

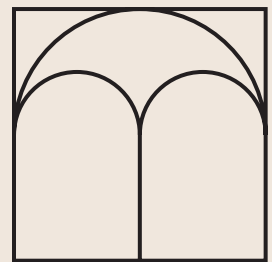


LOWER GROUND, GROUND, 1ST AND
2ND FLOOR WORKSPACE TO LET.

1,348 – 6,144 SQ FT

Self-contained opportunity or floor by floor

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



SLIGO
HOUSE



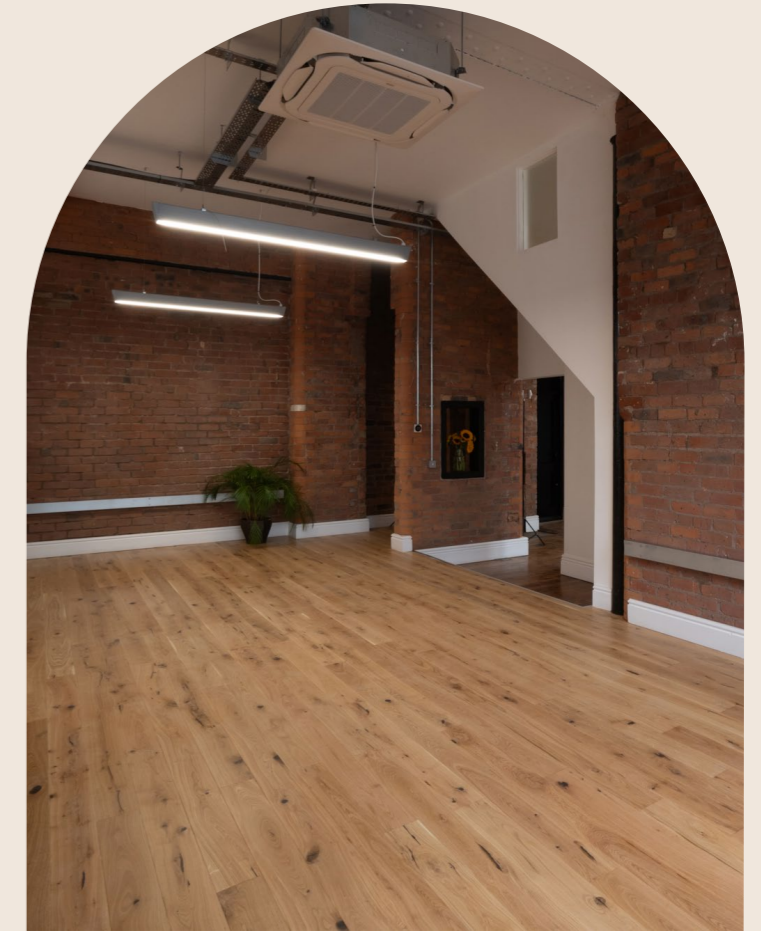
Character refurbished workspace, which can be offered fully fitted and furnished.



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

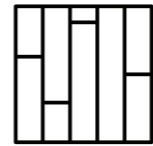
With office space that extends over 4 floors, the building provides occupiers with a unique opportunity to take a self-contained building of 6,144 sq ft or lease the building on a floor-by-floor basis. The building retains many of its original features and will appeal to a range of occupiers who are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

THE BUILDING SPECIFICATION

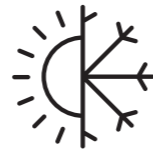
The Ground floor and the Basement will remain in a 'shell and core' specification.



