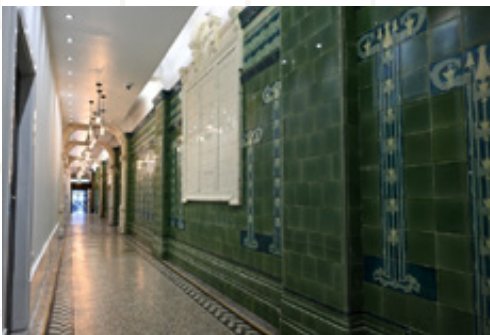


Clayton House

59 PICCADILLY M1 2AQ



MODERN REFURBISHED
OFFICE SPACE

SUITES FROM
1,300 SQ FT

Description

Built in 1907, the architect on Clayton House was William G. Higginbottom and was home to the Manchester & Lancashire Family History Society, amongst others.

Clayton House is an historical Grade II Listed building which has been sympathetically refurbished to retain its heritage as well as offer modern office space to include:

- Character features throughout
- Air conditioning
- Pendant LED lighting
- Raised access floors
- Fitted suites available
- Communal WC's and kitchens on each floor
- Bike store and showers
- 24 hour access
- Passenger lift





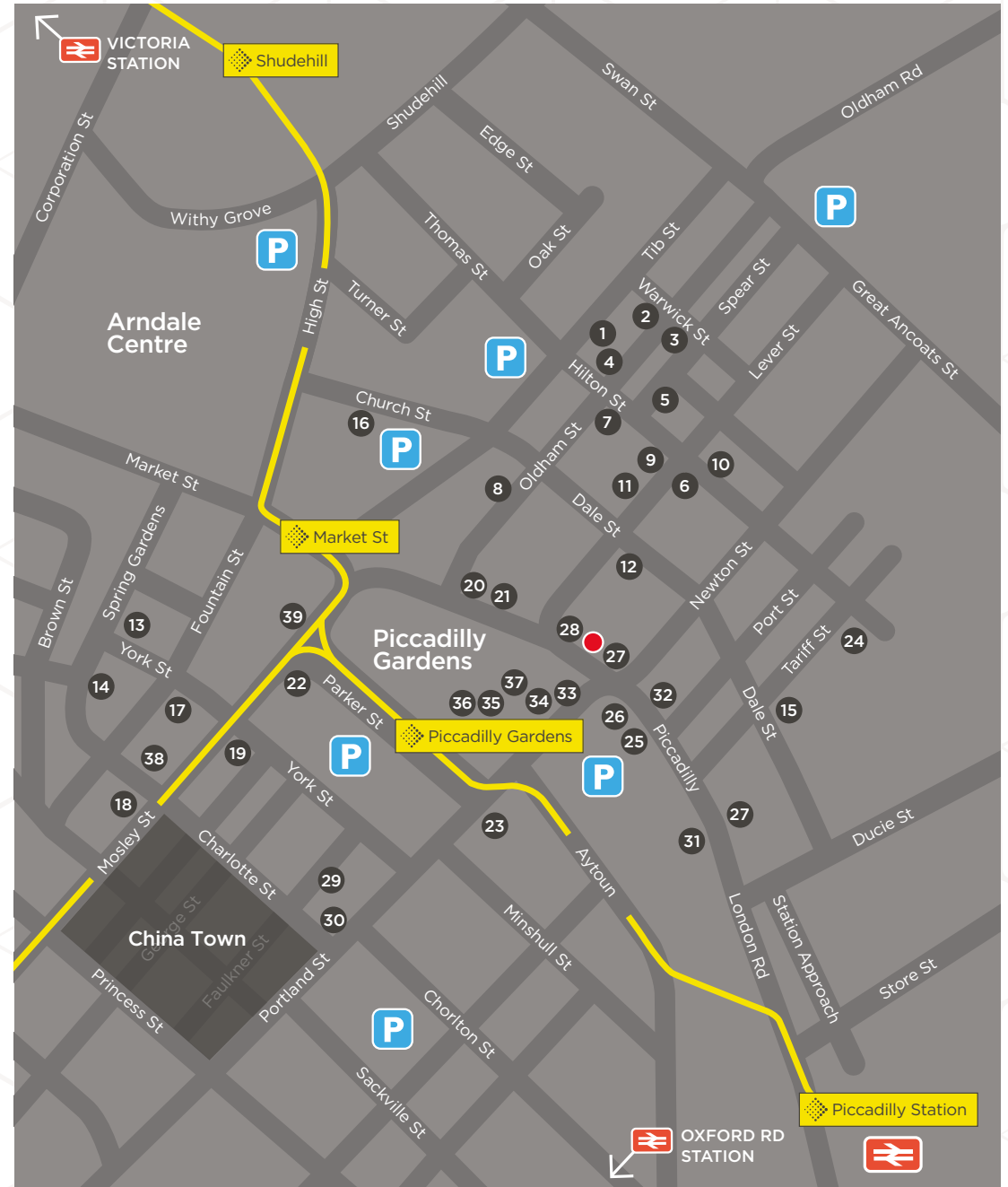
Location

Clayton House is on one of the City's best known thoroughfares, in the heart of the City's retail and commercial cores. Manchester Piccadilly transport hub is just a 5 minute walk away providing access to a variety of regional and national locations.

