



## Victoria Buildings, Albert Square, 1-7 Princess St., Manchester, M2 4DF

The Albert Estate is a community of dynamic businesses based in four iconic properties around Manchester's Albert Square. It's the...

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,631 to 7,820 sq ft / 244.43 to 726.50 sq m
<b>Rent</b>	£26 per sq ft
<b>Service Charge</b>	Upon Enquiry
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- New reception embracing the character of the original building
- Inspiring workspace with high quality finishes
- Exposed soffit with LED feature pendant lighting
- Passenger lift and video intercom entry system
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- New VRF air-conditioning system
- New male, female and disabled WC facilities
- Raised access floors for power and data distribution

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## Summary

Available Size	2,631 to 7,820 sq ft
Rent	£26 per sq ft
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
Car Parking	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	Upon Enquiry

## Description

The Albert Estate is a community of dynamic businesses based in four iconic properties around Manchester's Albert Square. It's the geographical and social heart of the city.

A focal point for visionary businesses, culture and entertainment - a place to experience the true spirit of Manchester.

All 4 buildings have been fully restored, with all workspaces fit for modern business needs.

The Albert Estate's buildings are connected to the city's most central cultural, political and social destination, Albert Square. Here is the pivot of city life. Always a place of celebration - and now the home of innovation - it's where Manchester's golden age continues.

Albert Square is the geographical, political and social centre of Manchester. The city's people know it, interact with it and enjoy it, and the city's transport flows to it.

Beautiful period architecture meets high-specification and innovative design in the city's most integrated workplace. The Albert Estate offers businesses diverse opportunities across our four iconic properties, comprising 100,000 sq ft of retail, restaurant and office accommodation.

Victoria Buildings was designed in the Gothic style by Manchester-based architects Pennington and Bridgen. It was built in 1877 and features a brick facade with a sandstone dressing.

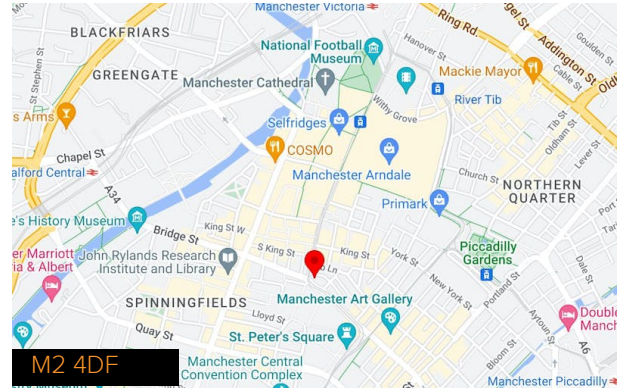
AVAILABLE:

1st floor - 2,627 sq ft  
2nd floor - 2,562 sq ft  
3rd floor - 2,631 sq ft

For more information please contact OBI

## Accommodation

Name	sq ft	sq m	Availability
1st	2,627	244.06	Available
2nd	2,562	238.02	Available



## Viewing & Further Information

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<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
3rd - Fitted and Furnished	2,631	244.43	Available
<b>Total</b>	<b>7,820</b>	<b>726.51</b>	