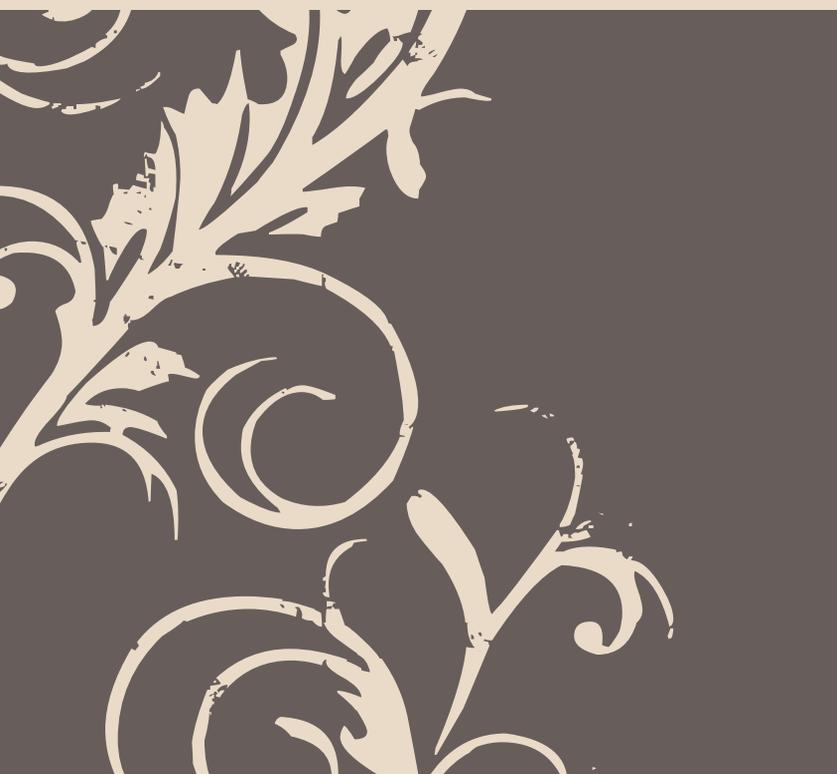


Colwyn Chambers

YORK STREET
MANCHESTER CITY CENTRE



WELCOME TO

Colwyn Chambers

YORK STREET, MANCHESTER

“COLWYN CHAMBERS IS A SIX STOREY STONE CLAD BUILDING BEHIND A GRADE II LISTED FAÇADE PROVIDING MODERN REFURBISHED OFFICE ACCOMMODATION.”

ACCOMMODATION

The accommodation is largely of an open plan layout benefiting from the following specification:-

- Fully accessed raised floors.
- Air conditioning.
- Suspended ceilings with Category II lighting.
- Aluminum framed double glazed windows.
- Male and female toilets on all floors.
- Two 10 person passenger lifts serving all floors.
- Basement car park.

The available accommodation is located on the 2nd, 3rd and 4th floors.

3,961-11,883 SQ FT
368-1,104 SQ M



WELCOME TO COLWYN CHAMBERS

SUPERB OFFICE ACCOMMODATION WITHIN THE HEART OF THE CITY

KEY

1. Colwyn Chambers
2. Ship Canal House
3. Belvedere
4. Pinnacle
5. No1 Marsden Street
6. Harvey Nichols
7. Selfridges
8. Royal Exchange
9. Arndale Shopping Centre
10. Chancery Place
11. Marks & Spencer
12. The Chancery
13. 40 Spring Gardens

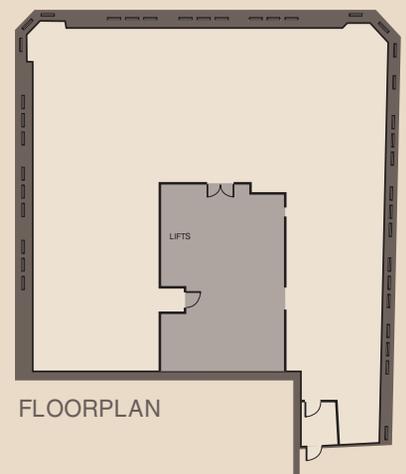


Colwyn Chambers
YORK STREET, MANCHESTER



SCHEDULE OF ACCOMMODATION

Description	Sq m	Sq ft
2nd Floor	368	3,961
3rd Floor	368	3,961
4th Floor	368	3,961
Total	1,104	11,883



COLWYN CHAMBERS IS WITHIN MINUTES OF A WHOLE RANGE OF AMENITIES...

