

TO LET

NEW HIGH QUALITY OFFICE ACCOMMODATION
IN MANCHESTER'S NORTHERN QUARTER



BREWER STREET



NORTHERN QUARTER, MANCHESTER

UNITS FROM 1,325 TO 2,700 SQ FT (123.0 – 250.8 SQ M)

BREWER STREET

PORT STREET

TARIFF STREET

HILTON STREET



AVAILABILITY

The following units will be available:

Unit 1	1,518 sq ft	141.1 sq m
Unit 2	1,350 sq ft	125.5 sq m
Unit 3	1,370 sq ft	127.3 sq m
Unit 4	1,370 sq ft	127.3 sq m
Unit 5 - 6	2,700 sq ft	250.8 sq m
Unit 7	1,325 sq ft	123.0 sq m
Unit 8	1,589 sq ft	147.7 sq m
Unit 9	1,571 sq ft	146.0 sq m
Unit 10	1,553 sq ft	144.3 sq m
Unit 11	1,356 sq ft	126.0 sq m

SCHEME

A new office development comprising 10 self contained buildings configured around a central courtyard area in the heart of Manchester's Northern Quarter, an attractive and preferred location for the creative, fashion and media industries.

SPECIFICATION

The units will be constructed to high specification to include:

- Timber flooring
- Suspended designer lighting
- Open plan accommodation
- Automatic lift
- Male, female and disabled toilet facilities
- BREEAM rating "Very Good"
- Central courtyard area

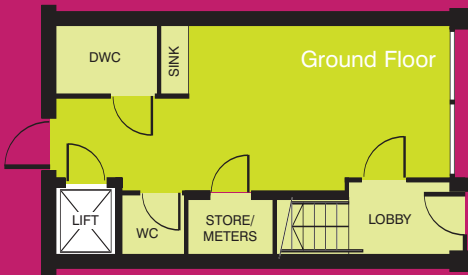
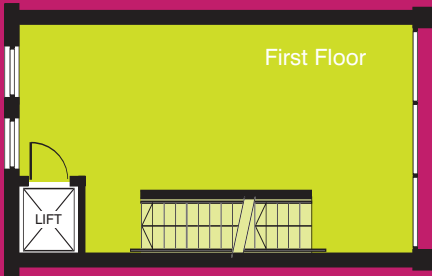
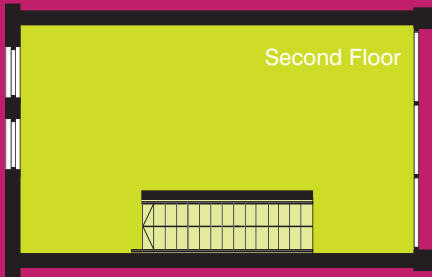
TERMS

The units are available by way of a new lease (s) for a term of years to be agreed.

VAT

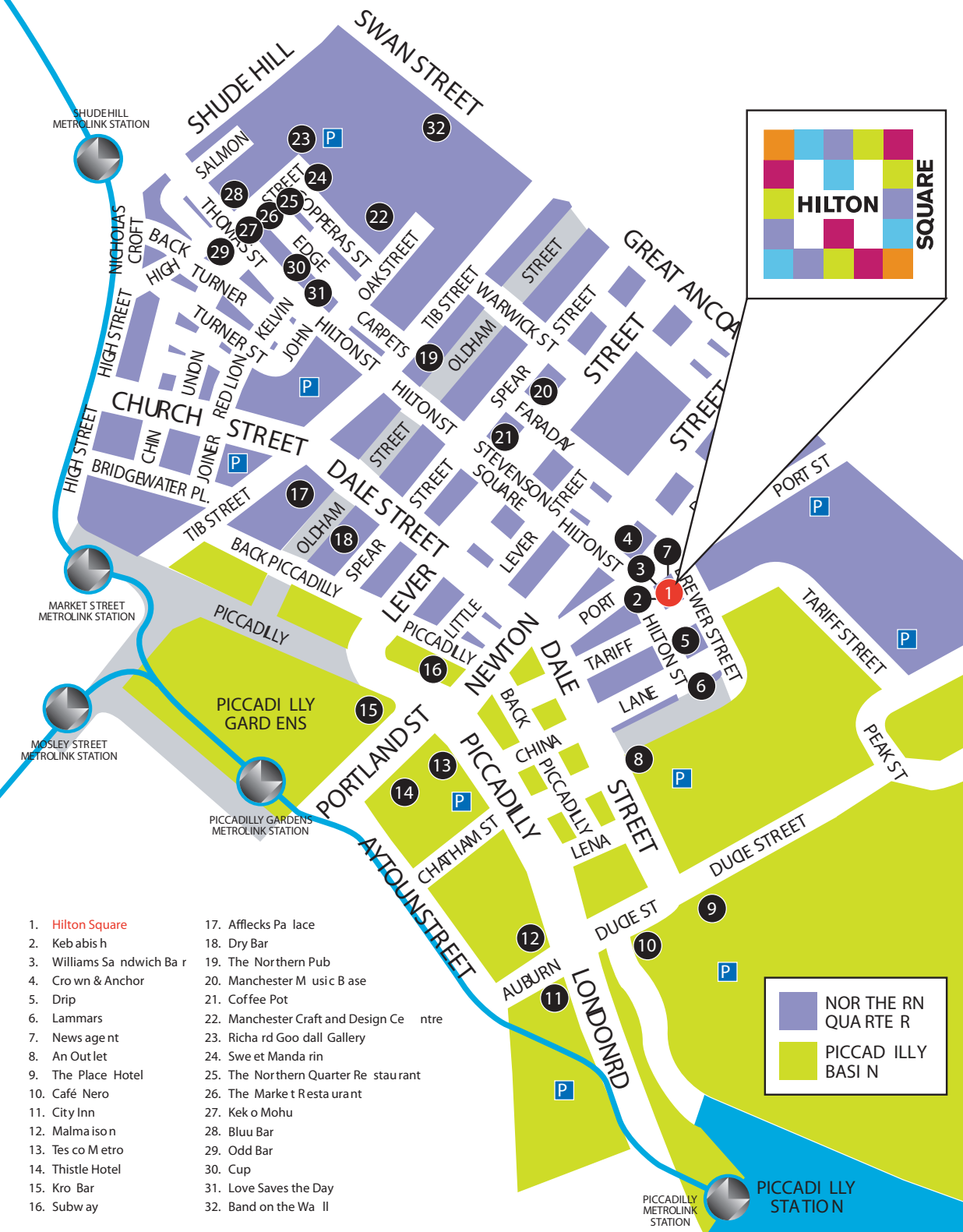
The rental will be subject to VAT at the relevant rate.

TYPICAL FLOOR PLAN



AMENITIES

The development benefits from a comprehensive range of independent bars, cafes and shops in the immediate vicinity.



LOCATION

The development occupies a prominent site bound by Hilton Street, Tariff Street and Brewer Street in the Northern Quarter.

The Northern Quarter has benefited from extensive redevelopment over the course of the last 5 years and provides a unique setting for a range of creative, design and fashion sectors.

Hilton Square is very well connected to nearby public transport links. Piccadilly Railway station and Piccadilly Gardens, the cities main bus and Metrolink interchanges, are both less than a 5 minute walk from the development. The development is also within 5 minutes from Manchester's financial and retail cores.



Misrepresentation Act: Granite Lettings for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or part of an offer or contract; (ii) Granite Lettings cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of King Sturge and Daniel Harris & Co has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) Granite Lettings will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Date of Publication May 2009

Fifth Level Design