

# WELCOME TO THE HOME OF WORK

## CLARENCE HOUSE



Exquisite  
workspace  
from 1,500 –  
3,100 sq ft

–  
Manchester  
City Centre

Clarence House is no ordinary workspace.  
Lovingly refurbished, this is where 19th  
century poise meets 21st century chic.  
It's now the perfect home for your work.

# CLASSICALLY CONTEMPORARY





## ARRIVE IN STYLE

A beautifully elegant reception lounge offers the warmest welcome. Your senses awakened with a considered blend of sounds, scents, and textures. The perfect start to every working day.

# WORK SUSTAINABLY

Charge your electric vehicle, optimise your energy use, grab a shower after the gym, and so much more; Clarence House has your future in mind. For the health of the planet, your business, and your people, it's a sustainable place to be.

## BENEFITS

- Designed for health and wellbeing
- Energy Performance Certificate B rating
- Finishes to minimise environmental and health impact
- Natural and occupant-controlled LED lighting
- Energy efficient air conditioning
- Water efficiency measures throughout
- IBOS system to monitor and limit energy usage
- Electric vehicle charging
- Shower and changing facilities
- Cycle and locker storage



# ENJOY YOUR STAY

Exquisitely finished spaces define the Clarence House experience. A seamless fusion of period features and contemporary specification. You wouldn't wish to work anywhere else.

