

ACRESFIELD

ST ANN'S SQUARE, MANCHESTER

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Acresfield offers modern contemporary workspace in one of Manchester's most desirable city centre office buildings.



PLUG & PLAY

Fully fitted workspace available on flexible lease terms.



Fully Fitted
Workspace available

DESCRIPTION

Overlooking St Ann’s Square in the heart of central Manchester, Acresfield benefits from an array of amenities. Whether it be shopping after work, meeting clients for lunch or attending the theatre in the evening, all of this can be found within minutes of the office.



Exchange Square



The building is easily accessible from both Piccadilly and Victoria Railway stations and the Metrolink can be reached at both Exchange Square and St Peter’s Square.



Pot Kettle Black - Barton Arcade



The building provides attractive, modern workspace which can accommodate a range of occupational solutions, including a high-density open-plan configuration or cellularised layout. The building includes a centrepiece communal facility of an internal atrium. Space is offered on an open plan conventional basis or fully fitted suites are available.

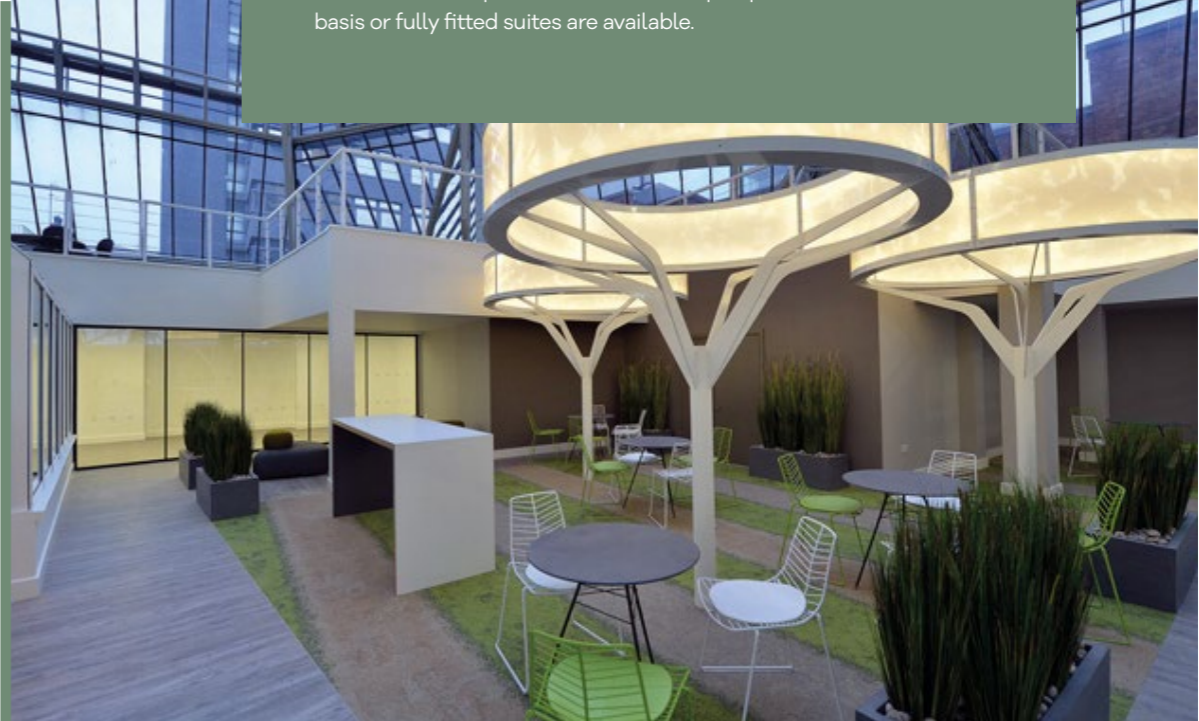
Barton Arcade



St. Ann’s Square



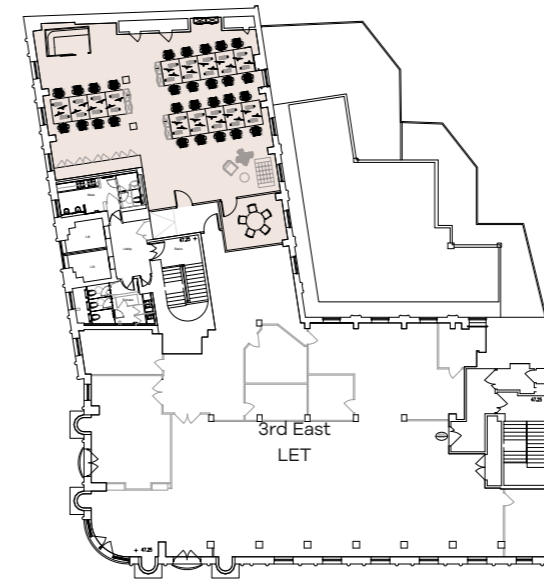
El Gato Negro - King Street



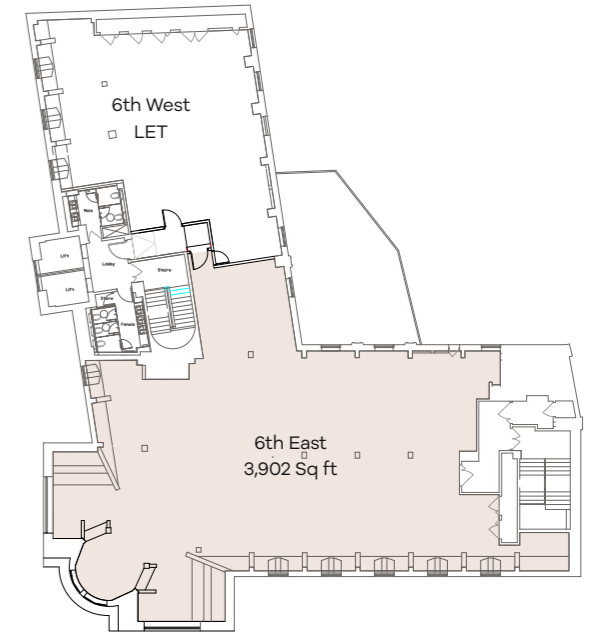
SPECIFICATION

The office accommodation has been finished to a Grade 'A' specification and benefits from excellent levels of natural light and fantastic views across St Ann's Square. In summary the specification includes the following:

- VRF air-conditioning system
- Full access raised floors
- Suspended ceilings with integrated lighting
- Secure basement car parking available
- Male, female and disabled toilet facilities on each floor
- Shower, changing facilities and cycle storage
- EPC rating of D



THIRD FLOOR PLAN



SIXTH FLOOR SPLIT



FLOOR AREAS	SQ FT	SQ M
6TH WEST	LET TO AFL INSURANCE BROKERS LTD	
6TH EAST	3,902	362.5
5TH	LET TO SPACE 48	
4TH	LET TO ZUTO	
3RD WEST	1,910	177.4
3RD EAST	PART LET TO UP FITNESS	
2ND	LET TO ZUTO	
1ST	LET TO HARNBURY HOLDINGS & UBM SHARED SERVICES	
TOTAL	5,812	539.9



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