



DUCIE

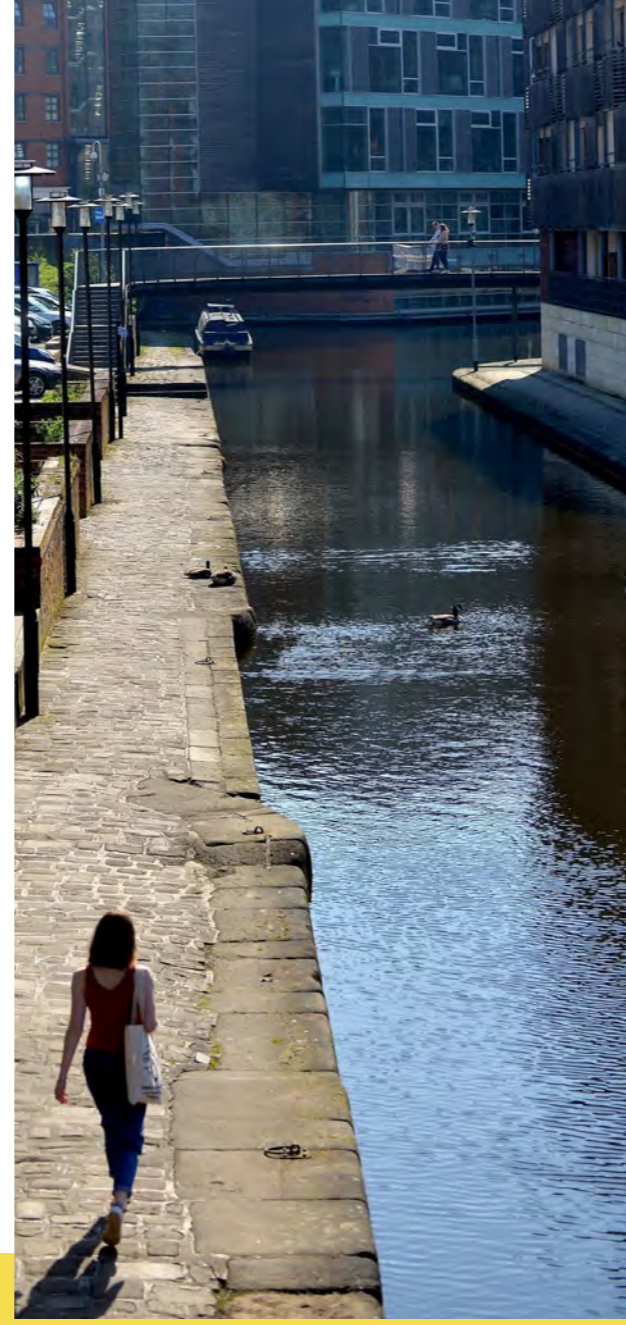
HOUSE

COME HOME TO YOUR NEW LOOK
FLEXIBLE WORKSPACE



A development by

Town Centre Securities PLC





UNIQUE WORKSPACE IN MANCHESTER

Ducie House is a 33,000 sq. ft office conversion that was extensively and sympathetically refurbished in 2020.