- CAT 6 cabling throughout

- LED track and spot lights

- High-speed WiFi connection

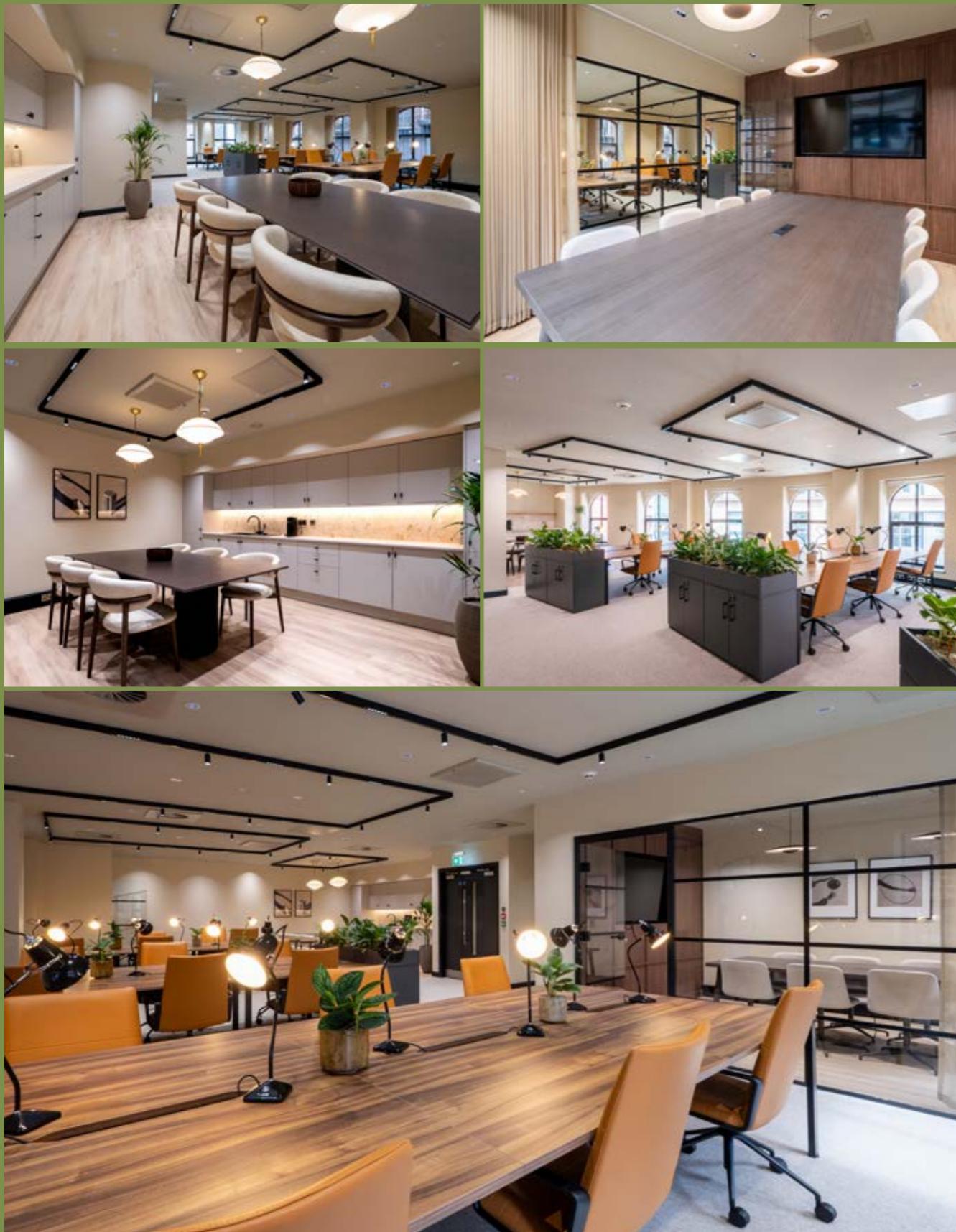
- Dyson Airblades in WCs



# Ground Floor

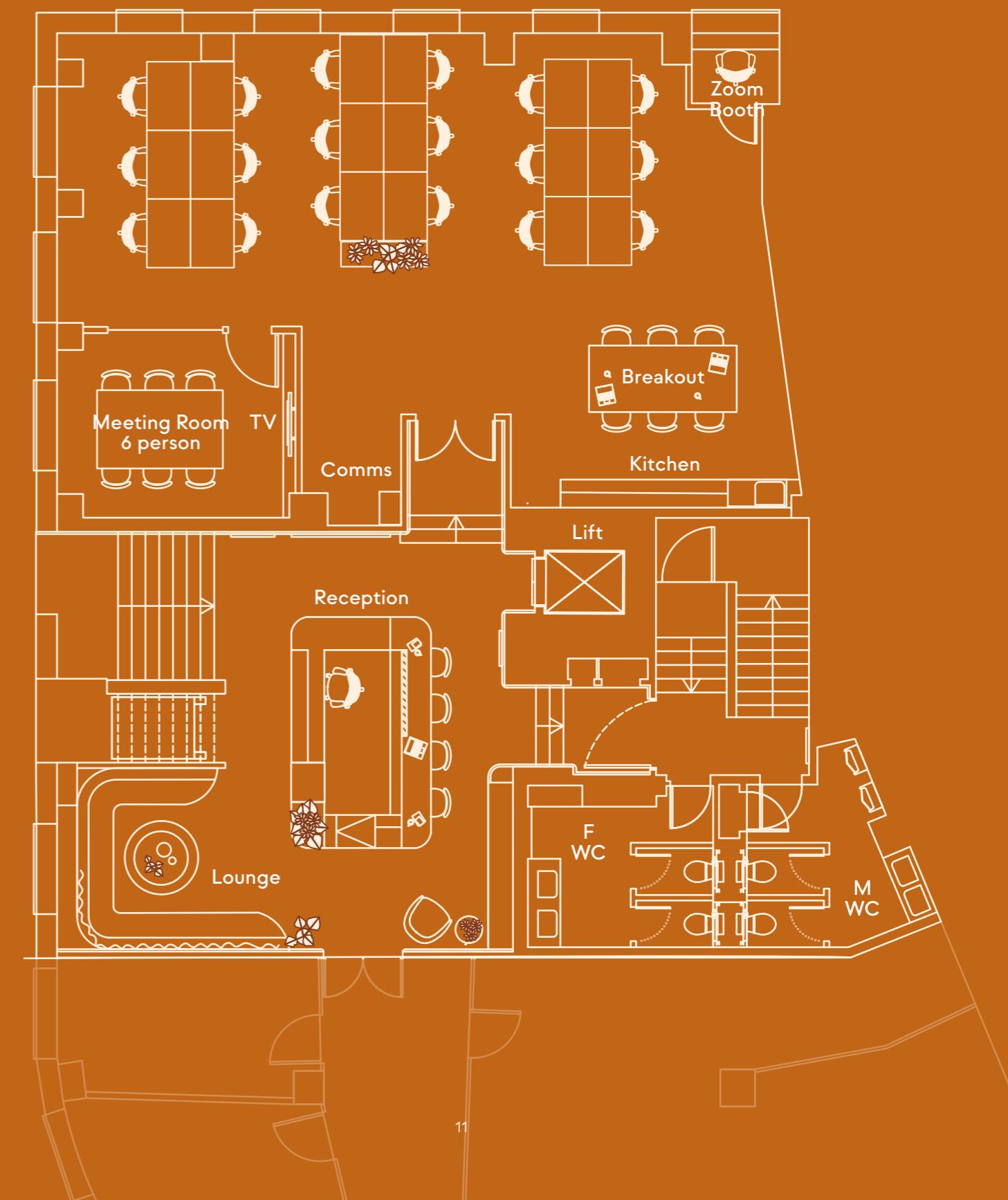
Available Space

1,152 sq ft



Configuration: 18 Desk

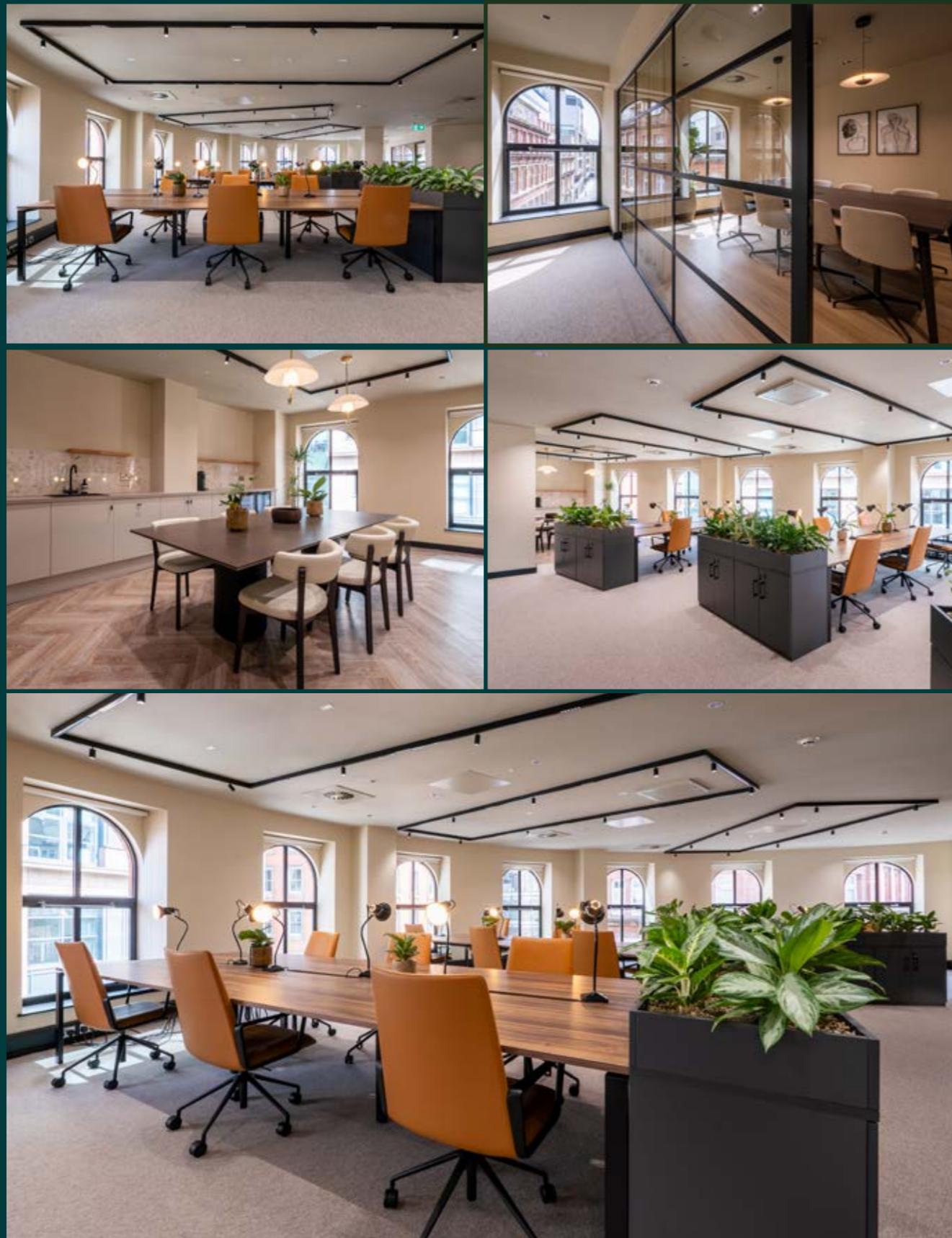
1,152 sq ft



# Third Floor

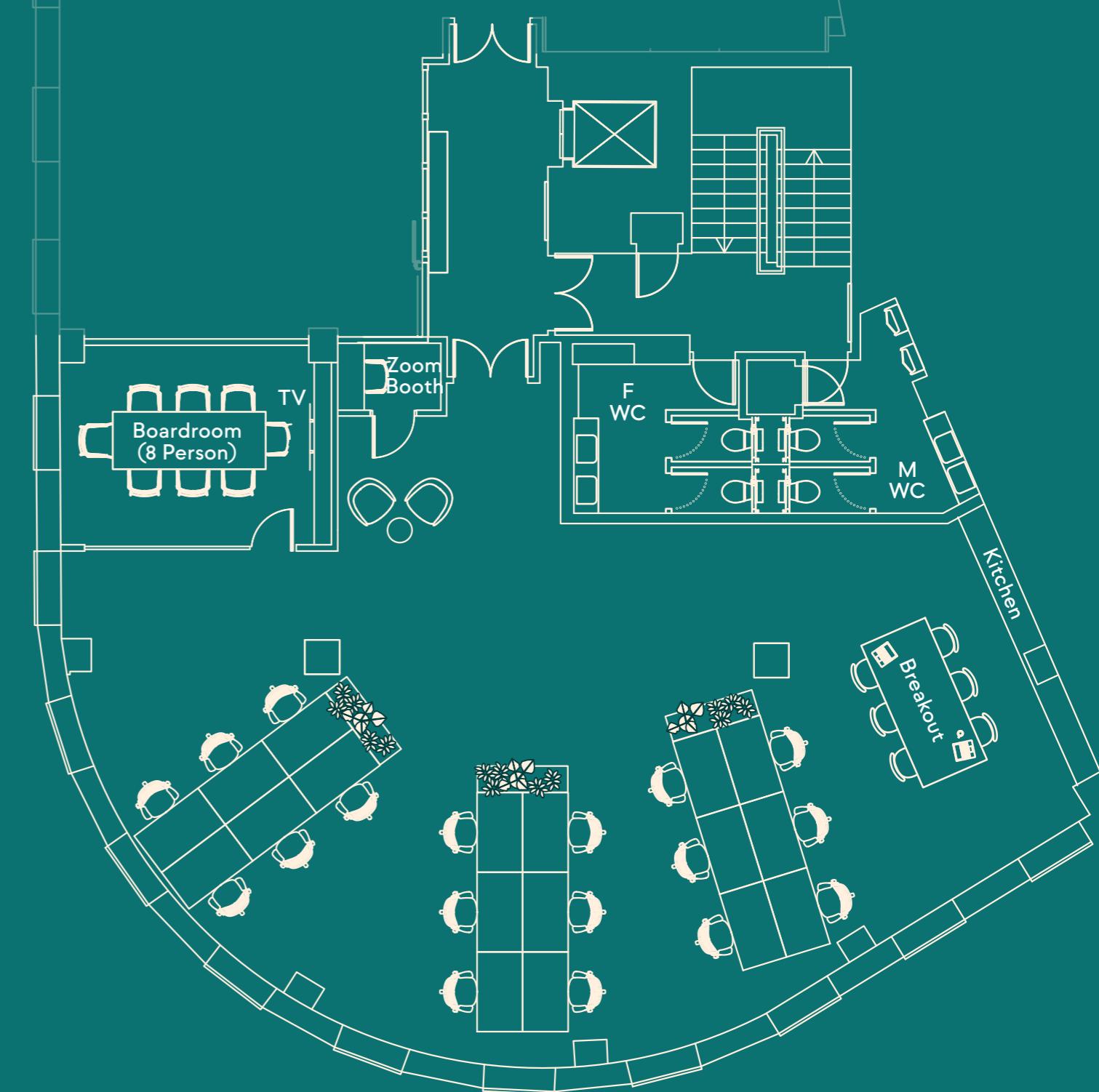
Available Space

1,711 sq ft



Configuration: 18 Desk

11,711 sq ft



Clarence House sits proud at the heart of Manchester's central business district. It's amidst a wealth of the city's finest restaurants, bars, and boutiques. Here, you're never far from work, life, or travel.

