

GRADE A OFFICE SPACE **AVAILABLE**

SUITES FROM 4,000-10,000 SQ.FT. **TO LET**

S T Y L E R E D E F I N E D



DESCRIPTION

Abbey House has now undergone a significant refurbishment programme comprising brand new floor to ceiling height glazing and improvements to the building façade. The new manned reception has high quality finishes throughout plus a concierge service and automated speed gates.

This includes contemporary soft seating, coffee making facilities, and three touchdown meeting booths with connectivity. Additionally, the basement has been converted to provide high quality shower facilities with storage lockers.



[CLICK FOR OFFICE SPECIFICATION](#)

BUILDING SPECIFICATION

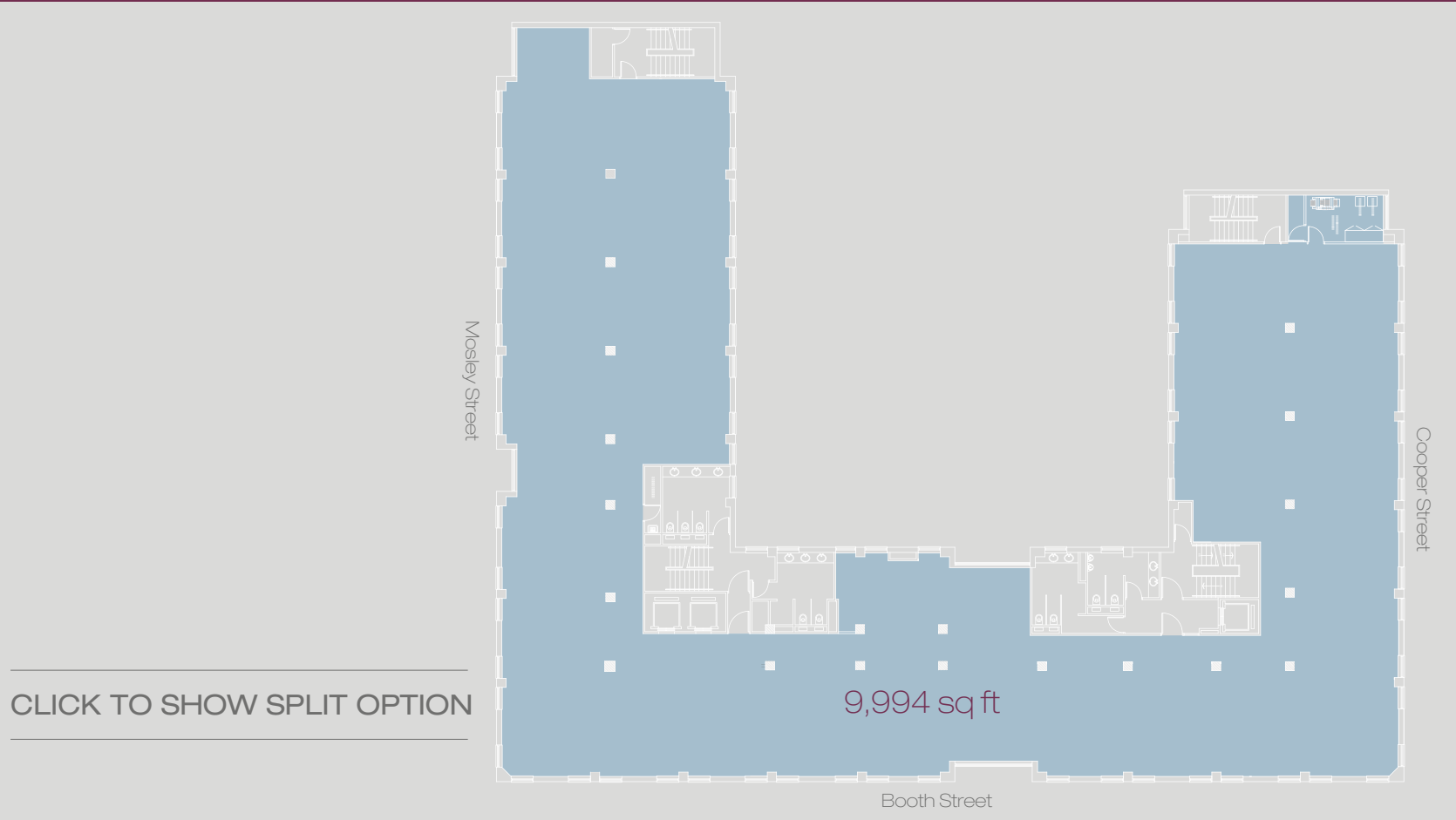
- Impressive double height refurbished business lounge reception
- Stylish meeting facilities with connectivity
- High speed gates
- 2 high speed passenger lifts
- On-site parking
- Secure internal cycle storage
- On-site multiple showers with lockers
- Storage space available
- Disabled WC
- Drying room with under floor heating



