

MANCHESTER CITY CENTRE

125

PORTLAND STREET



FINAL FLOOR REMAINING!

TO LET HIGH QUALITY OFFICE ACCOMMODATION
4,966 SQ FT (461.34 SQ M) MAY SUBDIVIDE
WITH ON SITE CAR PARKING





KEY

1. Town Hall
2. Central Library
3. Arndale Centre
4. Manchester Central
5. Manchester Central (G-Mex)
6. Bridgewater Hall
7. BBC North
8. Radisson Edwardian Hotel
9. The Midland Hotel
10. St Peter's Square

MANCHESTER CITY CENTRE

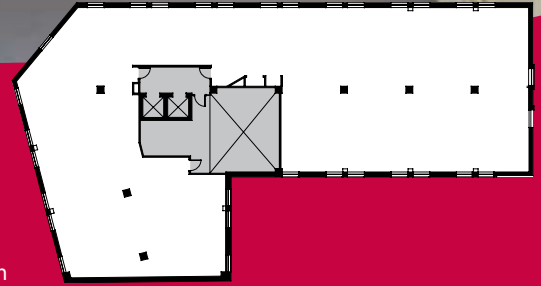
125

PORTLAND STREET

LOCATION

The building occupies a prominent position on Portland Street at its junction with Dickinson Street, close to Manchester's financial district, in an area renowned for attracting professional occupiers. St Peter's Square and Piccadilly metrolink stations, along with Oxford Road and Piccadilly mainline stations, are within close proximity. Many of Manchester's vibrant retail, leisure and cultural amenities are nearby.

125 Portland Street has recently undergone a significant transformation including the remodelling of the reception foyer and a comprehensive refurbishment of the net office accommodation and circulation areas.



Indicative Floor Plan

SPECIFICATION

The net office space has been refurbished to a high standard of specification and finish. The building now benefits from:

- An impressive remodelled reception area with glazed revolving doors
- New suspended ceilings
- Two 8 person passenger lifts
- Refurbished male and female WCs
- Recessed LG3 compliant lighting
- Comfort cooling
- Gas central heating
- 3 compartment perimeter trunking
- DDA compliant
- On-site parking
- Flexible and efficient floorplates allowing subdivision

ACCOMMODATION

First Floor - 4,966 sq ft (461.34 sq m).

Potential sub-division from 2,000 sq ft.



TO VIEW

Strictly by appointment through the joint agents:



TERMS

The accommodation is available by way of a flexible and competitive new lease for a term of years to be agreed.

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