

To Let:  
80 Mosley Street  
Manchester  
M2 3FX

# Bringing the city into centre frame

80  
Mosley  
Street

Fitted and furnished Part 5<sup>th</sup>  
floorworkspace from:  
1,559 sq ft (145 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.



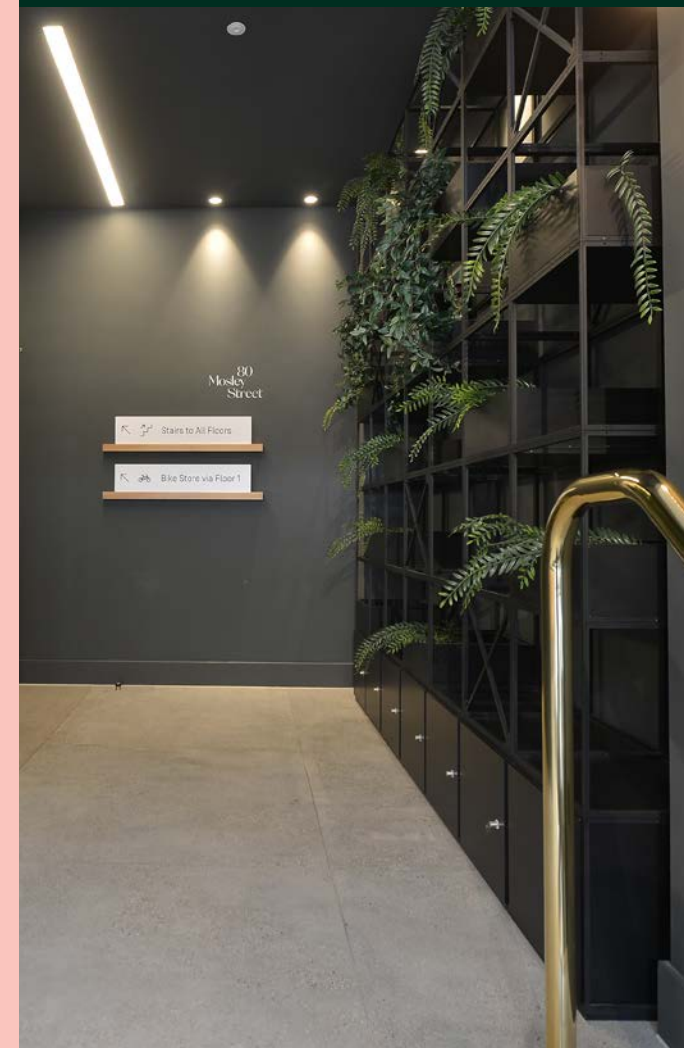
80 Mosley Street

## Modern Spaces, Iconic Views

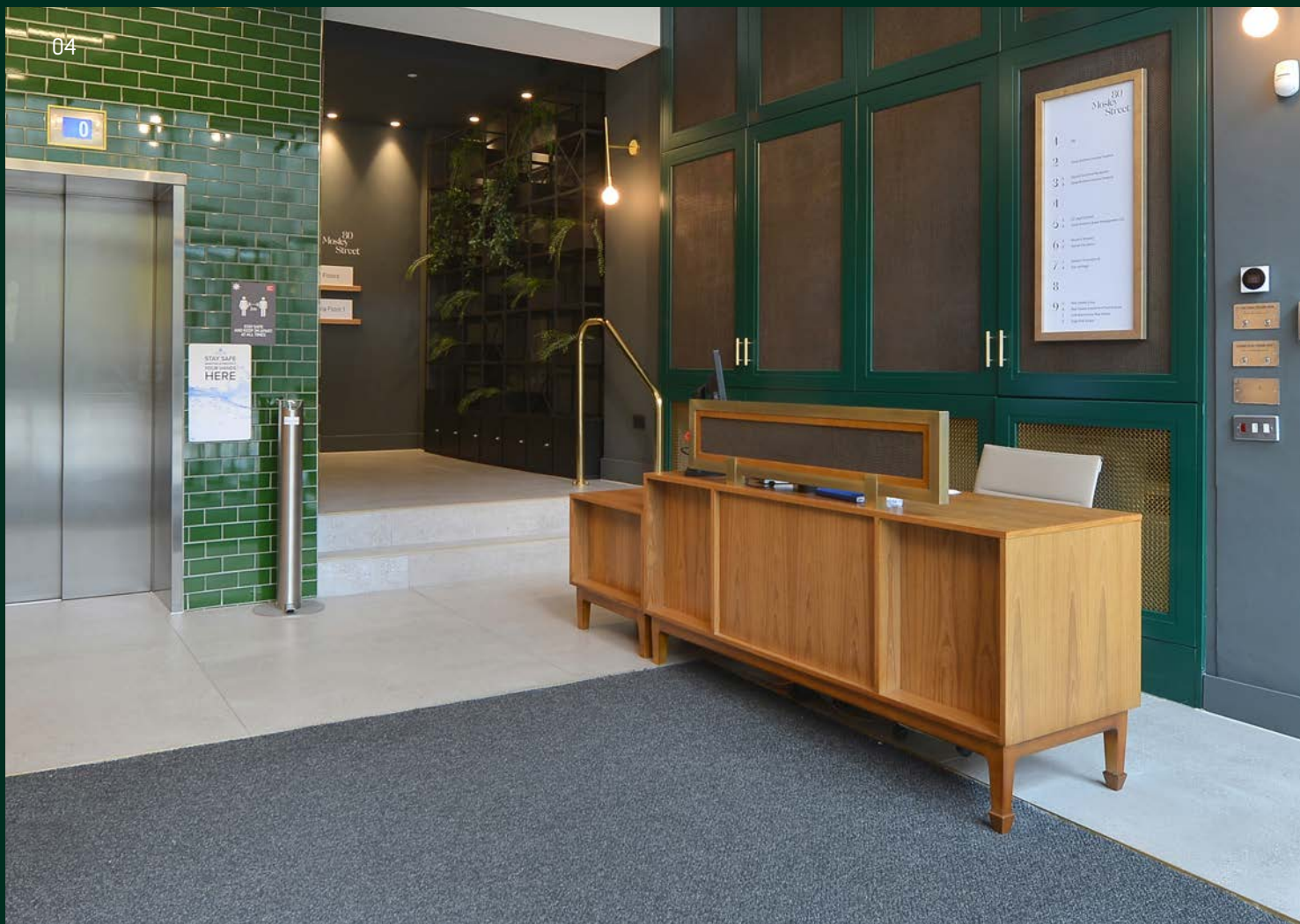
80 Mosley offers boutique style suites for well-established and growing businesses with flexibility to suit.

