

GREAT NORTH CHURCH TOWER

5 & 7 WATSON STREET
MANCHESTER M3 4EE

CONTEMPORARY
CITY CENTRE
OFFICE / STUDIO SPACE
FOR SALE / TO LET

SELF-CONTAINED
GROUND FLOOR UNITS
3,367 & 3,890 SQ FT

▶ ENTER



All Star Lanes



Deansgate Mews



Home, First Street



Odeon Cinema



Ping! Great Northern Square



Almost Famous



Gasworks



Great Northern Square



Albert's Schloss

A UNIQUE OPPORTUNITY TO BUY YOUR OWN OFFICES IN THE HEART OF THE CITY

| | | |
|--------|-------------|-------------|
| UNIT 5 | 3,890 SQ FT | 361.40 SQ M |
| UNIT 7 | 3,367 SQ FT | 312.80 SQ M |

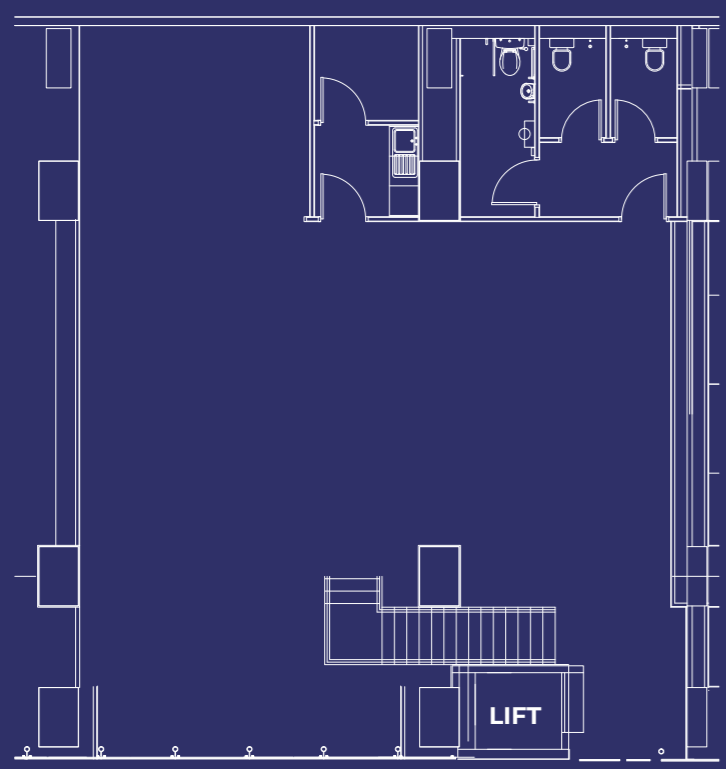
INCREDIBLE AMENITIES ON YOUR DOORSTEP



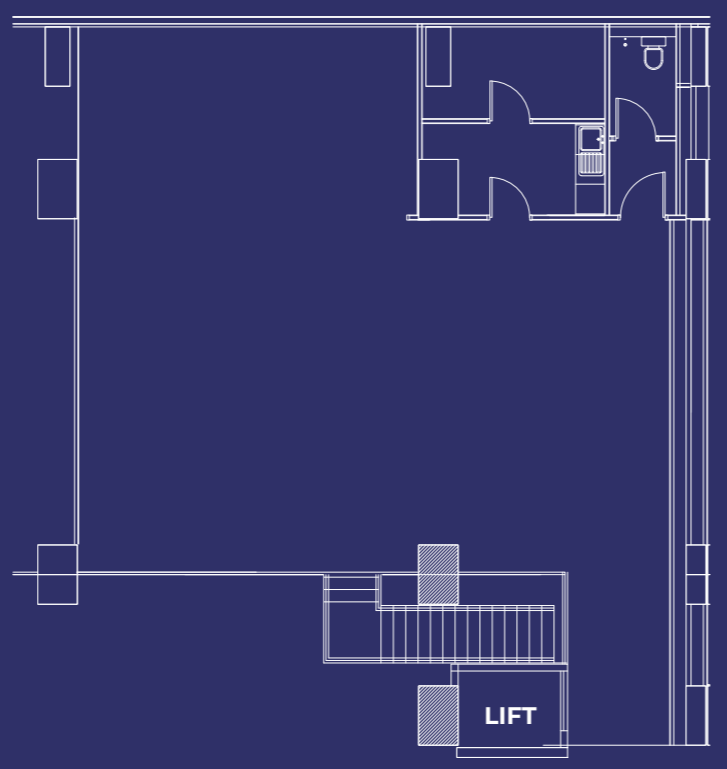
A CONTEMPORARY REFURBISHMENT

THE OFFERING ON WATSON STREET GIVES AN EXCELLENT OPPORTUNITY FOR AN OCCUPIER TO ACQUIRE MODERN OFFICE SPACE WITH THEIR OWN FRONT DOOR IN A TRULY CENTRAL LOCATION WITH A NUMBER OF AMENITIES ON YOUR DOORSTEP

**UNIT 5
GROUND FLOOR**
2,022 SQ FT (184 SQ M)

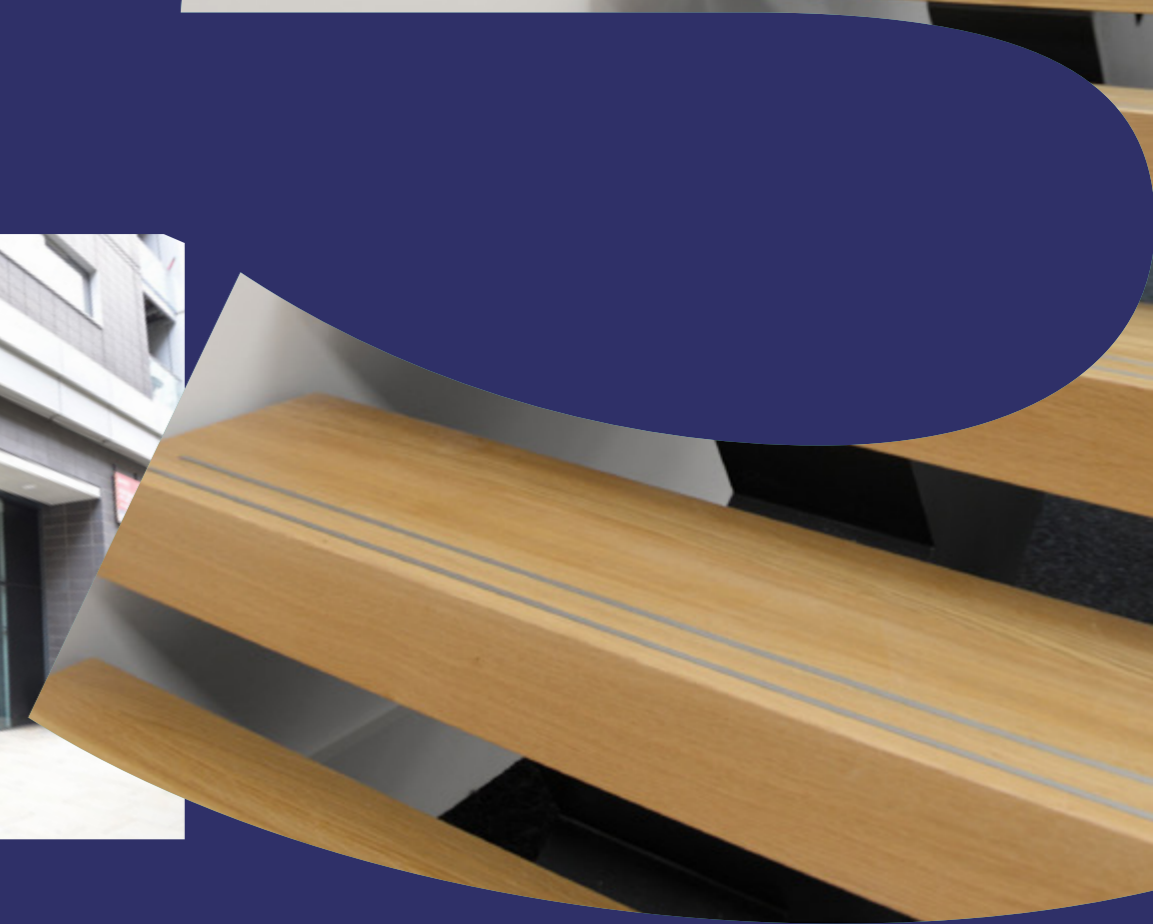
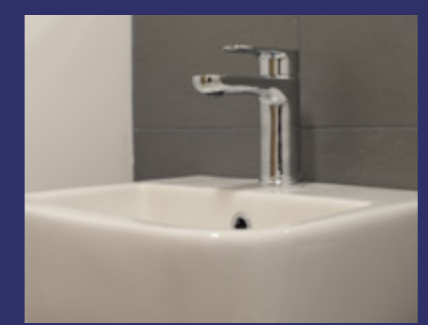