The building is located close to the corner of Newton Street and Piccadilly, overlooking the newly redeveloped Piccadilly Gardens. The property is located on the fringe of the thriving Northern Quarter, which is home to a number of the city's creative and TMT companies.



[View Map](#)



- | | | |
|-----------------------|------------------------|------------------|
| 1 Tib Street Tavern | 16 Northern Soul Grill | 31 Malmaison |
| 2 Gullivers | 17 Moose Coffee | 32 Fit4Less |
| 3 The Koffee Pot | 18 Sainsburys | 33 ASK |
| 4 Matt & Phreds | 19 Alchemist | 34 Pret-a-Manger |
| 5 Turtle Bay | 20 Morrisons | 35 Pizza Express |
| 6 Salmon of Knowledge | 21 Nandos | 36 Barburrito |
| 7 Soup Kitchen | 22 Bullgogi | 37 Shoryu |
| 8 Afflecks | 23 Slug & Lettuce | 38 Double Zero |
| 9 Fred Aldous | 24 Pen & Pencil | 39 Franco Manca |
| 10 Hula | 25 Tesco Express | |
| 11 The Foundation | 26 Costa Coffee | |
| 12 2022 NQ | 27 Bundabust | |
| 13 Browns | 28 Subway | |
| 14 Cibo | 29 The Gym | |
| 15 Tarriff and Dale | 30 Cafe Nero | |

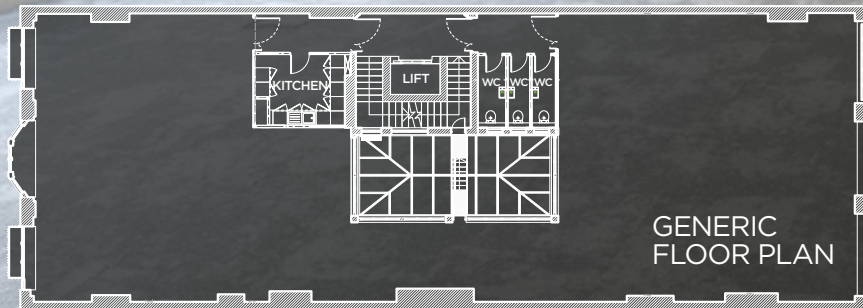
Back to location

Accommodation

The accommodation provides the following areas;

	SQ FT	SQ M
Part 1st Floor	1,426	132
Part 3rd Floor	1,300	120
4th Floor	3,068	285
5th Floor	2,573	239

