



STEAM PACKET HOUSE

70-76 CROSS STREET MANCHESTER

To Let New High Quality Office Accommodation
From 2,414 sq ft - 8,856 sq ft (224.3 sq m - 822.7 sq m)



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DESCRIPTION

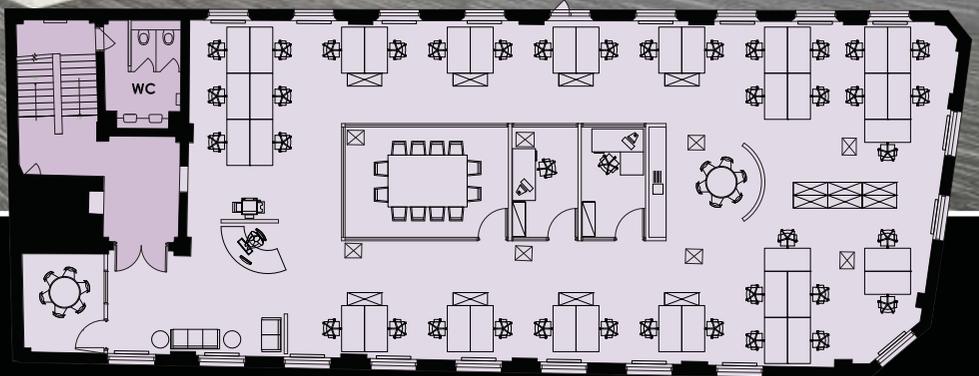
Steam Packet House is an elegant eight storey building with retail to the ground floor and office accommodation to the upper floors.

The office accommodation has direct access from Cross Street, via a spacious entrance where one eight person passenger lift and a central staircase provides access to the upper floors. The building has been comprehensively refurbished with new wc's and reception area.





TYPICAL FLOORPLAN



BUSINESS RATES

The tenant will bear the cost of rates associated with the accommodation.

RENT

Rental upon application.

SERVICE CHARGE

The incoming tenant to be responsible for the payment of a service charge to cover the cost of repair, maintenance and insurance of the accommodation.

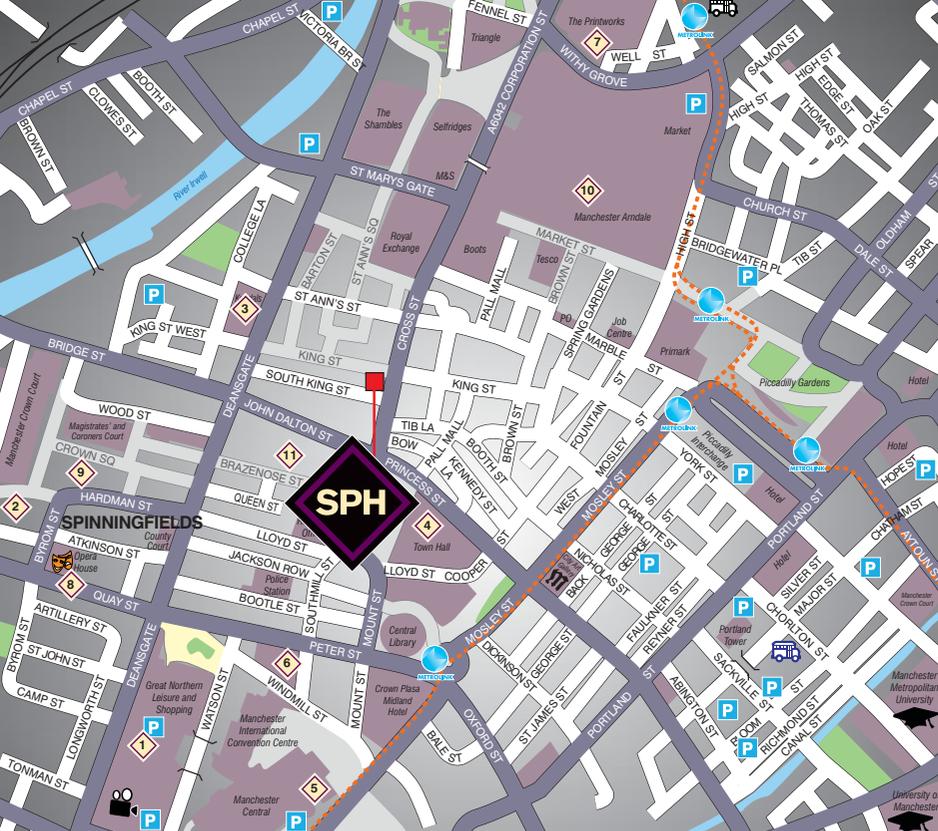
VAT

The building is not elected for VAT purposes and therefore the outgoing costs will not be subject to VAT.

BUILDING BENEFITS

- Impressive new reception area
- New passenger lift
- Efficient open plan office floors
- Carpeted
- Perimeter trunking
- LG7 compliant lighting
- Comfort cooling to first and fourth floor suites
- High quality finishes throughout
- New wc facilities





LOCATION

The property enjoys a prominent location fronting Cross Street, close to it's junction with King Street, Manchester's premier fashion thoroughfare, and benefits from a return frontage to South King Street.

The property is situated in the heart of the city centre, where the prime business core meets the city's numerous retail amenities.

The city's two mainline railway stations at Victoria and Piccadilly are within a short distance of the premises, as well as the MetroLink Stations at both Mosley Street and St Peter's Square.

There are several public car parks within the locality including NCPs at King Street West and Great Northern and the MEN Arena.

VIEWING

By appointment with the joint letting agents:
OBI Property and Edwards & Co.

KEY

- | | |
|----------------------|------------------------------|
| 1 Great Northern | 7 Printworks |
| 2 Spinningfields | 8 Opera House |
| 3 House of Fraser | 9 The Avenue, Spinningfields |
| 4 Town Hall | 10 Arndale |
| 5 Manchester Central | 11 Restaurant Bar & Grill |
| 6 Radisson Edwardian | P Parking |



TERMS

The accommodation is available by way of new FRI lease(s) for a term of years to be agreed.

WEB

www.steampackethouse.co.uk

MISREPRESENTATION ACT

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