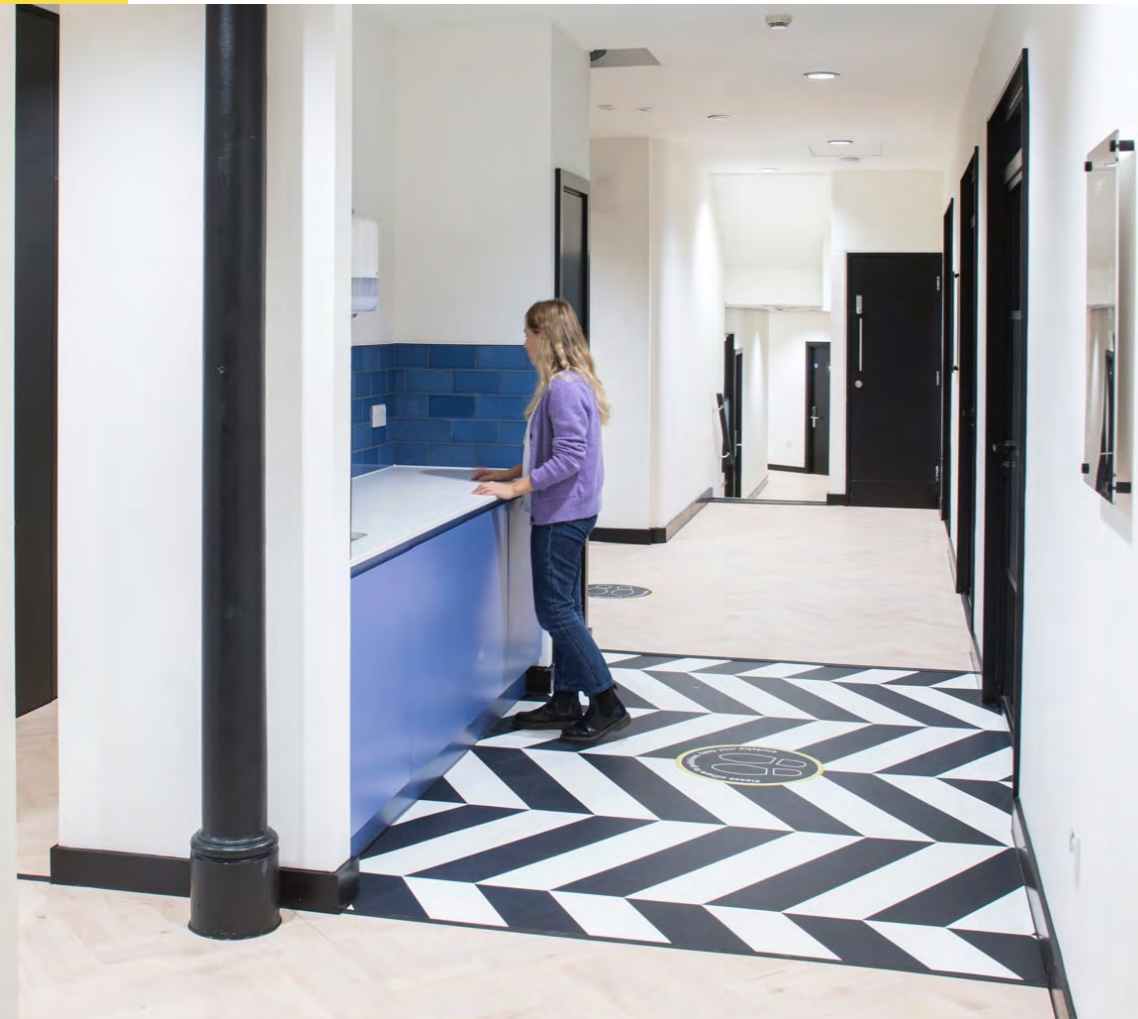
Situated on the fringe of Manchester's Northern Quarter, it offers flexible spaces from c.147 sq. ft to 11,755 sq. ft with first class facilities for all size of businesses.

With a new, contemporary reception entrance; cycle storage; formal meeting rooms and booths; balcony break out areas; shower facilities and outdoor amenity space, the new look Ducie House offers everything you need to ensure you and your colleagues are well looked after.



A CONTEMPORARY DEVELOPMENT

KEY FEATURES



Next to New Islington/
Great Ancoates



Close to the Northern Quarter



Innovation district



Close to Piccadilly Station



On-site parking available



Cycle Facilities



Contactless door access



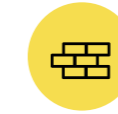
Break out space



Balcony's to common areas



Shower Facilities



Character Refurbished Space



CCTV



Air Conditioning
*where stated



Wi-Fi



Self-Contained office suites



Own front door to duplex suites



Dedicated Building Manager



Shared Meeting Rooms



ABOUT DUCIE HOUSE

A former petticoat factory, Ducie House was originally built in the early 1900's during the Edwardian era and retains lots of its original features today including exposed red brick, stunning exposed wooden beams and solid cast iron supports.

Abundant with Mancunian character, over the past 30 years it continued to evolve and for a time became part of the early 90's hub for creative talent as well as being base to a range of iconic Manchester bands including Simply Red, 808 State, as well as ANS, Ask Developments and Ear to the Ground.

