



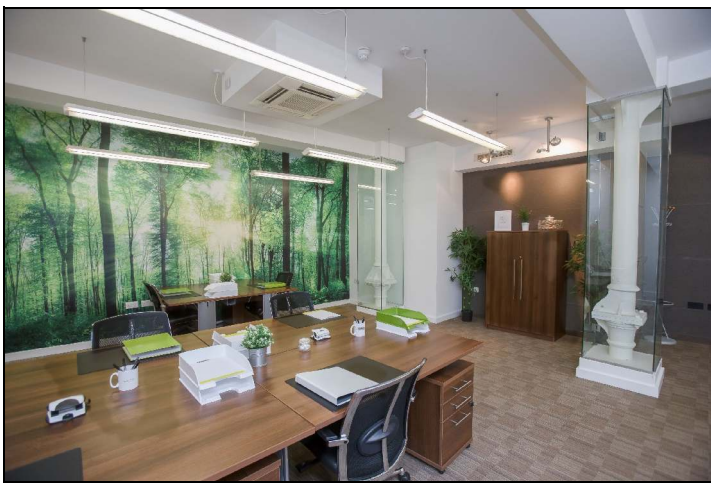
## **TO LET : Modern high quality workspaces in Piccadilly, Manchester City Centre**

*Rents offered on an all-inclusive basis*

**Biz Hub's Piccadilly House**  
49, Piccadilly  
Manchester  
M1 2AP







### Location / Description

Situated overlooking Piccadilly Gardens in the heart of Manchester city centre, this business centre is within walking distance from the Metrolink, train and bus station.

This spectacular 5 star Grade II Listed building offers high specification fully furnished serviced offices, in a flexible boutique business space.

There is a range of small to large offices available, each featuring the latest technology and contemporary design. Conference and meeting room facilities with flexible layout solutions for up to 35 delegates can be booked on site giving you flexibility. There are shower rooms on site, with coffee lounges and break out areas for staff.

### Property Details

Size	A variety of office sizes are available or could be created to suit an occupier's particular requirements.
Rent	POA - Rents will vary according to the size of suite taken
Lease Terms	Flexible terms are available
Service Charge	Rents are inclusive of service charge and the other usual property holding costs
EPC Category	Available upon request
Legal Costs	Each party to be responsible for their own legal /professional costs
Rateable Value	Rents are inclusive of business rates

### Contact us

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#### IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

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