

LOWER GROUND, GROUND, 1ST AND 2ND FLOOR WORKSPACE TO LET.

1,348 - 6,144 SQ FT

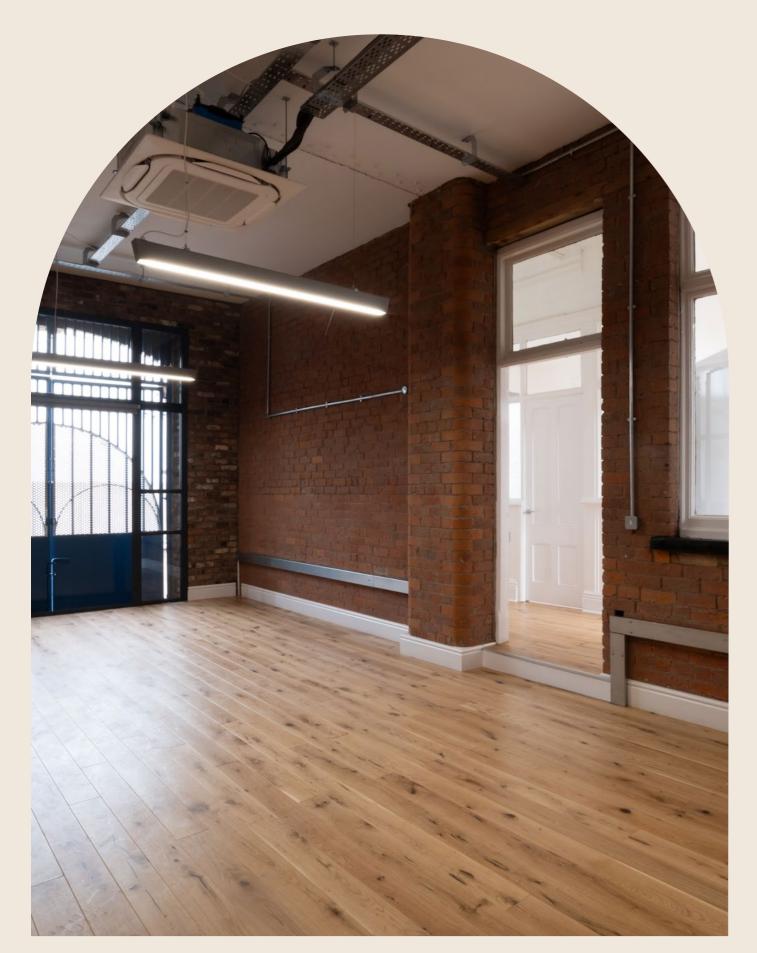
Self-contained opportunity or floor by floor



