

# To Let

Office 9,546 - 211,020 sq ft

No 2 Circle Square, Manchester, M1 7ED



## Summary

- Circle Square will be the epicenter of a new collaborative community, a place where work meets life and life meets leisure.
- Type: Office
- Tenure: To Let
- Size: 9,546 - 211,020 sq ft
- Rent: TBC

## Location

Welcome to Circle Square. Manchester's new city centre neighbourhood. A place where the extraordinary can happen. Where entrepreneurs work alongside artists, great scientists and technologists, and your neighbours are innovators and creators.

Circle Square is a world of its own at the heart of Corridor Manchester, destined to become one of Europe's top five innovation districts, surrounded by knowledge institutions and cultural hotspots.

With 11 floors of flexible office space, as well as a ground floor with an open plan retail area and a mezzanine of coworking and shared spaces, collaboration is woven into the building's DNA. So too is a characterful, comfortable environment, with Grade A new build quality and full air-conditioning throughout.

## Availability

Floor / Unit	Size	Availability
1st	9,546 sq ft	Coming Soon
2nd	19,126 sq ft	Coming Soon
3rd	19,126 sq ft	Coming Soon
4th	19,126 sq ft	Coming Soon
5th	19,126 sq ft	Coming Soon
6th	19,126 sq ft	Coming Soon
7th	19,126 sq ft	Coming Soon
8th	19,126 sq ft	Coming Soon
9th	19,126 sq ft	Coming Soon
10th	19,126 sq ft	Coming Soon
11th	19,126 sq ft	Coming Soon
12th	10,214 sq ft	Coming Soon

## Specification

- BREEAM "Excellent" Grade A standard
- 20 male and 20 female showers, with changing rooms, lockers and drying rooms
- Secure storage for over 230 bikes
- Full air-conditioning via VRF (Variable refrigerant flow)
- Designed to an average of 1:8 occupancy ratio, with the ability to flex to 1:6
- 24 hour building access
- Typical floor to ceiling heights of 2.9m to 3.8m with an exposed ceiling finish exposing the soffit and fabsec beam detail
- Double height at ground floor reception with mezzanine of 8m floor to slab

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- Steel frame design to expose itself internally
- Raised access flooring throughout of 200mm
- External facade is a fire-glazed terracotta

## Energy Performance Rating

Available upon request.

## Rent

TBC

## Business Rates

Available on Request

## Service Charge

Available on Request

TBC

## Estate Charge

TBC



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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