



# THE BOILER ROOM

CITY TOWER | MANCHESTER

**6,000 - 19,000 SQ FT OF CREATIVE LEISURE SPACE**

# Just what is it?

Originally the *actual* boiler room at City Tower, it is now a raw industrial space with incredible flexibility.

With the prominent ground floor access, leading to the large double height basement area, it could be almost anything!

The Boiler Room has class E planning permission, so it could be a cinema, music or concert hall, bingo hall, dance hall (but not a night club!), gym or area for sports and recreation.



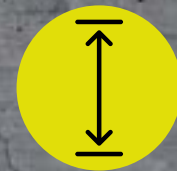
**Prominent ground floor glazed entrance**



**Class E planning consent**



**Shell specification**



**Floor to ceiling height: 2.70m–5.98m**



**Capped off services**



**CAD plans available on request**



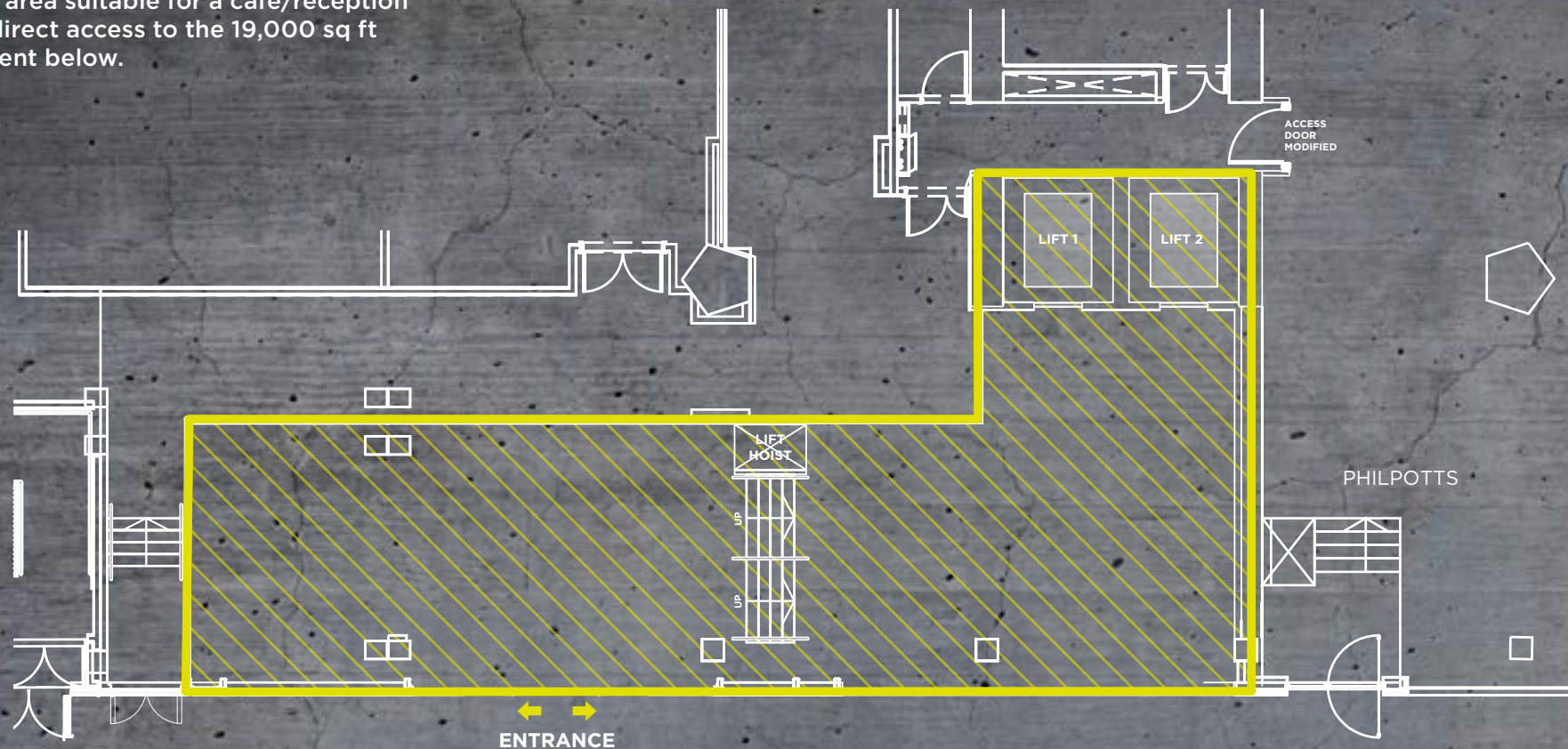


# Ground floor

1,560 sq ft

The entrance is well positioned fronting New York Street providing a large prominent glazed frontage. Notable occupiers nearby include Philpotts, Alchemist and Department of Coffee and Social Affairs.

The space provides a 1,560 sq ft to the ground floor lobby area suitable for a café/reception providing direct access to the 19,000 sq ft sub-basement below.



Plans not to scale, for indicative purposes only.

