

TO LET

EAGLE HOUSE

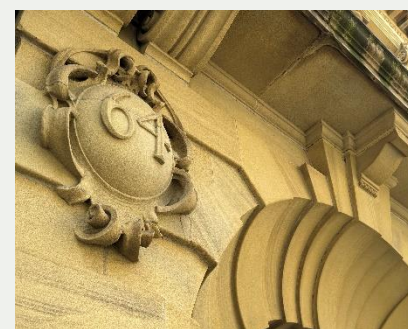
62-68 Cross Street, Manchester, M2 4JQ

Welcome to the Eagle House

PROMINENT MIX USED BUILDING IN THE HEART OF THE CITY

Primely located on Cross Street, right in the centre of Manchester, Eagle House offers attractively renovated offices in an historic property offering a modern twist on a character filled building.

Eagle House has exceptional transport links and surrounded by thriving businesses, popular eateries, and shopping destinations, this is an address that places you in the middle of the action.



A stylish and contemporary office property in the heart of the City Centre.

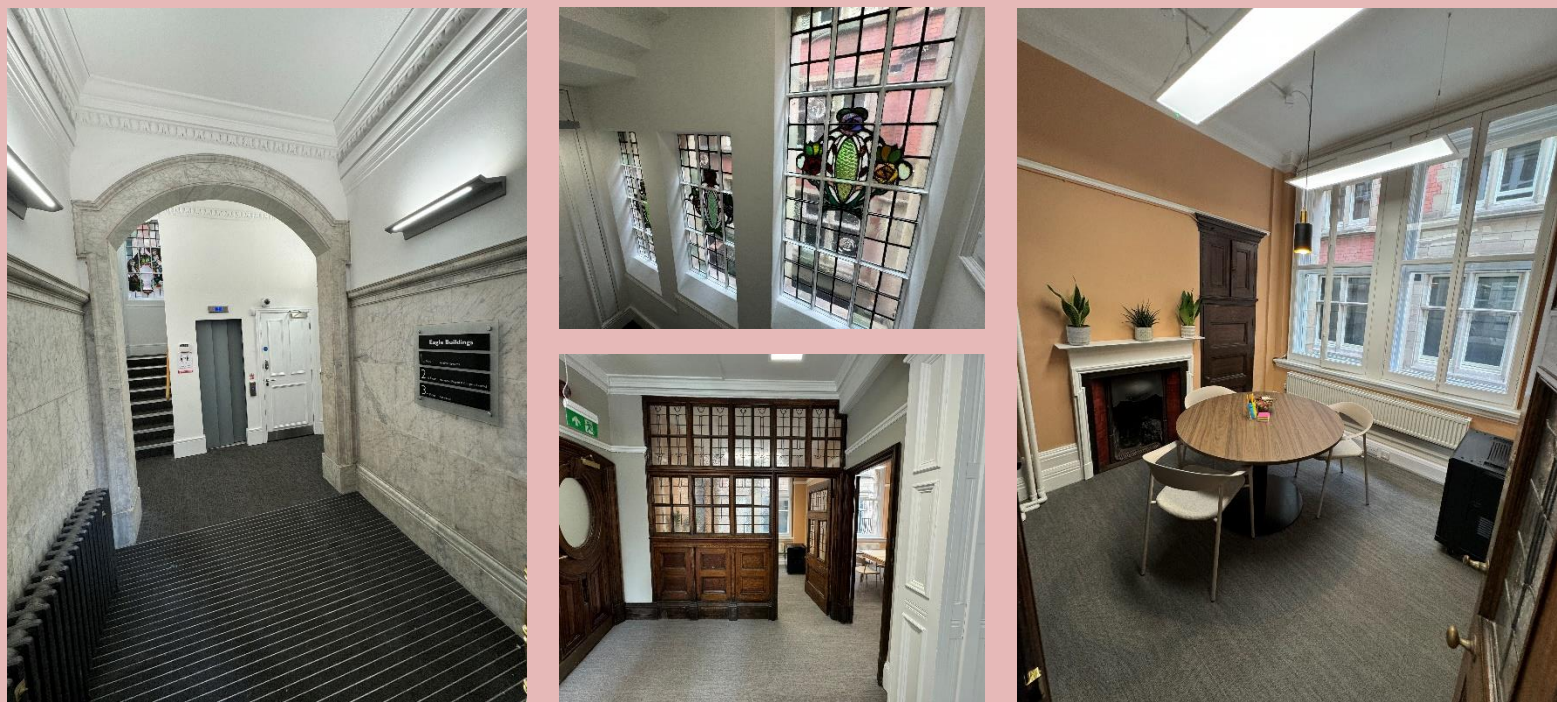
The building in 2023 was fully renovated to provide three floors of office accommodation all self-contained with private access.

Eagle House is uniquely located fronting Cross Street with a return frontage to King Street. With more than a hundred years of history, Eagle House was built in 1911 by Heathcote's, and the building is grade II listed. One of the most successful of Heathcote's designs in a well-controlled Edwardian Baroque style with elaborate chimneys and pedimented dormers at roof level. A symmetrical elevation to Cross Street with a central entrance surmounted by an eagle perched on a semi-circular pediment.