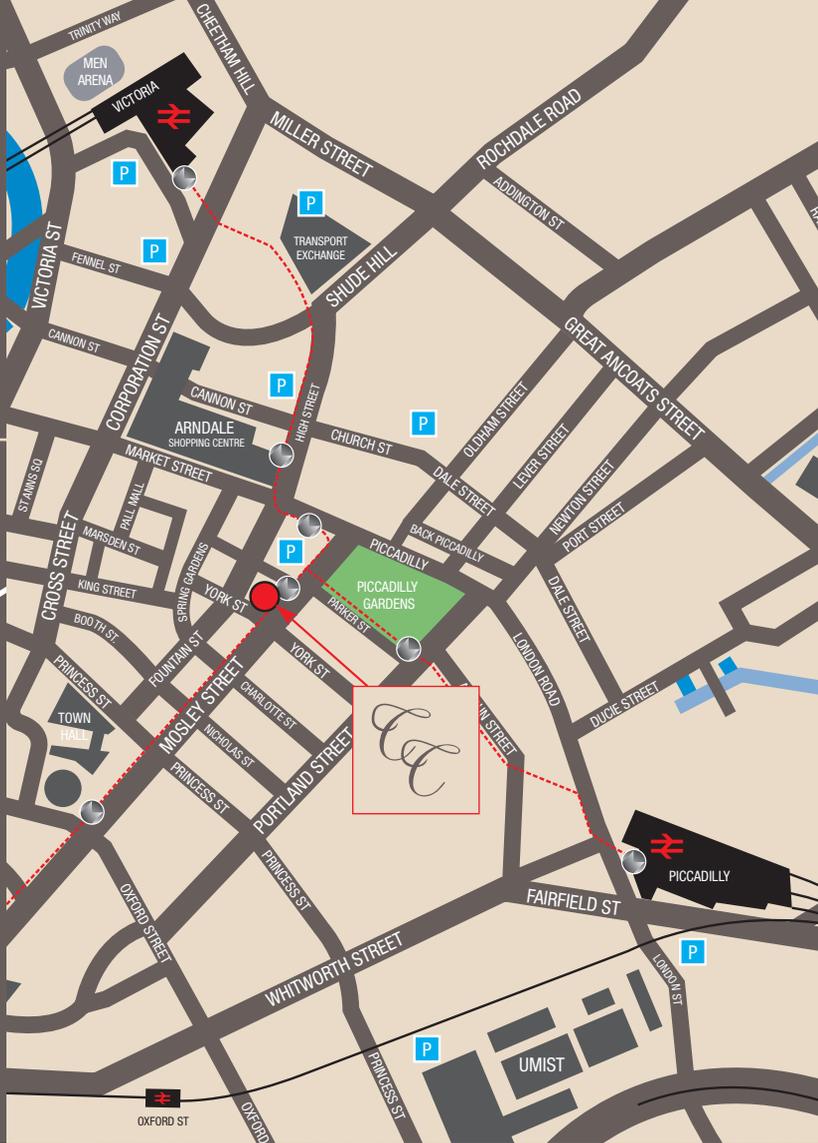
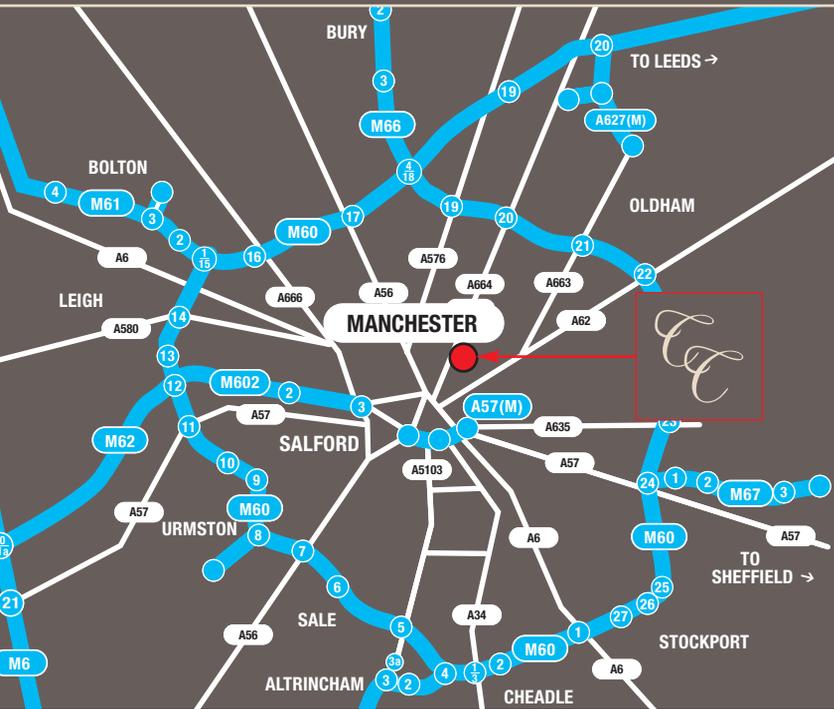


LOCATION

Colwyn Chambers is located at the junction of Mosley Street and York Street within Manchester's financial and professional core.

Colwyn Chambers enjoys excellent communication links with the Metrolink and the bus station being located in Piccadilly Gardens approximately 2 minutes walk from the property.

Piccadilly Railway Station is approximately 15 minutes walk and Manchester International Airport is within 20 minutes drive.



TERMS

The accommodation is available to let by way of a sub-lease for a term of years to be agreed.

SERVICE CHARGE

The incoming tenant will be responsible for the payment of a service charge.

BUSINESS RATES

We would recommend that any incoming tenant make their own enquiries to the Local Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All rates, service charge and outgoings where appropriate are exclusive of, but may be liable to VAT.

VIEWING

For further information, or an appointment to view, please contact CB Richard Ellis, telephone: 0161 455 7666.



www.cbre.co.uk
0161 455 7666
CBRE
 CB RICHARD ELLIS

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