

To Let:
80 Mosley Street
Manchester
M2 3FX

Bringing the city into centre frame

80
Mosley
Street

Fitted and furnished
workspace from:

2,182 sq ft (203 sq m)
- 2,615sq ft (243 sq m)

Historic Heart, Central Focus

Manchester has undergone an astonishing evolution in recent years, and the city centre's ever-kinetic business district is a testament to that. At the epicentre of this bustling engine-room sits 80 Mosley Street.

The floors look out onto iconic St. Peter's Square, home to no less than four Grade I or II listed structures: Manchester Central Library, the Midland Hotel, Manchester Cenotaph and Manchester Town Hall. City centre views don't come much grander.

If any single location can lay claim to being the beating heart of Manchester, St. Peter's Square is it.



80 Mosley Street

Modern Spaces, Iconic Views

80 Mosley offers boutique style suites for well-established and growing businesses with flexibility to suit.

The contemporary refurbished double-height reception provides an impressive and welcoming sense of arrival. The elegant polished concrete floor tiles and glazed brick detail provides a sense of premium and modern design that is consistent throughout all the newly refurbished common areas.

Sweeping glazing provides 80 Mosley Street's refurbished floorplates with an abundance of natural light coupled with the unobstructed views across St. Peter's Square which are amongst the city's most spectacular. The building's floorplates allow efficiency and flexibility that can be customised with ease to reflect your company's identity and brand. Small floorplates allow unique self-contained occupancy to tenants.



The Specification

Fitted & Furnished Workspace

Fully fitted and furnished

Grade A refurbished workspace

Refurbished reception and common parts

Full access raised floor

VRF heating and cooling system

High quality LED lighting throughout

Solar reflective glass

Double-height entrance

Manned reception desk

24 hour access 7 days a week

2 x passenger lifts with newly refurbished carts

Refurbished male and female WCs to each floor

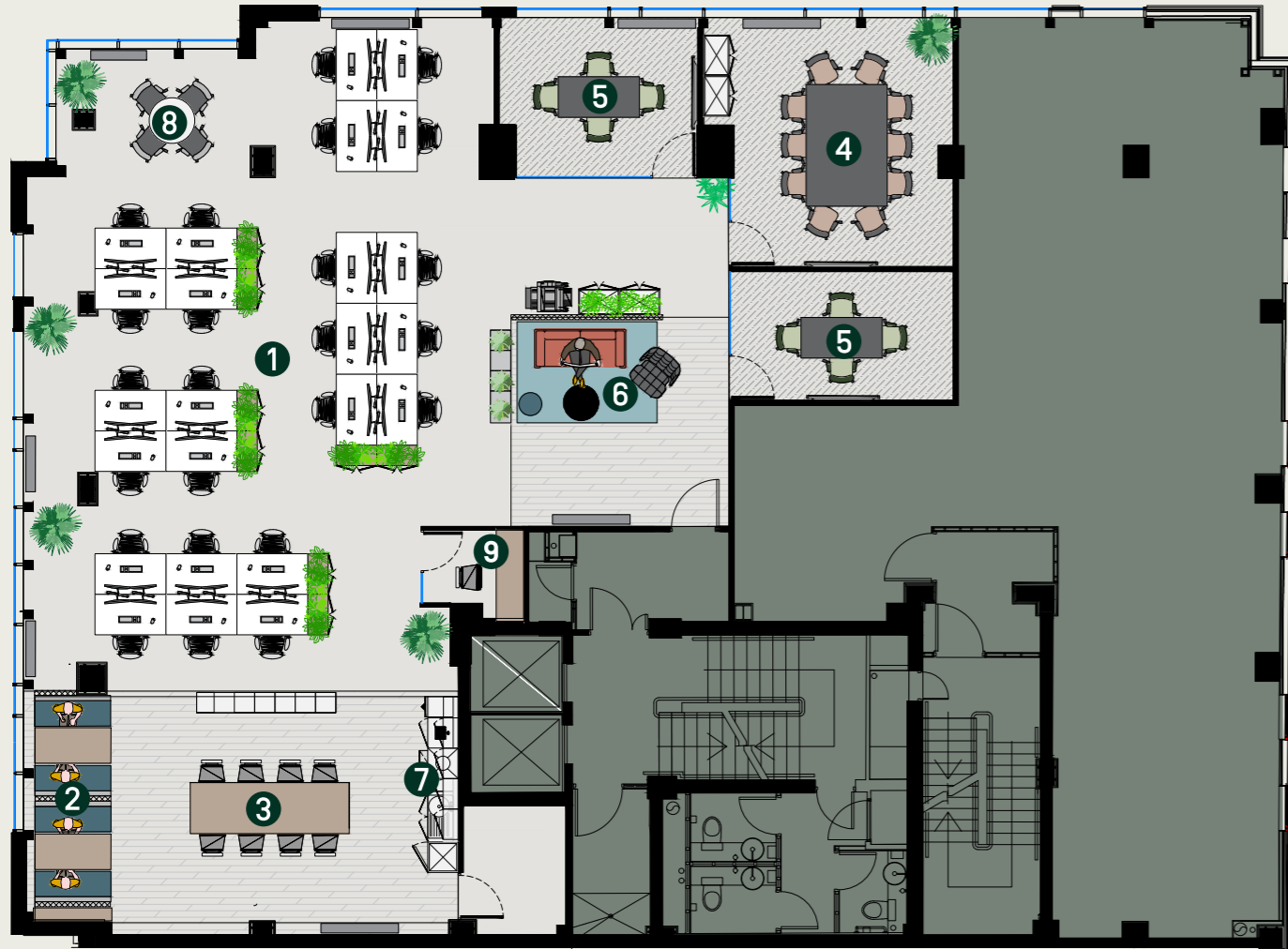
New shower facilities and cycle hub to basement

