



BOUNDS × BUILDING

68 Sackville Street
Manchester, M1 3NJ



TO LET
0161 235 8998

J. H. BOUNDS

GRAND ROAD

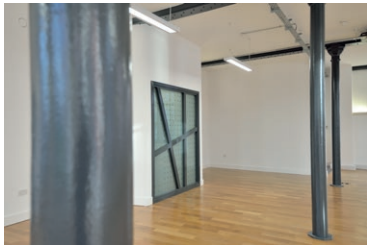
phs Group
0161 235 8998

STOP

TO LET

HIGH QUALITY CONTEMPORARY OFFICE ACCOMMODATION

1,839 sq ft
(171 sq m)



✘ **The impressive Victorian office building, has undergone an extensive refurbishment program to provide New York loft style space, offering high quality contemporary and characterful office space, suitable for immediate occupation, overlooking Vimto Park.**

A floor of 1,839 sq ft can be provided at first floor level, arranged in a predominantly open plan configuration. Each floor benefits from male and female toilet facilities, shower, kitchen and lift access.



SPINNINGFIELDS

MANCHESTER CENTRAL

ST PETER'S SQUARE

MANCHESTER CITY CENTRE

 VICTORIA STATION

 SHUDEHILL TRANSPORT INTERCHANGE

PICCADILLY GARDENS

CHORLTON ST BUS TERMINAL

Portland Street

NORTHERN QUARTER

 OXFORD ROAD STATION

A34 Princess St

Chorlton St

A6

Sackville St

KAMPUS

UMIST VIMTO PARK

Fairfield St

BOUNDS x BUILDING

 PICCADILLY STATION

KNOWLEDGE QUARTER

MANCHESTER UNIVERSITY CAMPUS

A6 London Rd

MANCUNIAN WAY (A57M)

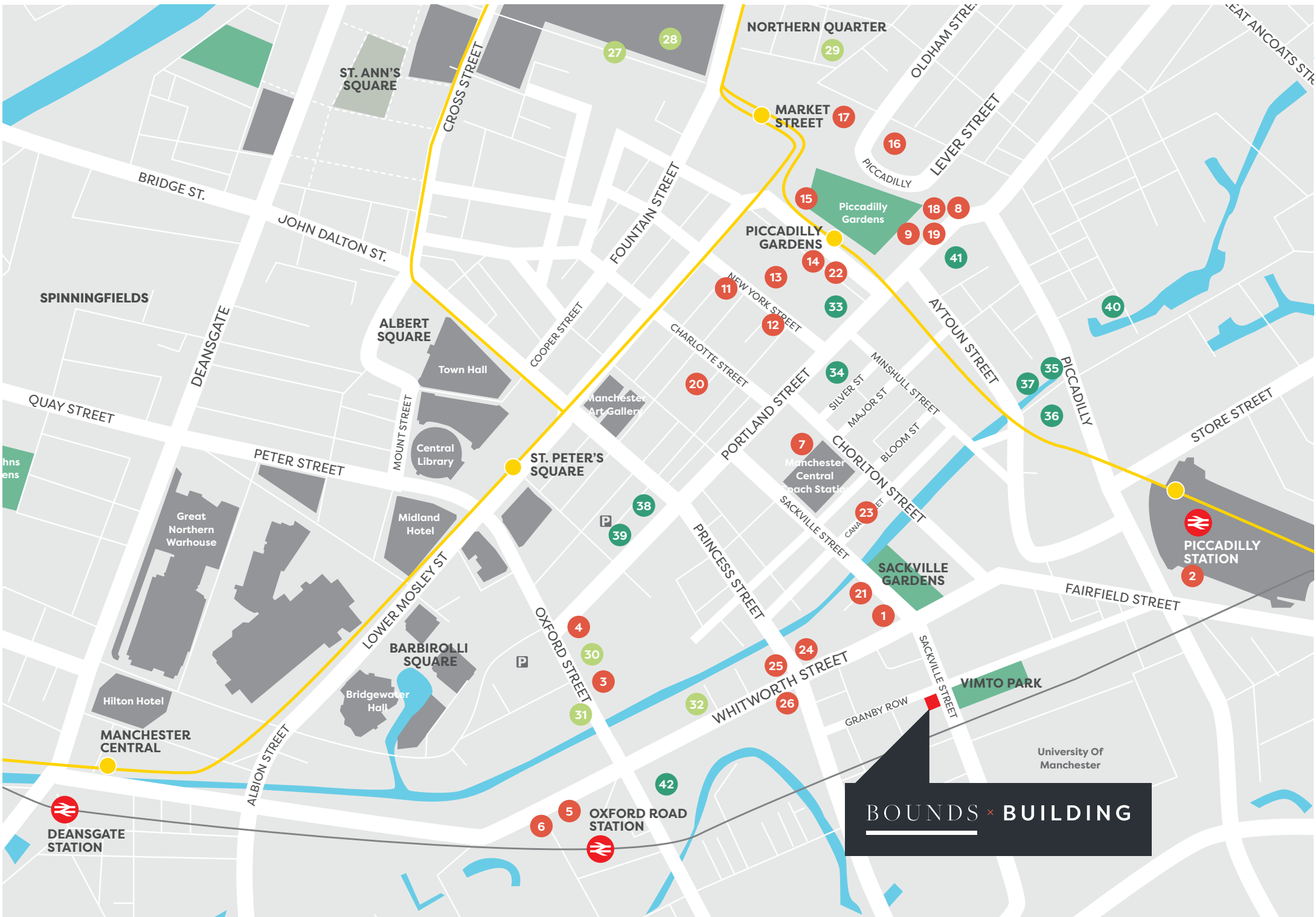
A STRIKING BUILDING

situated in a prominent position on Sackville Street

- ✗ **The striking building is situated in a prominent position on Sackville Street, close to the junction with Whitworth Street and overlooking the UMIST Vimto Park. The surrounding area, including the Manchester University Campus, is considered one of the most cosmopolitan areas in the City offering occupiers a wide choice of amenities including cafes, bars, restaurants, shopping and leisure facilities nearby.**

Sackville Street is located within close proximity of excellent public transport links including Piccadilly Gardens public transport interchange, Chorlton Street bus terminal and both Piccadilly and Oxford Road railway stations.





