

**TO LET**



**HIGH QUALITY CITY CENTRE OFFICE ACCOMMODATION**  
**14.7 - 47.6m<sup>2</sup> (159 – 514 sq ft)**

**Holyoake House**  
**Hanover Street**  
**Manchester**  
**M60 0AS**

- Situated in the heart of the NOMA district
- All city centre amenities on doorstep including shops, Victoria Train Station, hotels, bars, restaurants etc.

## LOCATION

The property is located on the north side of Hanover Street between its junctions with Redfern Street and Dantzig Street in the NOMA district area of Manchester City Centre. NOMA is a vibrant new city centre quarter which will create 2,500,000 sq ft of offices, 4,000,000 sq ft of residential and 500,000 sq ft of retail and leisure space.

Victoria Railway Station is within close proximity and also includes a Metrolink Station. The building is also in close proximity to the Shudehill Transport Interchange. All city centre amenities including shops, bars and restaurants are within close proximity.

## GENERAL DESCRIPTION

Holyoake House is a striking Grade II listed building which provides high quality office accommodation. The space benefits from suspended ceilings incorporating CAT II lighting, perimeter trunking, gas central heating, carpeted flooring, shared WC and kitchen facilities and a manned reception.

## ACCOMMODATION/LEASE

The following accommodation is available on an all-inclusive rent except for business rates:

Suite	Square Footage/Rental
Basement B3	342 sq ft / £6,156pa (£18 psf)
Ground Floor G11	159 sq ft / £3,975pa (£25 psf)
Ground Floor G12	320 sq ft / £8,000pa (£25 psf)
Second Floor 202	431 sq ft / £10,775pa (£25 psf)
Second Floor 208	289 sq ft / £7,225 pa (£25 psf)
Second Floor 211	174 sq ft / £4,350 pa (£25 psf)
Second Floor 217	514 sq ft / £12,850 pa (£25 psf)

## EPC

A copy of the EPC is available upon request.

## VAT

We understand VAT will be applicable.



## VIEWING

By appointment with the agent

W T Gunson for the attention of:

**Matt Styles**  
[matthew.styles@wtgunson.co.uk](mailto:matthew.styles@wtgunson.co.uk)

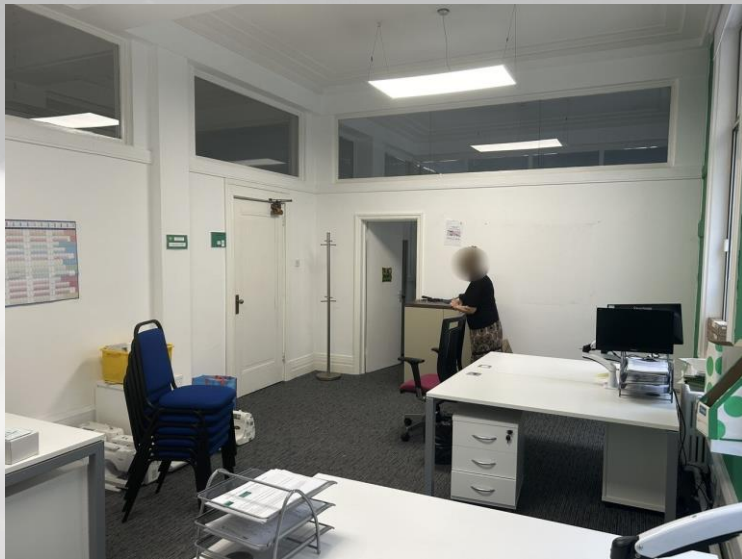
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Date of Preparation: Nov 2020 (Revised July 2024)

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 **wtgunson**  
commercial property consultants



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