Secure basement parking



3rd Floor

2,615 sq ft
(243 sq m)

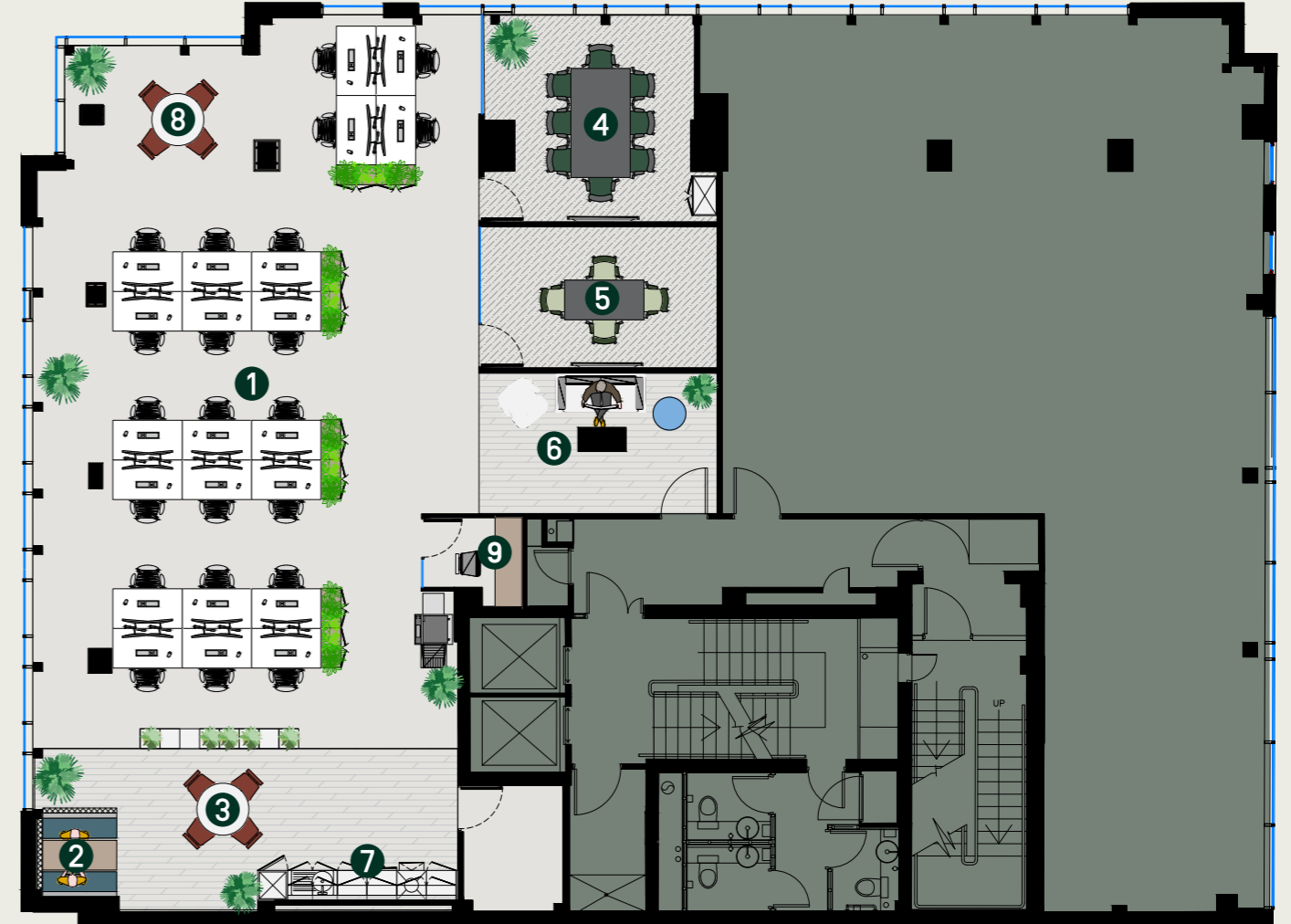


- 1) Office desks: 24
- 2) Informal Booths: 2
- 3) Breakout Area: 8 seats
- 4) Boardroom: 10 seats
- 5) Meeting room: 4 seats x2
- 6) Waiting Area
- 7) Teapoint
- 8) Hot Desk: 4 seats
- 9) Call Room



5th Floor

2,182 sq ft
(203 sq m)



- 1) Office desks: 22
- 2) Informal Booth: 1
- 3) Breakout Area: 4 seats
- 4) Boardroom: 8 seats
- 5) Meeting room: 4 seats
- 6) Waiting Area
- 7) Teapoint
- 8) Hot Desk: 4 seats
- 9) Call Room



