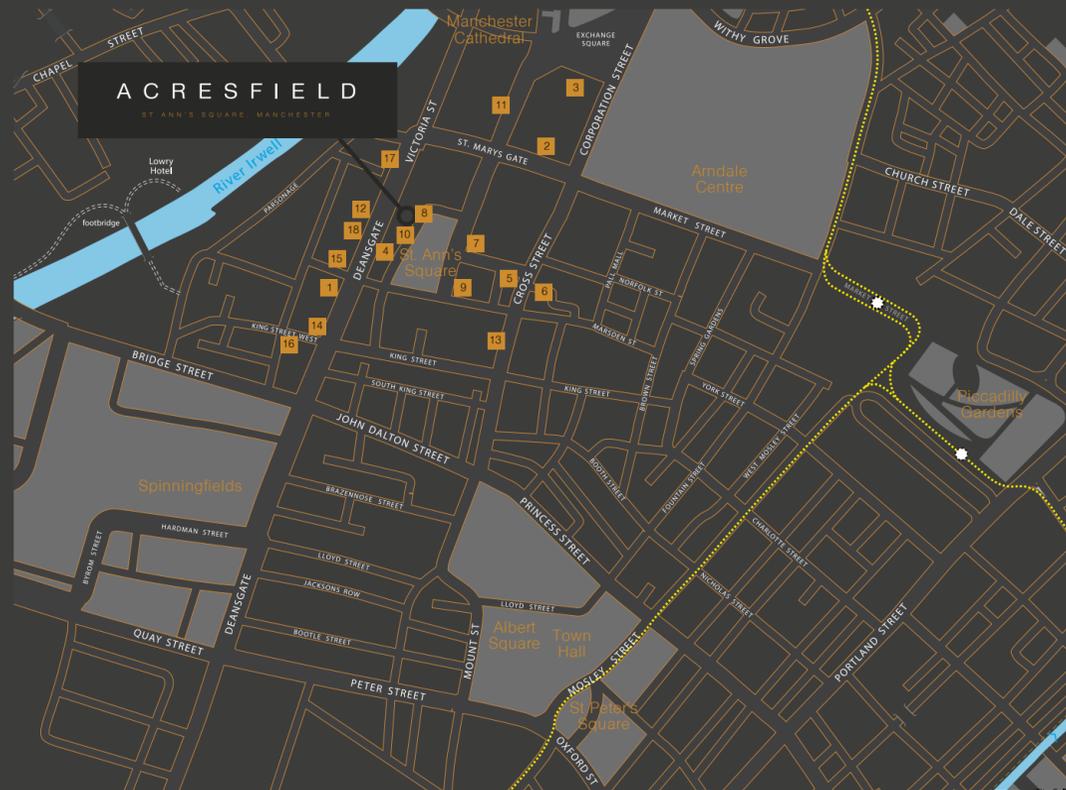


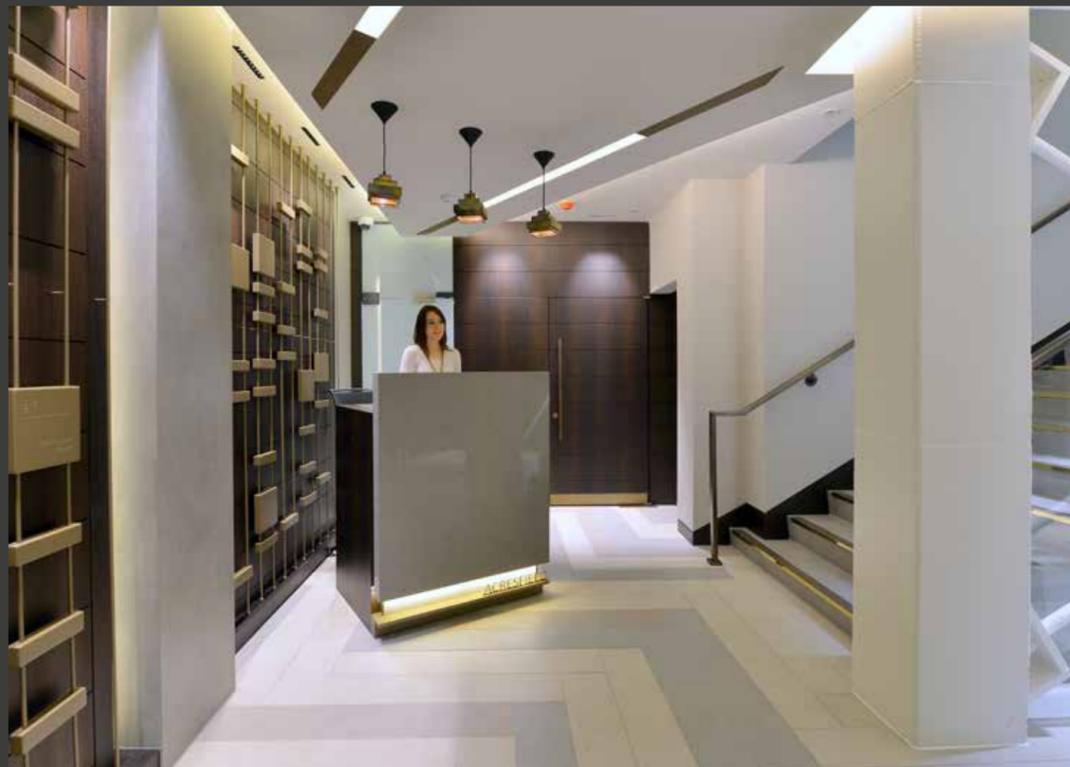


Acresfield has undergone a significant transformation which has seen it become one of Manchester's most desirable city centre office buildings.