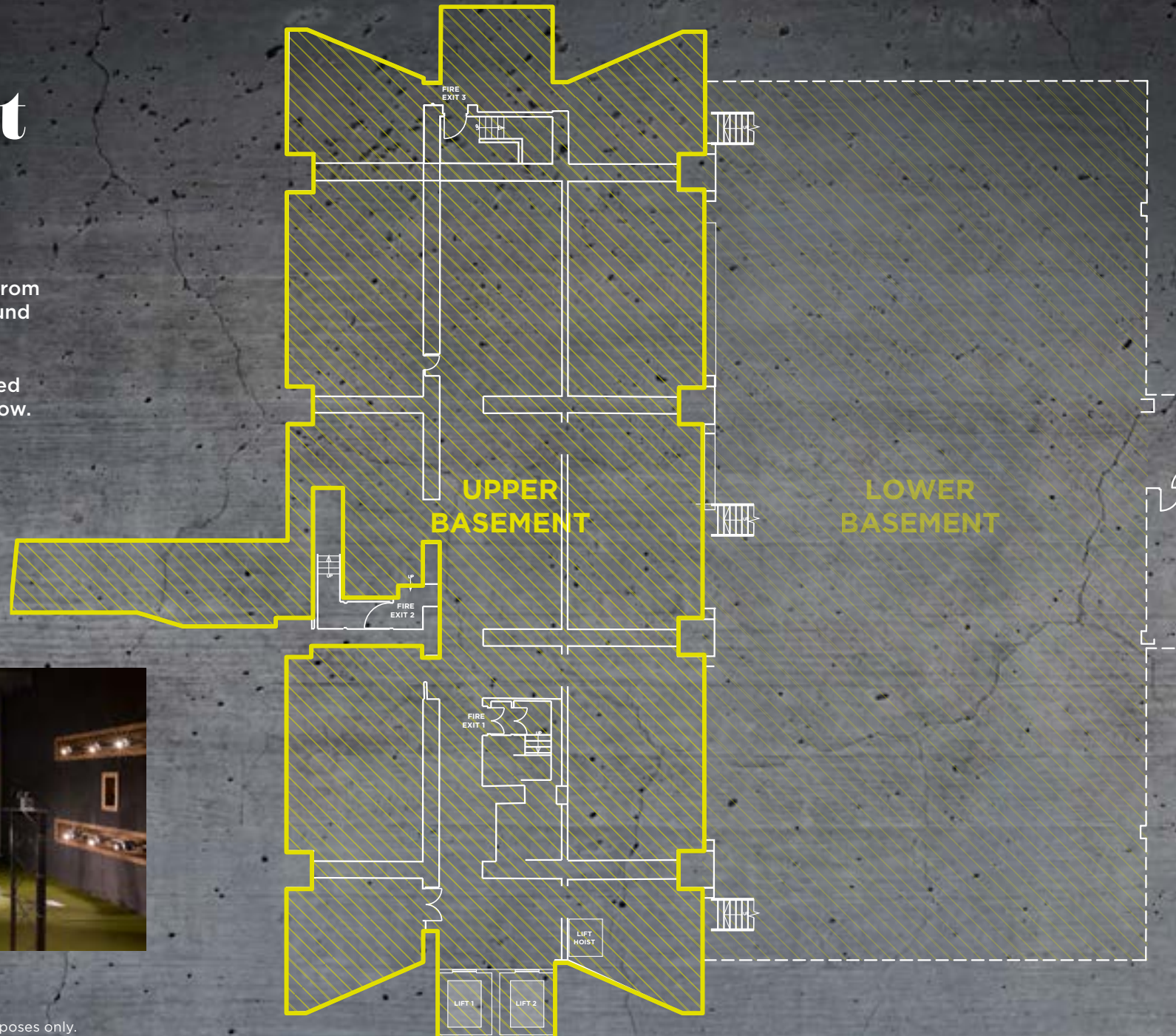
NEW YORK STREET

# Upper basement

**7,640 sq ft**

The upper basement benefits from direct life access from the ground floor and provides 7,640 sq ft.

The Lower basement is accessed via a stairwell to 7,175 sq ft below.