As an already established address for creative industries, Town Centre Securities (TCS) acquired Ducie House in 2018 to further extend its Piccadilly Basin portfolio and embarked on a sympathetic refurbishment project to not only meet the needs of the modern occupier, but to breathe new life into the iconic building.

Ducie House has excellent links to Manchester's motorway network and is a short walk from Piccadilly Station.

A PRIME LOCATION

Positioned between Great Ancoats Street and Piccadilly Station, Ducie House is on the fringe of both Manchester's Northern Quarter and New Islington region.

This unique building sits in the central hub of the city's transport interchange, meaning easy access by car, bus, tram and rail .



RAIL

Piccadilly Station: 5 minute walk
Victoria Station: 15 minute walk



TRAM

Piccadilly Station: 5 minute walk
Piccadilly Gardens: 3 minute walk



BIKE

Piccadilly Station: 2 minute cycle
Victoria Station: 5 minute cycle
Cycle storage is available for tenants



BUS

Most local bus routes can be accessed from Great Ancoats Street & Piccadilly Gardens



CAR

Ducie House has its own car park with 60 spaces for permit holders. Visitor parking is also available.



VICINITY

Located within the heart of Piccadilly Basin, a stunning waterside mixed use estate spanning 12.8 acres. The Basin is an urban oasis offering office, residential, retail and leisure facilities.