[BACK TO BUILDING SPECIFICATION](#)

OFFICE SPECIFICATION

- Air conditioning
- Full access raised floors
- Metal tile suspended ceilings
- PIR activated LG7 compliant lighting
- High quality carpet tiles throughout
- Newly refurbished toilets on each floor

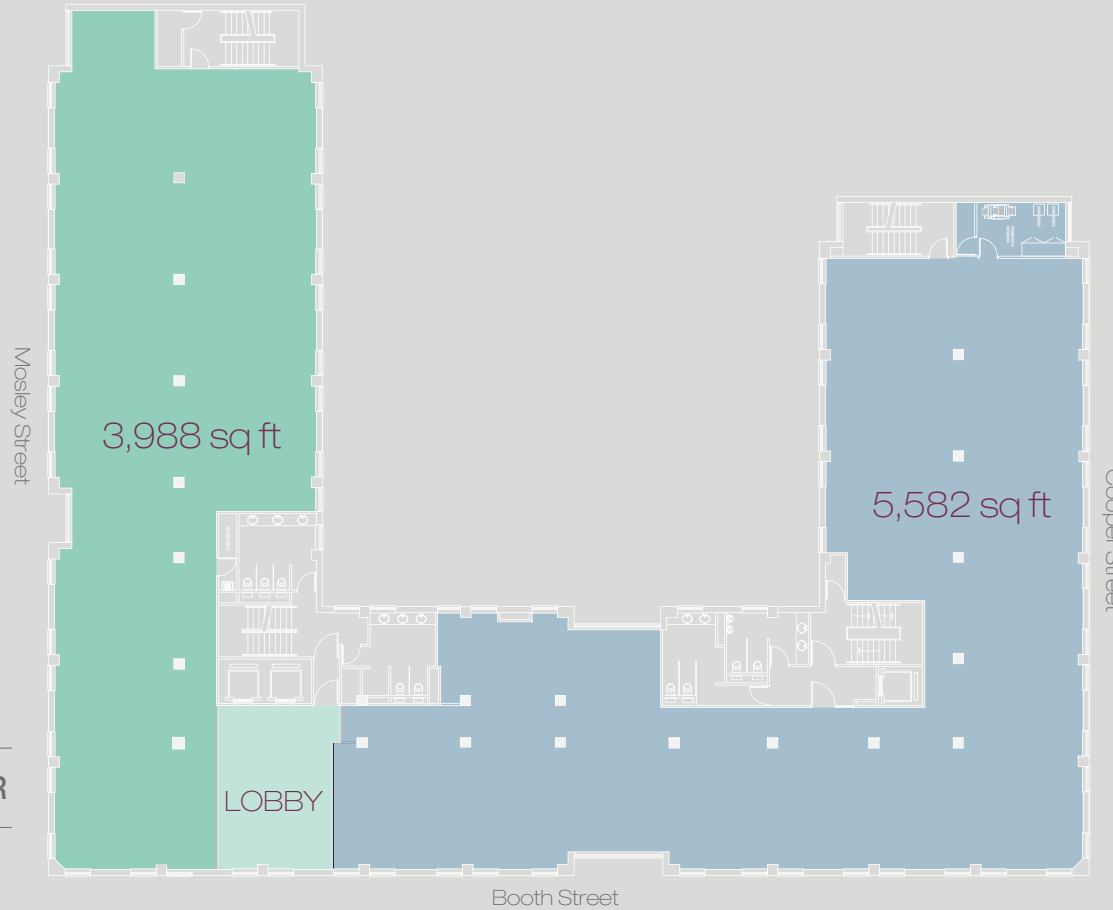


AVAILABILITY

The first and fourth floors have been comprehensively refurbished to a Grade A standard.

