



REFURBISHED OFFICES
TO LET

NATIONAL
HOUSE

36 ST ANN STREET
MANCHESTER M2 7LE

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION



DESCRIPTION

National House combines history and character with contemporary and good quality refurbishment. The building retains a number of its heritage features whilst providing superior office accommodation following comprehensive refurbishment.

SPECIFICATION

- New VRV Air Conditioning
- Full Access Raised Floors
- New Suspended Ceilings
- New LG3 Lighting
- Double Glazed Windows
- Tea Points on each floor
- Manned Main Entrance
- Shower Facilities



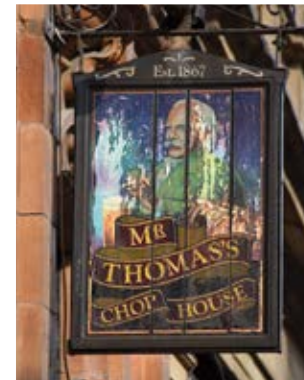
NATIONAL
HOUSE
36 ST ANN STREET
M2 7LE

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

LOCATION

The building enjoys a prominent location at the junction of Cross Street and St Ann Street, between Manchester's prime office core and the fashionable retail areas of St Ann's Square and King Street.

The central location affords easy access to all the business, transport, retail and leisure facilities of Manchester City Centre together with numerous long and short stay car parks and the city's major 4* and 5* hotels.