32 - 34 Laystall Street, Northern Quarter, Manchester, M1 2JZ

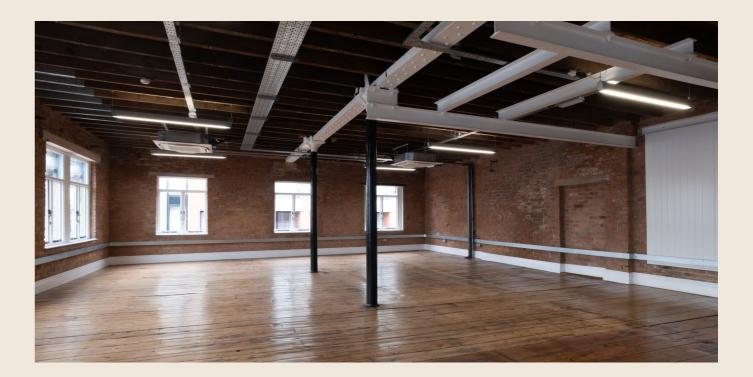


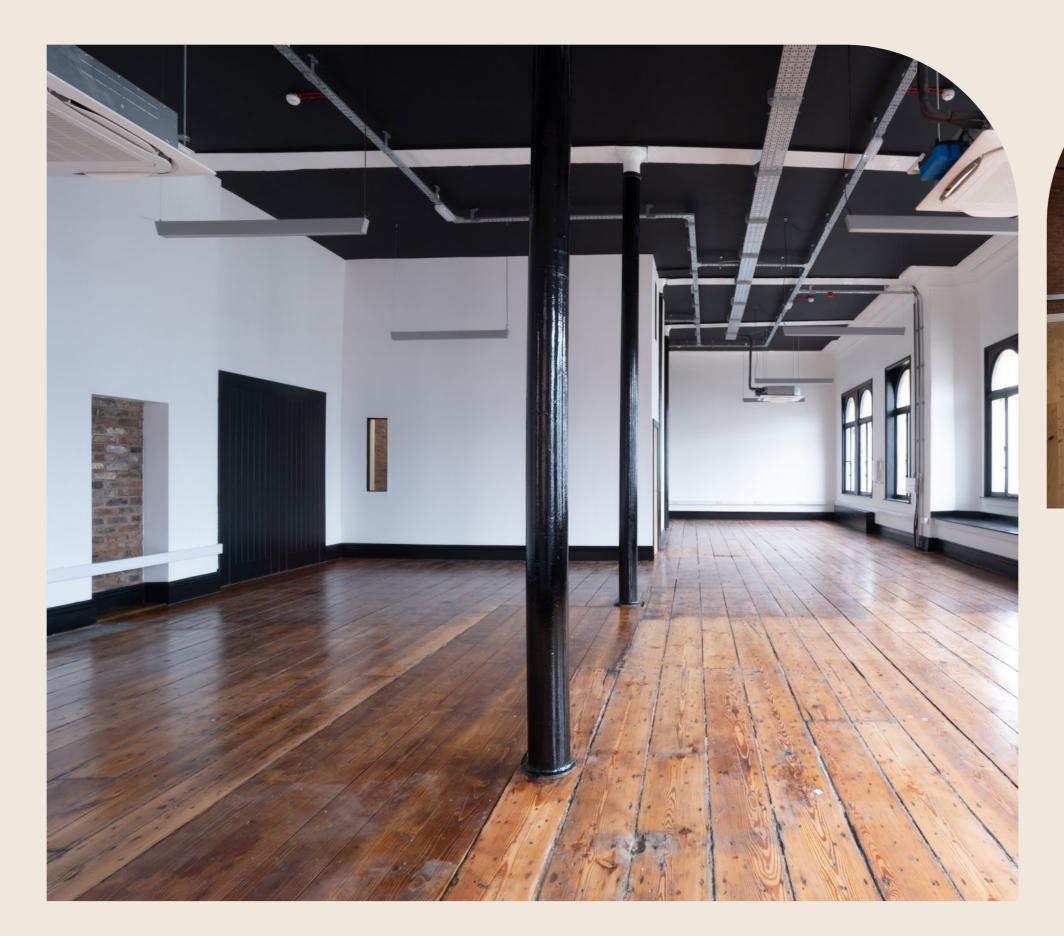
Character refurbished workspace, which can be offered fully fitted and furnished.



Sligo House is a stunning Grade Two listed building located within Manchester's thriving Northern Quarter.

Sligo House lies on Laystall Street in close proximity to Ancoats, which is known for its thriving creative centre and boutique bars and eateries. Situated to the North is Manchester's iconic Northern Quarter, which is home to a number of Manchester's notable creative businesses and a range of independent bars and restaurants. Laystall Street has an urban feel whilst offering views across a picturesque canal network alongside Victorian warehouses. It is also just a short walk from Cotton Field Wharf Marina where green open space can be found.







THE WORKPLACE

With office space that extends over 4 floors, the building provides occupiers with a unique opportunity to take a selfcontained building of 6,144 sq ft or lease the building on a floor-by-floor basis. The building retains many of its original features and will appeal to a range of occupiers who are looking to be located close to the vibrant districts of both the Northern Quarter and Ancoats.

THE BUILDING SPECIFICATION

The Ground floor and the Basement will remain in a 'shell and core' specification.