[CLICK FOR SPACE PLAN](#)

First Floor	9,994 sq ft
Fourth Floor	9,994 sq ft
Total	19,988 sq ft



[CLICK TO SHOW FULL FLOOR](#)

Plan shows indicative split of floor



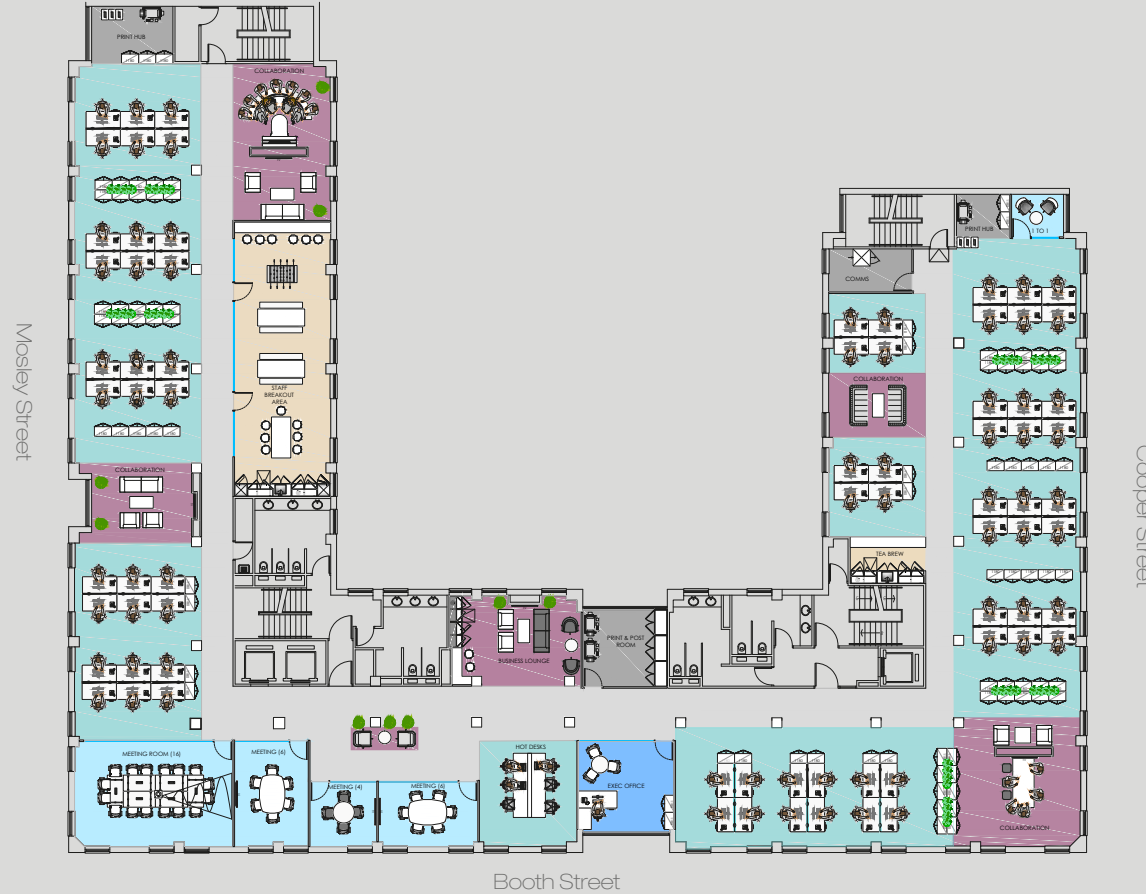
AVAILABILITY

The first and fourth floors have been comprehensively refurbished to a Grade A standard.

