



**FOUNTAIN
STREET**

MANCHESTER CITY CENTRE

**TO LET HIGH QUALITY
REFURBISHED OFFICE SUITE**

1,346 SQ FT (125M²)

ENTER



DESCRIPTION

83 FOUNTAIN STREET has recently undergone a comprehensive refurbishment of the reception/common areas. The building provides the opportunity to occupy self-contained floors within one of Manchester's most prestigious addresses in an area which is undergoing substantial investment. The building provides highly efficient floor space accessed via a new reception area which includes new contemporary light boxes. The building also benefits from a secure basement car park.

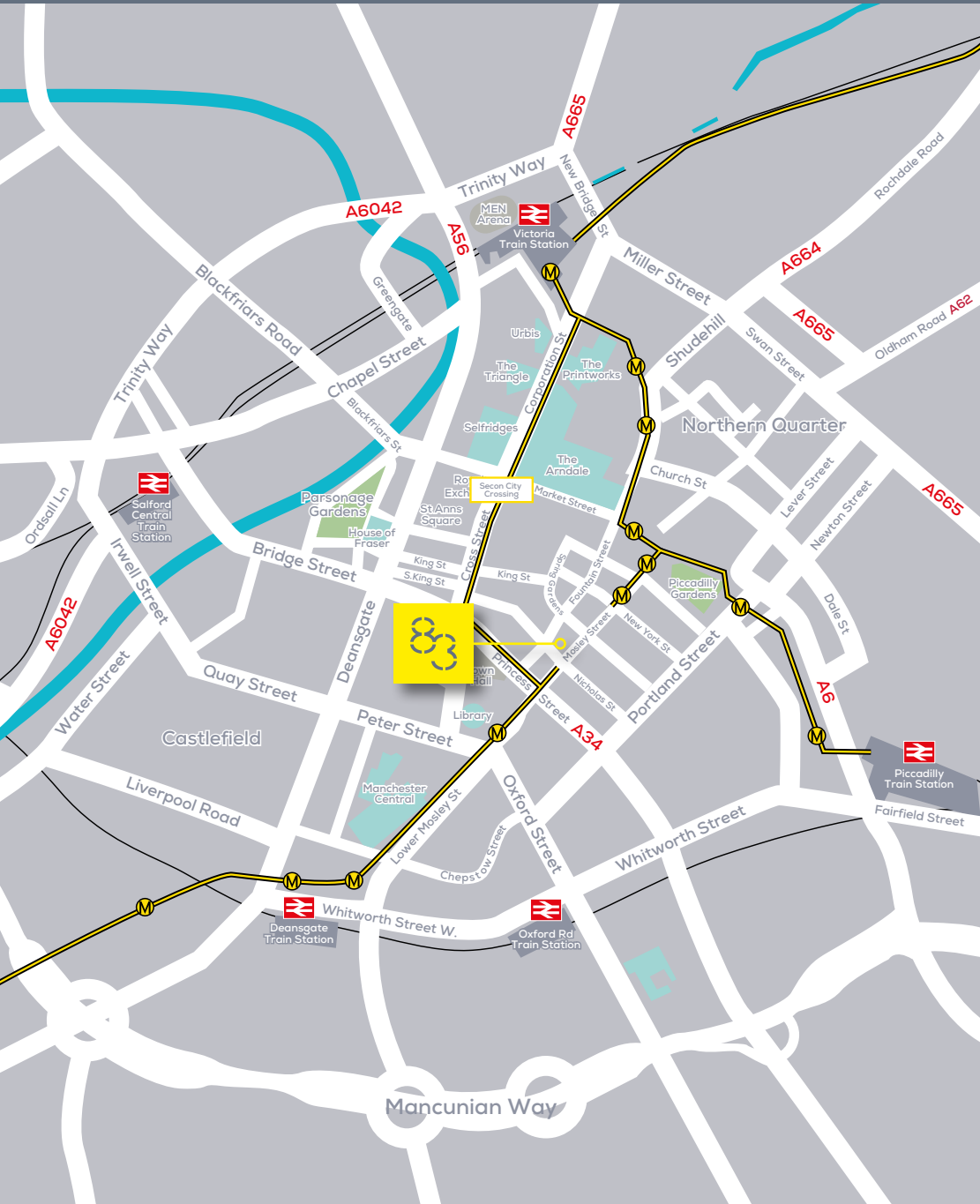


SPECIFICATION

The building has been refurbished to a high standard and the specification includes:

- Fully refurbished reception area with new branding and light boxes
- DDA Compliant
- 7 person passenger lift
- Newly refurbished lobbies and common areas
- Perimeter Trunking
- New carpets and suspended ceilings
- LG7 Lighting
- Communal shower facilities
- Basement car parking available
- Kitchen and meeting room in situ
- Intercom entry system with 24/7 access





LOCATION

Fountain Street is at the heart of Manchester's Traditional Office Core. With the completion of new Grade A office developments at St Peter's Square, the appeal of this location is further strengthened.

New Metrolink stops and public realm improvements to St Peter's Square reinforce the understandable appeal of this area as Manchester's primary business address.