The 1^{ST} and 2^{ND} floors offer the following specification:







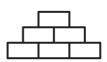
Timber floor



Air conditioning



Refurbished WC's



Exposed Brickwork



Bike Storage



Self-contained floors

There is option for the Landlord to deliver fitted solutions at an additional rent.



LED Pendent light fittings



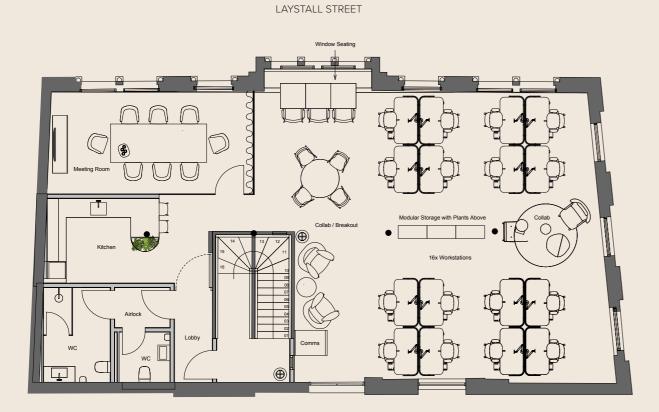
Perimeter Trunking



Exposed Cast Iron Columns

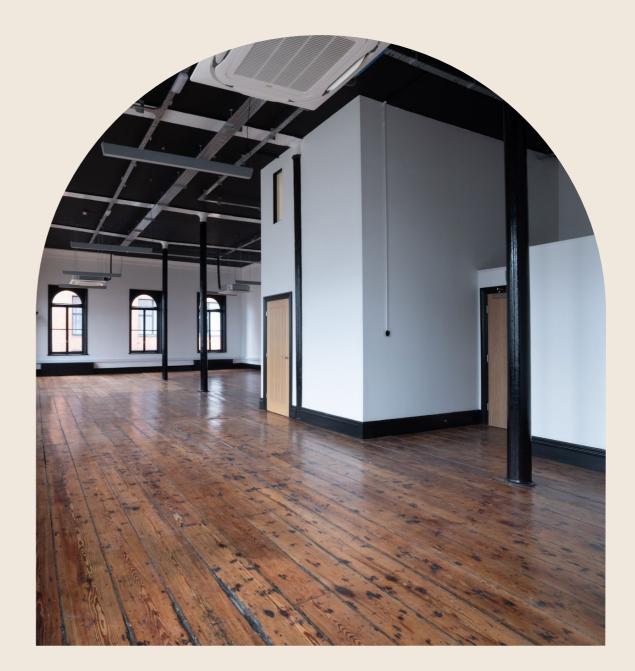
ACCOMMODATION TO LET

INDICITIVE SPACE PLAN



TOTAL:	6,144 sq ft	(571 sq m)
2 ND FLOOR:	1,634 sq ft	(152 sq m)
1 ST FLOOR:	1,666 sq ft	(155 sq m)
GROUND:	1,348 sq ft	(125 sq m)
LOWER GROUND:	1,496 sq ft	(139 sq m)





