

TO LET



HIGH QUALITY CITY CENTRE OFFICE ACCOMMODATION
316.88m² (3,411 sq ft)

Holyoake House
Hanover Street
Manchester
M60 0AS

- Situated in the heart of the NOMA district
- All city centre amenities on doorstep including shops, Victoria Train Station, hotels, bars, restaurants etc.

LOCATION

The property is located on the north side of Hanover Street between its junctions with Redfern Street and Dantzig Street in the NOMA district area of Manchester City Centre. NOMA is a vibrant new city centre quarter which will create 2,500,000 sq ft of offices, 4,000,000 sq ft of residential and 500,000 sq ft of retail and leisure space.

Victoria Railway Station is within close proximity and also includes a Metrolink Station. The building is also in close proximity to the Shudehill Transport Interchange. All city centre amenities including shops, bars and restaurants are within close proximity.

GENERAL DESCRIPTION

Holyoake House is a striking Grade II listed building which provides high quality office accommodation. The space benefits from suspended ceilings incorporating CAT II lighting, perimeter trunking, gas central heating, carpeted flooring, shared WC and kitchen facilities and a manned reception.

ACCOMMODATION/LEASE

The following accommodation is available on an all inclusive rent except for business rates at £23.50 per sq ft.

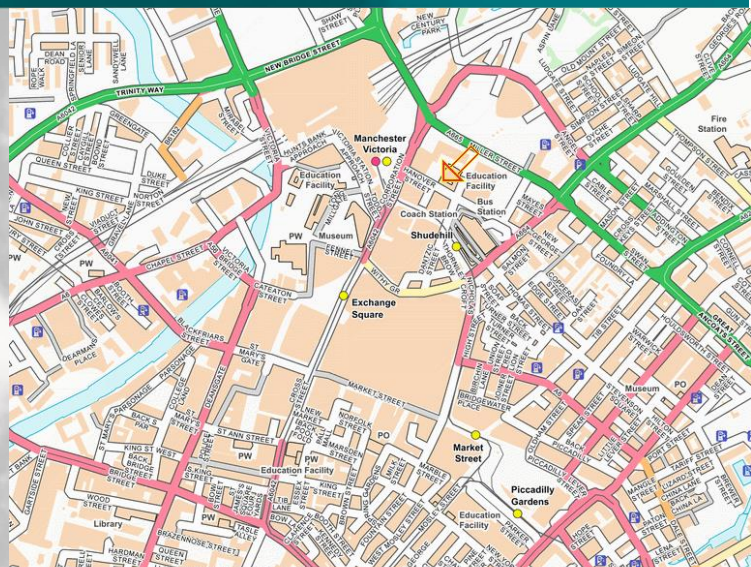
Property	Square Footage/Rental
Third Floor Room TF3	3,411 sq ft (£80,158.50pa)

EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.



VIEWING

By appointment with the agent

W T Gunson for the attention of:

Matt Styles

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Tel: 0161 833 9797

Date of Preparation: Nov 2020 (Revised Dec 2023)