SPECIFICATION

- Refurbished office accommodation over three floors
- Self-contained floors with private access
- Plug and play
- Meeting rooms
- Kitchen area
- Staff breakout space
- Raised floor
- LED lighting
- Character features
- 24/7 access
- Accommodates 25 desks
- Privacy booths
- Lift
- Secure access system



Availability

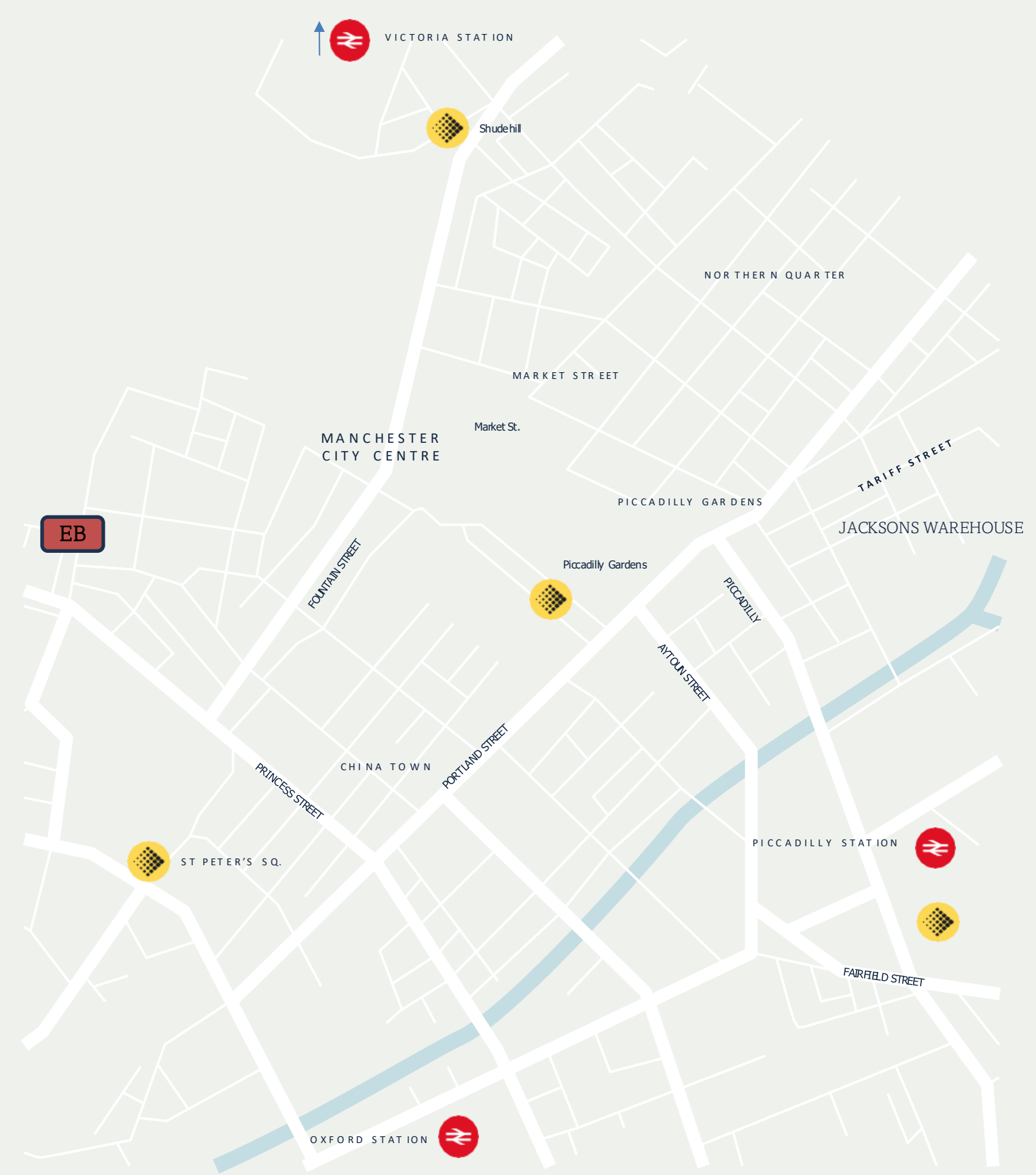
Floor	Sq Ft	Sq M
1st Floor	1,439	133.69
2nd Floor	1,609	149.48
3rd Floor	1,423	132.20

All of Manchester City Centre's transport links are within a walking distance of the Eagle House.

Located in the heart of Manchester City Centre and one the most popular areas of the city centre offering an array of independent restaurants, bars and boutiques, alongside workspaces, studios and prime retail and office accommodation, creating a truly integrated community.

Retail and leisure amenities along with the main shopping district are on the doorstep. Manchester's famous independent neighbourhoods, Spinningfields and Northern Quarter, are just a ten-minute walk from the offices meaning that employees are never too far away from that Friday evening drinks venue or the newest up and coming restaurant in town.

Eagle House sits on the corner off King Street and Cross Street, within a network of small streets a stone's throw away from Albert Square that boast some of the most popular cafes and bars in Manchester, including El Gato Negro, Knoop's, Blank Street Coffee and Gail's.



-  Manchester Piccadilly 20 Minute Walk
-  Manchester Victoria 15 Minute Walk
-  Manchester Oxford Road 15 Minute Walk
-  Manchester Piccadilly 15 Minute Walk
-  St Peters Square 5 Minute Walk
-  Shudehill 10 Minute Walk
-  Manchester Victoria 15 Minute Walk
-  Manchester Oxford Road 15 Minute Walk

Metro Shuttle Bus is a free bus service throughout Manchester City Centre and routes 1, 2 and 3 all pass through the nearby Piccadilly Station and Gardens.

LEASE

Premises are available by way of new full repairing and insuring leases for a term of years to be agreed.

QUOTING RENT

Upon application.

SERVICE CHARGE

Upon application.

INSURANCE

Building insurance will be payable.

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

EPC

Available upon request.

Viewing strictly by appointment, please contact



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