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



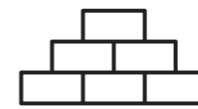
Timber floor



Air conditioning



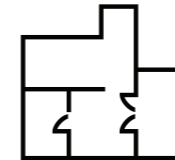
Refurbished WC's



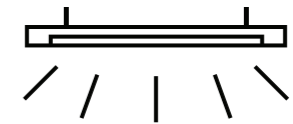
Exposed Brickwork



Bike Storage



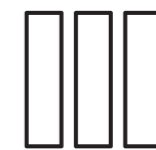
Self-contained floors



LED Pendent light fittings



Perimeter Trunking

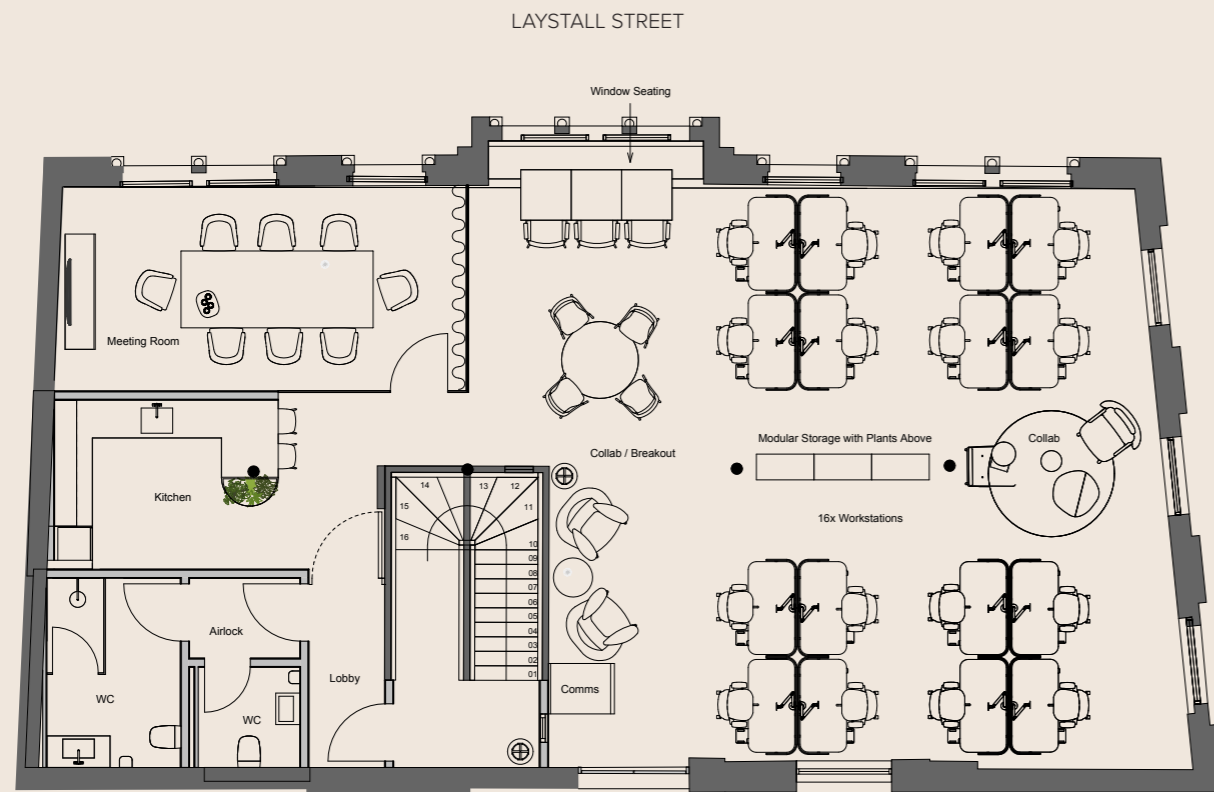


Exposed Cast Iron Columns

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

ACCOMMODATION TO LET

INDICATIVE SPACE PLAN



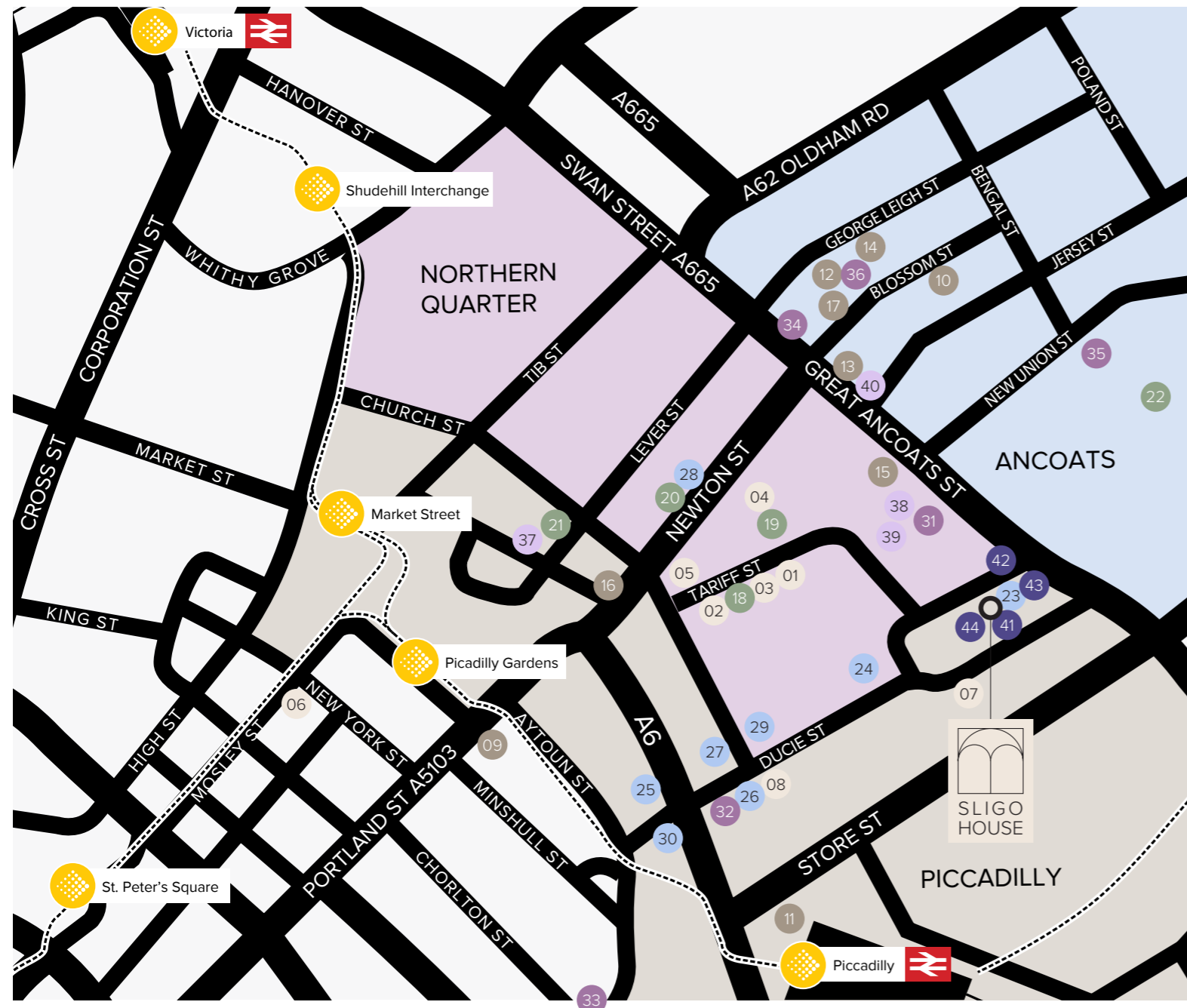
LOWER GROUND:	1,496 sq ft	(139 sq m)
GROUND:	1,348 sq ft	(125 sq m)
1 ST FLOOR:	1,666 sq ft	(155 sq m)
2 ND FLOOR:	1,634 sq ft	(152 sq m)
TOTAL:	6,144 sq ft	(571 sq m)



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 Northern Quarter and Ancoats, which include Dakota, Diecast, Ducie Street Warehouse and M&S. This is a perfect location for a great work-life balance.



BARS

- 01 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
- 08 Ducie Street Warehouse

RESTAURANTS

- 09 Portland Bar & Grill
- 10 Mana
- 11 The Mill – Bar & Kitchen
- 12 Edinburgh Castle
- 13 Viet Shack
- 14 Elnecot
- 15 Street Urchin
- 16 Bundobust
- 17 Rudys

CAFES

- 18 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

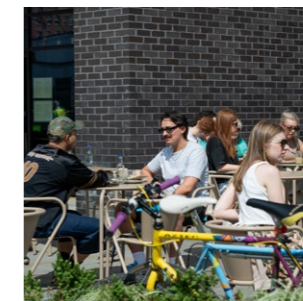
- 31 PureGym
- 32 BLOK Manchester
- 33 Bannatyne Health Club
- 34 Lifestyle fitness
- 35 Cotton Field Wharf Marina
- 36 Hallé Orchestra

RETAIL

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

PARKING

- 41 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.



CONTACT



Get in touch today
for more detail.

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