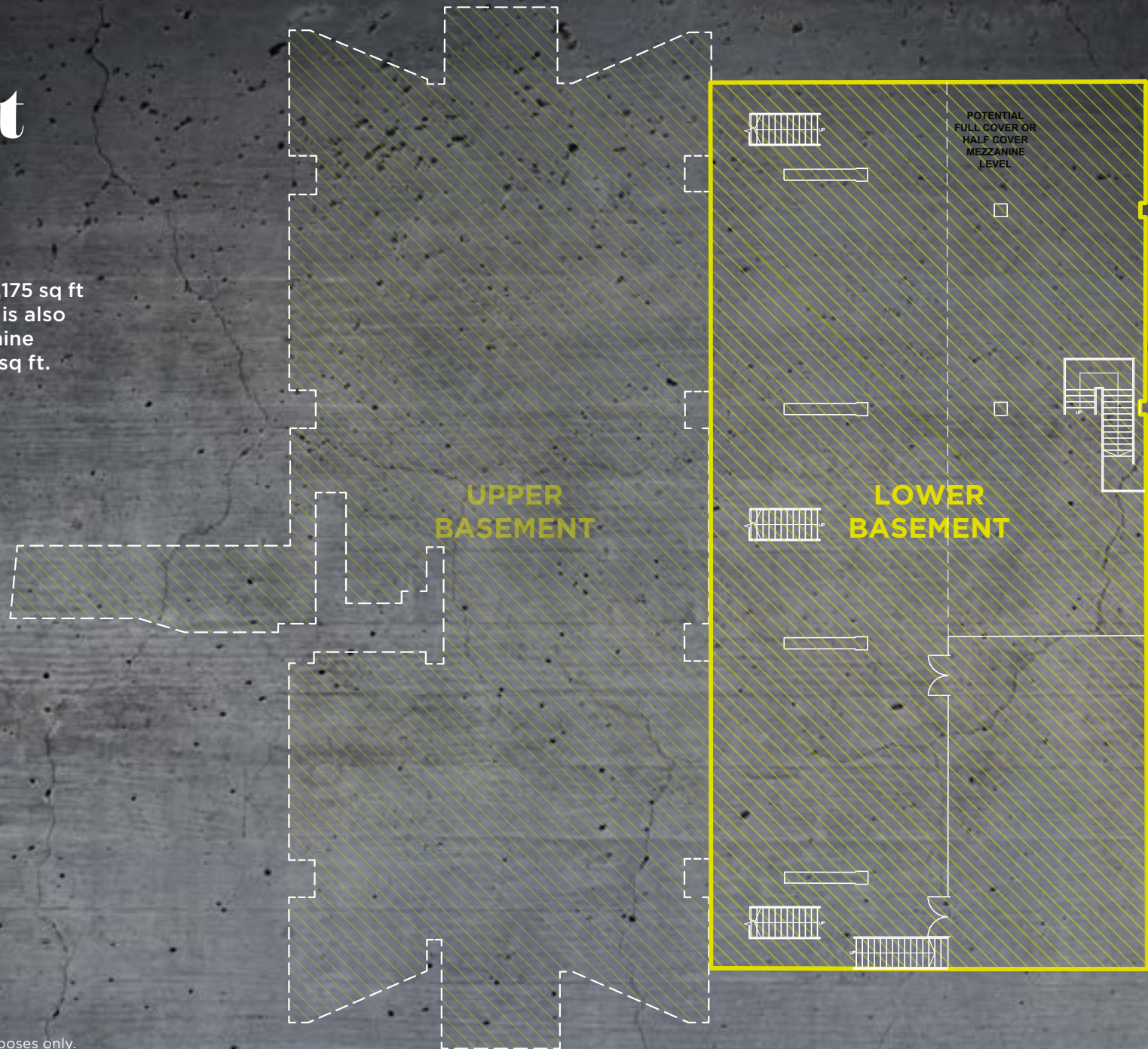


Plans not to scale, for indicative purposes only.

# Lower basement

**7,175 sq ft**

The lower basement provides 7,175 sq ft with 1,237 at mezzanine, there is also potential to extend the mezzanine to provide an additional 5,938 sq ft.



Plans not to scale, for indicative purposes only.

# The Building

City Tower is an iconic 30-storey building located in the heart of Manchester and forms one of the city's major landmark buildings. The Tower comprises circa 492,500 sq ft of office space to the upper floors, a 4 Star 280 bedroom Mercure Hotel and 30 commercial units to the ground floor and basement.

The ground floor units comprise 122,900 sq ft providing a good mix of convenience retail and leisure with occupiers including Marks & Spencer, Starbucks, Philpotts, Greggs and Tesco. Other notable occupiers in the vicinity include Primark, The Alchemist, Pizza Express, Café Nero and Barburitto.

The property is well positioned fronting Piccadilly Gardens and one of the major transport hubs providing approximately 28 commuters a day with a short walk to Market Street, Piccadilly train station and the CBD.



## Walk

<b>PICCADILLY GARDENS</b> 1 minute	<b>NORTHERN QUARTER</b> 4 minutes	<b>MANCHESTER ARNDALE</b> 4 minutes	<b>MANCHESTER PICCADILLY</b> 8 minutes
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## Tram

<b>MANCHESTER PICCADILLY</b> 3 minutes	<b>DEANSGATE</b> 6 minutes	<b>SALFORD QUAYS</b> 15 minutes	<b>MANCHESTER AIRPORT</b> 53 minutes
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## Train

