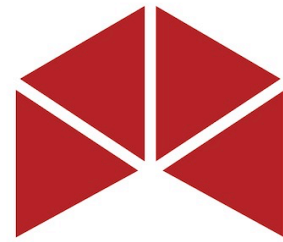


**3 PARSONAGE
MANCHESTER
M3 2HW**

GRADE A



ALTERNATIVE



Parsonage Chambers was originally a film storage warehouse used to store film reels and distribute them around cinemas throughout the North West.

When we first saw the building it was unloved and in a rather sorry state with the windows frames so badly rotted that the windows were falling out in some areas. It had a rather pokey entrance at the side where the fire escape exit and the service lift are now located.

We have owned and managed Parsonage Chambers since the year 1999.

During the two years after our acquisition we completely refurbished the building including new windows, common areas, entrance, lift etc whilst trying to keep the warehouse heritage and character of the building intact. Throughout the building you can still see the original brickwork and exposed steel columns adding to a character and heritage that we are most proud of.



The fully refurbished space now available is over 3 floors and encompasses 14 stylish office suites. These are available for 12 month periods or longer by agreement.

Each office suite is fully IT cabled and connected to superfast broadband engineered to be “plug and play” minimising distribution and delays in office moves.

Tea point facilities are provided including fridge and dishwasher.

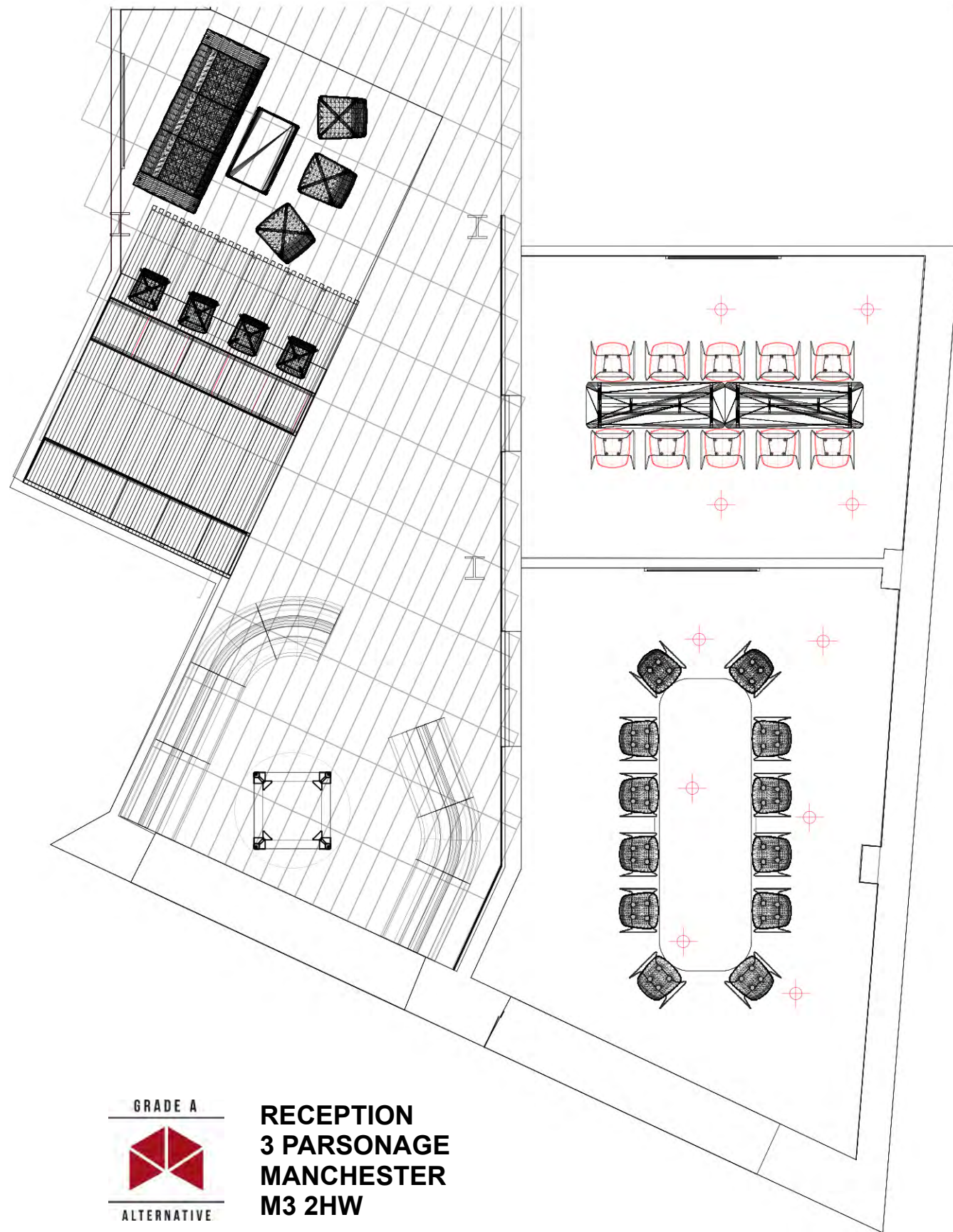
We already operate multiple office buildings in Manchester allowing ease of trading up or down in size should the needs of your business demand.