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

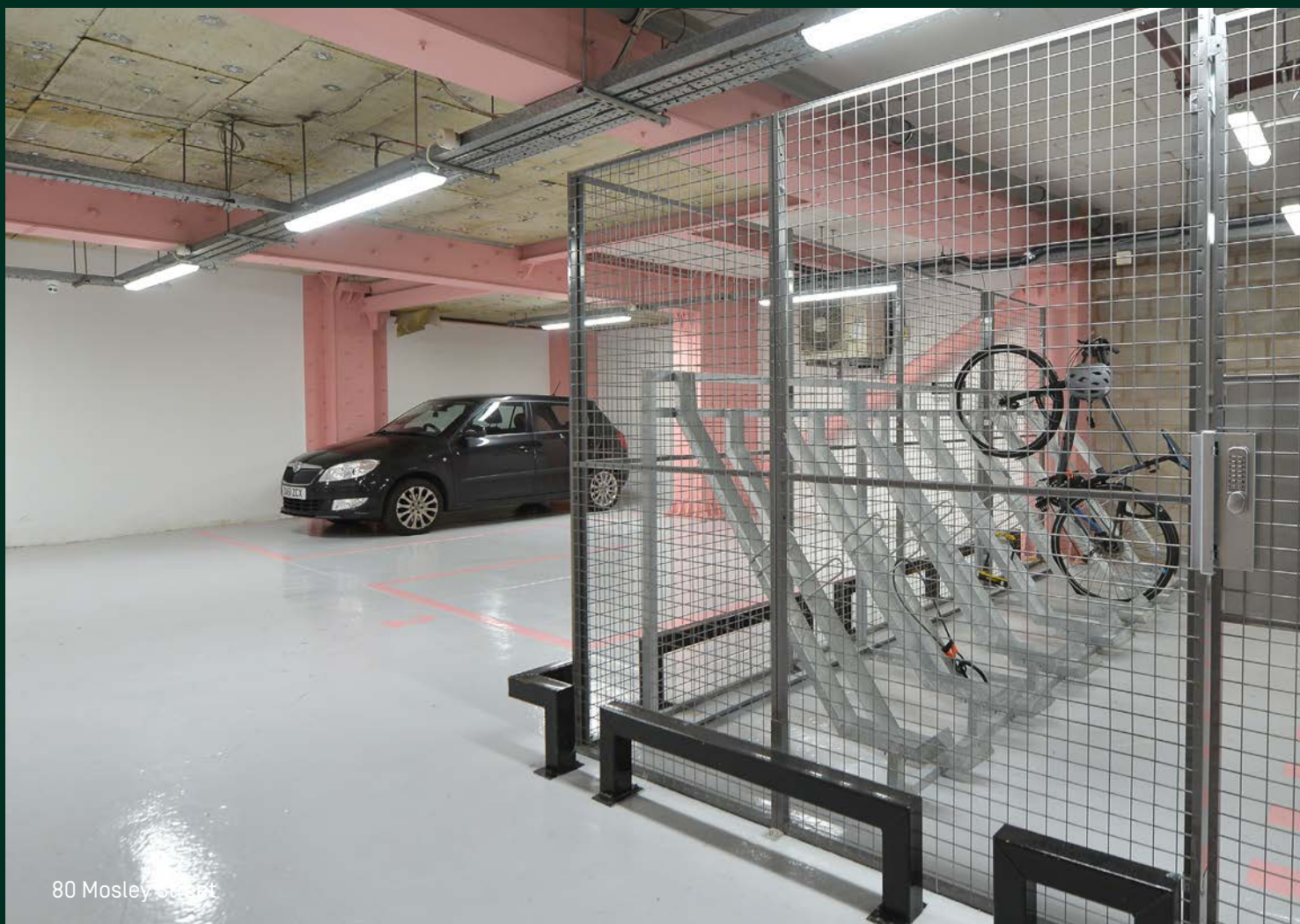
24 hour access 7 days a week

2 x passenger lifts with newly refurbished carts

Refurbished male and female WCs to each floor

