

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 building



Unparalleled views over Albert Square



Ensuite WCs



Prominent position in close proximity to St Peters Square Metrolink



Boutique style marble entrance lobby



Parking spaces available for lease nearby



24 hour access with an on-site building manager



VRF cooling system



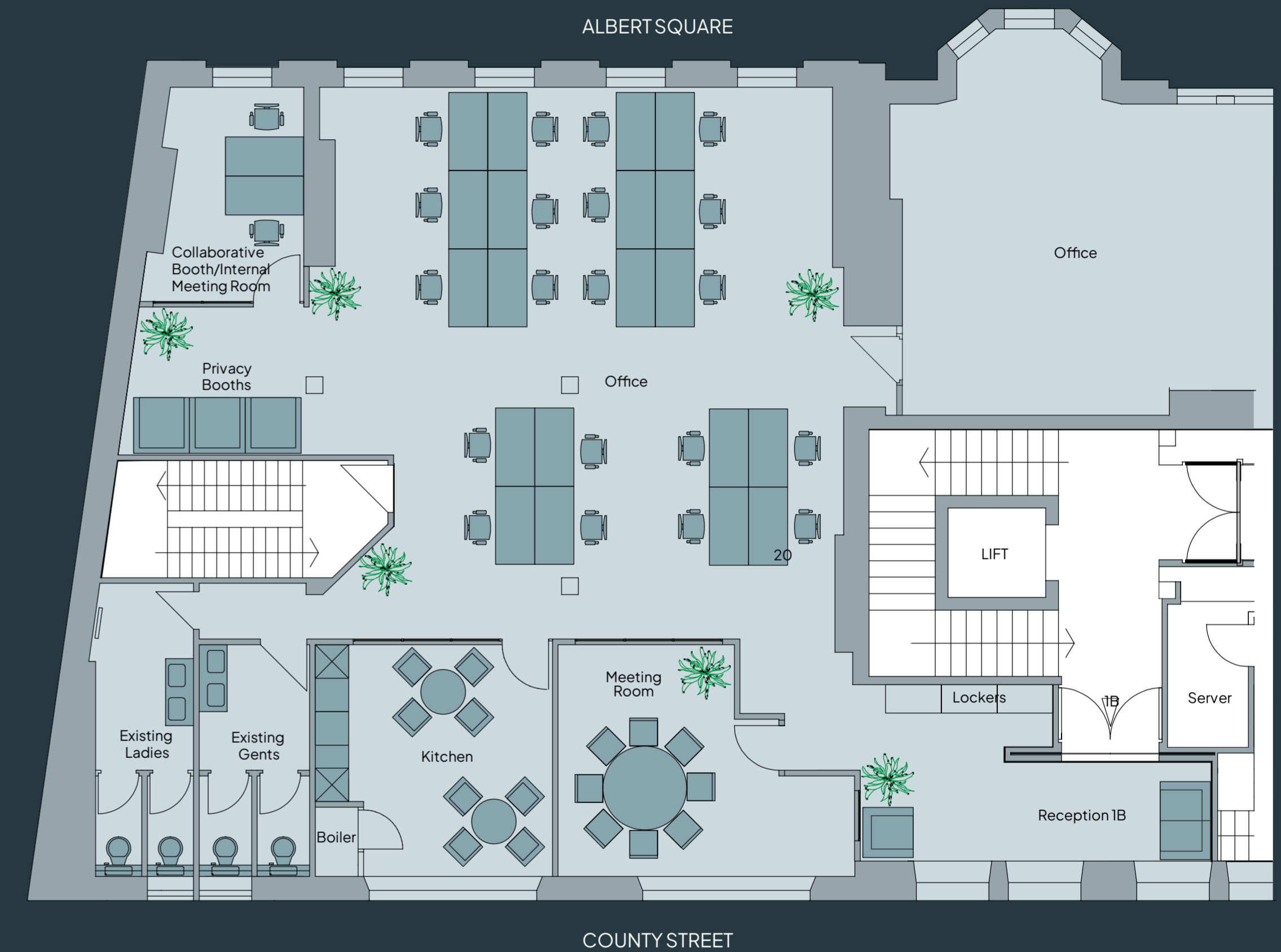
Ultra high speed connectivity



LG7 compliant LED lighting

Premium Office Accommodation

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



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A Prime Location with Exceptional Amenities

Carlton House is located in the heart of Manchester on Albert Square. Albert Square, which is currently undergoing a £13m investment to pedestrianize, 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

Hotels

- 01 King Street Townhouse
- 02 Hotel Gotham
- 03 The Midland
- 04 Malmaison
- 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

