

# Carlton House

18 Albert Square, Manchester M2 5PE

TO LET

MODERN REFURBISHED OFFICE SPACE  
FROM 2,050 - 5,936 SQ FT

# Stylish, Functional, and Ready for Your Business

Carlton House is a striking five-storey Grade II Listed building, positioned on Albert Square with its timeless stone façade. A key part of Manchester's historic civic quarter, the building blends effortlessly into the surrounding architectural landscape.

Exquisitely refurbished, the building offers premium office suites with breathtaking views over Albert Square. The first-floor suite is available fully fitted, providing a seamless workspace for immediate occupation.



Carlton House



# High Specification Office Space



Grade II Listed character building



Unparalleled views over Albert Square



Private Ensuite WCs



Prominent position in close proximity to St Peters Square Metrolink



Parking spaces available for lease nearby



24 hour access with on-site building manager



VRF cooling system



Ultra high speed connectivity



Boutique style marble entrance lobby



LG7 compliant LED lighting



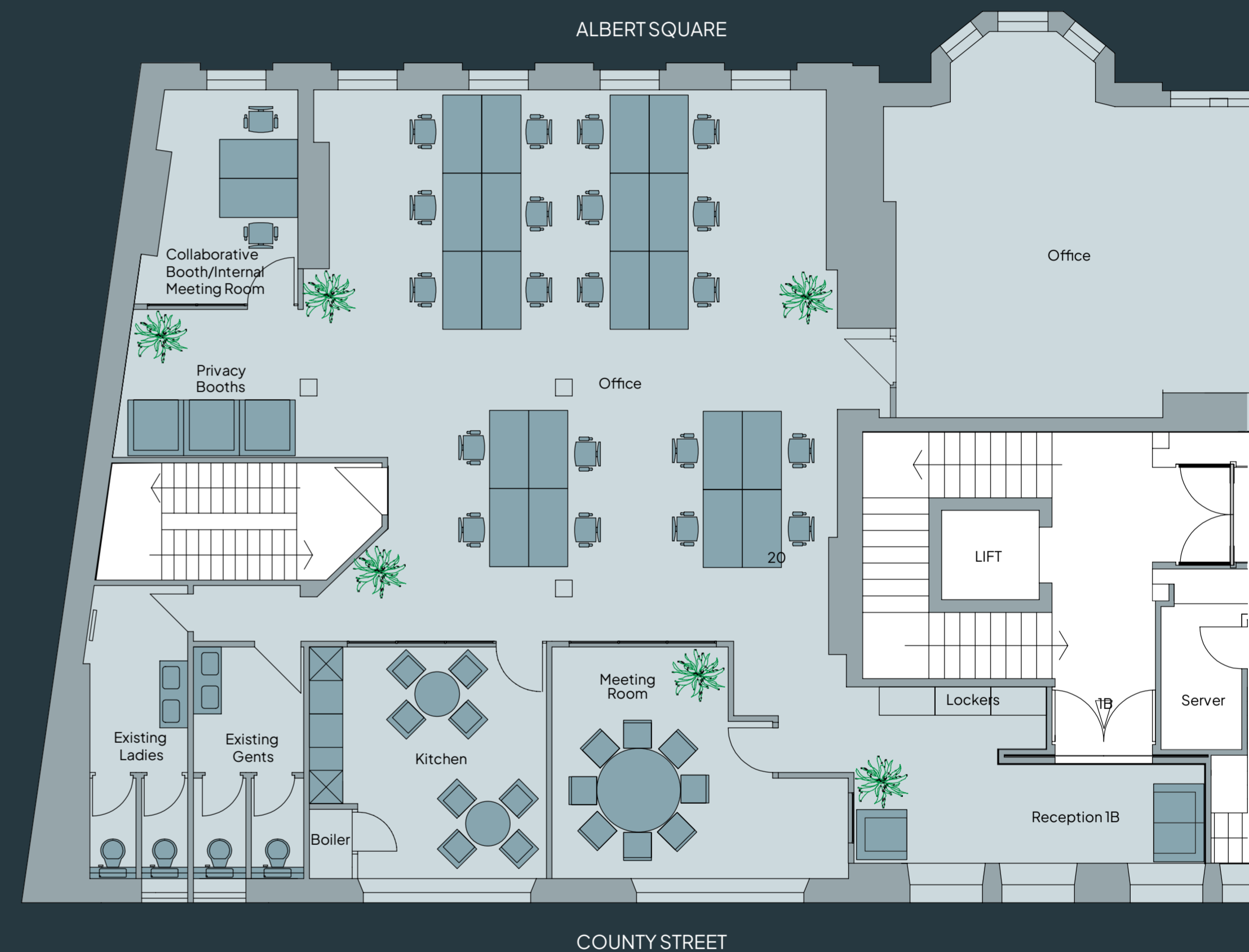
All energy is from 100% certified renewable sources



Power and data cabled

# Premium Office Accommodation

First Floor: 2,050 Sq Ft (194 Sq M)



Carlton House

- 20 fixed desks (1400mm)
- 10 hot desks
- Total 30 desks
- Fitted kitchen
- Entrance/reception area
- Private Male / Female WCs
- 1x 8 person meeting room
- 1x 2 person collaborative room



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# A Prime Location with Exceptional Amenities

Carlton House is located in the heart of Manchester on Albert Square. The Square, having benefited from a £13m investment to pedestrianise, is home to Manchester's historic Town Hall and provides event space throughout the year for events such as Manchester International Festival and the Christmas Markets. The building is a short walk from St Peter's Square tram stop, Spinningfields and the central business district.



