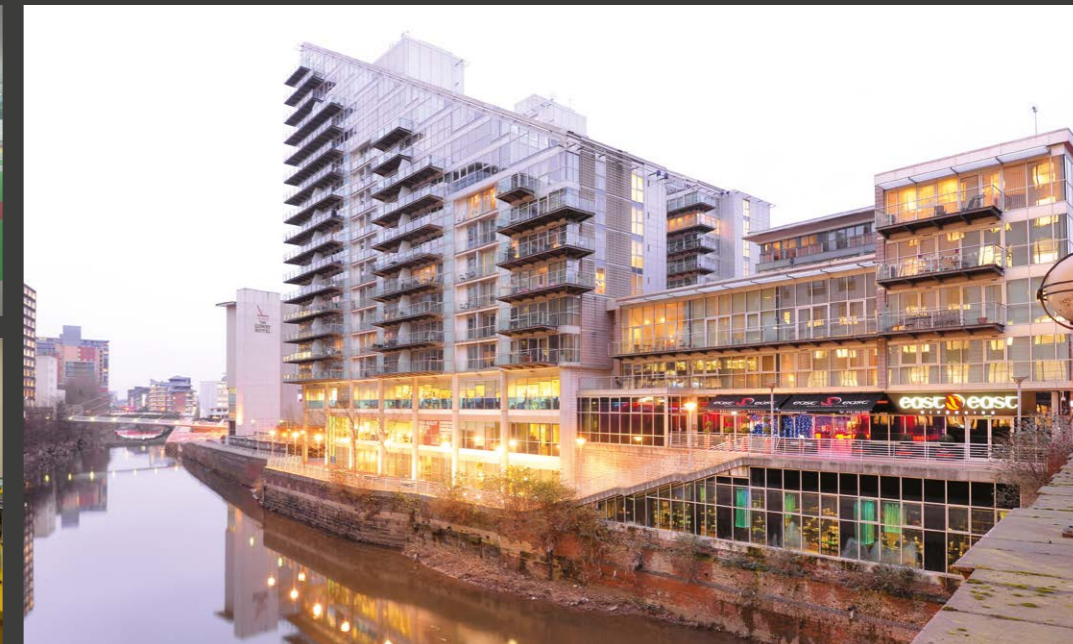
THE EDGE

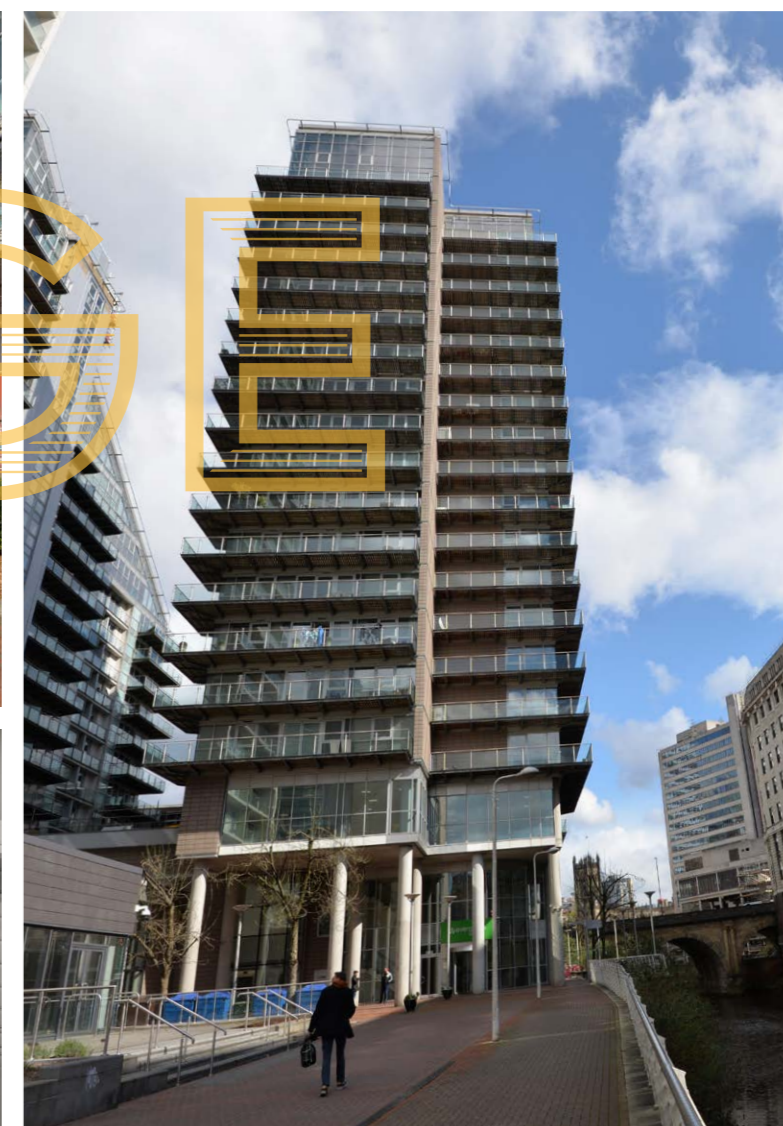
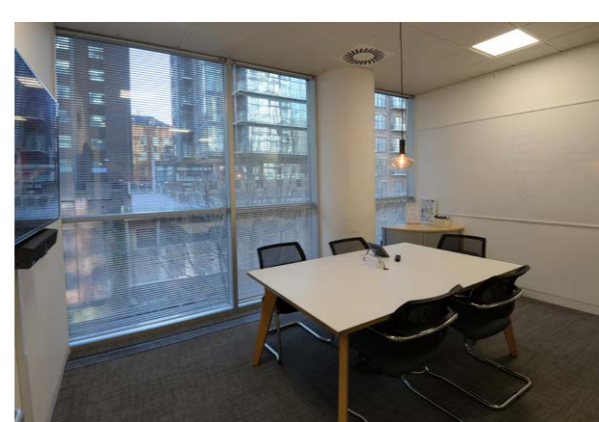
CAT A