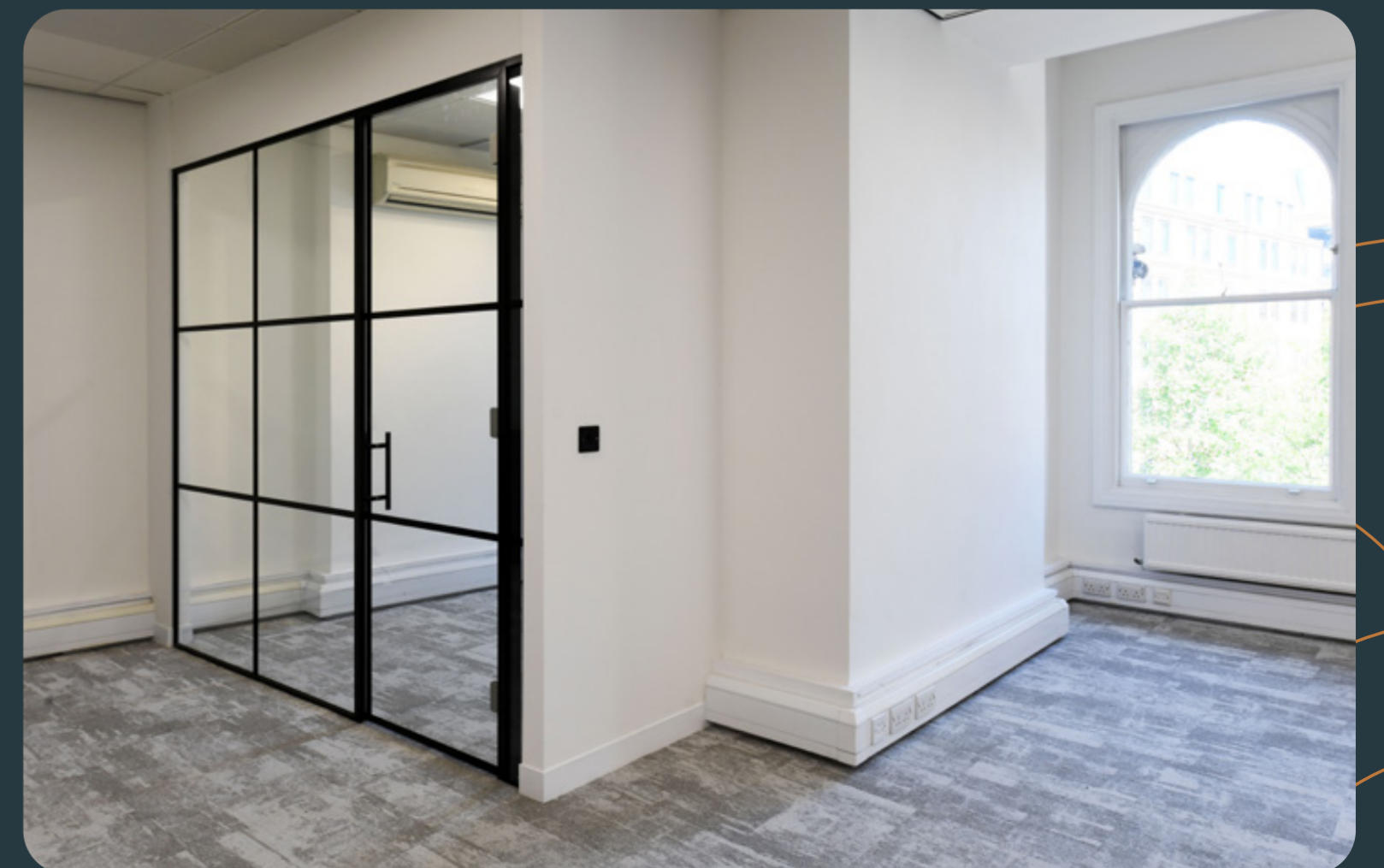
The offices are available by way of a new lease for a term to be agreed.

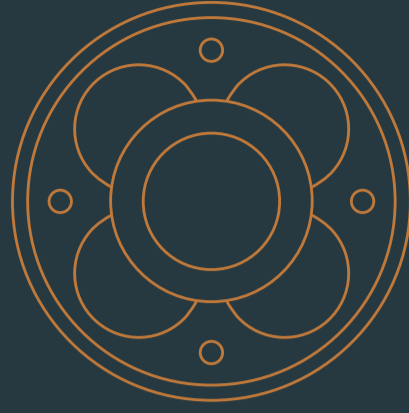
BUSINESS RATES

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

EPC

EPC rating C.





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