Furthermore, 83 Fountain Street is also within walking distance of Piccadilly Gardens and Oxford Road Station allowing potential occupiers easy access to all of Manchester's Public Transport Network.



KEY

- | | | | |
|-----------------------------------|------------------------------------|---------------------------------|------------------------------------|
| 1 Beetham Tower | 7 Bridgewater Hall | 13 Spinningfields | 19 Financial Core |
| 2 Manchester Central | 8 Central Library | 14 Manchester Law Courts | 20 Marks and Spencer |
| 3 1 St Peter's Square | 9 Manchester Town Hall | 15 Market Street | 21 Chorlton Street Car Park |
| 4 Great Northern Warehouse | 10 St Peter's Square | 16 Arndale Centre | |
| 5 Radisson Blu Hotel | 11 Mercure Piccadilly Hotel | 17 Lowry Hotel | |
| 6 Midland Hotel | 12 Piccadilly Gardens | 18 House of Fraser | |

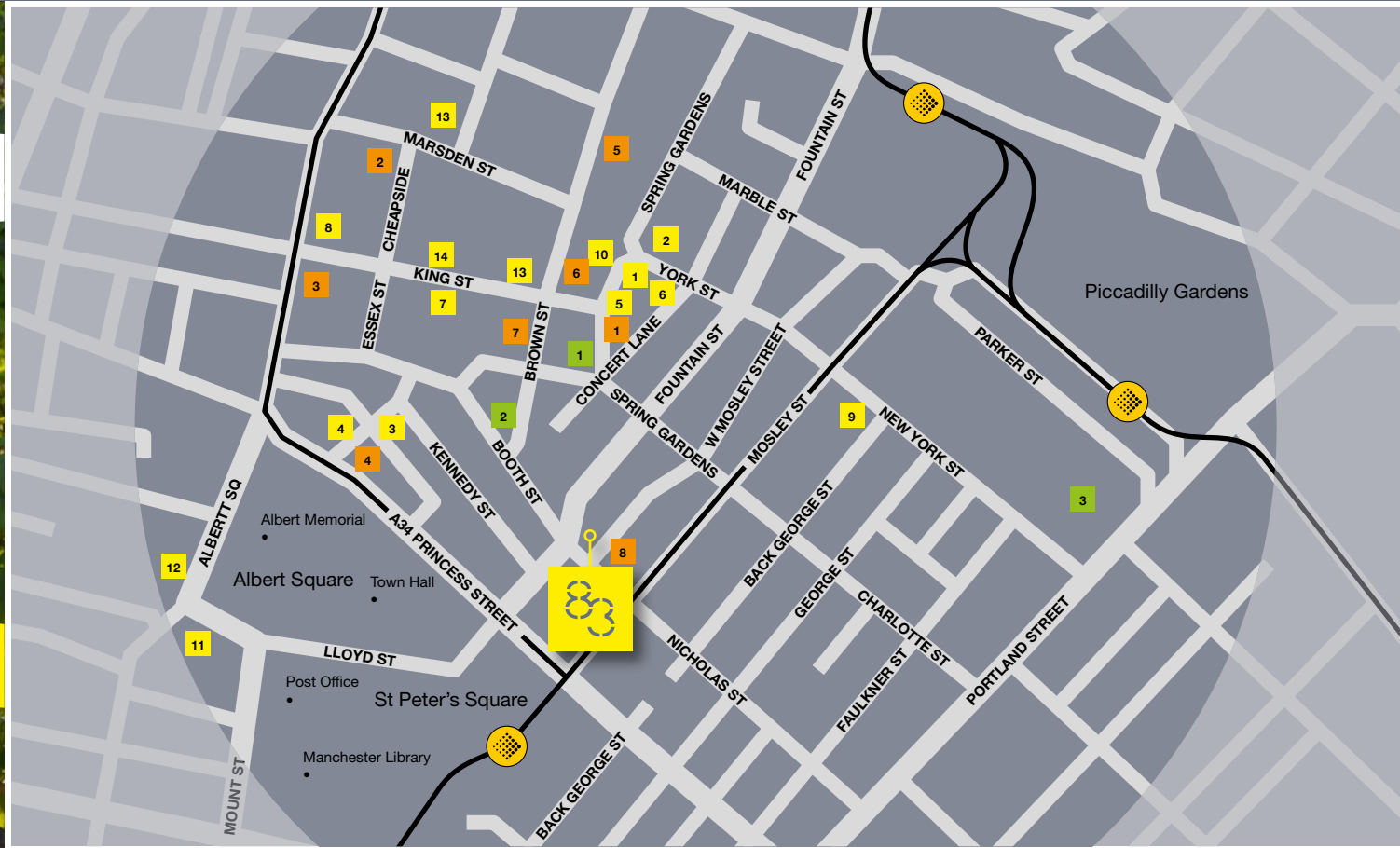


AMENITIES

Retail and leisure facilities are in abundance nearby, from the boutique designer stores of King Street and restaurants such as Six by Nico and Miller & Carter Steakhouse which are just a 2 minute walk away, to the new public realm at St Peter's Square.

