



# Twenty One

Rice Street  
Manchester City Centre  
M3 4JL

## To Let

Three storey self-contained office building  
**13,054 sq ft (1,213 sq m)**



# DESCRIPTION

The office accommodation is fully fitted out with air conditioning. It benefits from three floors of open plan office space each having access to private offices and meeting rooms.

This property also benefits from a fitted kitchen and stunning views across Castlefield Bowl. 21 Rice Street is ready to move into and there will be no fit out costs necessary which will represent a significant capital cost saving to an incoming tenant!

- Secure ground floor parking & storage
- Air conditioning throughout
- LED lighting
- Passenger lift - DDA compliant
- Male, female & disabled WCs on each floor
- Kitchen on each floor



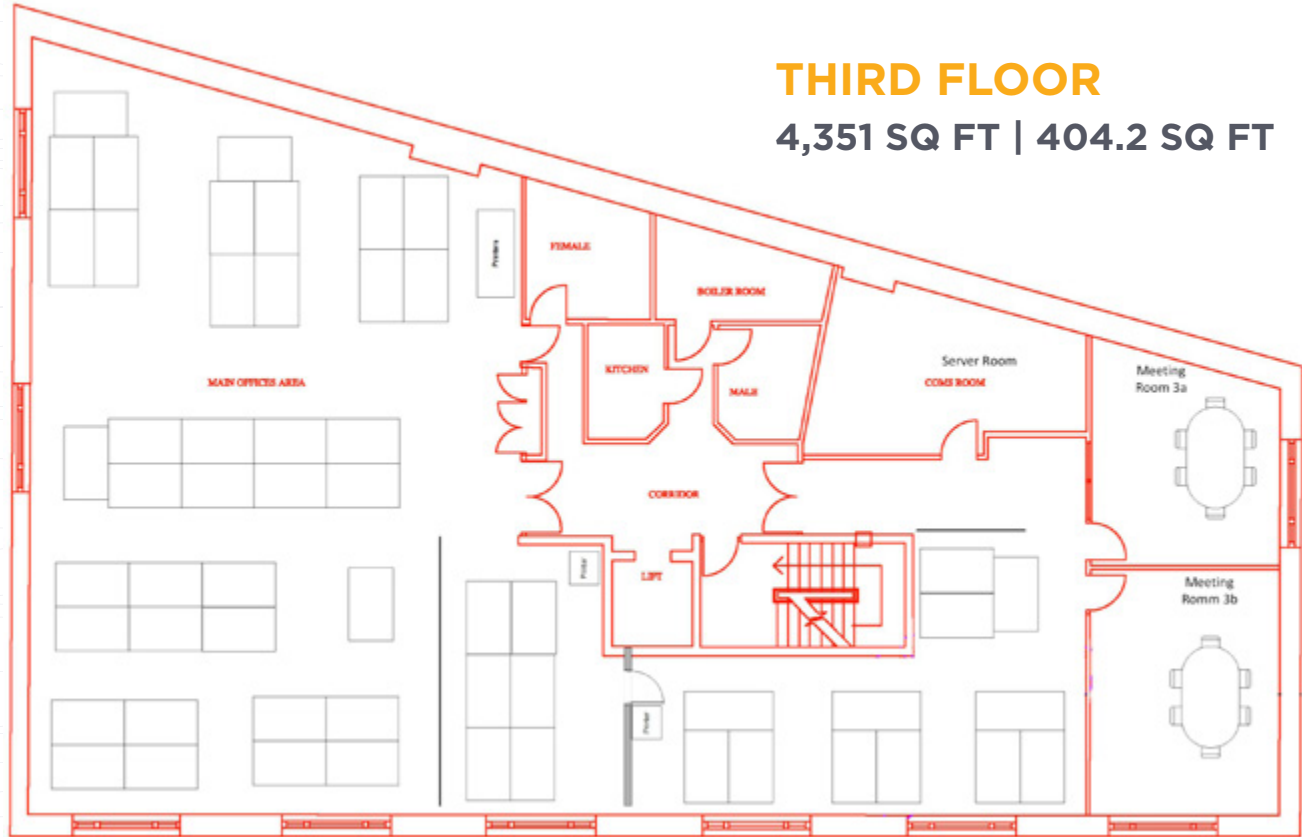
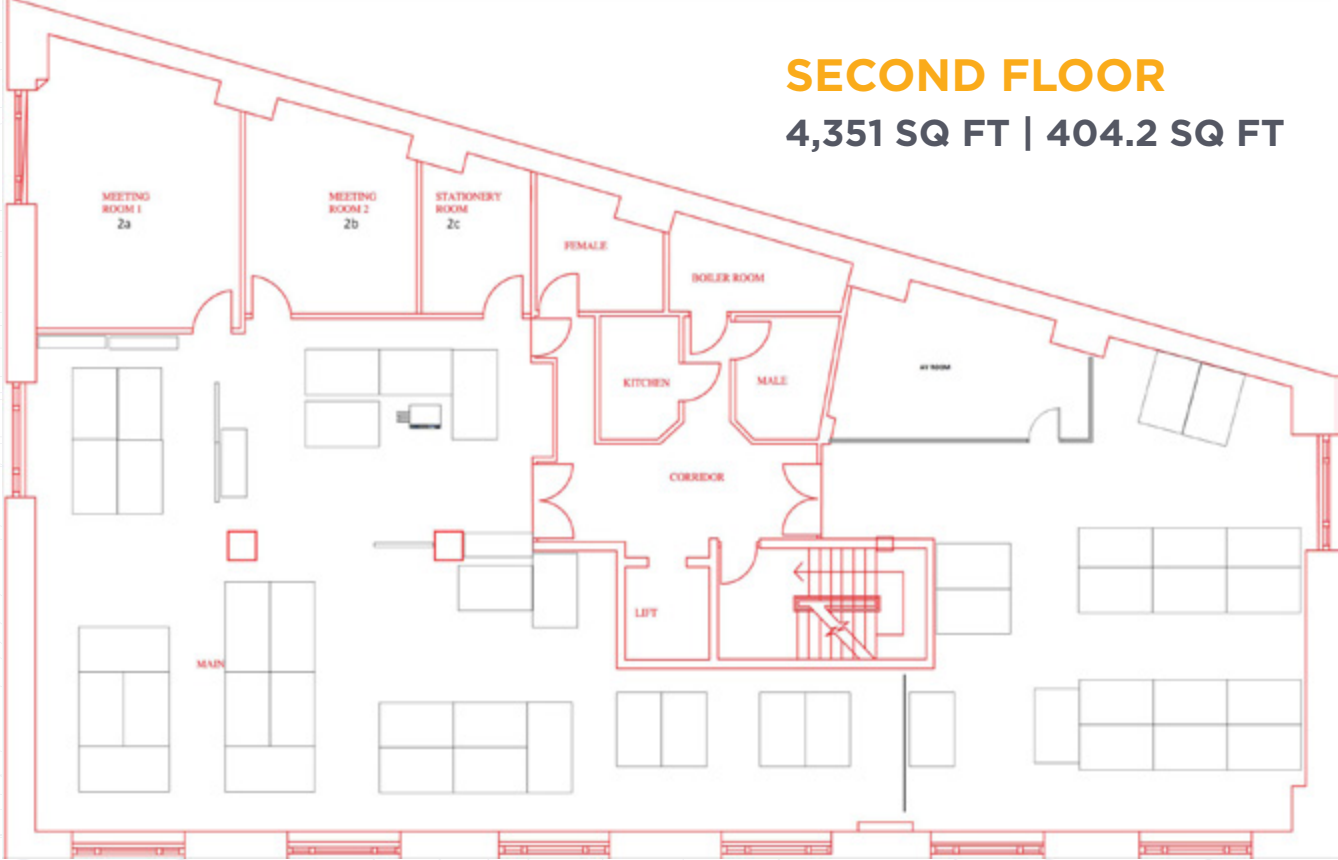
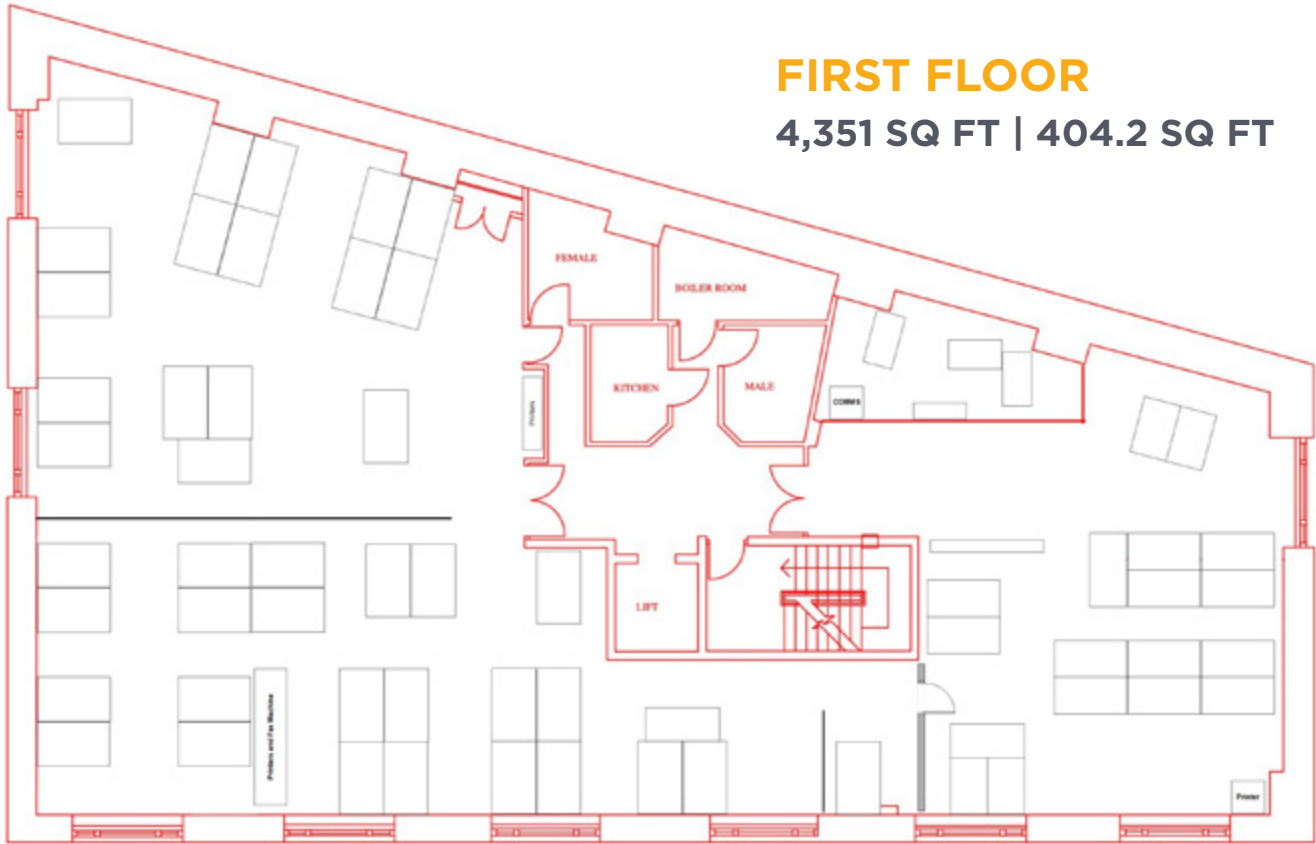
# ACCOMMODATION