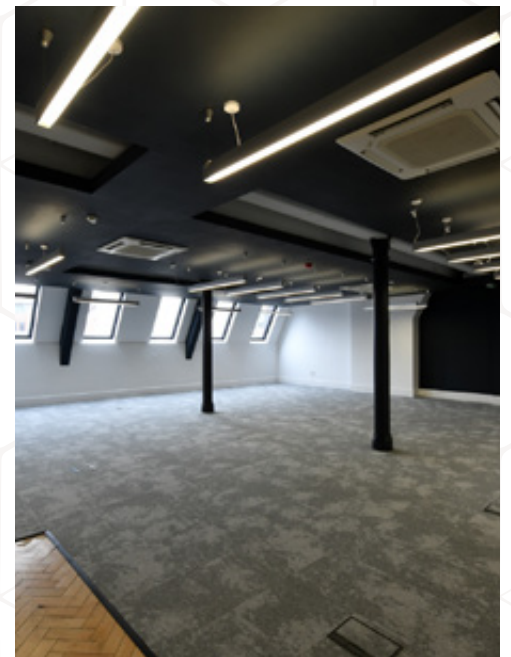
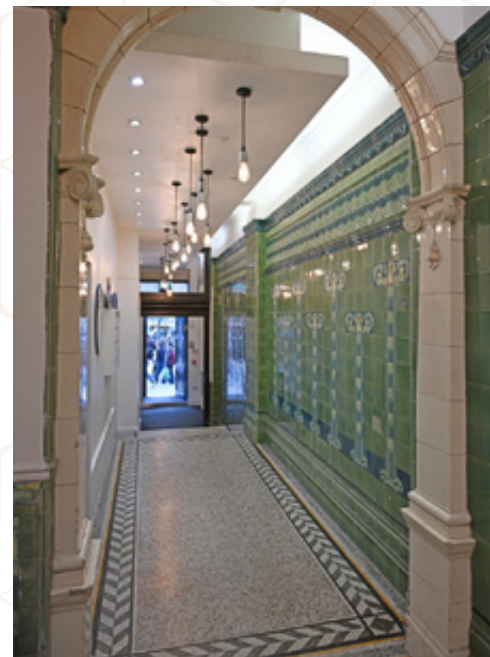
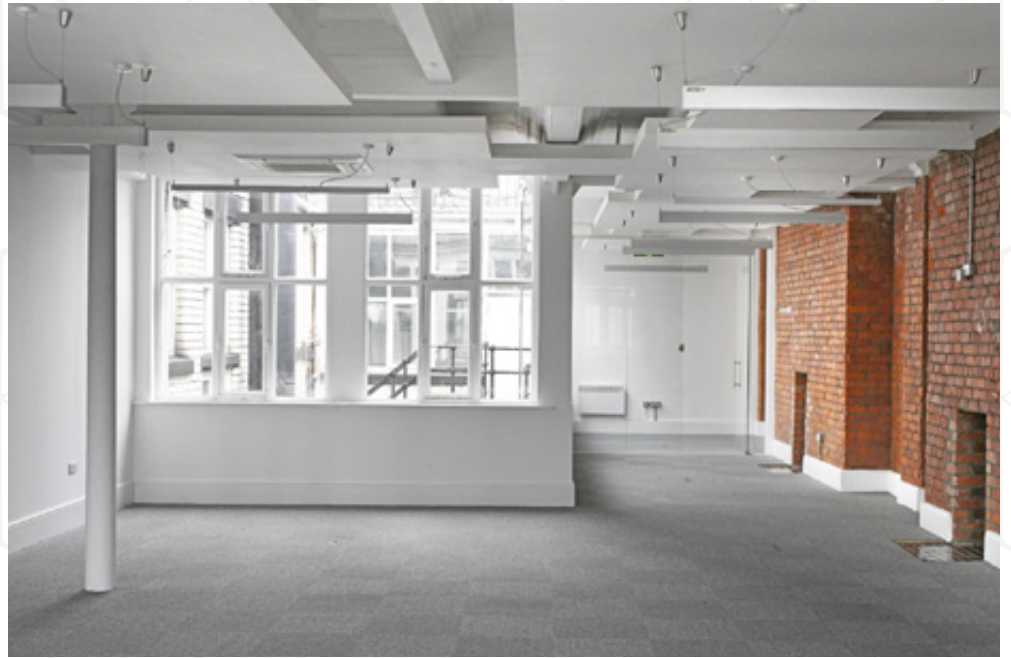
Part 1st Floor is provided as fitted and furnished. Part 3rd is CAT A and 4th floor is to be provided as CAT B. 5th Floor is CAT A.

