

ARNDALHOUSE
MANCHESTER

Fully Refurbished Grade A Offices with
Unrivalled Views in the Centre of Manchester



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arndale house

Arndale House is a 23 storey office building constructed as part of the Manchester Arndale. Arndale House offers large, efficient floor plates in the heart of Manchester. The building has unparalleled views over the region with unrivalled access to transport and amenities.

The building is accessed from within the Arndale Centre from Market Street or Exchange Square. Alternatively there is direct access from High Street to the 1,383 space multistorey where car parking is also available.

arndale shopping centre

As an occupier of Arndale House there is a huge array of on-site amenities to serve your staff. The centre has in recent years experienced large scale redevelopment. The Arndale now offers approximately 1.2 million sq ft of retail space across 240 shops and major department stores making it one of Europe's largest shopping centres. The building also benefits from a catering offering as well as a food court with an excellent range of food outlets.





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specification

- New manned reception area
- 6 x 23 person passenger lifts
- Full access raised floors
- Suspended ceiling with LG7 lighting
- New VRF air conditioning system
- Male, female and disabled toilet facilities on each floor
- Up to 170 desks per floor

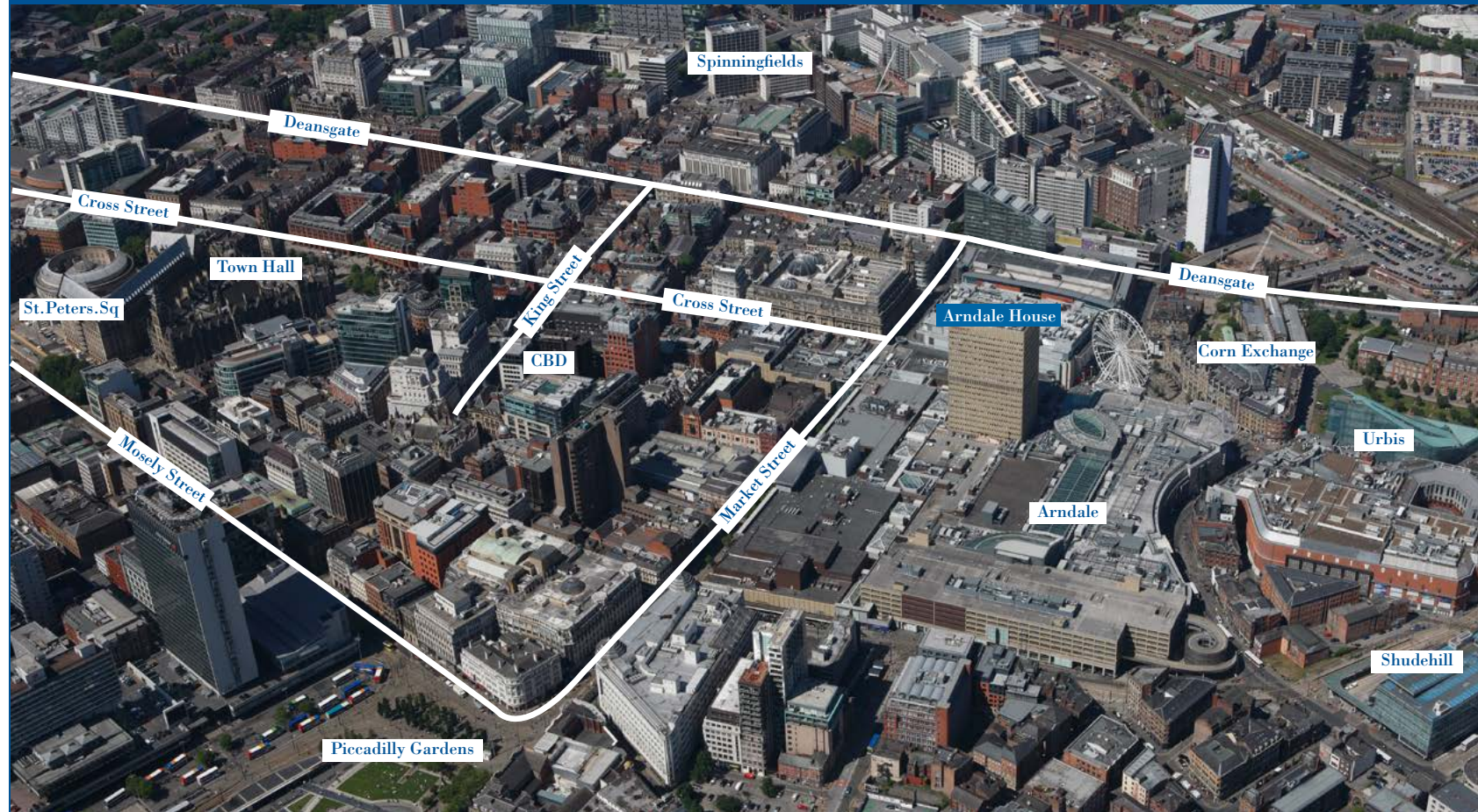




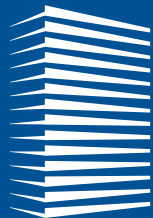
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location

Manchester has a thriving city centre and is easily accessible to some 3 million people who live within a 15-mile radius. Arndale House has traditionally been occupied for a variety of uses including Call centre accommodation, HQ premises and public services as it offers unrivalled public access and staff amenities. Arndale House has unparalleled views over the city centre and the whole region.



