

BOWAY STREET

MANCHESTER CITY CENTRE | M3 3HN



'PLUG AND PLAY'
OPPORTUNITY AVAILABLE

2ND - 4TH FLOOR WORKSPACE TO LET
4,855 - 14,993 SQ FT

THE SPACE

13 Quay Street has been remodelled and refurbished to provide stylish boutique workspace with impressive finishes throughout.

The building presents a unique opportunity to be located on Spinningfield's doorstep and self-contained with a dedicated reception. Alternatively the building can be leased on a floor-by-floor basis.

The 3RD Floor is a fully furnished 'plug and play' opportunity. The suite is furnished with meeting rooms, private offices, power cabling, and workstations.

The 4TH Floor is fully fitted with a meeting room, reception area, and kitchen facilities.

TO LET

2ND FLOOR

5,016 SQ FT (466 sq m)

3RD FLOOR (FULLY FITTED & FURNISHED)

4,855 SQ FT (451 sq m)

4TH FLOOR (FULLY FITTED)

5,122 SQ FT (476 sq m)

TOTAL

14,993 SQ FT (1,393 sq m)





SPECIFICATION

The space provides the following specification:

- GRADE A REFURBISHED BOUTIQUE WORK SPACE
- FULLY REFURBISHED RECEPTION
- SUSPENDED LED LIGHTING
- AIR CONDITIONED
- ROOF TERRACE TO THE 3RD FLOOR
- DDA COMPLIANT
- PASSENGER LIFT ACCESS
- THE 3RD FLOOR BENEFITS FROM BEING FULLY FURNISHED WITH MEETING ROOMS, BOOTHS AND KITCHEN FACILITIES
- THE 4TH FLOOR IS FULLY FITTED WITH A MEETING ROOM, RECEPTION AREA, AND KITCHEN FACILITIES

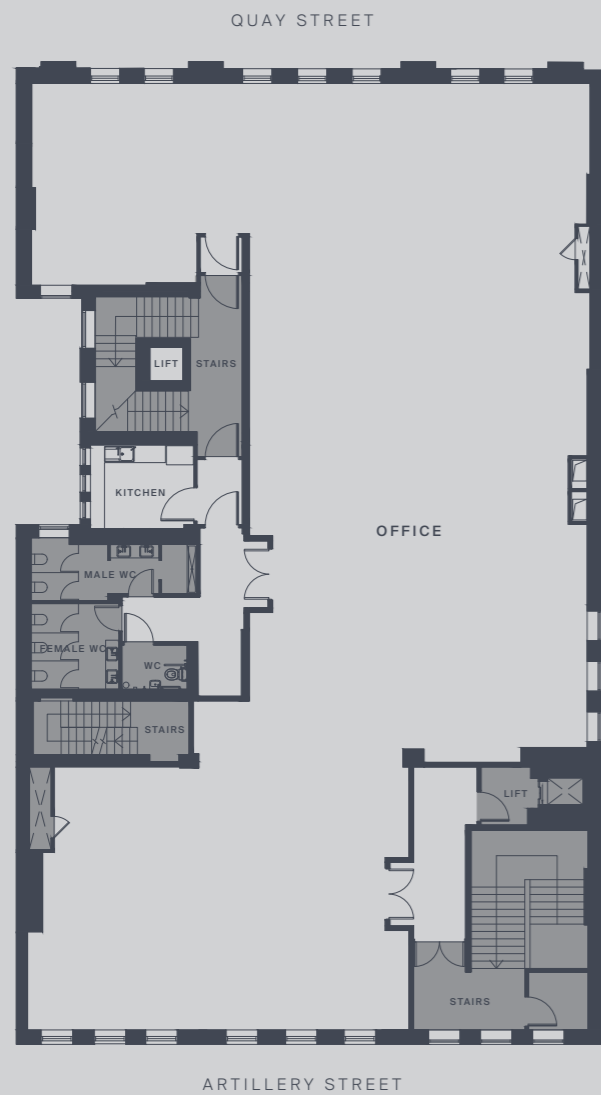
← *Photography of the fully furnished 3RD floor*



2ND FLOOR

[OPEN PLAN]

5,016 SQFT / 466 SQ M



3RD FLOOR

[FULLY FITTED & FURNISHED]

4,855 SQFT / 451 SQ M



- 48 x Workstations
- 2 x Meeting rooms
- Kitchen facilities
- 3 x Private offices
- 2 x Meeting booths
- Access to roof terrace

4TH FLOOR

[FULLY FITTED]

5,122 SQFT / 476 SQ M



LOCATION

13 Quay is prominently located in Manchester city centre on Spinningfields doorstep, Manchester's premier office district. The building is perfectly situated to both work and socialise. There is a wealth of unique retail and leisure bands, including Hawksmoor, Thaikun, The Hilton, Barry's Boot Camp, Tattu, The Ivy, amongst others.