[CLICK FOR SPACE PLAN](#)

First Floor	9,994 sq ft
Fourth Floor	9,994 sq ft
Total	19,988 sq ft

FULL FLOOR LAYOUT



[CLICK TO SHOW SPLIT FLOOR LAYOUT](#)

1:12 @ 9,924 FT²

74 DESK POSITIONS @ 1600MM DESKS

6 HOT DESKS

16 PERSON MEETING ROOM

2 X 6 PERSON MEETING ROOMS

4 PERSON MEETING ROOM

1 EXECUTIVE OFFICES

LARGE STAFF BREAKOUT AREA

TEA BREW STATION

BUSINESS LOUNGE

3 COLLABORATION AREAS

PRINT/POST ROOM

2 PRINT HUBS

1 TO 1 ROOM

COMMS ROOM

[BACK TO AVAILABILITY](#)

SPLIT FLOOR LAYOUT



[CLICK TO SHOW FULL FLOOR LAYOUT](#)

SUITE SPLIT

Area	Size
Suite 1	3,988 SQ.FT.
Suite 2	5,582 SQ.FT.
Lobby	424 SQ.FT.
Total	9,994 SQ.FT.

[BACK TO AVAILABILITY](#)

SUITE 1

ACCOMMODATION 1: 12
46 PEOPLE
COLLABORATION AREA
BREAKOUT AREA
EXEC OFFICE
MEETING ROOM FOR 16
PRINT HUB

SUITE 2

ACCOMMODATION 1:8
65 PEOPLE
RECEPTION & WAITING AREA
2 NO EXEC OFFICES
MEETING ROOM FOR 4
BREAKOUT AREA
COLLABORATION AREA

COMMS ROOM
PRINT HUB
2 NO 1 TO 1 MEETING ROOMS



LOCATION

Abbey House is a two minute walk from St Peter's Square which is an evolving part of the City Centre undergoing significant regeneration which includes a brand new public realm as well as the creation of a new Metrolink which is a hub for the second

city crossing. The area is attracting occupiers such as KPMG, Addleshaw Goddard and Ernst & Young as well as several significant retailers which has elevated the area to become one of the most desirable addresses in the City Centre.

[CLICK FOR LOCATION GALLERY](#)





RESTAURANTS / BARS

- 1.ZIZI
- 2.BROWNS
- 3.CROMA
- 4.VESPER
- 5.JAMIE'S ITALIAN
- 6.PICCOLINOS
- 7.PIZZA EXPRESS
- 8.ROSSO
- 9.MILLER & CARTER
- 10.DIRECTORS BOX
- 11.ALL BAR ONE
- 12.SAM'S CHOP HOUSE
- 13.DUTTONS
- 14.KING ST TOWNHOUSE
- 15.ALCHEMIST
- 16.WINGS
- 17.SLUG & LETTUCE
- 18.ALBERTS CHOPHOUSE
- 19.FOZAFI
- 20.SALUT WINES
- 21.DON GIOVANNI
- 22.SAN CARLO FUMO
- 23.YANG SING
- 24.ROC & FYE
- 25.INSOLITO