Amenities

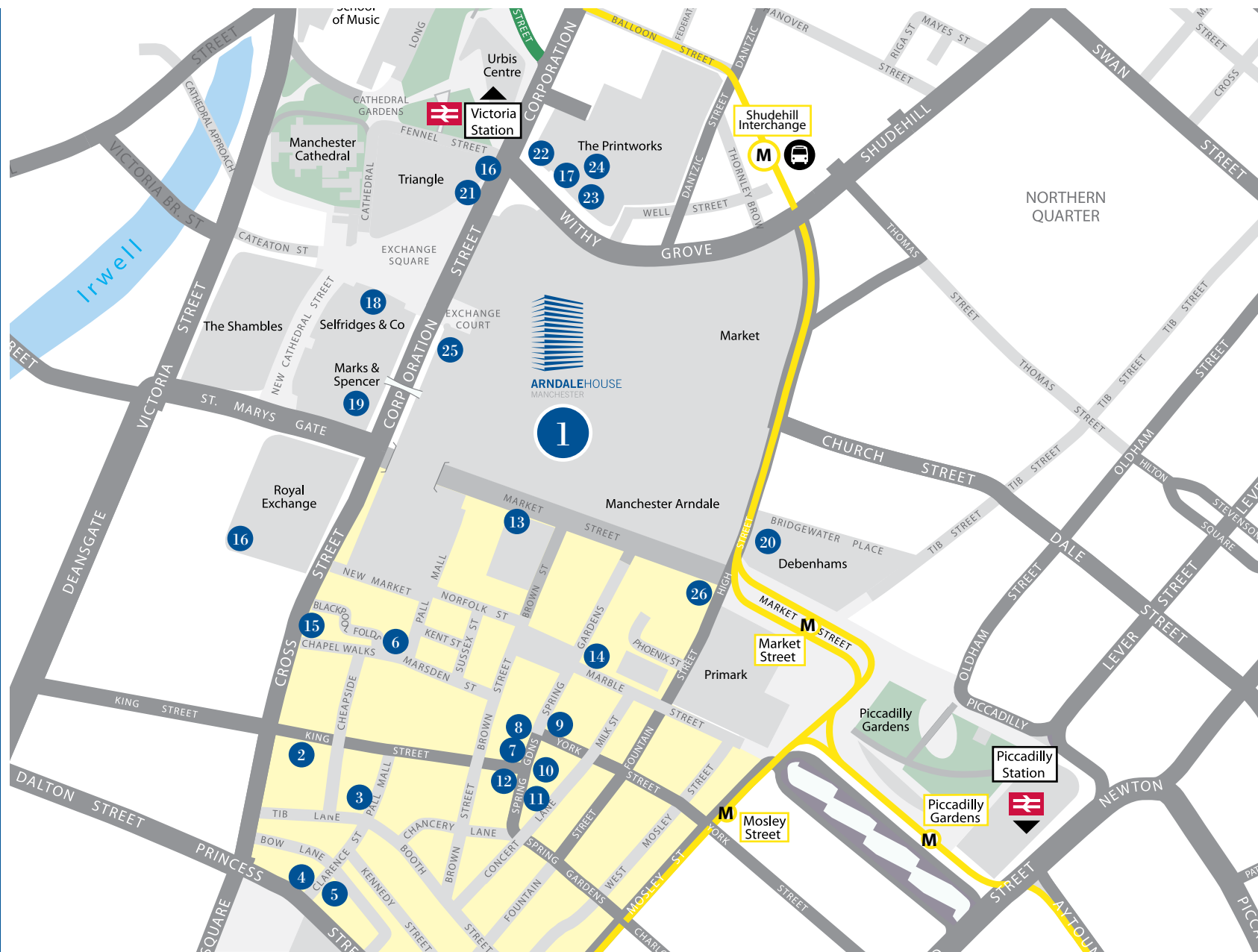


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key

- | | |
|-----------------------|---------------------|
| 1. Arndale House | 14. Philpotts |
| 2. DKNY | 15. Pret A Manger |
| 3. Destinos | 16. Starbucks |
| 4. Piccolino | 17. Cafe Rouge |
| 5. Croma | 18. Selfridges |
| 6. Sam's Chop House | 19. Marks & Spencer |
| 7. Pretty Green | 20. Debenhams |
| 8. Room | 21. Tampopo |
| 9. Browns | 22. Wagamama |
| 10. Rosso | 23. Hard Rock Cafe |
| 11. Vivienne Westwood | 24. Chiquito |
| 12. Jamie's Italian | 25. Caffe Nero |
| 13. Tesco | 26. Costa |

Manchester Arndale - 240 shops, stores and restaurants including Starbucks, Costa, Yo Sushi, Nandos, Aldi

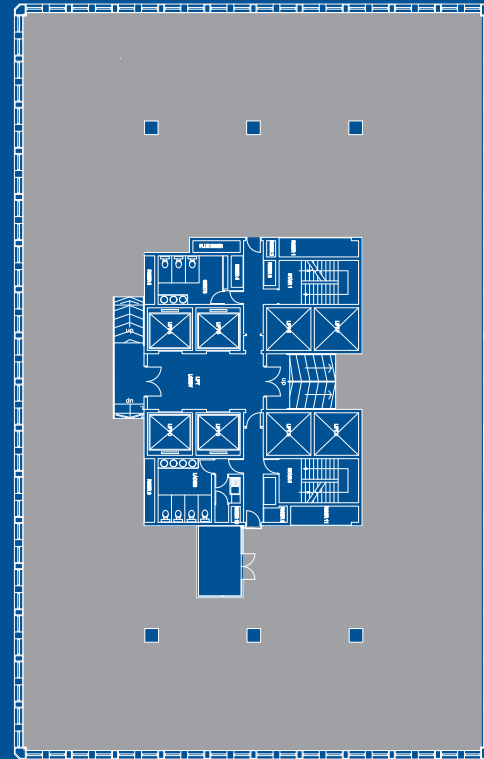