- Albert Square Transformation



## Restaurants

- 01 Piccolino
- 02 Cibo
- 03 The Alchemist
- 04 El Gato Negro
- 05 The Ivy Spinningfields
- 06 Hawksmoor
- 07 Gusto
- 08 Albert's Schloss
- 09 Wagamama
- 10 Adam Reid at The French
- 11 Tampopo
- 12 Rajdoot

## Hotels

- 01 King Street Townhouse
- 02 Hotel Gotham
- 03 The Midland
- 04 Malmison
- 05 Yotel
- 06 Motel One
- 07 Stock Exchange Hotel

## Retail

- 01 Tesco
- 02 Belstaff, Diesel
- 03 White Company, Fred Perry
- 04 House of Fraser
- 05 Waterstones
- 06 Sainsburys

# Further Information

## VAT

The building is not VAT elected and therefore VAT is not payable on the rent or service charge.

## TERMS

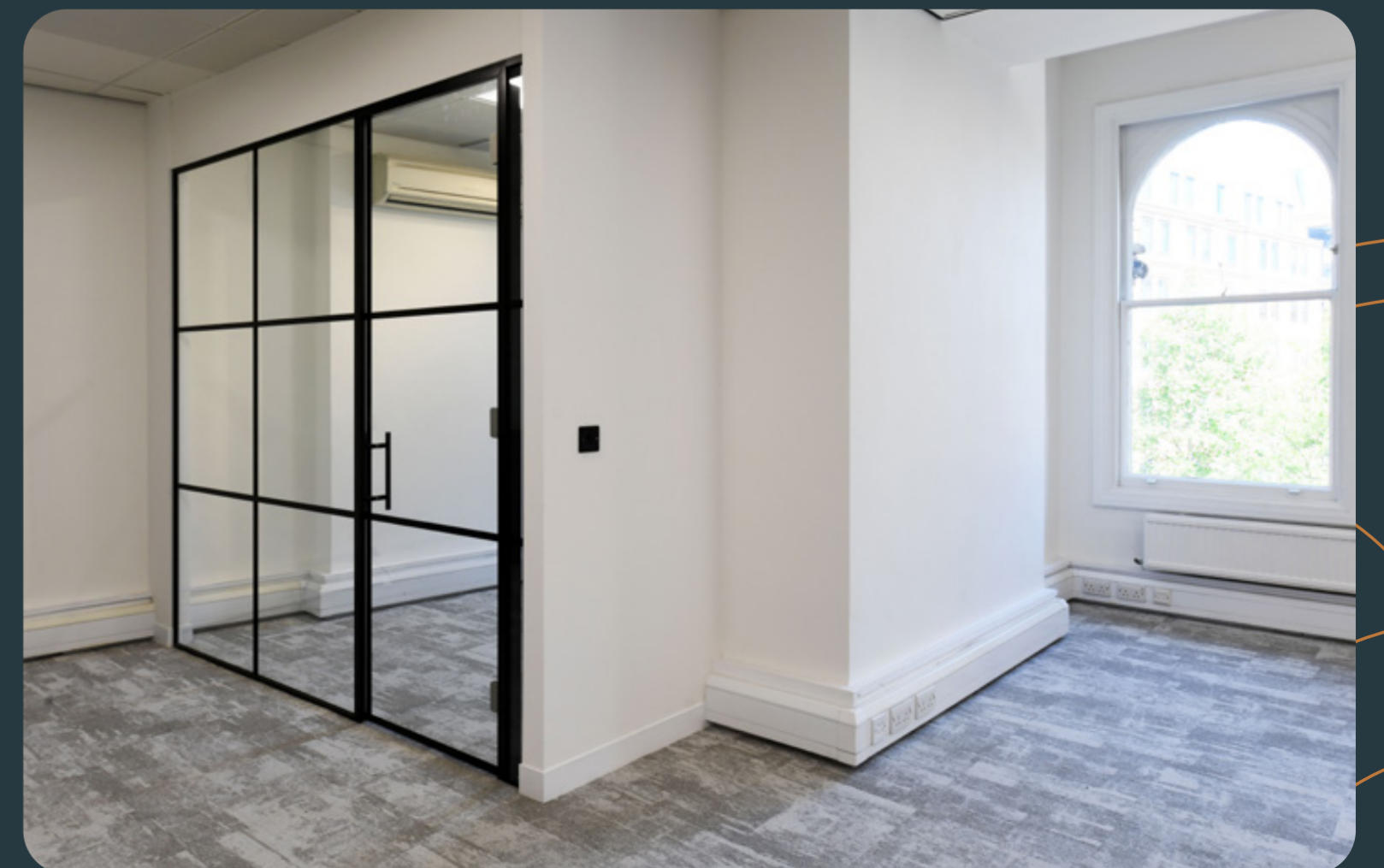
The offices are available by way of a new lease for a term to be agreed.

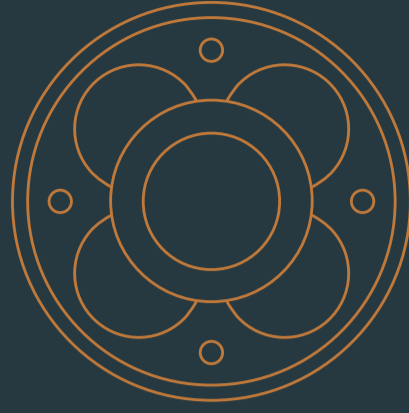
## BUSINESS RATES

Any interested party should make their own enquiries with the local Valuation Office.

## EPC

EPC rating C.





# Carlton House

## Colliers

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