- Grade A office accommodation
- Building reception / break out space
- Open plan configuration
- Full access raised floors
- Air Conditioning
- Suspended ceilings
- LED lighting incorporated within ceiling
- Fully fitted blinds
- Basement car parking
- Cycle facilities

CAT B

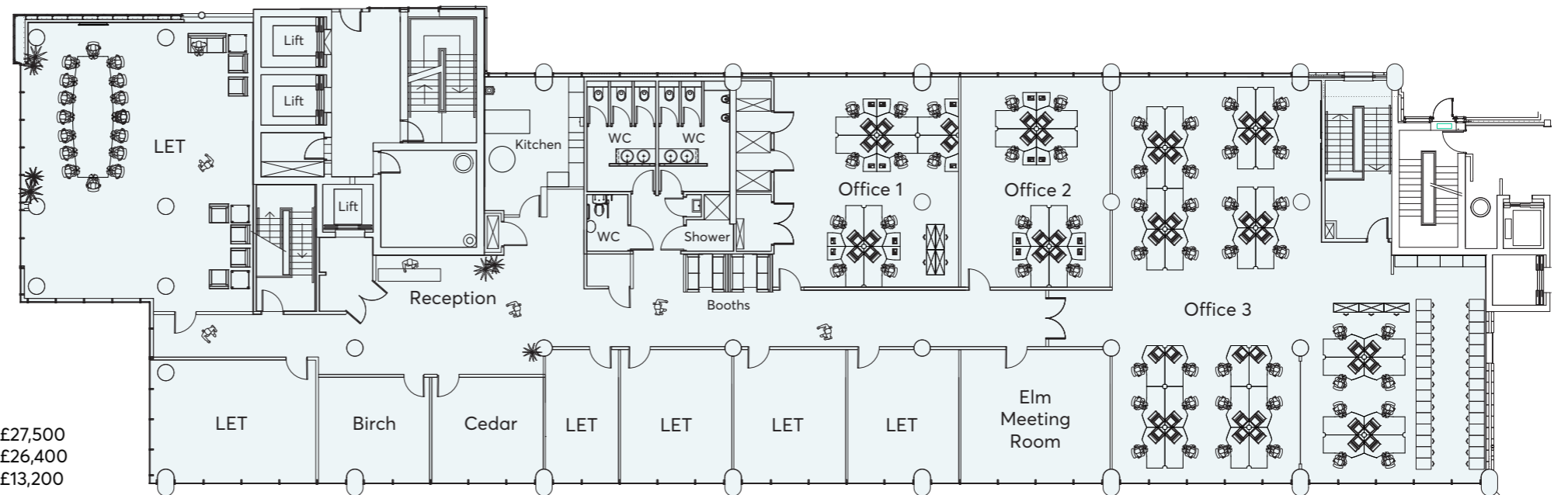
- 8 - 54 workstations
- Fitted kitchen and break out space
- Glazed fitted meeting room
- Self-contained Male, Female and Disabled WC's
- Shower facilities
- Fully fitted power and data





ACCOMMODATION

FLEXIBLE ROOMS AVAILABLE FROM 229 SQ FT.



2ND FLOOR 4 – 22 WORKSTATIONS

Office 1	10 workstations	668 sq ft	Rent £27,500
Office 2	8 workstations	537 sq ft	Rent £26,400
Office Maple	4 workstations	229 sq ft	Rent £13,200

Illustrative Space Plan

LOCATION

THE EDGE IS PROMINENTLY SITUATED OVERLOOKING THE RIVER IRWELL ADJACENT TO THE 5-STAR LOWRY HOTEL AND FORMS PART OF THE CATHEDRAL QUARTER OF MANCHESTER CITY CENTRE.

Manchester city centre is a short walk and can be accessed via Blackfriars Street or Trinity Bridge which provides convenient access to both the retail and office cores of the city.


Victoria and Piccadilly mainline railway stations as well as the Metrolink stops at Victoria Station, Exchange Square and Deansgate are all within easy walking distance of the building, providing immediate access to north and south Manchester and all main business destinations.

The Edge is well positioned to take advantage of Manchester's retail and leisure facilities located on Deansgate, King Street, Spinningfields and St Ann's Square.

The building is approximately 5 minutes' walk from Harvey Nichols, Selfridges, Marks and Spencer and the recently redeveloped Corn Exchange and is within close proximity to The Manchester Civil Justice Centre and Crown Court.



THE EDGE

 M3 5NA



THE EDGE



THE EDGE

FURTHER INFORMATION

TERMS/RENT

Please contact the agent for further information.

EPC

An Energy Performance Certificate is available on request

VIEWING

Please contact the sole agent for viewing arrangement and further information

DAN RODGERS

M 07891 172 418

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