**UNIT 5
MEZZANINE**
1,868 SQ FT (173 SQ M)



SPECIFICATION

- Self-contained modern office/studio space
- Full height windows
- LED Lighting
- Air conditioning
- Passenger lift from ground to mezzanine floor
- Male/Female WCs
- Kitchen
- Feature Staircase



A CONTEMPORARY REFURBISHMENT

THE OFFERING ON WATSON STREET GIVES AN EXCELLENT OPPORTUNITY FOR AN OCCUPIER TO ACQUIRE MODERN OFFICE SPACE WITH THEIR OWN FRONT DOOR IN A TRULY CENTRAL LOCATION WITH A NUMBER OF AMENITIES ON YOUR DOORSTEP



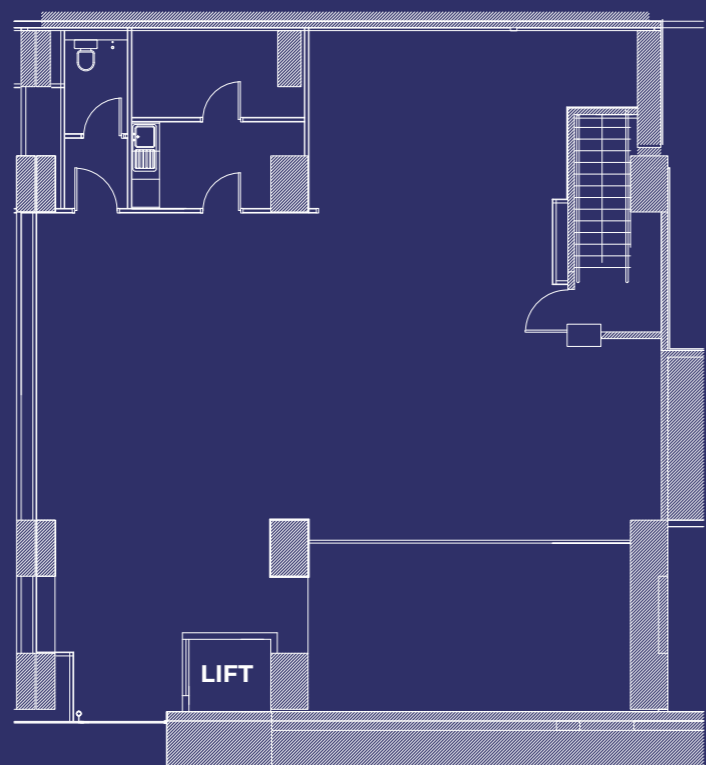
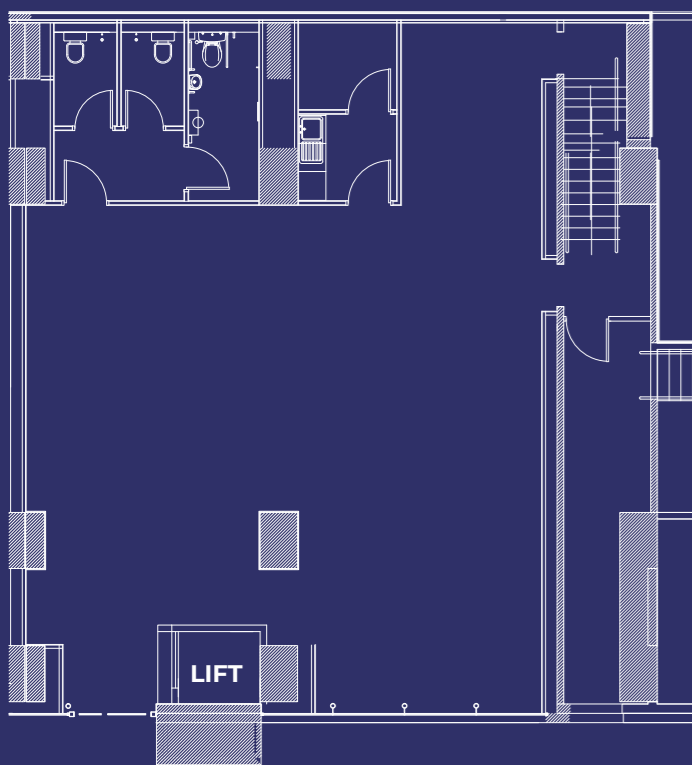
SPECIFICATION