<b>MANCHESTER AIRPORT</b> 15 minutes	<b>LIVERPOOL LIME STREET</b> 35 minutes	<b>LEEDS</b> 47 minutes	<b>LONDON EUSTON</b> 119 minutes
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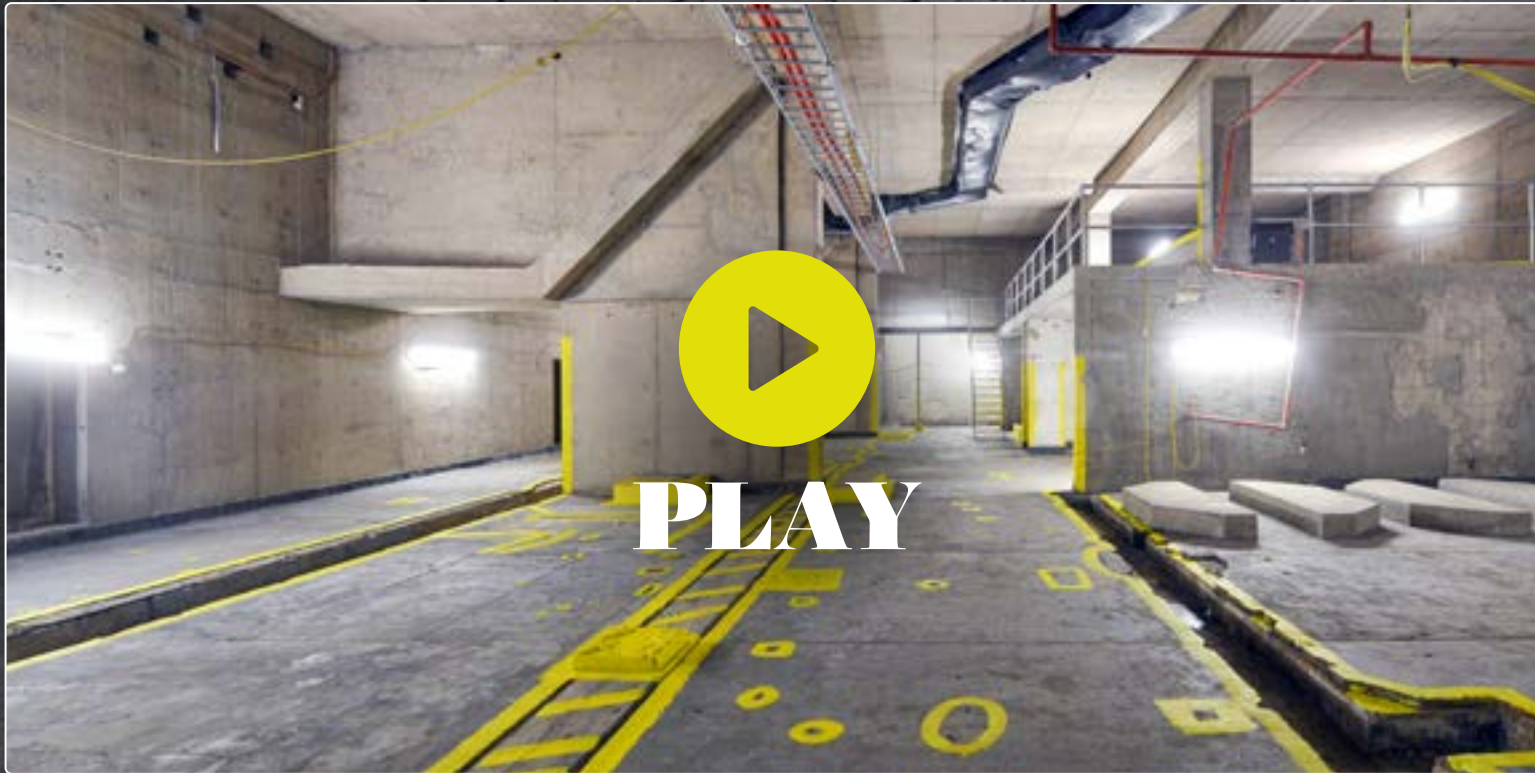
## Drive

<b>LIVERPOOL</b> 50 minutes	<b>LEEDS</b> 64 minutes	<b>BIRMINGHAM</b> 105 minutes	<b>LONDON</b> 236 minutes
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|--------------------------|-------------------------------|------------------|-----------------------|-------------------------|
| <b>1</b> The Alchemist   | <b>3</b> Department of Coffee | <b>5</b> Browns  | <b>7</b> Byron Burger | <b>9</b> Shoryu         |
| <b>2</b> Giovanni's Deli | <b>4</b> Moose Coffee         | <b>6</b> Nando's | <b>8</b> Ask Italian  | <b>10</b> Pizza Express |

# Video Tour



## Contacts



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## Schroders

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