LOCATION

NATIONAL HOUSE

36 ST ANN STREET
M2 7LE

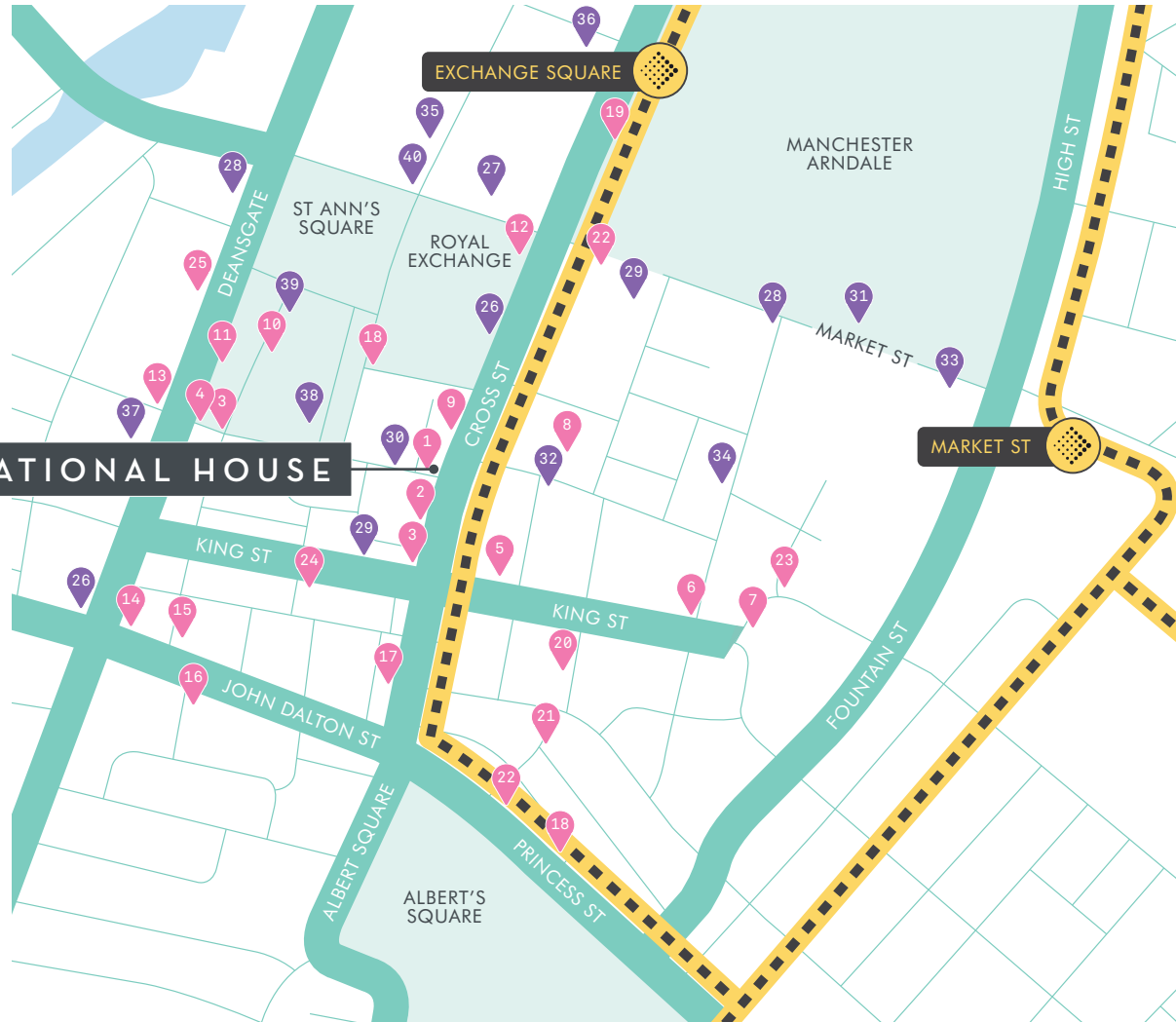
AMENITIES MAP

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FOOD & DRINK

- 1 Frankie & Benny's
- 2 Tom's Chophouse
- 3 EAT
- 4 Pret-a-Manger
- 5 Zizzi
- 6 All Bar One
- 7 Rosso Restaurant
- 8 Chaopraya
- 9 Greggs
- 10 McDonalds
- 11 Subway
- 12 TGI Fridays
- 13 Bella Italia
- 14 Katsouris
- 15 Grill on the Alley
- 16 Restaurant Bar & Grill
- 17 Wright's Fish & Chips
- 18 Starbucks
- 19 Pizza Hut
- 20 Liquorice
- 21 Croma Pizza
- 22 Cafe Nero
- 23 Browns
- 24 Elgato Negro
- 25 The Botanist

NATIONAL HOUSE



LOCATION

NATIONAL
HOUSE
36 ST ANN STREET
M2 7LE

AMENITIES MAP

RETAIL & LEISURE

- | | |
|------------------------------|----|
| Sainsbury's | 26 |
| Marks & Spencer | 27 |
| Tesco | 28 |
| Boots | 29 |
| Gap Kids | 30 |
| Aldi | 31 |
| Sports Direct Fitness Centre | 32 |
| Pure Gym | 33 |
| Post Office | 34 |
| Harvey Nichols | 35 |
| Selfridges | 36 |
| House of Fraser | 37 |
| Barclays | 38 |
| HSBC | 39 |
| Zara | 40 |

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION



AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
1 st & 2 nd	8,790	816.61
3 rd	4,623	429.49
4 th	1,165	108.23
5 th	4,167	387.12
6 th	2,395	222.50
TOTAL	20,949	1,986.72



The 1st and 2nd floors are to be let together and include a double height galleried entrance and fabulous detailed ceilings giving the accommodation the “wow!” factor

The other floors are available separately or combined.



[CLICK FOR PLANS](#)

NATIONAL
HOUSE

36 ST ANN STREET
M2 7LE

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FIRST FLOOR

SECOND FLOOR

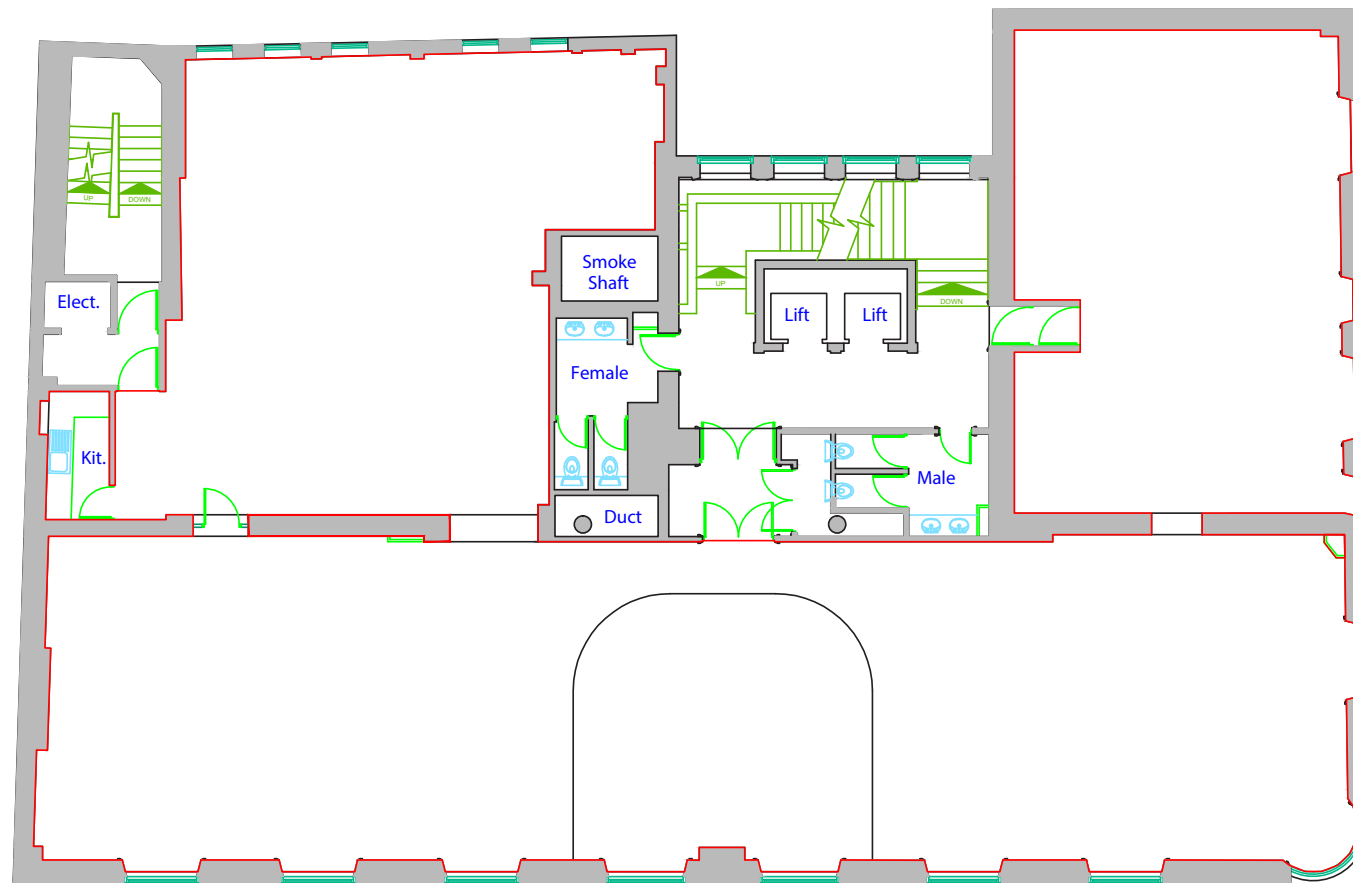
THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION



NATIONAL
HOUSE

36 ST ANN STREET
M2 7LE

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FIRST FLOOR

SECOND FLOOR

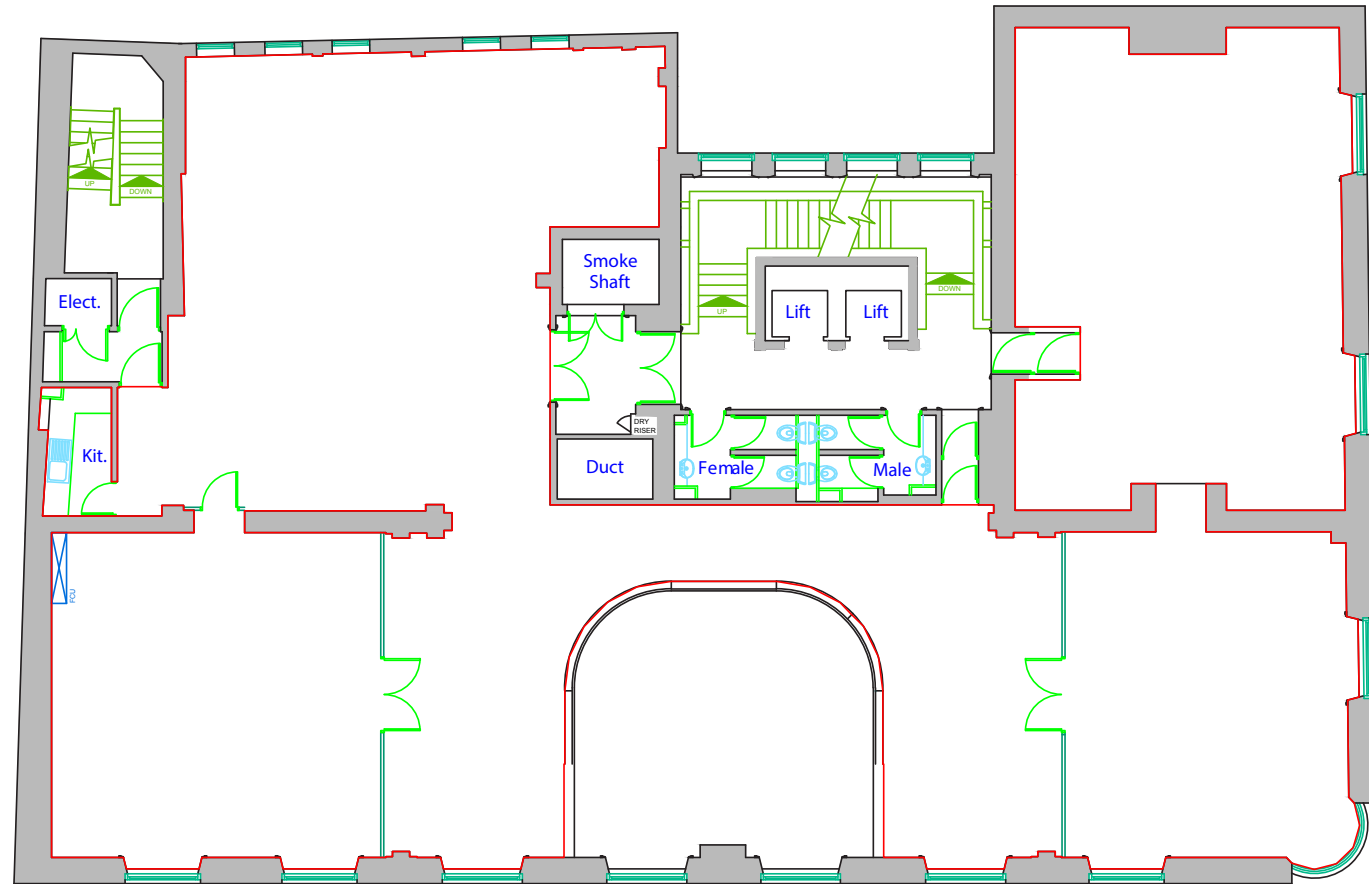
THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION



NATIONAL
HOUSE

36 ST ANN STREET
M2 7LE

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FIRST FLOOR

SECOND FLOOR

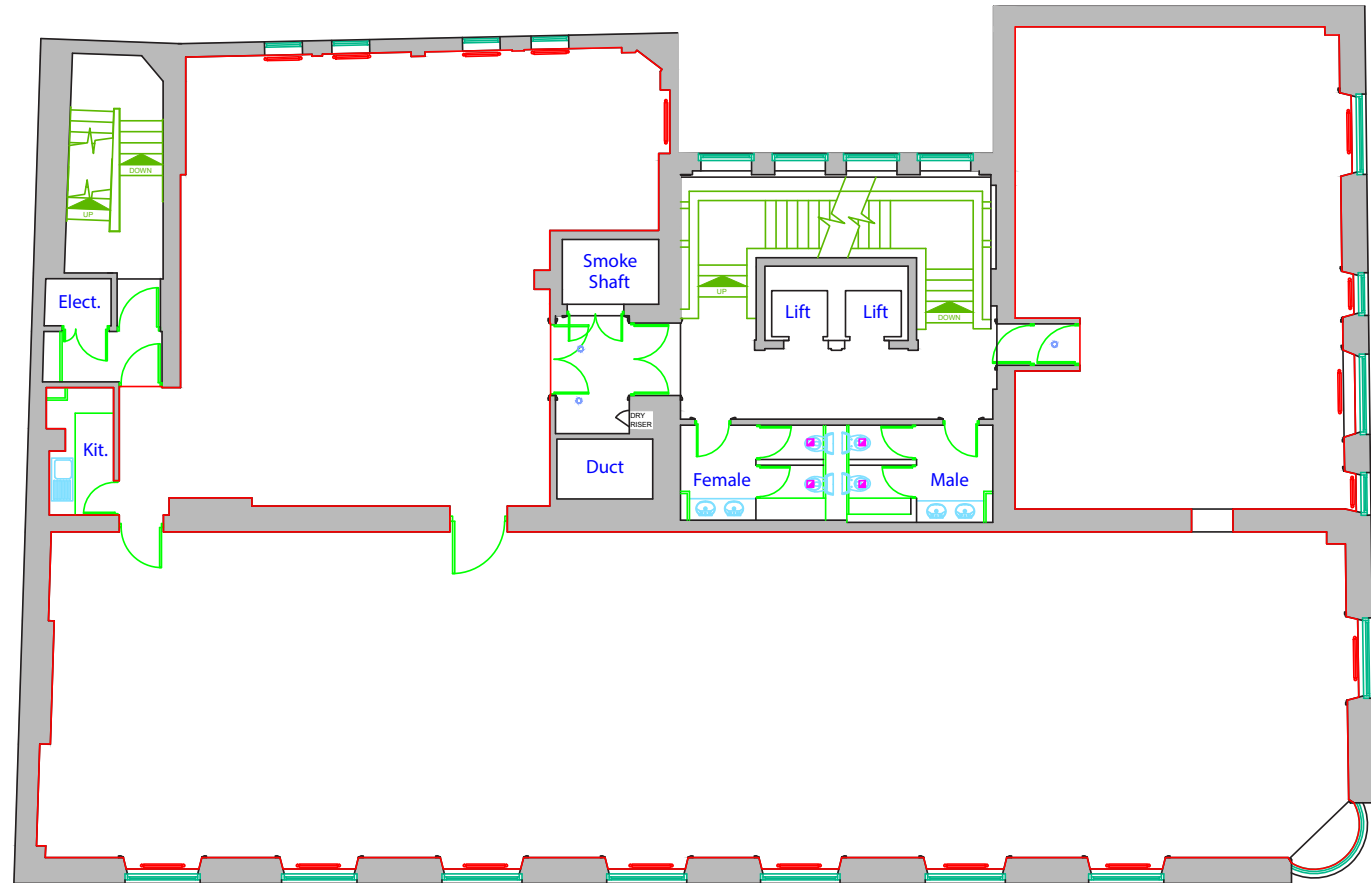
THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION



SPACE PLAN

NATIONAL
HOUSE
36 ST ANN STREET
M2 7LE

FLOOR PLAN

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION

POTENTIAL OFFICE LAYOUT

- 58 Desks
- 4 Meeting Rooms
- Reception Area
- Breakout Areas



SPACE PLAN

NATIONAL
HOUSE

36 ST ANN STREET
M2 7LE

FLOOR PLAN

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FIRST FLOOR

SECOND FLOOR

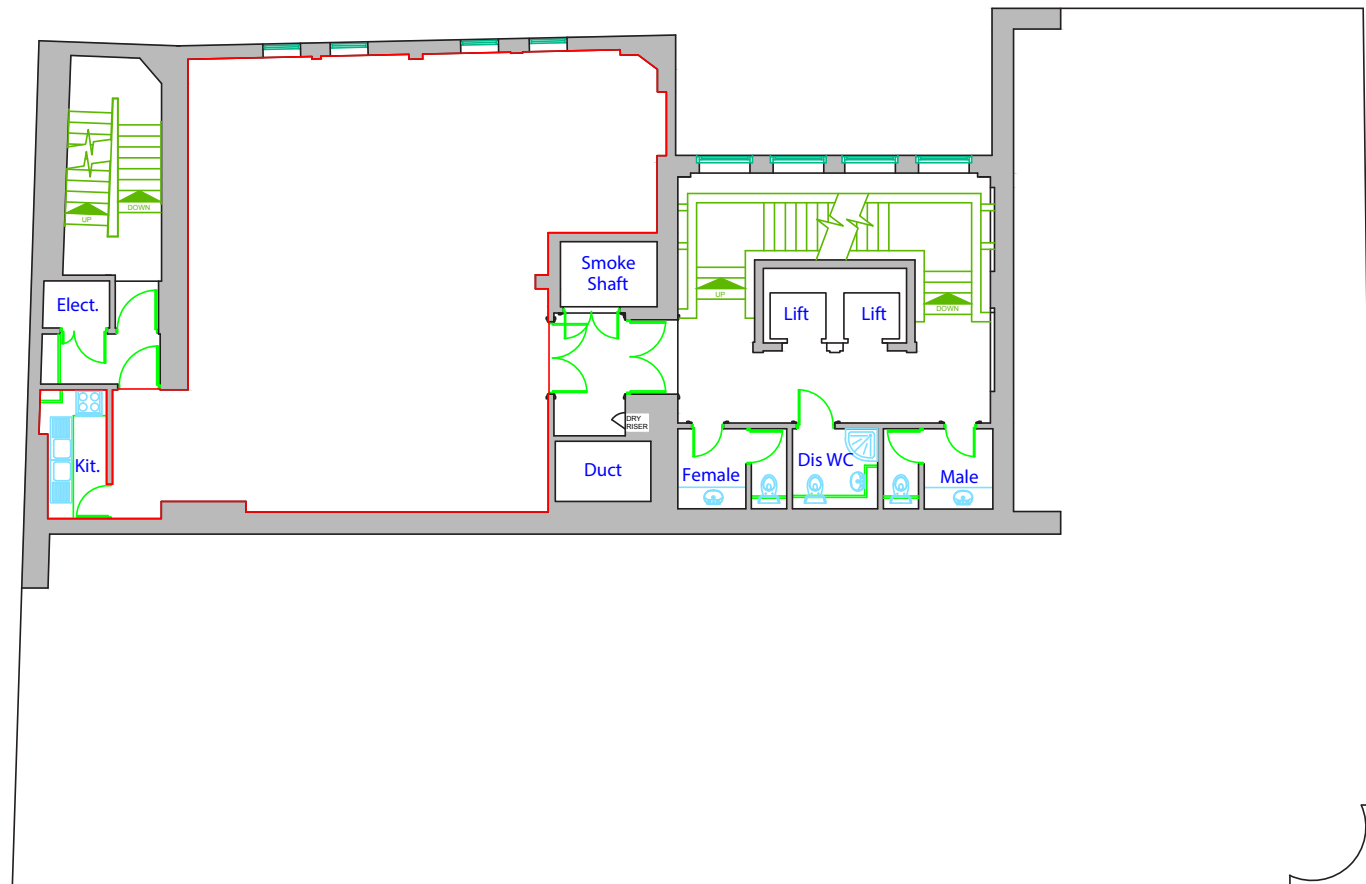
THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION