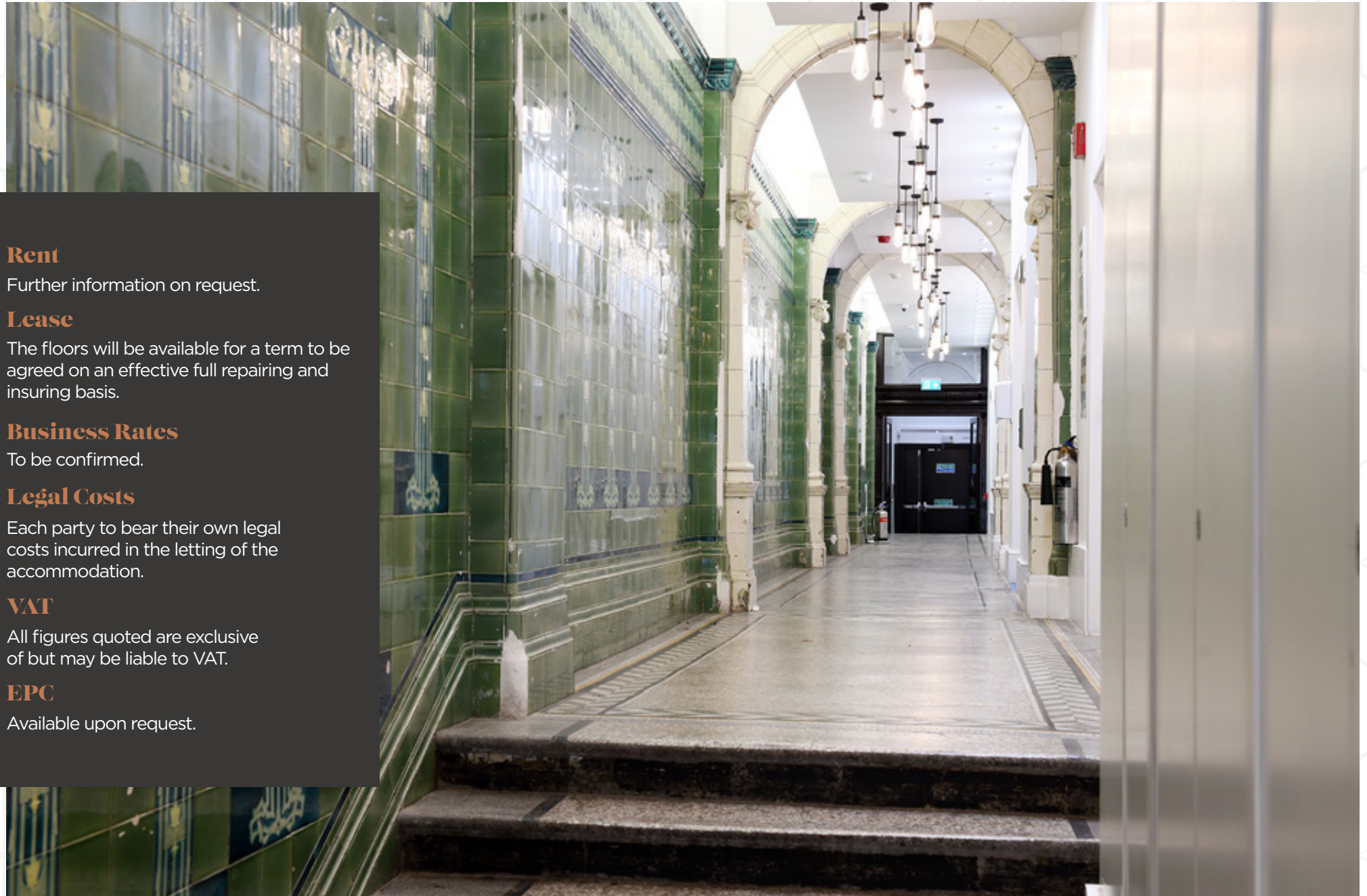


NEWTON STREET

Gallery







Rent

Further information on request.

Lease

The floors will be available for a term to be agreed on an effective full repairing and insuring basis.

Business Rates

To be confirmed.

Legal Costs

Each party to bear their own legal costs incurred in the letting of the accommodation.

VAT

All figures quoted are exclusive of but may be liable to VAT.

EPC

Available upon request.



Contact

To arrange a viewing or for more information, please contact the joint agents:



0161 244 5500

John Nash
john@canningoneill.com
07771 330 497

Fionnuala McCallion
fionnuala@canningoneill.com
07765 205 652

savills.com 
0161 236 8644

Oliver Luckman
oliver.luckman@savills.com
07815 032 115

IMPORTANT NOTICE Canning O'Neill and Savills gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Photography taken October 2025.

Designed by:

 Blaze
Marketing
0161 387 7252