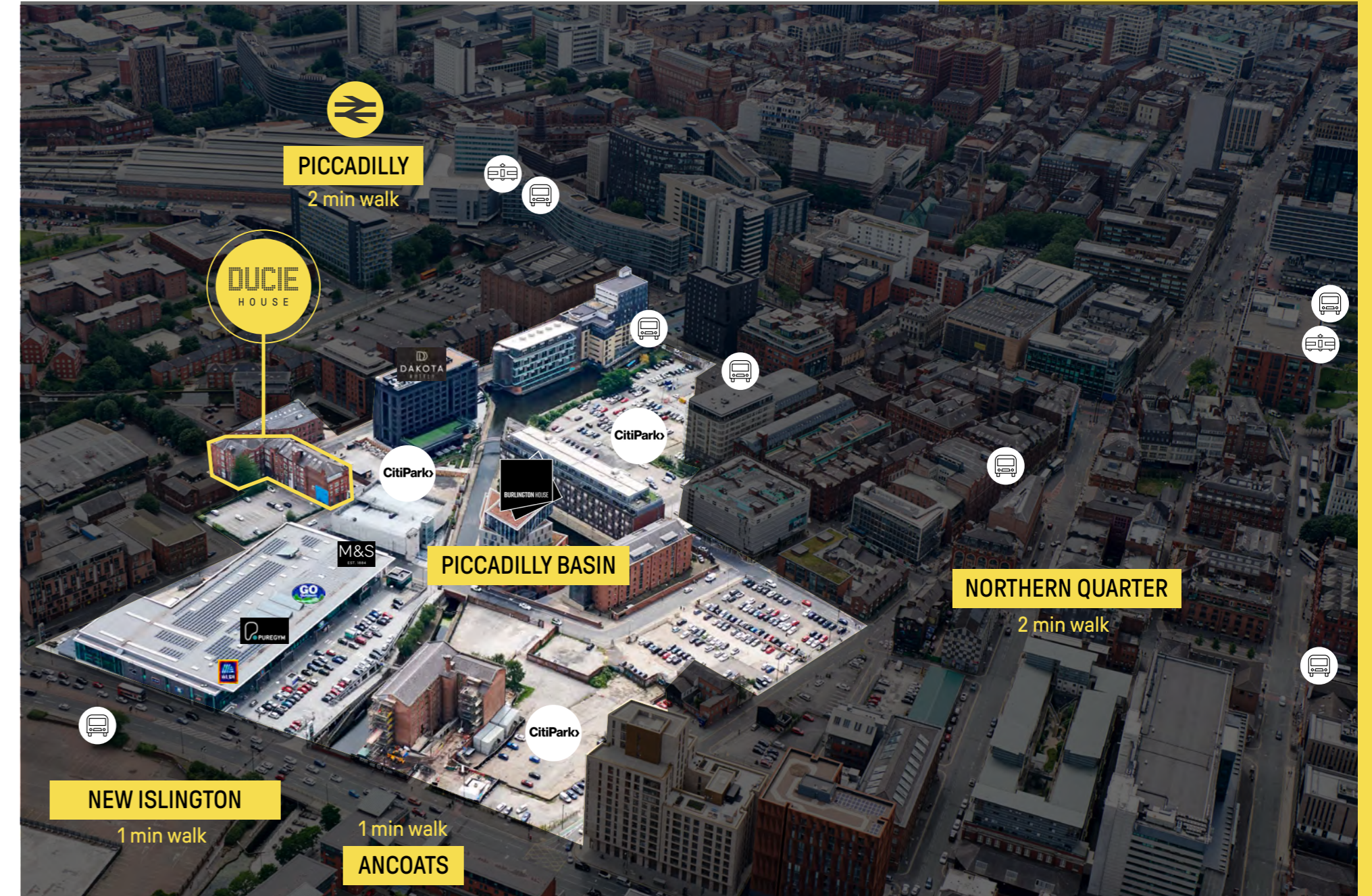
PROXIMITY

Just 2 mins from the heart of the Northern Quarter and directly opposite Great Ancoats and New Islington



CITY CENTRE ACCESS

5–10 min walk from City centre/central business district



FLOOR PLANS

Flexible space from 147 sq.ft to over 11,500 available

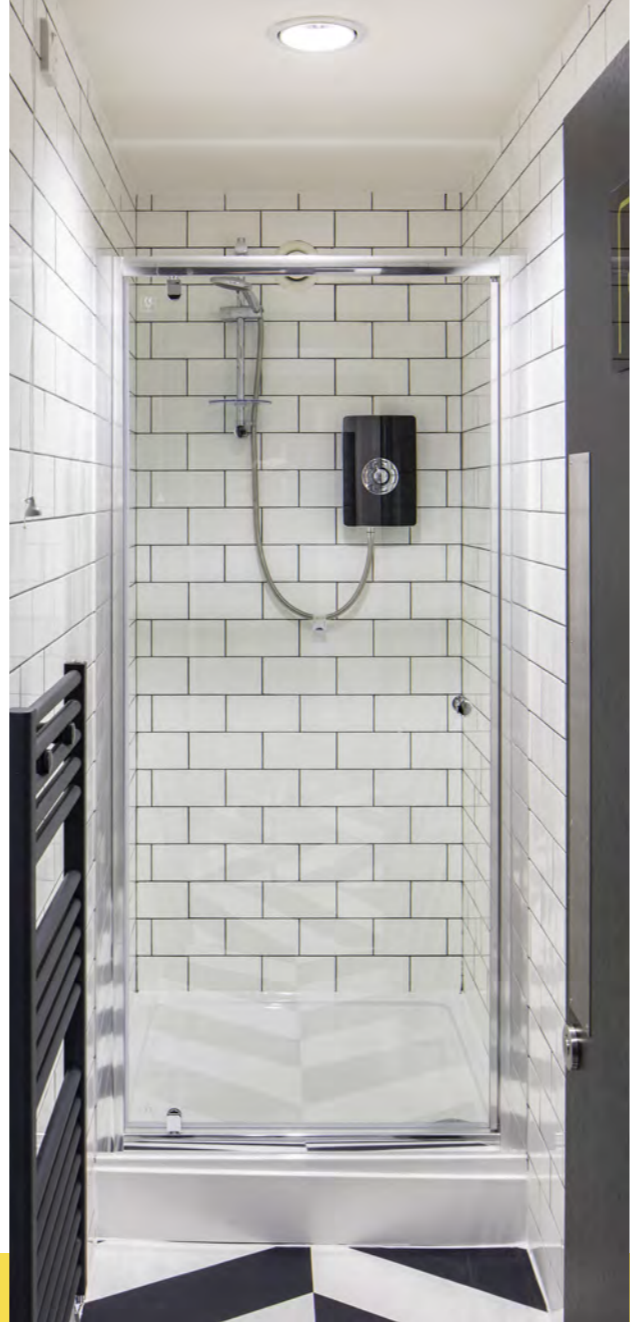
Please contact us to discuss your requirements please contact us to discuss your requirements.

GROUND FLOOR



EXAMPLE FLOOR PLAN







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MILLE HOUSE

A development by



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