

DICKINSON STREET, MANCHESTER CITY CENTRE M1 4LF

# LINLEY HOUSE

TO LET

Superior Office Accommodation

5,000 to 25,000 sq ft (464.5 to 2,322.6 sq m)



**Linley House has undergone a dramatic transformation to create an office environment for the modern day business.**

Features include:

- **Spacious modern fully glazed entrance facility with on-site commissionaire service.**
- **3 eight person passenger lifts serving the upper floors with separate goods lift.**
- **Male and female WC facilities on each floor plus additional shower & disabled facilities. Each floor also has a small kitchen.**
- **Open plan floor plate configuration with good natural light provision.**
- **Raised floor.**
- **Air conditioning.**
- **Suspended ceiling with LG3 compliant lighting.**
- **On-site car park at 1:700 sq ft or better.**
- **Fully DDA compliant.**





## AVAILABILITY

See availability insert.

## TERMS

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

## OCCUPATIONAL COSTS

Linley House represents a true cost effective opportunity to occupy excellent accommodation in Manchester city centre. Full financial details of your occupational costs are available from the agents.

## VAT

All rentals/costs quoted are exclusive of but may be liable to VAT.

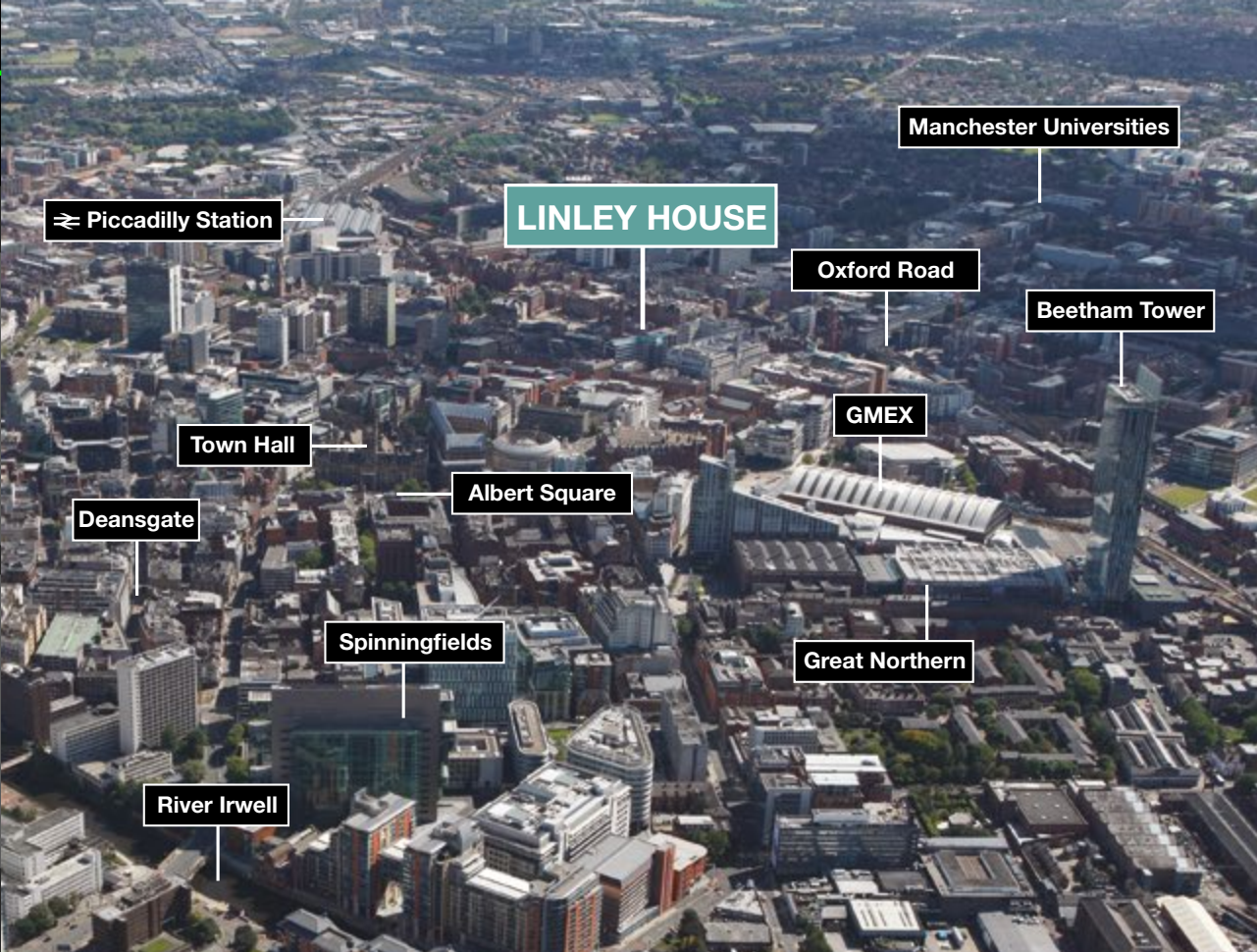


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## LOCATION

The property is conveniently situated on Dickinson Street, immediately off Portland Street - one of the main arterial routes through the city centre.

At the heart of Manchester city centre, Linley House benefits from close proximity to St Peter's Square Metrolink Station and both Piccadilly and Oxford Road Stations are within walking distance.

The central Manchester location ensures office occupiers have easy access to a wide range of Manchester's best amenities including Manchester Central, The International Convention Centre, Bridgewater Hall and a number of quality hotels and restaurants. The immediate area is home to many professional occupiers.

In addition to the on site car parking there are a number of nearby NCP and public car parks.

## FURTHER INFORMATION

For further information or an appointment to view the accommodation please contact the joint letting agents, TSG - 0161 834 7459 or Edwards and Co - 0161 833 9991.

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# LINLEY HOUSE

26 KING STREET MANCHESTER M2 6AY

**Edwards & Co**

**0161 833 9991**

[www.edwardsandco.com](http://www.edwardsandco.com)

tsgproperty.com



**TSG** Property Consultants

**0161 834 7459**

## MISREPRESENTATION ACT

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to properties in these details. October 2012. Creativeworld 01282 858200.