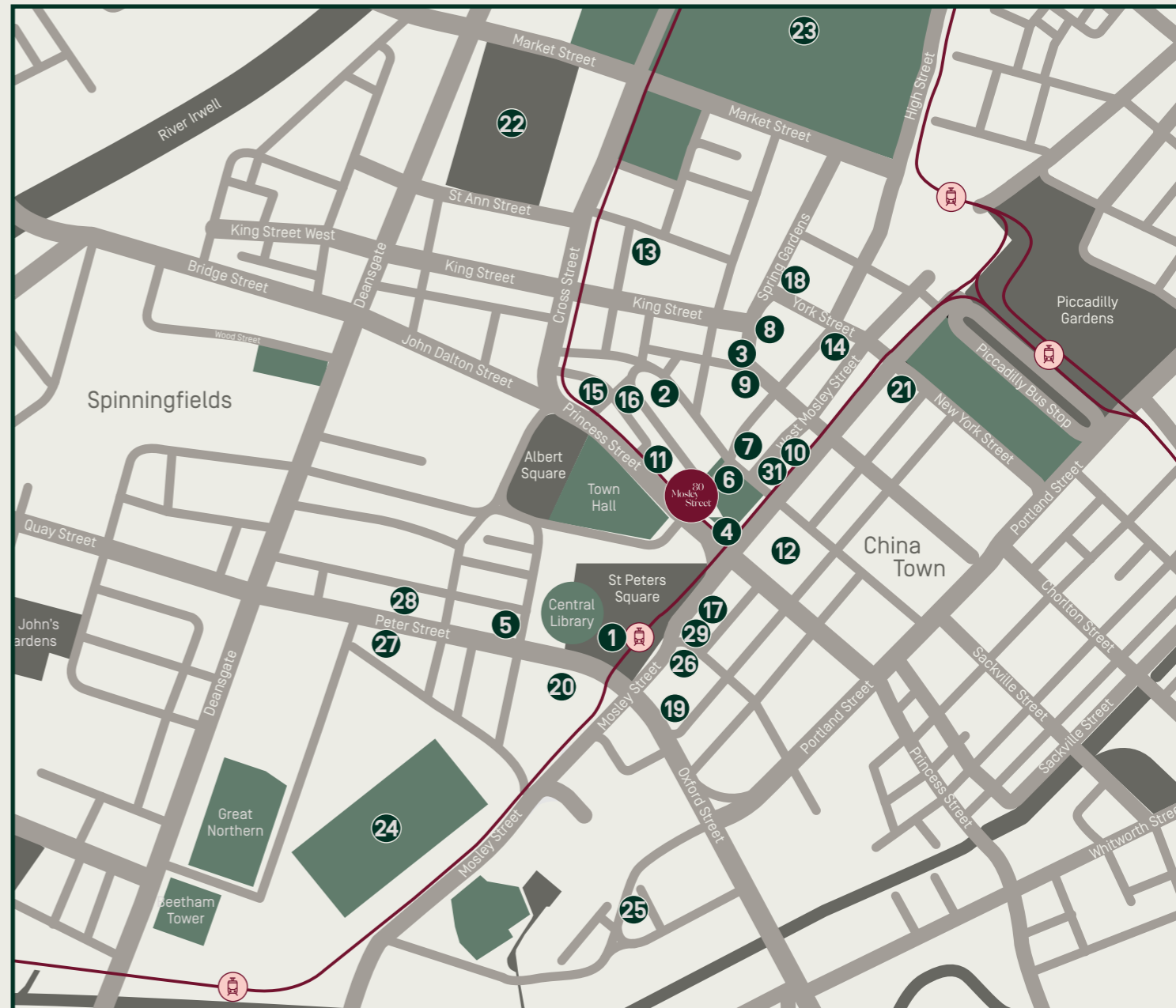


80 Mosley Street



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Tram hub with connections across the city



20 min train to Manchester Airport



10 min walk to Piccadilly Train Station



3 train stations within 10 min walk



Bike store available on site



1 minute walk to St Peter's Sq Tram stop

- | | | |
|--------------------------------|----------------------------|--------------------------|
| 1. St Peter's Square Metrolink | 12. Manchester Art Gallery | 23. Arndale |
| 2. King Street Townhouse | 13. Mash Tun | 24. Manchester Central |
| 3. Hotel Gotham | 14. Moose Coffee | 25. Costa Coffee |
| 4. Caffè Nero | 15. Caffè Grande | 26. The Anthologist |
| 5. Starbucks | 16. Piccolino Croma | 27. Peter Street Kitchen |
| 6. Salut | 17. Wagamama | 28. Brewdog |
| 7. The Directors Box | 18. Browns | 29. Black Sheep Coffee |
| 8. Rosso | 19. Fumo | 30. Albert's Schloss |
| 9. Six by Nico | 20. Midland Hotel | 31. Brewski |
| 10. Sainsbury's | 21. The Alchemist | |
| 11. Tesco | 22. St Ann's Square | |



Citywide, Nationwide, Worldwide

The £20 million redevelopment of St. Peter's Square has transformed it into the most hyper-connected point in Manchester.

Every Metrolink line runs through the brand-new twin-island station – you can be on tram to Manchester Airport, Old Trafford or MediaCityUK within moments of exiting 80 Mosley Street. Piccadilly Station, meanwhile, is a mere 10-minute walk away.

Amenities-wise, the area in and around Mosley Street and St. Peter's Square has never been more vibrant with possibility. Whether it's an early-morning croissant or a post-work cocktail you're after, you need never travel far to get exactly what you want.





For further information please contact:

CBRE

+44 (0)161 455 7666

www.cbre.co.uk

0161 455 7666

Mark Garner

Mark.garner@cbre.com

OBi

OBIPROPERTY.CO.UK

0161 237 1717

0161 237 1717

Andrew Cowell

acowell@obiproperty.co.uk

80mosleystreet.com