

To Let



Office

Bainbridge House

86-90 London Road, Manchester, M1 2PW

1,382 sq ft to
22,961 sq ft

Description

Bainbridge House offers the opportunity to rent office space in Manchester City Centre, close to Manchester Piccadilly Train Station on competitive and flexible terms.

Located on London Road, nearby amenities include a large range of shops and food outlets including Waitrose, Sainsbury's, M&S Food, Carluccio's, Pret a Manager, Upper Crust, Starbucks and Pita Pit.



RENT

£11.00
per sq ft



**RATES
PAYABLE**

TBC



**SERVICE
CHARGE**

TBC



EPC

BAND D:78

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Location

Located opposite the entrance to Piccadilly Station, which makes it ideal for commuters or for those occupiers that require direct links to other locations, including London, which is just over two hours away.

The surrounding area is subject to a large amount of redevelopment and this will continue over the coming years from the likes of London Road Fire Station by Allied London and Mayfield Partnership's redevelopment of the Mayfield area.

Tenure/Terms

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

Rates

Interested parties to make their own enquiries.

VAT

All prices quoted are excluding, but may be liable to, VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own costs incurred.

Viewing

Strictly by appointment with the sole agent, Matthews & Goodman - contact details as given below.

Accommodation

Property	Sq Ft	Sq M
Ground Floor Office Suite A	1,382	128
Ground Floor Office Suite B	1,656	153
Ground Floor Office Suite C/Storage	5,315	493
First Floor Offices Suite D	8,770	814
Second Floor Offices Suite E	1,750	162
Second Floor Offices Suite F	2,345	218
Third Floor Offices Suite G	1,743	162
Total	22,961	2,133



City Centre Location



Close to Train Station



Coffee Shop & Amenities Nearby



Flexible Terms



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