RETAIL

- 26.BELSTAFF
- 27.DKNY
- 28.PRETTY GREEN
- 29.VIENNE WESTWOOD

LEISURE

- 30.SPORTS DIRECT
- 31.PURE GYM

CONVENIENCE FOOD

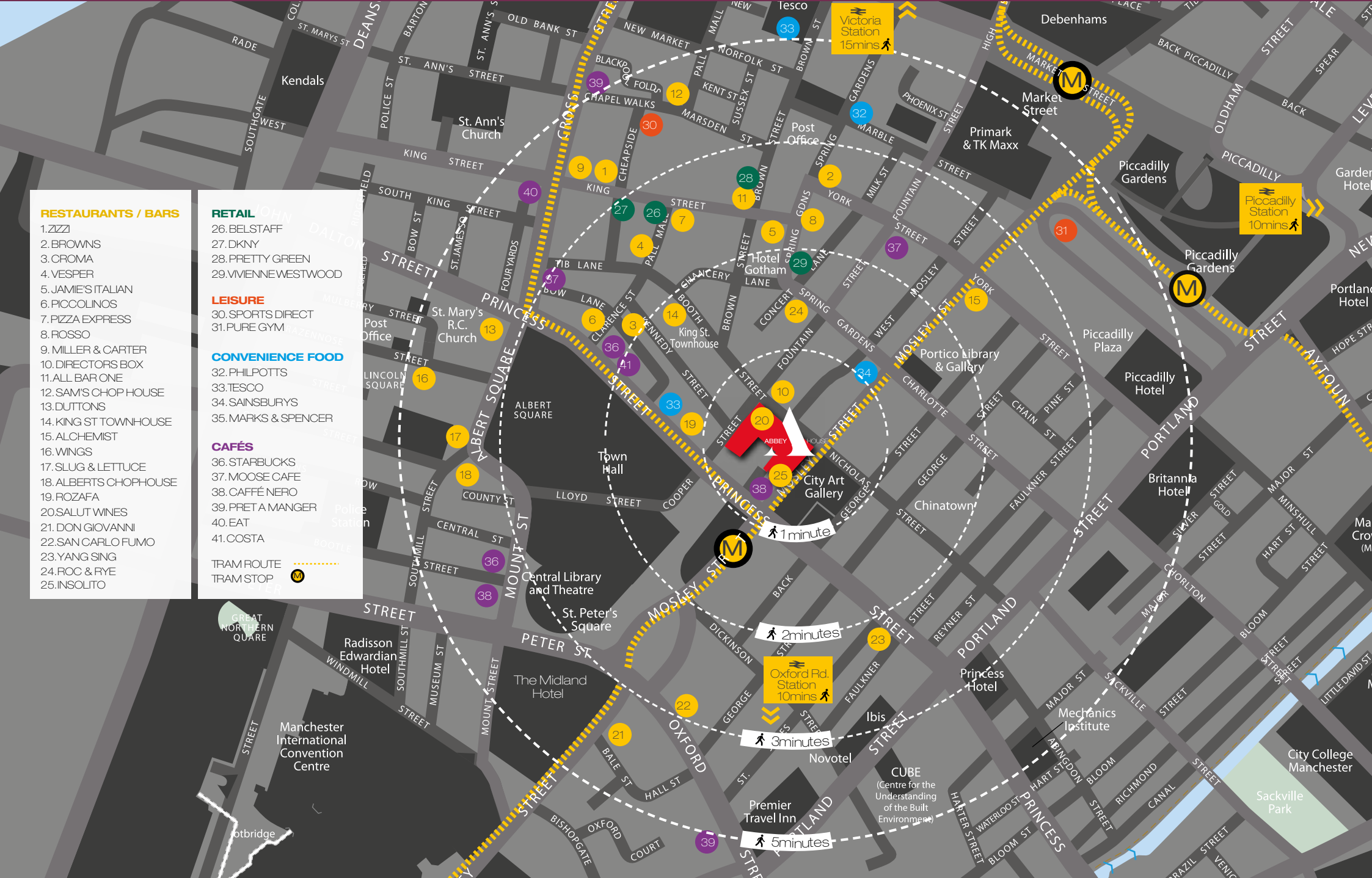
- 32.PHILPOTTS
- 33.TESCO
- 34.SAINSBURYS
- 35.MARKS & SPENCER