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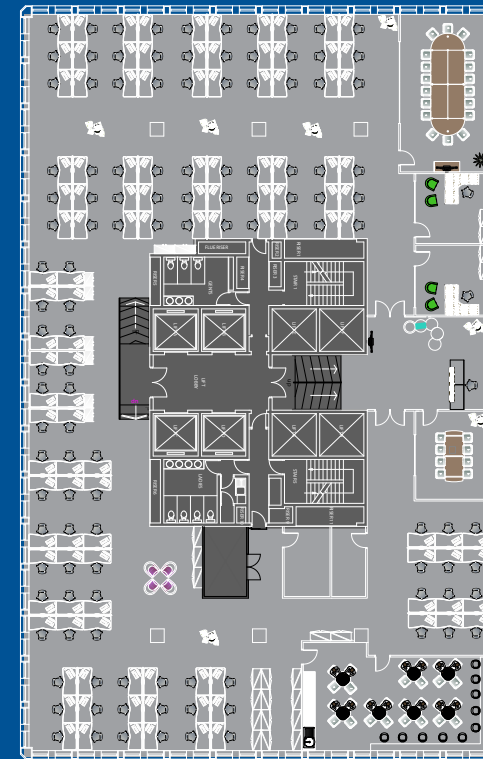
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typical floor plan

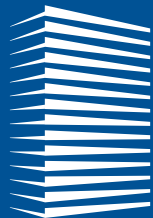


Whole floor plate
(10,134 sq ft) which is
also subdivisible

space plan

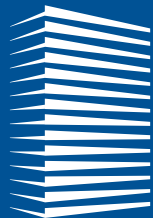


120 workstations
Reception
18 person boardroom
8 person meeting room
36 person kitchen/ canteen
Two 1 person cellular offices
Comms room



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tenure

The accommodation is available by way of effective full repairing and insuring leases for a term of years to be agreed.

rental

Upon application.

viewing

Further information and arrangements to view the accommodation can be obtained from the agents Jones Lang Lasalle and TSG Property.