All occupiers of these new office suites will be entitled to use the Business Club on the second floor. The Business Club has a kitchen area with Quooker boiling tap for teas and a bean to cup coffee machine, free for suite occupiers to use. In addition there are three “break out” areas provided as well as two luxurious pay-for-use meeting rooms each including 55” online monitors for presentation use.

We made the substantial investment in the Business Club area to ensure that occupiers do not need to go to the expense of fitting out meeting rooms in their suites which may have to be removed at the end of the lease and take up space which can be much more profitably used for desk space.



FLOOR PLAN



BUSINESS CLUB



LARGE MEETING ROOM

SMALL MEETING ROOM

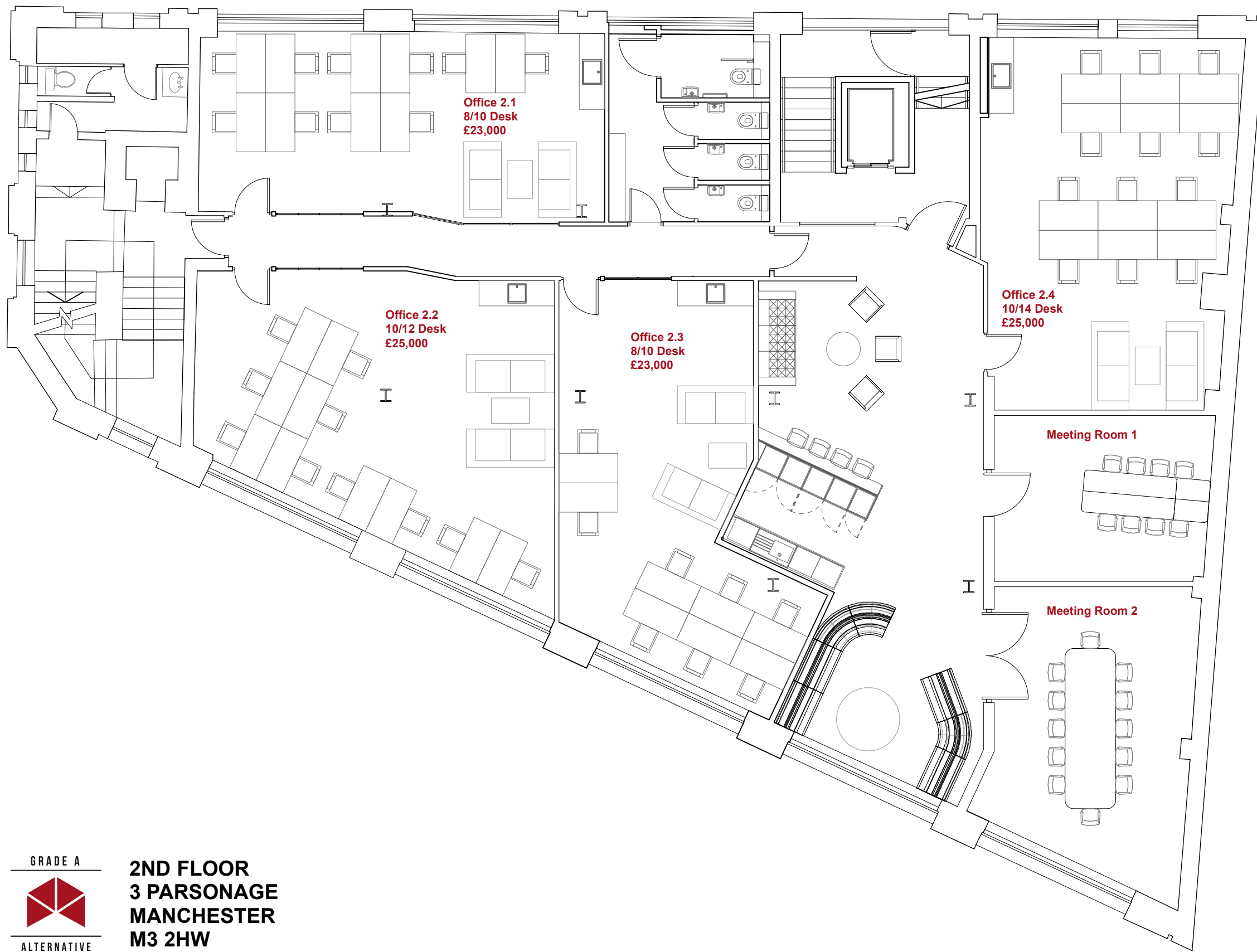



GRADE A



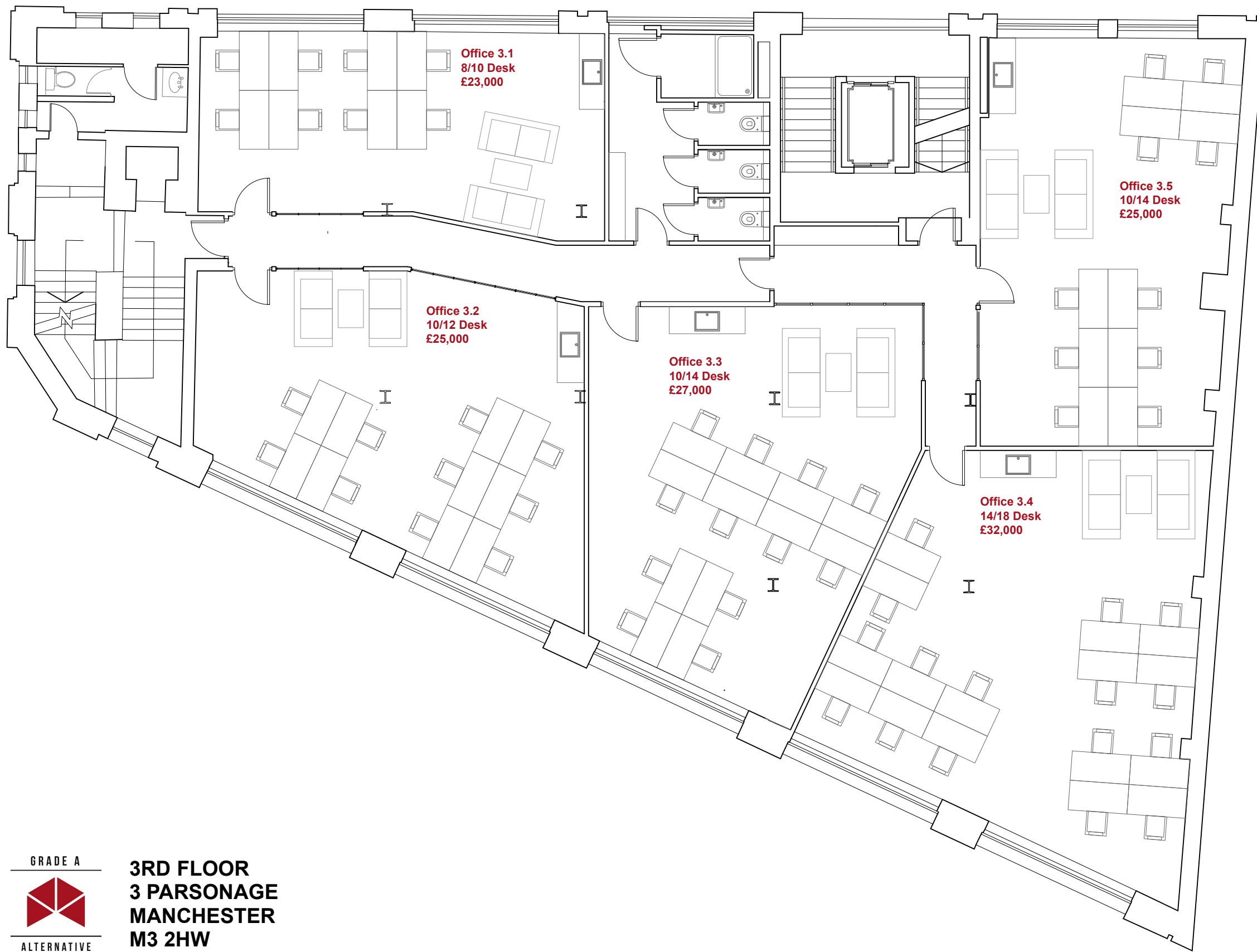
ALTERNATIVE

RECEPTION
3 PARSONAGE
MANCHESTER
M3 2HW

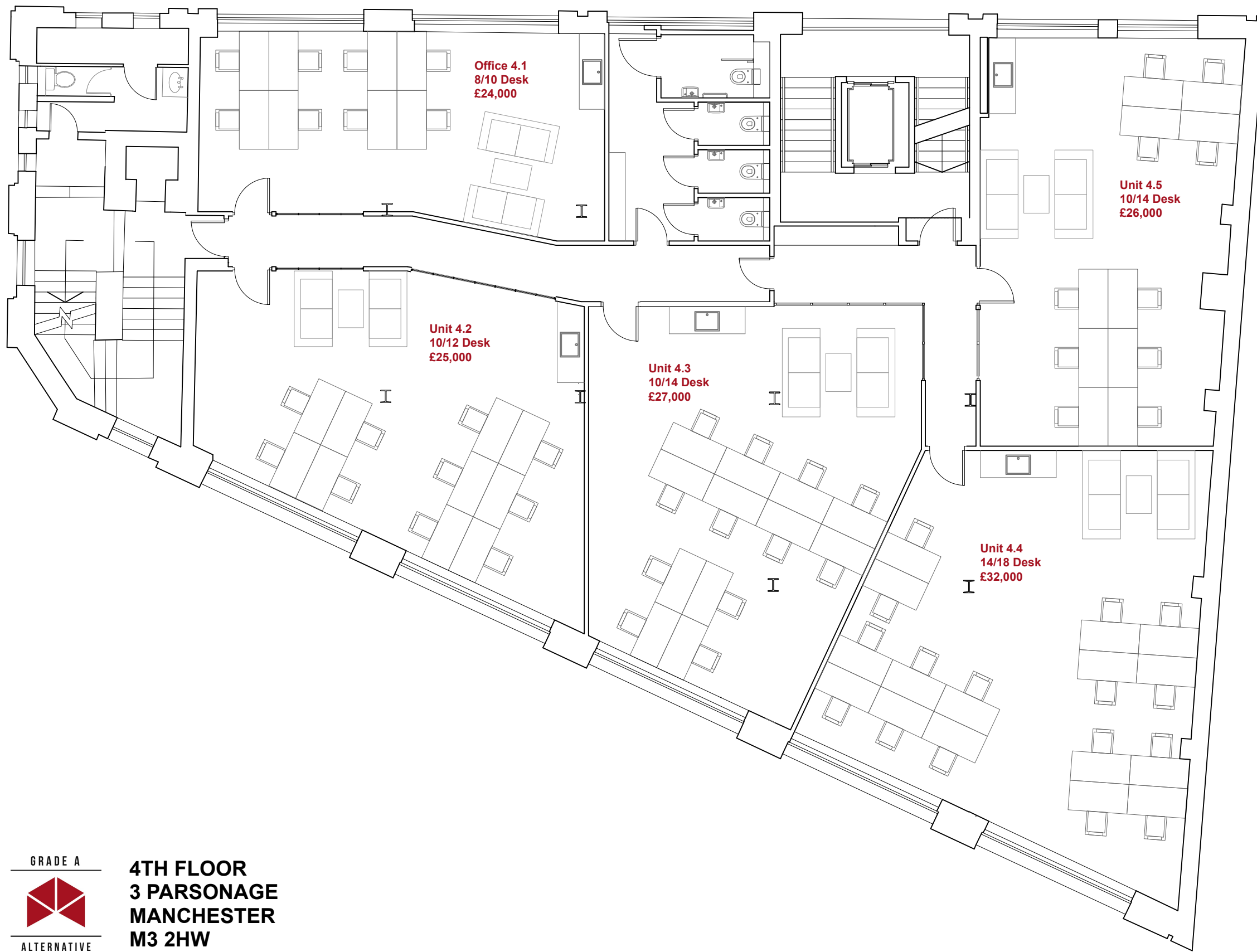


GRADE A

ALTERNATIVE

**2ND FLOOR
3 PARSONAGE
MANCHESTER
M3 2HW**



3RD FLOOR
3 PARSONAGE
MANCHESTER
M3 2HW



**4TH FLOOR
3 PARSONAGE
MANCHESTER
M3 2HW**