CAFÉS

- 36.STARBUCKS
- 37.MOOSE CAFE
- 38.CAFFÉ NERO
- 39.PRET A MANGER
- 40.EAT
- 41.COSTA

TRAM ROUTE

TRAM STOP



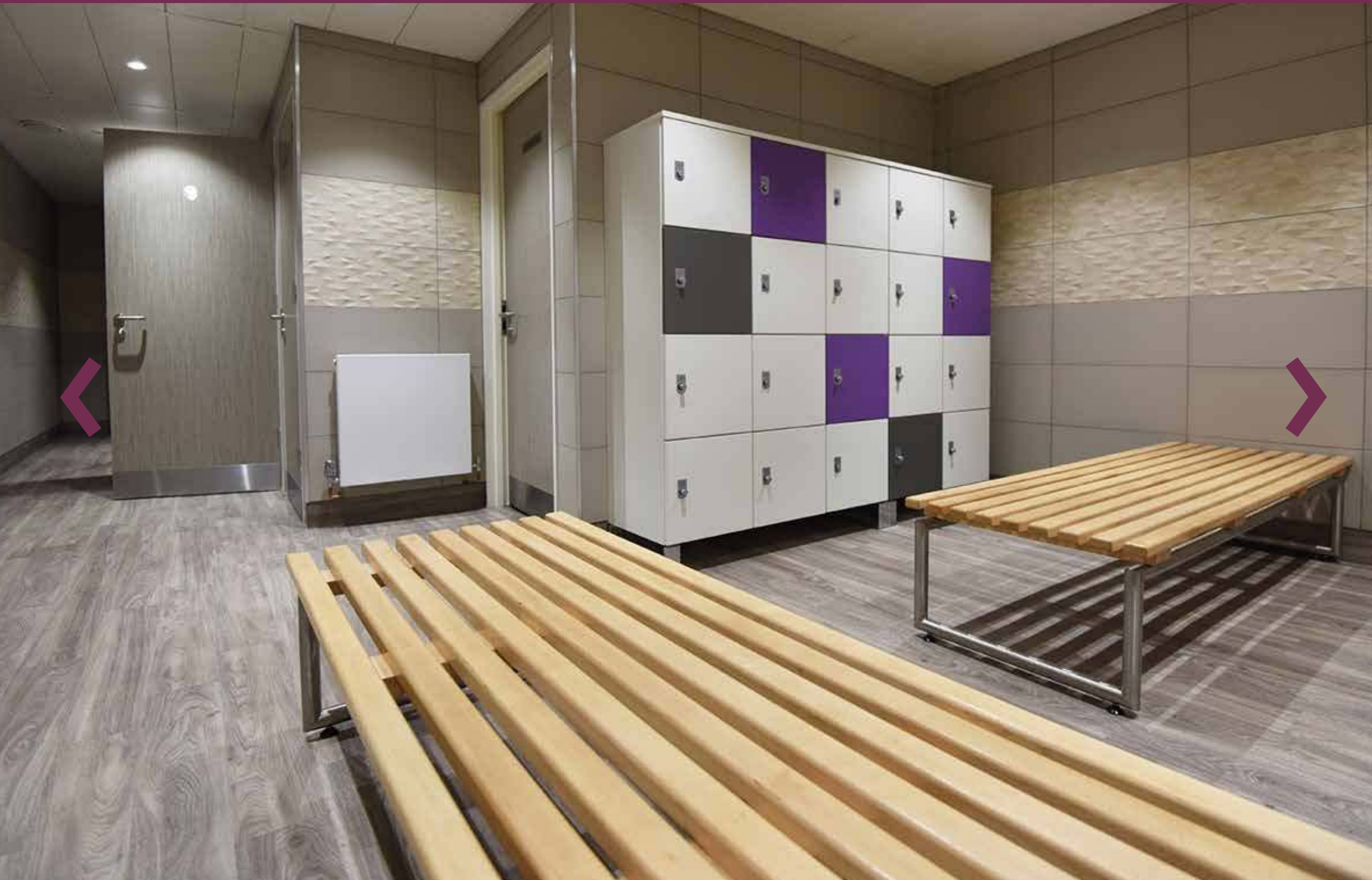














CONTACT

For further information please contact the joint letting agents:



Harry Skinner
harry.skinner@avisonyoung.co.uk



Josh Levy
jlevy@lsh.co.uk

EPC

The EPC rating for the available floors is C63. A full certificate is available upon request.

Avison Young and Lambert Smith Hampton gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated January 2018, photography taken September 2017

 0161 387 7252