[VIEW AMENITIES MAP](#)

Additionally, the building is in close proximity to the Central Library, Town Hall and Bridgewater Place venue, testament to how 83 Fountain Street really is at the heart of all Manchester has to offer.



AMENITIES

Restaurants

- 1 Six by Nico
- 2 Browns
- 3 Croma
- 4 Piccolinos
- 5 Rosso
- 6 Black Sheep Coffee
- 7 Pizza Express
- 8 Miller & Carter
- 9 The Alchemist
- 10 Grand Pacific
- 11 Tampopo
- 12 Slug & Lettuce
- 13 All Bar One
- 14 Kala

Retail & Leisure

- 1 Vivien Westwood
- 2 LA Fitness
- 3 Diesel
- 4 Starbucks
- 5 Post Office
- 6 Pretty Green
- 7 Flight Club
- 8 Salut Wlne Bar

Hotels

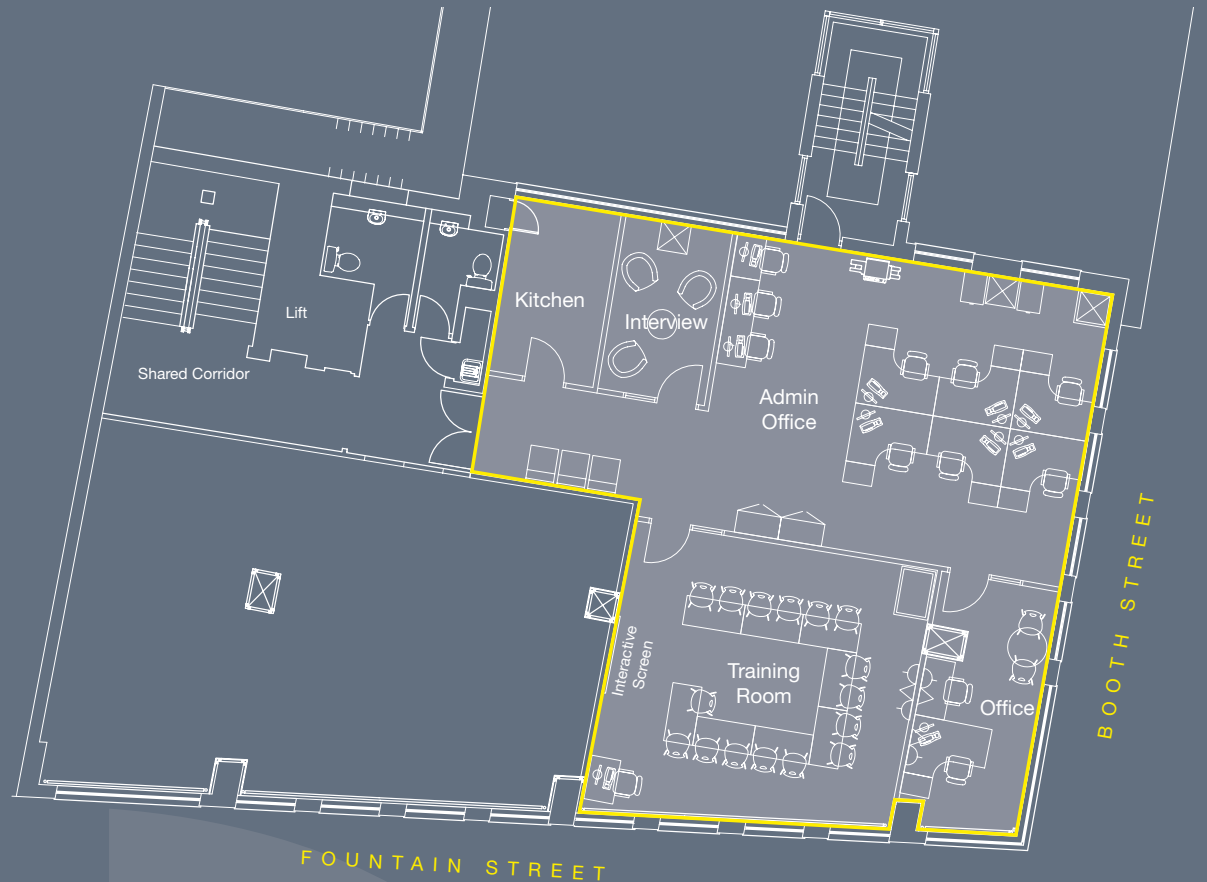
- 1 Hotel Gotham
- 2 King Street Town House
- 3 Mercure Manchester Piccadilly

[BACK TO AMENITIES](#)

AVAILABILITY

| | | |
|-----------|-------------|----------|
| 5th floor | 1,346 sq ft | 125 sq m |
|-----------|-------------|----------|

FIFTH FLOOR SPACE PLAN



FIFTH FLOOR PLAN



KEY

- 9 Open plan desks
- 16 Person training/ presentation suite
- 2 Person office with meeting table
- 3 Person meeting/ interview room
- Kitchen
- Print/ comms/ storage



















CONTACT

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