NATIONAL
HOUSE

36 ST ANN STREET
M2 7LE

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FIRST FLOOR

SECOND FLOOR

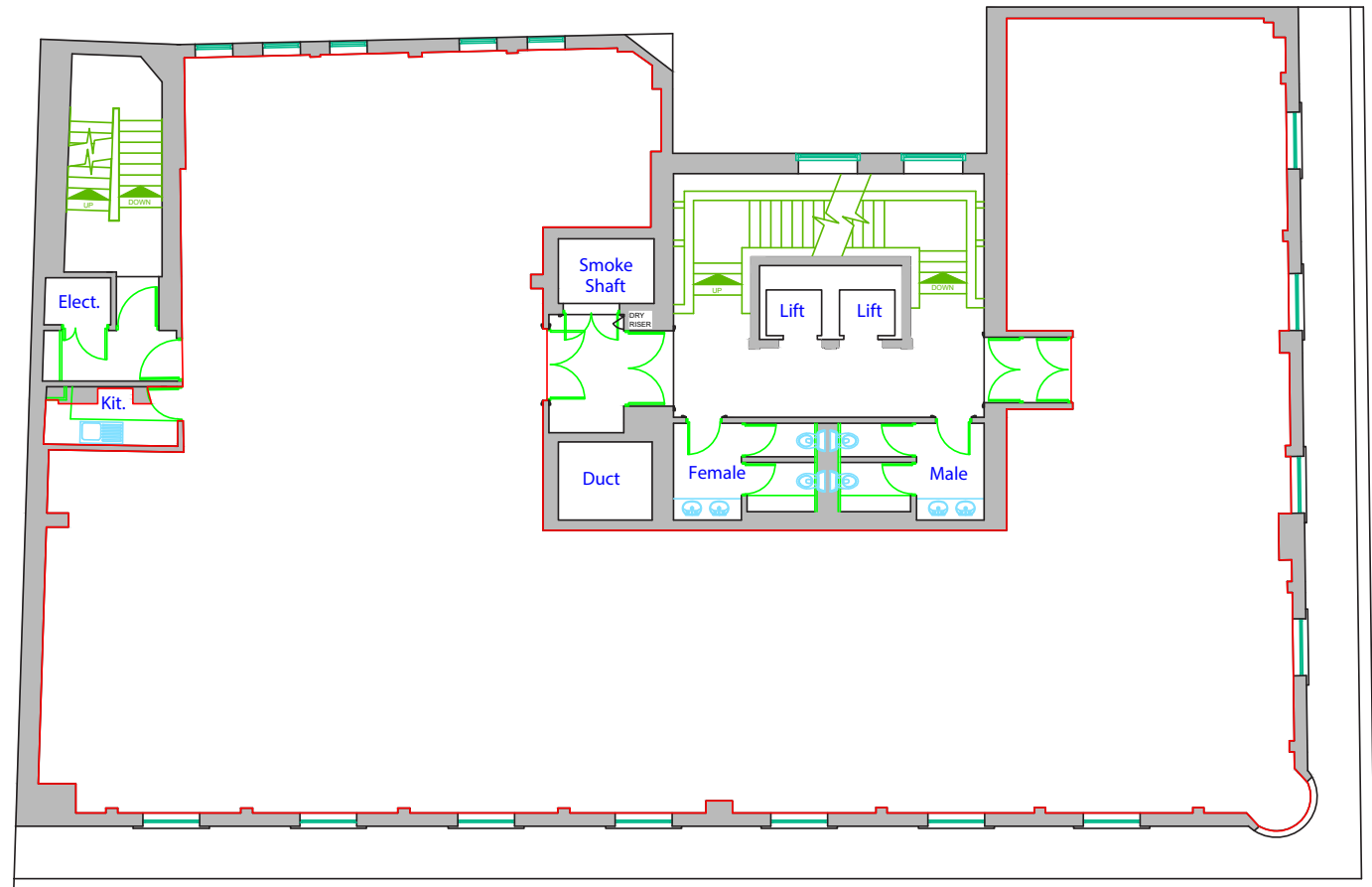
THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION



SPACE PLAN

NATIONAL
HOUSE
36 ST ANN STREET
M2 7LE

FLOOR PLAN

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

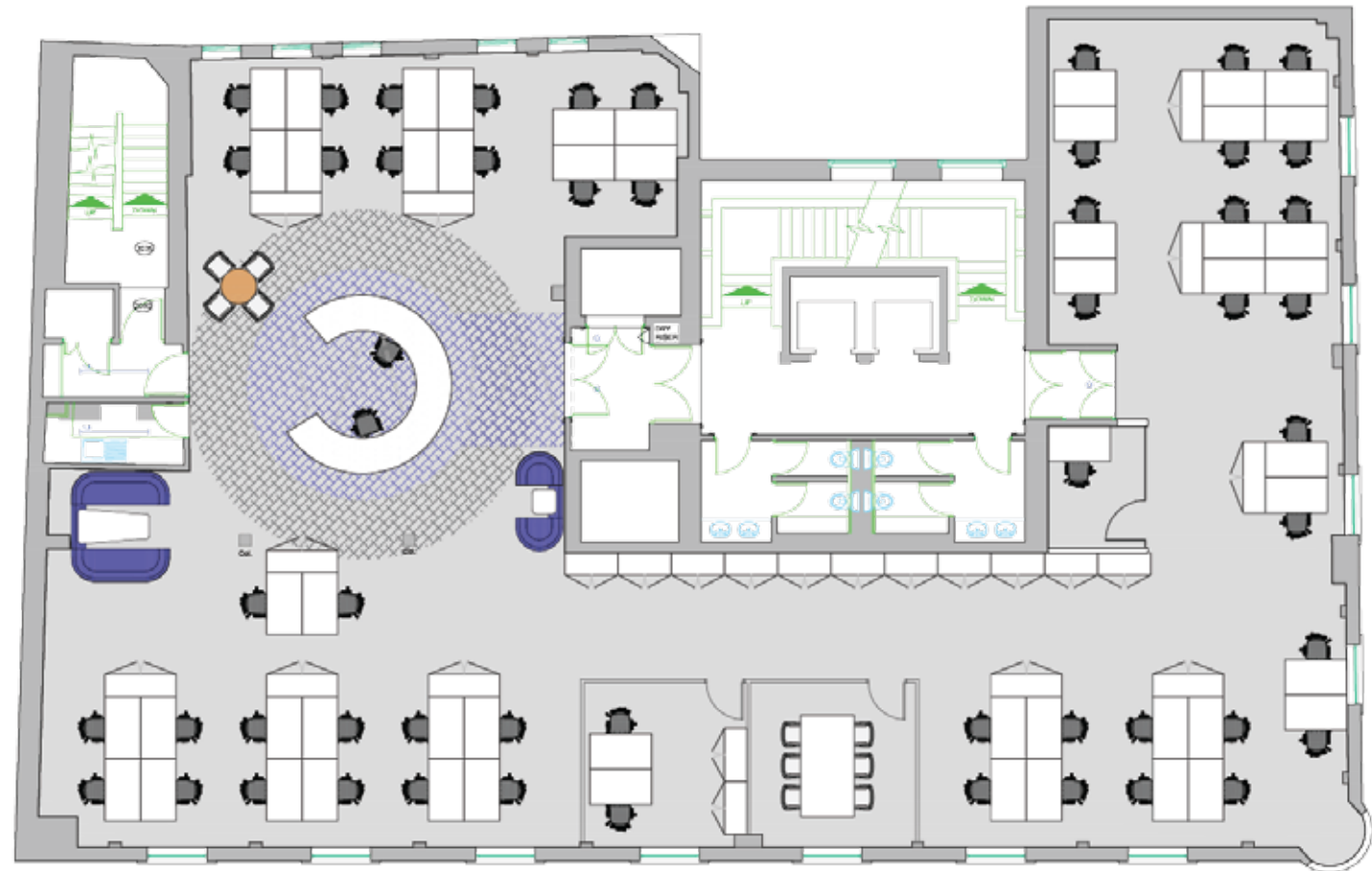
FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION

POTENTIAL OFFICE LAYOUT

- 51 Desks
- 2 Meeting Rooms
- Reception Area



SPACE PLAN

NATIONAL
HOUSE

36 ST ANN STREET
M2 7LE

FLOOR PLAN

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FIRST FLOOR

SECOND FLOOR

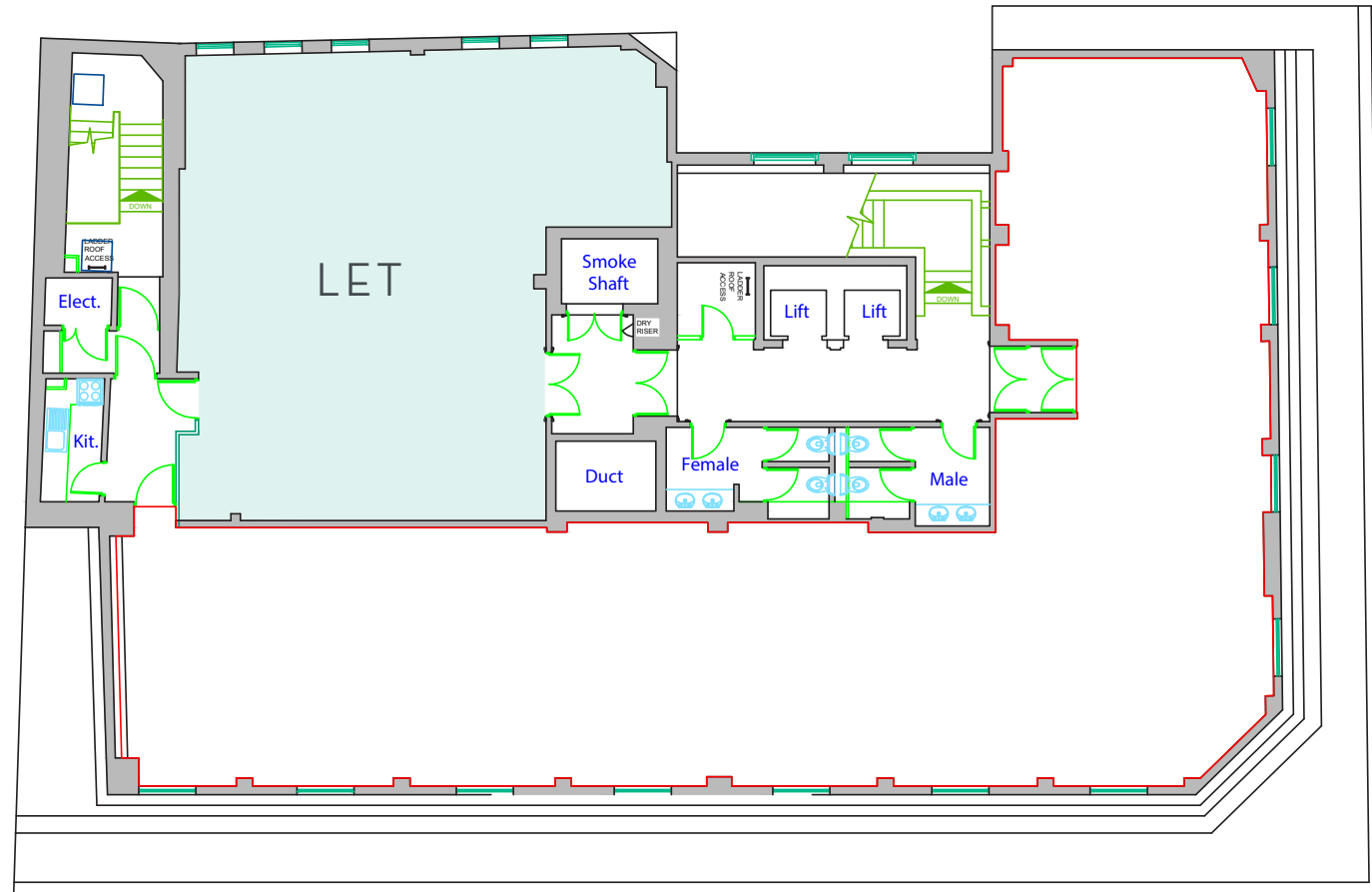
THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION



SPACE PLAN

NATIONAL
HOUSE

36 ST ANN STREET
M2 7LE

FLOOR PLAN

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

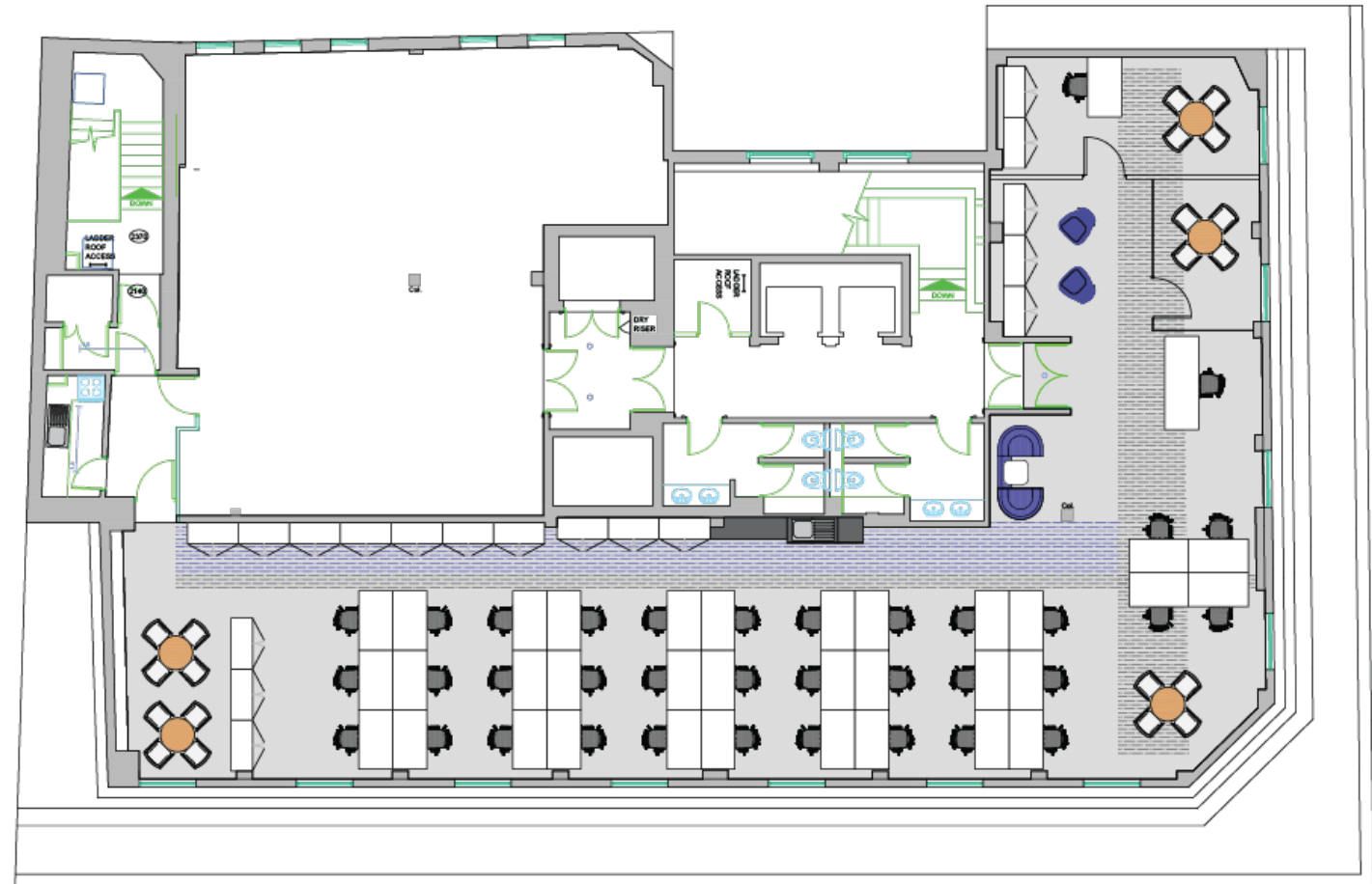
FIFTH FLOOR

SIXTH FLOOR

BACK TO ACCOMMODATION

POTENTIAL OFFICE LAYOUT

- 34 Desks
- 2 Meeting Rooms
- Reception Area
- Breakout Areas



SPACE PLAN

NATIONAL
HOUSE
36 ST ANN STREET
M2 7LE

FLOOR PLAN

DESCRIPTION
LOCATION
ACCOMMODATION
FURTHER INFORMATION



VAT

-

All rents, service charge and other outgoings are quoted exclusive of but may be liable to VAT.

TERMS & VIEWING

-

The accommodation is available on a new lease for a term of years to be agreed. Further details of the quoting rental and other occupational costs are available upon application to the joint letting agents.

EPC

-

EPC rating E. A full certificate is available upon request

CONTACT

-



ED KEANY

ed@edwardsandco.com

0161 833 9991



ANDREW COOKE

acooke@savills.com

0161 602 8218



NATIONAL
HOUSE

36 ST ANN STREET
M2 7LE

Important Notice: Savills and Edwards&Co give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published October 2016, photography taken September 2016.

BBLAZE MARKETING 0161 387 7252