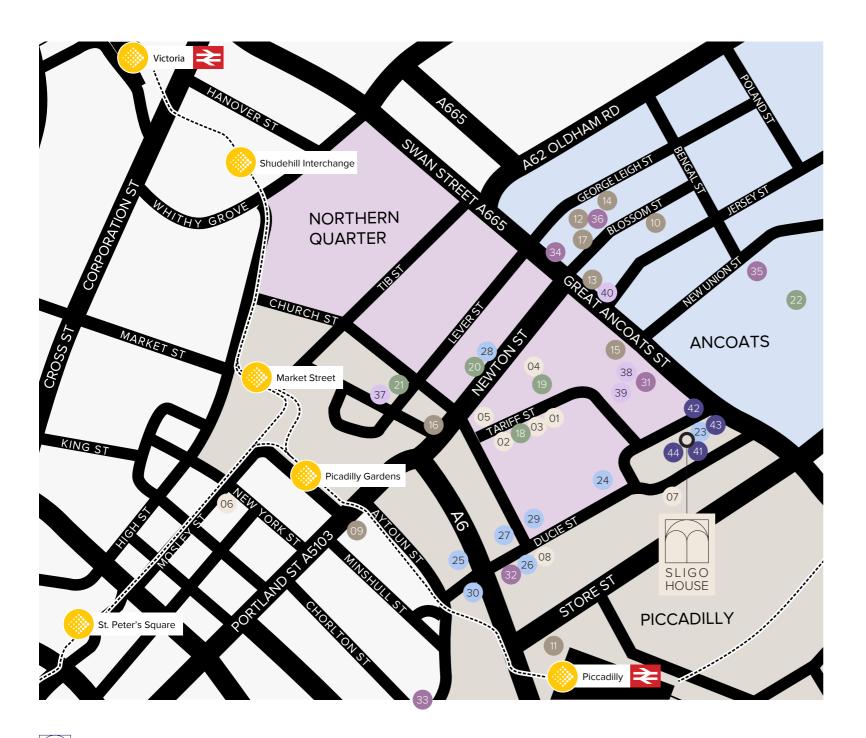




Workspace with original features retained.

ON YOUR DOORSTEP

Laystall Street is perfectly located to access Piccadilly, the Northern Quarter and Ancoats. The building's proximity to Piccadilly means it is highly accessible from Piccadilly Train Station as well the cafes, restaurants, bars and hotels of the Northen Quarter and Ancoats, which include Dakotta, Diecast, Ducie Street Warehouse and M&S. This is a perfect location for a great work-life balance.



BARS

- on The Pen and Pencil
- 02 Northern Monk Refectory
- 03 The Whiskey Jar
- 04 Port Street Beer House
- 05 Pelican Bar
- 06 The Alchemist
- 07 Diecast
- Oucie Street Warehouse

RESTAURANTS

- 9 Portland Bar & Grill
 Mana
 The Mill Bar & Kitchen
 Edinburgh Castle
 Viet Shack
 Elnecot
 Street Urchin
 Bundobust
 Rudys
- CAFES Takk
- 19 Feel Good Club
- 20 Ezra & Gil
- 21 19 Café Bar
- 22 Pollen









HOTELS

- 23 Residence Inn Manchester Piccadilly
- 24 Dakota Manchester
- 25 Malmaison Manchester
- 26 Native Manchester
- 27 Premier Inn Manchester City (Piccadilly) Hotel
- 28 The Cow Hollow Hotel
- ²⁹ StayCity Aparthotels Manchester Piccadilly
- 30 DoubleTree By Hilton Manchester Piccadilly

HEALTH AND WELLBEING

- PureGym
- 32 BLOK Manchester
- 33 Bannatyne Health Club
- 34 Lifestyle fitness
- Cotton Field Wharf Marina
- 36 Hallé Orchestra

RETAIL

- 37 Morrisons Daily Manchester
- 38 Aldi
- 39 M&S Outlet
- 40 Ancoats general store

PARKING

- 4 Piccadilly Parking
- 42 Laystall Street Car Park
- 43 Parking 3 All Day
- 44 11 Pigeon St Parking









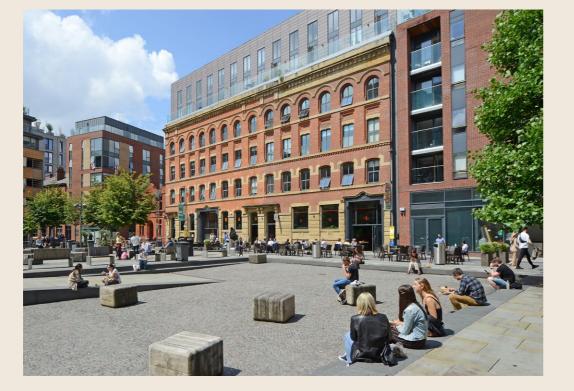




New Islington Marina is the perfect place to sit back, enjoy a coffee and relax.



Cutting room square is the host to a multitude of top bars and restaurants.







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