

# PARSONAGE CHAMBERS

3 The Parsonage | Manchester | M3 2HW

TO LET | HIGH QUALITY OFFICE SUITES

## DESCRIPTION

Parsonage Chambers has been comprehensively refurbished to transform the building into an exceptional working environment, practically and aesthetically.

Far from the ordinary, the building's entrance boasts a beautiful 'boarding bridge' made from steel balustrades and solid oak leading to the lift and manned reception desk.

Suites are provided ready cabled for IT equipment and VOIP telephone systems and pre connected to Superfast Broadband.

Parsonage Chambers has a manned reception to ensure appropriate client care and security. The building is also monitored by CCTV from central monitoring stations.

### Specification

- FULLY REFURBISHED
- 1GB FIBRE INTERNET CONNECTION
- CATEGORY 5E CABLED THROUGHOUT
- CONTEMPORARY RECEPTION AND ENTRANCE LOBBY
- FULL KITCHEN FACILITY
- NEW WC'S
- HIGH QUALITY FINISHES THROUGHOUT
- CLOSE TO RETAIL & LEISURE FACILITIES ON DEANS GATE / KING STREET



## LOCATION

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Parsonage Chambers, originally an old yarn warehouse, is located just off Parsonage Gardens, one of Manchester's largest public 'green' spaces and site of the former St. Mary's Church that was erected in 1756.

The building is situated close to Spinningfields, the 5\* Lowry Hotel and an array of high quality restaurants and retail offerings. The property is within easy walking distance of amenities located on Deansgate, Spinningfields, King Street and St Ann's Square.

Exchange Square and St Peter's Square Metrolink stops are both within easy walking distance, offering connections across the city centre and further afield locations including South Manchester, Manchester Airport, MediaCityUK and Manchester Piccadilly. Salford Central Train Station and Victoria Station are both within a 9 minute walk from Parsonage Chambers.

Quick access to M60 Orbital Motorway provides direct connections with the M56, M67 and M62 motorways.



## PLANS

Suite	Desks	Rent pa
<b>2nd Floor</b>		
2.1	8-10	£23,000
2.3	8-10	£23,000
<b>3rd Floor</b>		
3.1	8-10	£23,000
<b>4th Floor</b>		
4.1	8-10	£24,000

Rent is inclusive of service charge, super-fast internet, building insurance and use of the communal business lounge.

Exclusive costs include electricity (metered) and business rates (small business rates relief may be applicable).

2nd Floor



# PLANS

3rd Floor



4th Floor



## TERMS

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### Tenure

Suites are available to lease from periods of 12 months upwards.

### VAT

All prices quoted are excluding but may be liable to VAT.

### Business Rates

The tenant will be responsible for the payment of the business rates levied on the accommodation.

### Viewing

Strictly by appointment with agents Edwards & Co.

### Contact

For further information please contact:

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