ACRESFIELD

ST ANN'S SQUARE, MANCHESTER



LOCATION

Due to its city centre location Acresfield benefits from a wide range of amenities including historical landmarks, bars, restaurants and leisure facilities all within a short walking distance.

- | | | |
|---------------------|-----------------|---------------------------|
| 1 House of Fraser | 7 Starbucks | 13 Mr Thomas's Chop House |
| 2 Marks and Spencer | 8 HSBC | 14 Cicchetti |
| 3 Selfridges | 9 Barclays | 15 Gaucho |
| 4 Caffè Nero | 10 Eat | 16 San Carlo |
| 5 Sainsburys | 11 Hugo Boss | 17 Tesco |
| 6 Pret a Manger | 12 The Botanist | 18 The Living Room |

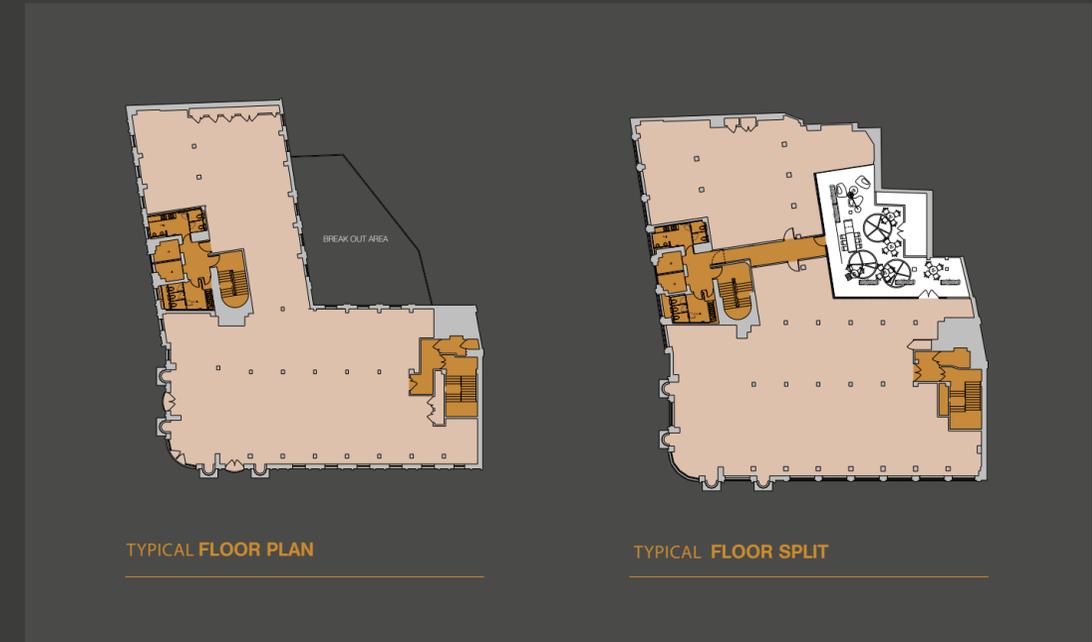


All enquiries:



ACRESFIELD-MANCHESTER.CO.UK

On behalf of proposing vendors and lessors and on their own behalf give notice that: (i) these particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract terms; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Brochure designed by 90degrees.com 0161 833 1880 October 2014



FLOOR AREAS	SQ M	SQ FT
6th	526.4	5,667
5th	553.3	5,956
4th	600.6	6,465
3rd	177.4	1,910
2nd	396.1	4,264
1st	488.2	5,255
1st	206.3	2,220
TOTAL	2,948.3	31,737



DESCRIPTION

Overlooking St Ann's Square in the heart of central Manchester, Acresfield benefits from an array of amenities. Whether it be shopping after work, meeting clients for lunch or attending the theatre in the evening, all of this can be found within minutes of the office. The building is easily accessible from both Piccadilly and Victoria Railway stations and the Metrolink can be reached at both Piccadilly Gardens and St Peter's Square.

The building provides attractive open-plan office accommodation over six upper floors which, can accommodate a range of occupational solutions, including a high-density open-plan configuration or cellurialised layout. With the comprehensive refurbishment the building has been completely transformed—with the centrepiece being the internal atrium to the rear of the building. It now provides one of the most impressive breakout areas in the city centre.



SPECIFICATION

The office accommodation has been finished to a Grade 'A' specification and benefits from excellent levels of natural light and fantastic views across St Ann's Square. In summary the specification includes the following:

- New VRF air-conditioning system throughout
- Full access raised floors
- Suspended ceilings with integrated lighting
- Secure basement car parking available
- Male, female and disabled toilet facilities on each floor
- Shower, changing facilities and cycle storage
- Target EPC rating of B