WALKING TIMES

ST PETER'S SQ METROLINK
5 MIN WALK

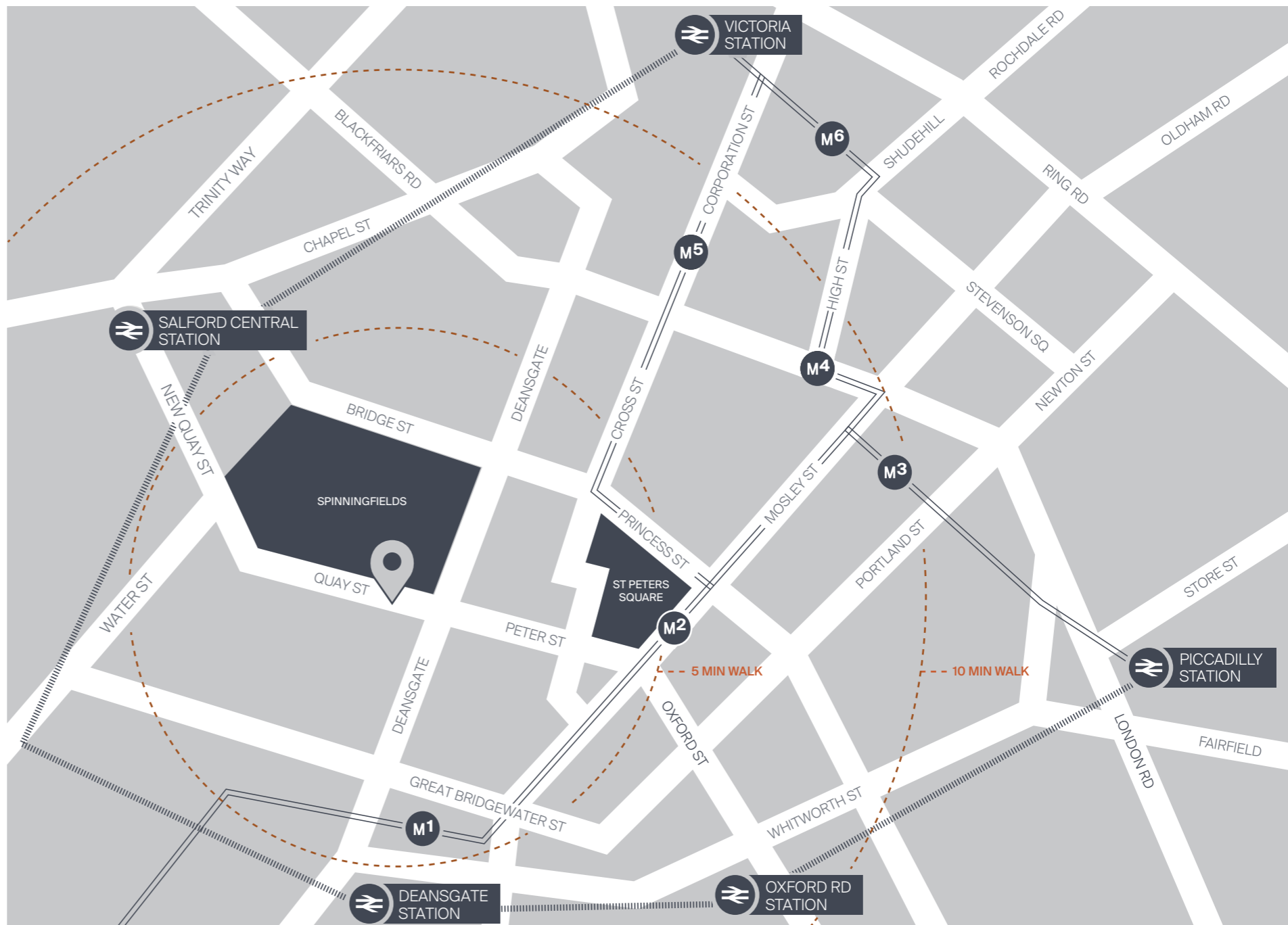
SALFORD CENTRAL
9 MIN WALK

MANCHESTER OXFORD RD
11 MIN WALK

PICCADILLY GARDENS
14 MIN WALK

VICTORIA STATION
15 MIN WALK

MANCHESTER PICCADILLY STATION
20 MIN WALK



ST PETER'S SQUARE

KEY

- METROLINK
- ORDSALL CHORD
- DEANGATE-CASTFIELD
- ST PETERS SQUARE