- Self-contained modern office/studio space
- Full height windows
- LED Lighting
- Air conditioning
- Passenger lift from ground to mezzanine floor
- Male/Female WCs
- Kitchen



**UNIT 7
GROUND FLOOR**
1,852 SQ FT (173 SQ M)

**UNIT 7
MEZZANINE**
1,515 SQ FT (140 SQ M)



LOCATION

The building occupies a central location within Manchester City Centre in one of Manchester's iconic buildings.

Located in the Great Northern, there is a growing influx of the number of leisure, restaurants, bars, and retailers on the doorstep. Only a short walk away is Spinningfields, Albert Square and First Street, widening the amenity offering.

The property's location provides easy access to St Peter's Square Metrolink Station, Deansgate Metrolink/Rail Station and Salford Central railway station providing integrated public transport to Manchester City Centre, Greater Manchester and beyond.

The building's location is becoming an increasingly popular choice for office occupiers.



5 & 7
WATSON STREET
MANCHESTER
M3 4EE

GREAT NORTHERN TOWER

- | | | |
|--------------------------|---------------------------|-------------------------|
| 1. Evuna | 13. Radisson Blu | 25. Opera House |
| 2. Limited Menswear | 14. Pizza Express | 26. Bridgewater Hall |
| 3. Dimitri's | 15. Caffé Nero | 27. Jury's Inn |
| 4. Lal Quilla | 16. Revolution de Cuba | 28. Deansgate Locks |
| 5. Odeon Cinema | 17. Albert's Schloss | 29. Cental Library |
| 6. Manchester 235 Casino | 18. Brew Dog | 30. Town Hall |
| 7. Epernay | 19. Bannatyne Health Club | 31. Red's True Barbeque |
| 8. Manchester Central | 20. Sainsbury's Local | 32. Slug & Lettuce |
| 9. Grindsmith | 21. Starbucks | 33. San Carlo Fumo |
| 10. All Star Lanes | 22. Tesco Express | 34. Junkyard Golf |
| 11. Almost Famous | 23. Hilton Hotel | 35. Inside Manchester |
| 12. Steak & Lobster | 24. Midland Hotel | 36. Home |



KEY

- Spinningfields
- St Peter's Square
- Traditional Central Business District
- First Street

BEETHAM TOWER

GREAT NORTHERN TOWER

MANCHESTER CENTRAL

AVAILABILITY

Units 5 & 7 are available as a whole or individually.

TERMS

Available to let on terms to be agreed, alternatively for sale on a long leasehold basis.

RENTAL / PRICE

On application

EPC

Energy Performance Certificate is available on request.

LEGAL COSTS

Each party to bear their own legal costs

VAT

All rental/ prices quoted are subject to VAT.

FURTHER INFORMATION

For viewings and further information, please contact the agents.

Rob Yates

+44 (0) 161 455 3780

rob.yates@cushwake.com

Andrew Crabtree

+44 (0) 161 235 7664

andrew.crabtree@cushwake.com



0161 235 8998

cushmanwakefield.co.uk

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