BOUNDS × BUILDING

✗ Key

● Restaurants and bars

- 1 Esquires coffee shop
- 2 Carluccios
- 3 Chango's Burrito
- 4 Philpotts/Pizza Express
- 5 Dog Bowl
- 6 Gorilla
- 7 Upper Crust
- 8 Pizza Express
- 9 Ask Italian
- 10 Grill on New York Street
- 11 The Alchemist
- 12 Giovannis Deli
- 13 Philpotts
- 14 Starbucks
- 15 Cafe Nero
- 16 Zizzis
- 17 Bella Italia
- 18 Pret
- 19 Wrap it Up
- 20 China Town
- 21 Tribeca
- 22 Chopped
- 23 Canal Street
- 24 Peru Perdu
- 25 Foundation Coffee
- 26 O Sheas Irish Bar

● Retail & Leisure

- 27 Market Street
- 28 Manchester Arndale
- 29 Northern Quarter
- 30 Tesco Express
- 31 Sainsburys
- 32 JD Sports Gym

● Hotels

- 33 Mecure, Piccadilly
- 34 Brittania
- 35 Malmaison
- 36 DoubleTree by Hilton
- 37 Holiday Inn
- 38 Ibis Hotel
- 39 Novotel
- 40 Premier Inn
- 41 Ibis
- 42 Kimpton Clocktower Hotel



IDEALLY LOCATED

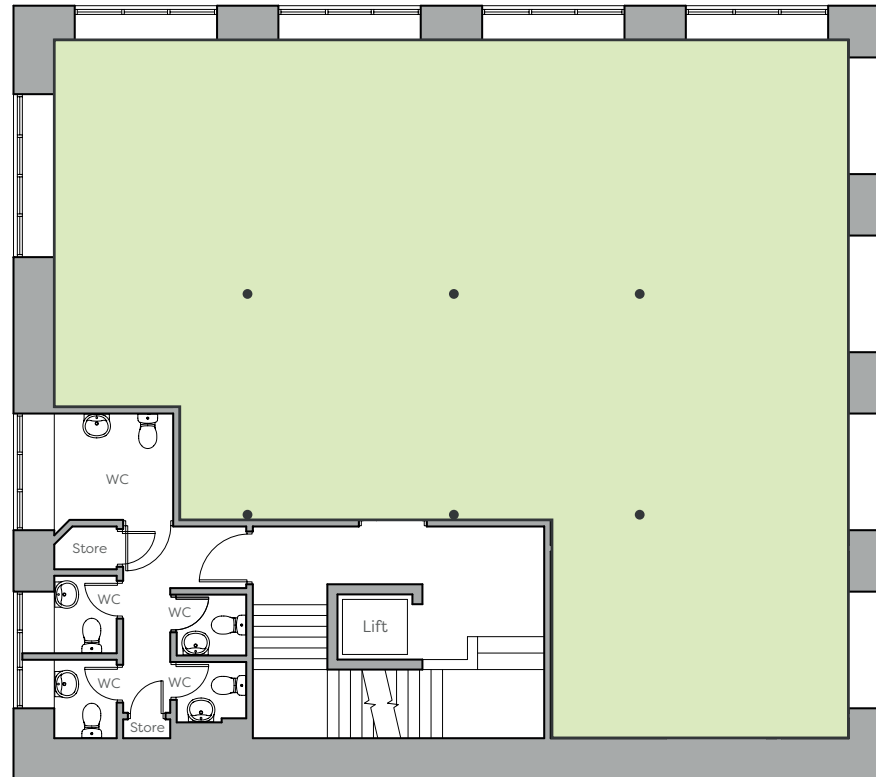
with close proximity of
excellent public transport links

An excellent
specification in a
**NEW YORK LOFT
STYLE SPACE**



- ✕ • **Boutique style entrance**
- **Exposed cast iron columns and beams**
- **Air-conditioning**
- **Key fob entry/security system**
- **24 hour access, 7 days a week**
- **Male and female WCs and on each floor**
- **Showers on each floor**
- **High quality wooden flooring**
- **Feature lighting**
- **Excellent floor to ceiling height**
- **6 person passenger lift**
- **New York loft style windows throughout**
- **Superb natural light**
- **On site car parking**
- **Kitchen area incorporated within suites**

GRANBY ROW



SACKVILLE STREET

✗ FLOOR 1 - 1,839 SQ FT

**EXPOSED CAST IRON
COLUMNS & BEAMS**



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Manchester, M1 3NJ

For further information and viewings
please contact the agent.

Toby Nield

E toby.nield@cushwake.com
T 0161 455 3752
M 07796 709 814

Ed Keany

E ed@edwardsandco.com
T 0161 833 9991
M 07734 229202



0161 235 8998
cushmanwakefield.co.uk

26 KING STREET MANCHESTER M2 6AY

Edwards & Co

0161 833 9991

www.edwardsandco.com

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