The accommodation comprises the following areas:

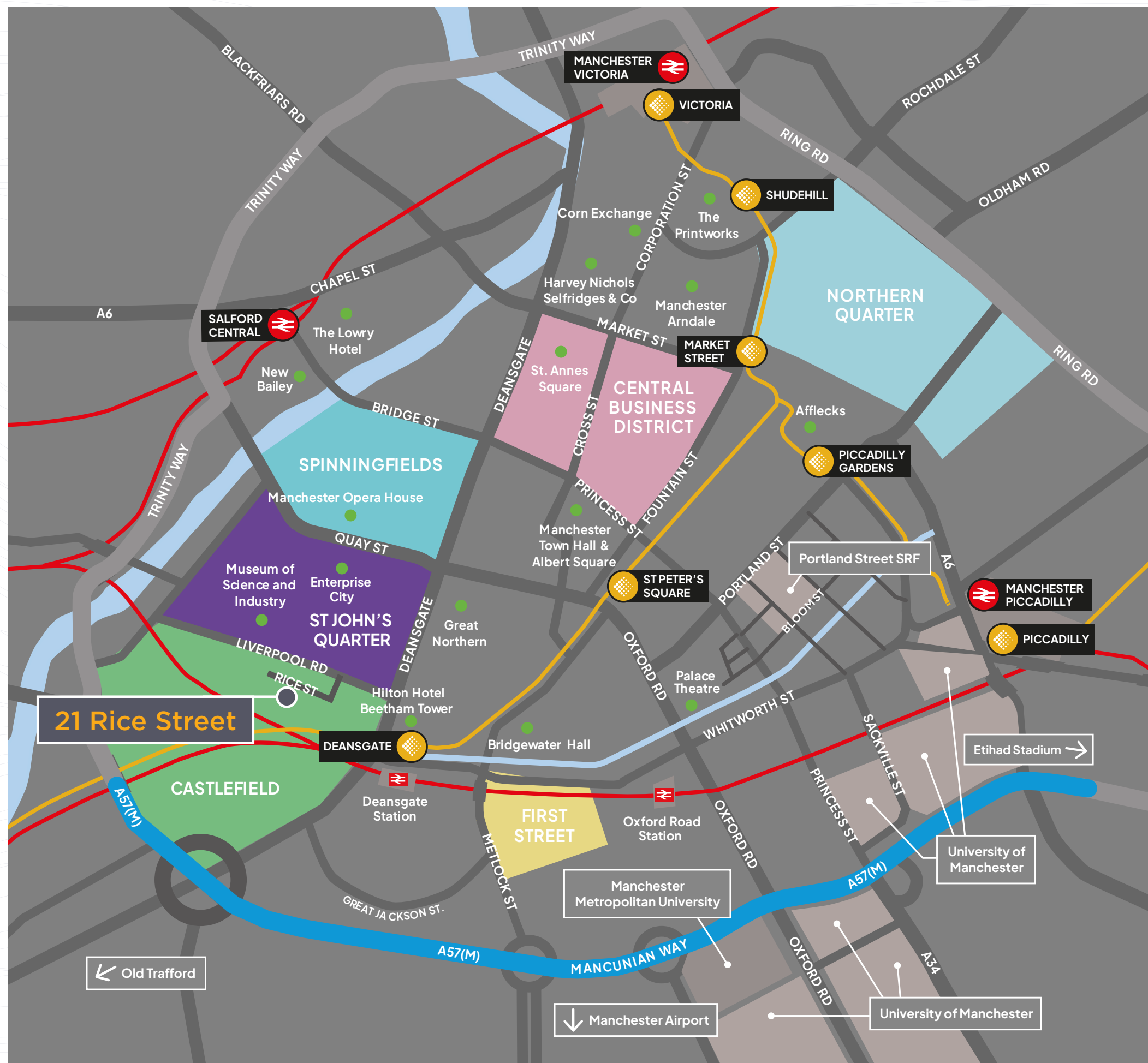
FLOOR	SQ FT	SQ M
GROUND	4,351	404.2
FIRST	4,351	404.2
SECOND	4,351	404.2
TOTAL	13,054	1,212.6



# FLOOR PLANS







## LOCATION

Located on Rice Street, close to the junction with Liverpool Road (A6143), opposite the Museum of Science & Industry, the immediate area is a cosmopolitan mix of business, residential and leisure / retail uses and there are plenty of long and short-stay car parking options nearby.

The prime business district of Spinningfields is approximately 5 minutes' walk.

The Hilton Hotel is less than a minutes' walk and Manchester's Conference Quarter is within 5 minutes' walk. The closest public transport links include Deansgate train station and Deansgate / Castlefield Metrolink station are both within 2 minutes' walk. Manchester Oxford Road Station is also within a 15 minute walk of this office building.





# FURTHER INFORMATION

## RENT

On application.

## EPC

An EPC certificate will be provided upon request.

## CONTACT

For further information, please contact the sole agents:



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