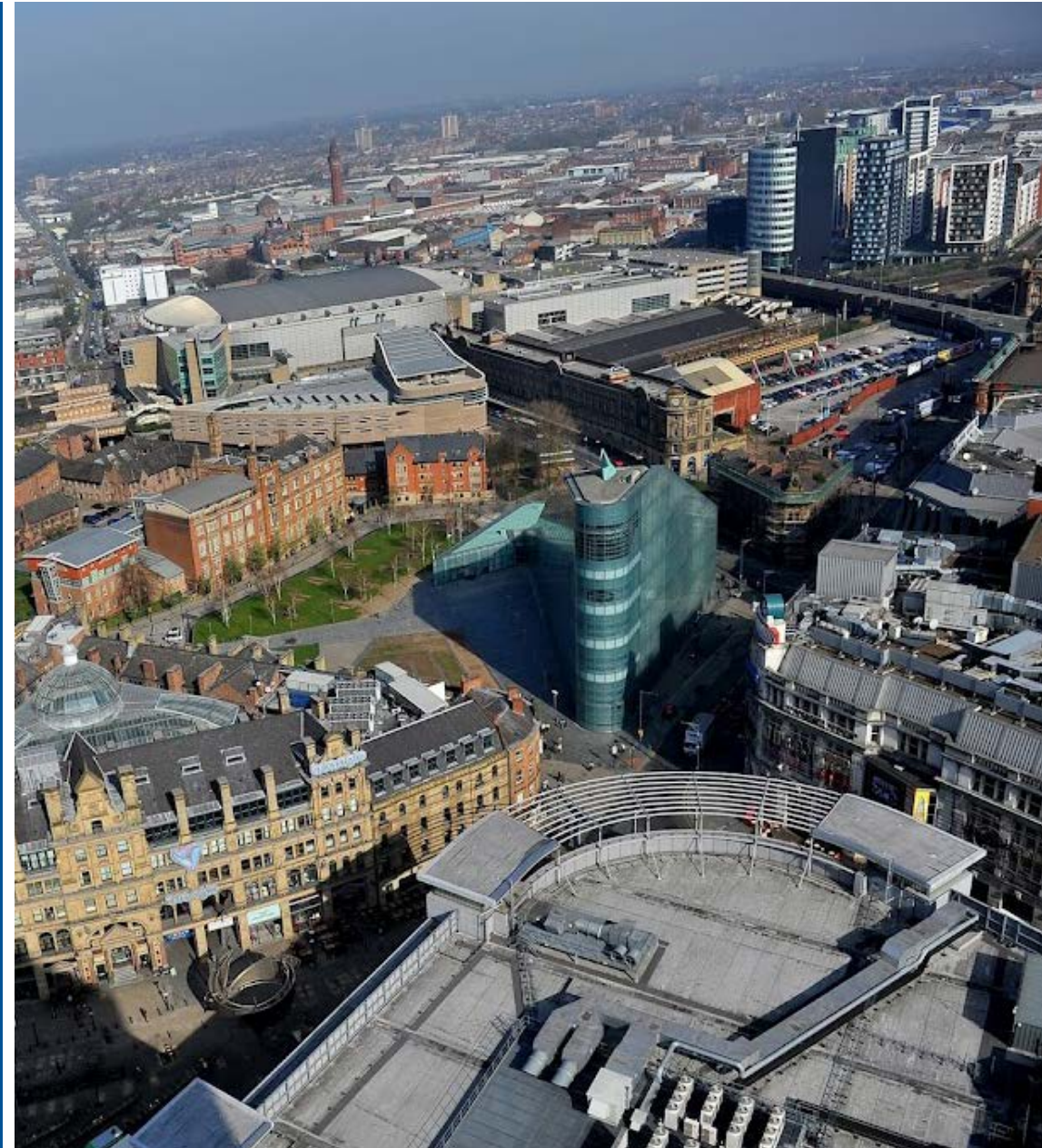
service charge

A service charge is payable for the provision of 24 hour security and the maintenance running and insurance of the building.

vat

The property has been elected for VAT.

/ Tenure /





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contact

Greg Ball

Trevor Sloan

All enquiries;

PRUPIM supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases.

Follow the code at www.commercialleasecode.co.uk

Small Business? For free help on negotiating a lease see www.leaseingbusinesspremises.co.uk

Capital Shopping Centres 
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