

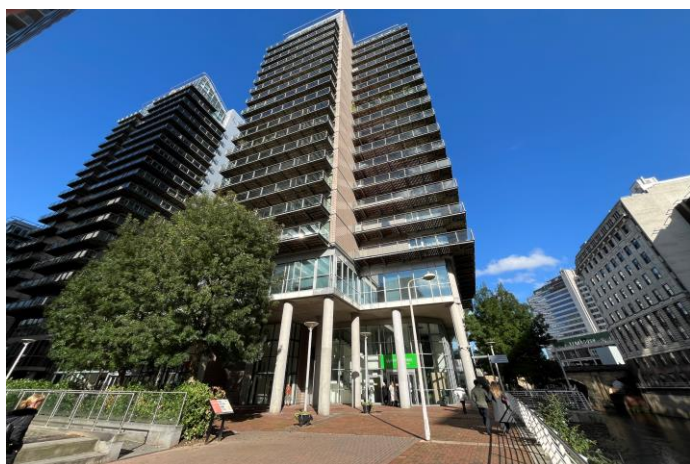
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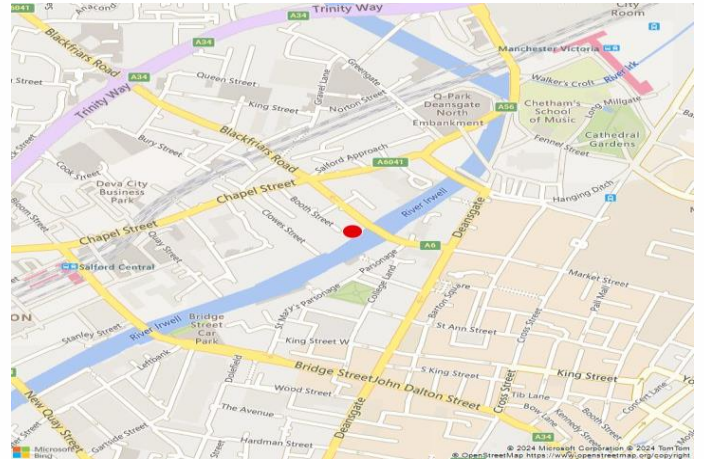


The Edge, Clowes Street, Salford, Manchester, M3 5NA

Plug & Play
Second Floor Offices
8 – 54 workstations
(460 – 3,713 sq ft)

- Full Access Raised Floor
- Air-Conditioning
- Fully Fitted Power & Data
- Shower Facilities
- Parking Available





Location

The Edge is prominently situated overlooking the River Irwell adjacent to the 5-star Lowry Hotel and forms part of the Cathedral Quarter of Manchester City Centre.

Manchester city centre is a short walk and can be accessed via Blackfriars Street or Trinity Bridge which provides convenient access to both the retail and office cores of the city. Victoria and Piccadilly mainline railway stations as well as the Metrolink stops at Victoria Station, Exchange Square and Deansgate are all within easy walking distance of the building, providing immediate access to north and south Manchester and all main business destinations.

The Edge is well positioned to take advantage of Manchester's retail and leisure facilities located on Deansgate, King Street, Spinningfields and St Ann's Square. The building is approximately 5 minutes' walk from Harvey Nichols, Selfridges, Marks and Spencer and the recently redeveloped Corn Exchange and is within close proximity to The Manchester Civil Justice Centre and Crown Court.

Description

The offices are situated on the second floor and benefit from a high level of existing fit-out providing a "Plug & Play" opportunity or conventional lease arrangements.

The offices benefit from:

- Building Reception
- Fitted kitchen and Break Out Space
- Open Plan Configuration
- Full Access Raised Floors
- 3 x Glazed Meeting Room
- Air Conditioning / Suspended Ceilings / LED Lighting
- Basement Car Parking / Cycle Facilities
- Male, Female & Disabled / WC's / Shower Facilities

Rent Terms

£325 pcm per desk for fully fitted office suites, or £22.50 per sq ft on a conventional lease term basis plus associated occupational costs.

Accommodation



Office 1	10 workstations	620 sq ft
Office 2	8 workstations	460 sq ft
Office 3	36 workstations	2,633 sq ft



EPC

EPC available upon request.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents

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