# AN ENVIABLE ADDRESS



## 1. Leisurely lunches at THE ANTHOLOGIST

Escape the ordinary at this inviting bar and restaurant where you'll discover seasonal menus, tempting cocktails, fine wines, weekend brunch and so much more.

One St Peter's Square, Manchester, M2 3DE

## 2. Artisanal brews at HAUNT

From dawn to dusk, this Peter Street independent prides itself on the detail, serving a range of quality food and drink to the city's most discerning.

58 Peter St, Manchester, M2 3NQ

## 3. Boutique suites at MALMAISON

Coming in 2023, the city's second Malmaison hotel will be the epitome of effortless cool, featuring 70 boutique rooms, the ChezMal restaurant, and its very own Sky Bar.

Malmaison Manchester Deansgate

## 4. Brunching at PICCOLINO

The stunning Piccolino Caffe Grande is an elegant choice, with its open kitchen, wine boutique, cocktail bar, oyster and caviar bar and alfresco terrace overlooking the town hall.

Clarence Street, Manchester, M2 4DW

## 5. World class setting at ALBERT SQUARE

This is the heart of the city in all its Gothic splendour. This beautiful square is home to a wealth of seasonal events, including the famous Manchester Christmas Markets.

Albert Square, Manchester

## 6. Rest & relax at KING STREET TOWN HOUSE

The distinctive Manchester hotel with the city at its doorstep. With its luxury rooms, private cinema, fine dining, wine cellar, and rooftop pool, this is the connoisseur's choice.

10 Booth St, Manchester, M2 4AW

## 7. Wine & dine at SIX BY NICO

Experience a brand new six course tasting menu every six weeks, each one themed upon a different place and memory from super talented chef Nico Simeone.

60 Spring Gardens, Manchester, M2 2BQ

## 8. European beer at ALBERT'S SCHLOSS

Influenced by travels across Alpine Europe, you can expect roaring fires, raucous performances, tankards of Europe's finest bier, and gallons of endless fun.