- PICCADILLY GARDENS
- MARKET STREET
- EXCHANGE SQUARE
- SHUDEHILL
- PICCADILLY STATION



TOWN HALL



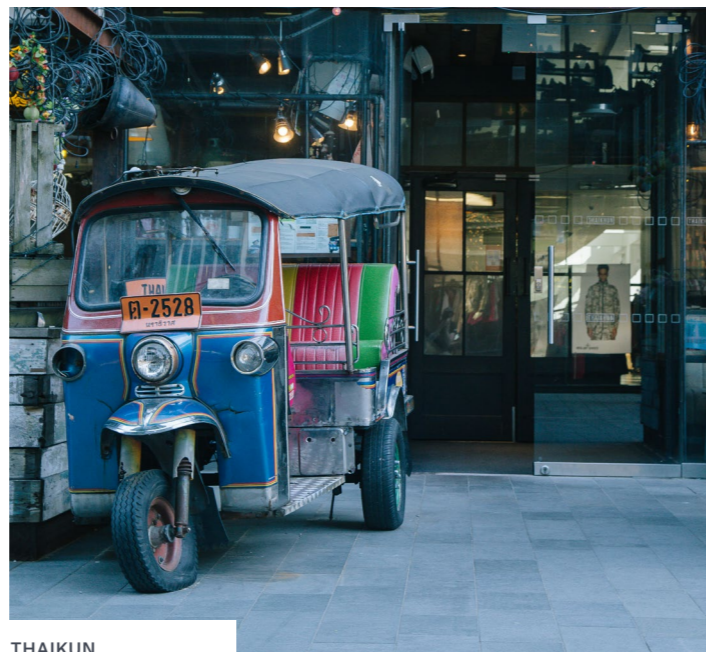
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HAWKSMOOR



THE HILTON



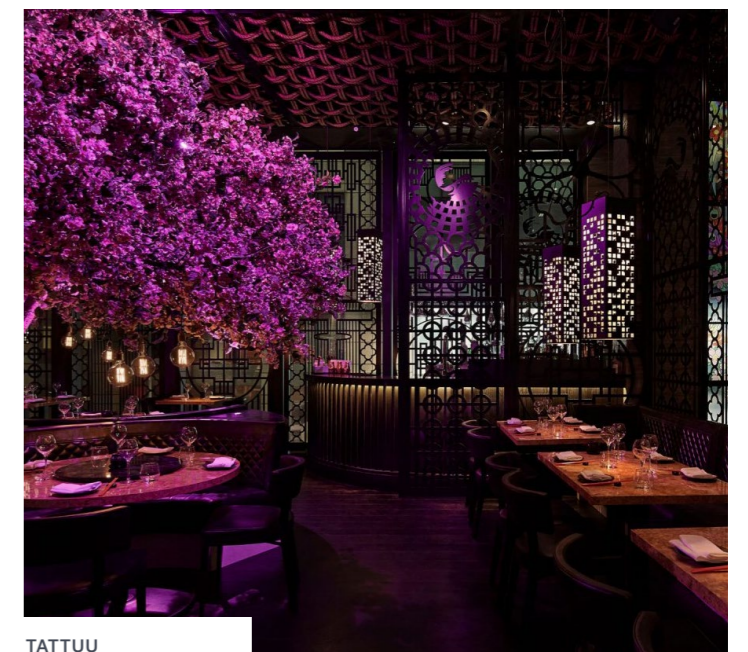
THAIKUN



THE IVY



BARRY'S BOOTCAMP



TATTUU

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