

# GRAMPIAN HOUSE

144 DEANS GATE | MANCHESTER

TO LET | QUALITY OFFICE SUITE | 1,597 SQ.FT.

THE LOST DENE

144



## DESCRIPTION

Grampian House is a refurbished office building occupying a prominent position on Deansgate.

The available second floor suite comprises 1,597 sq. ft. and has the benefit of the previous tenant fit out to provide a 'plug and play' option.

### Specification

AIR CONDITIONING

PERIMETER TRUNKING

SUSPENDED CEILINGS

LG3 LIGHTING

KITCHENETTE

MEETING / BOARD ROOMS

SECURE INTERCOM ACCESS

GRAMPIAN  
HOUSE



## LOCATION

GRAMPIAN  
HOUSE

Located on Deansgate at near its junction with Bridge Street and John Dalton Street, Grampian House ideally situated on the doorstep of Spinningfields, Manchester's premiere business and leisure location. The building is directly opposite the new 125 Deansgate office building and John Dalton House, which is to be converted and will be occupied by Qbic Hotels.

There is an array of high quality restaurants, retail and leisure offerings within the immediate vicinity including Sainsbury's, Waitrose, Hawksmoor, Australasia, Wagamama and Pure Gym.

St Peter's Square and Deansgate-Castlefield Metrolink stops are both within easy walking distance, offering connections across the city centre and further afield locations including South Manchester, Manchester Airport, MediaCityUK and Manchester Piccadilly.









### Tenure

Leasehold space is available, totalling 1,597 sq.ft., for a term of years to be agreed.

### VAT

All prices quoted are excluding but may be liable to VAT.

### Business Rates

The tenant will be responsible for the payment of the business rates levied on the accommodation.

### Viewing

Strictly by appointment with agents Edwards & Co.

### Contact

For further information please contact:

**Oliver Woodall or Richard Dinsdale**

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**Edwards & Co**

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