27 Peter St, Manchester, M2 5QR

## 9. Game night at FLIGHT CLUB

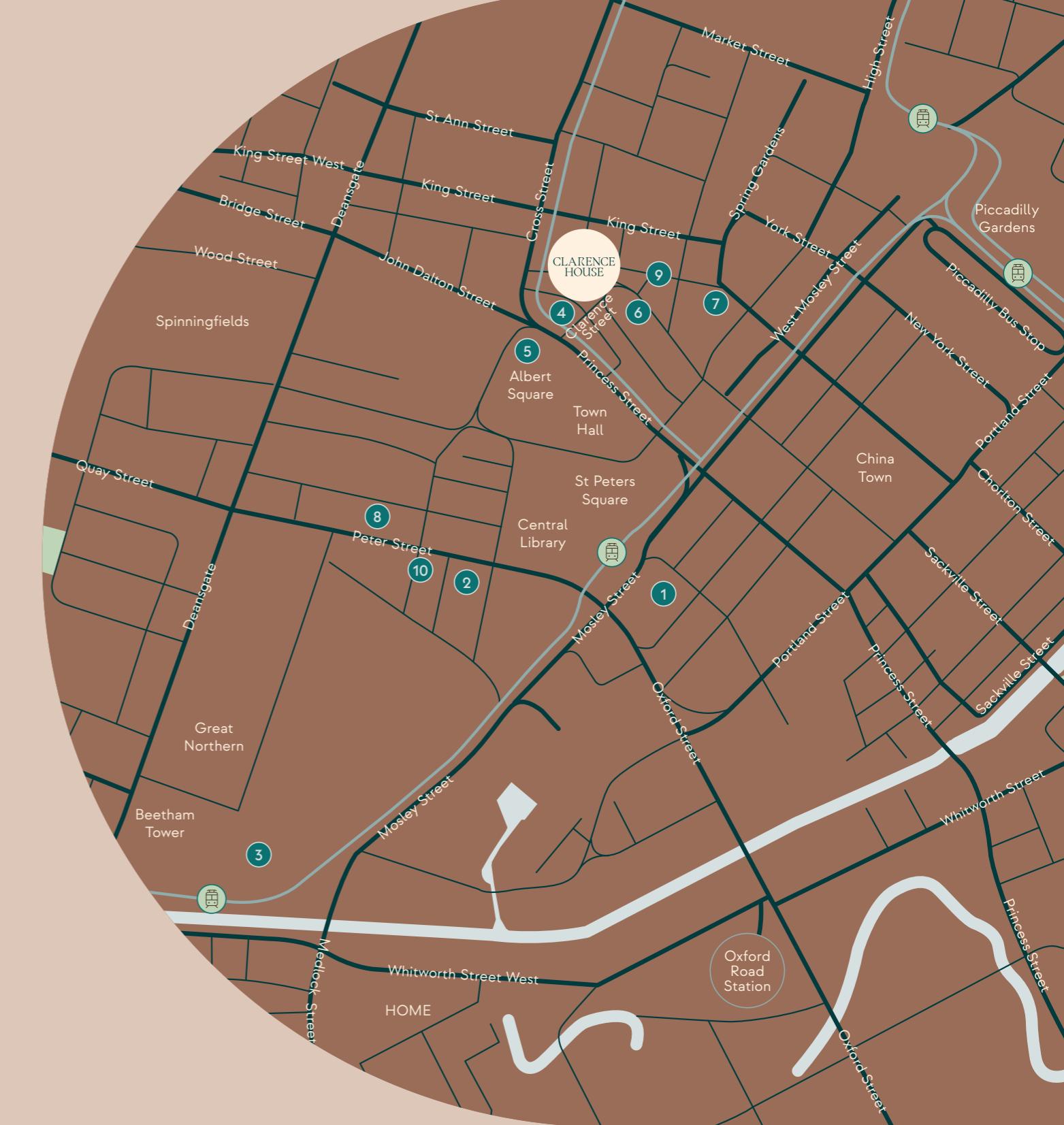
Reinventing darts for the 21st century, this is an experience that will bring unexpected, unbridled joy; all accompanied by bespoke cocktails and ridiculously tasty food.

Ship Canal House, 98 King St, Manchester M2 4WU

## 10. Curate your evening at EXHIBITION

A food-hall with a difference, Three kitchens serving fine Brazilian-British fusion, Scandinavian and Basque dishes all from Michelin-recommended teams.

St George's House, 56 Peter St, Manchester M2 3NQ



Tram hub with connections across the city

6 minute walk to St Peter's Square tram stop

8 minute walk to Piccadilly Gardens tram stop

3 train stations within 15 minute walk

12 minutes walk to Manchester Oxford Road train station

14 minutes walk to Deansgate train station

14 minutes walk to Piccadilly train station

20 minute train to Manchester Airport

Bike store and Car park available on site

# CLARENCE HOUSE

To find out more about making Clarence House a home for your business, please contact our sales and marketing team.

[clarencehousemcr.co.uk](http://clarencehousemcr.co.uk)

**Sixteen.**  
[sixteenrealestate.com](http://sixteenrealestate.com)

Rosie Veitch  
[rosie@sixteenrealestate.com](mailto:rosie@sixteenrealestate.com)  
0774 624 9920

**CBRE**  
[cbre.com](http://cbre.com)

Mark Garner  
[mark.garner@cbre.com](mailto:mark.garner@cbre.com)  
0779 9062 5236