New shower facilities and cycle hub to basement

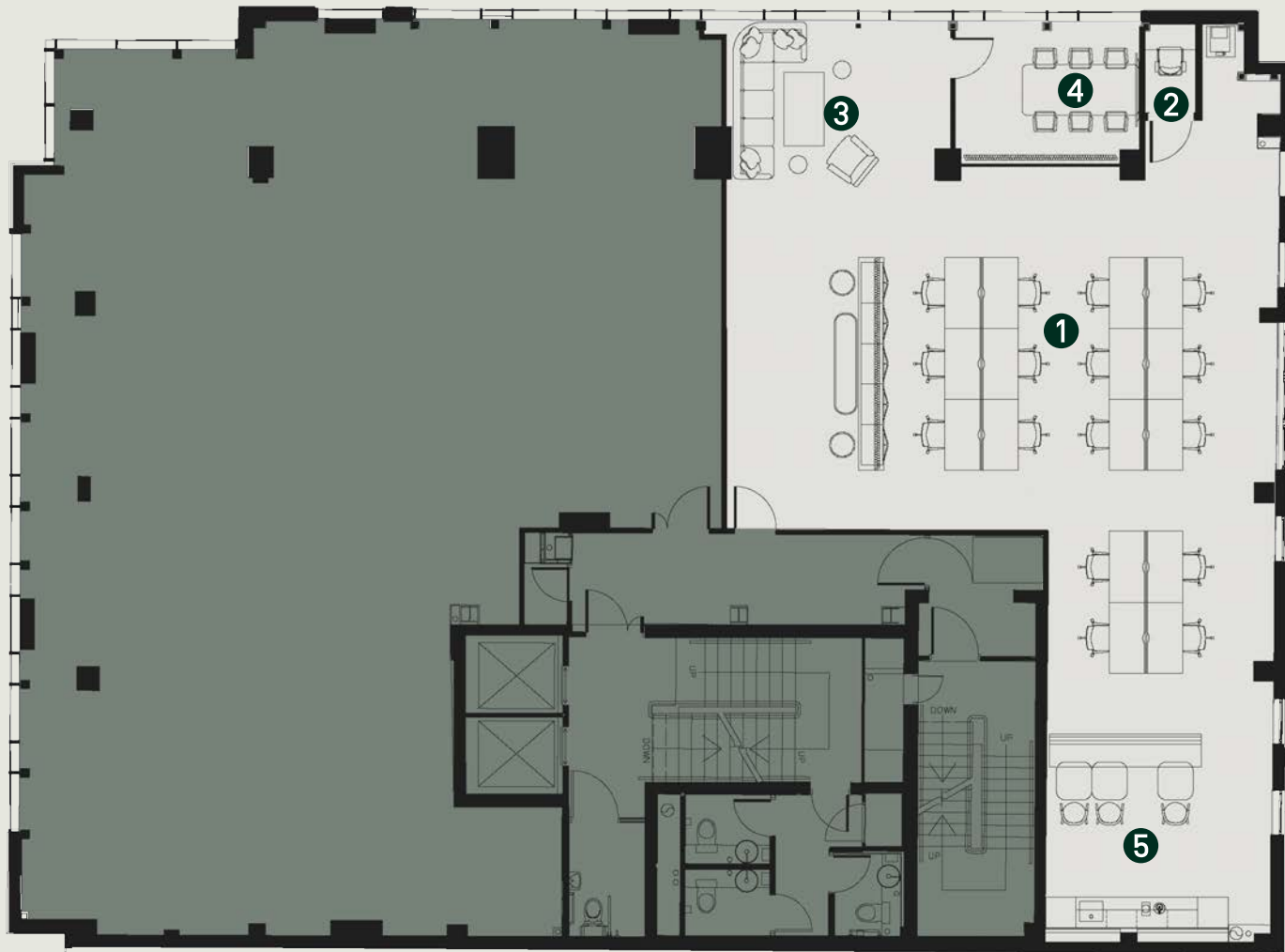
Secure basement parking





# Part 5<sup>th</sup> Floor

1,559 sq ft  
(145 sq m)



1) Office desks: 16

2) Phone booth: 1

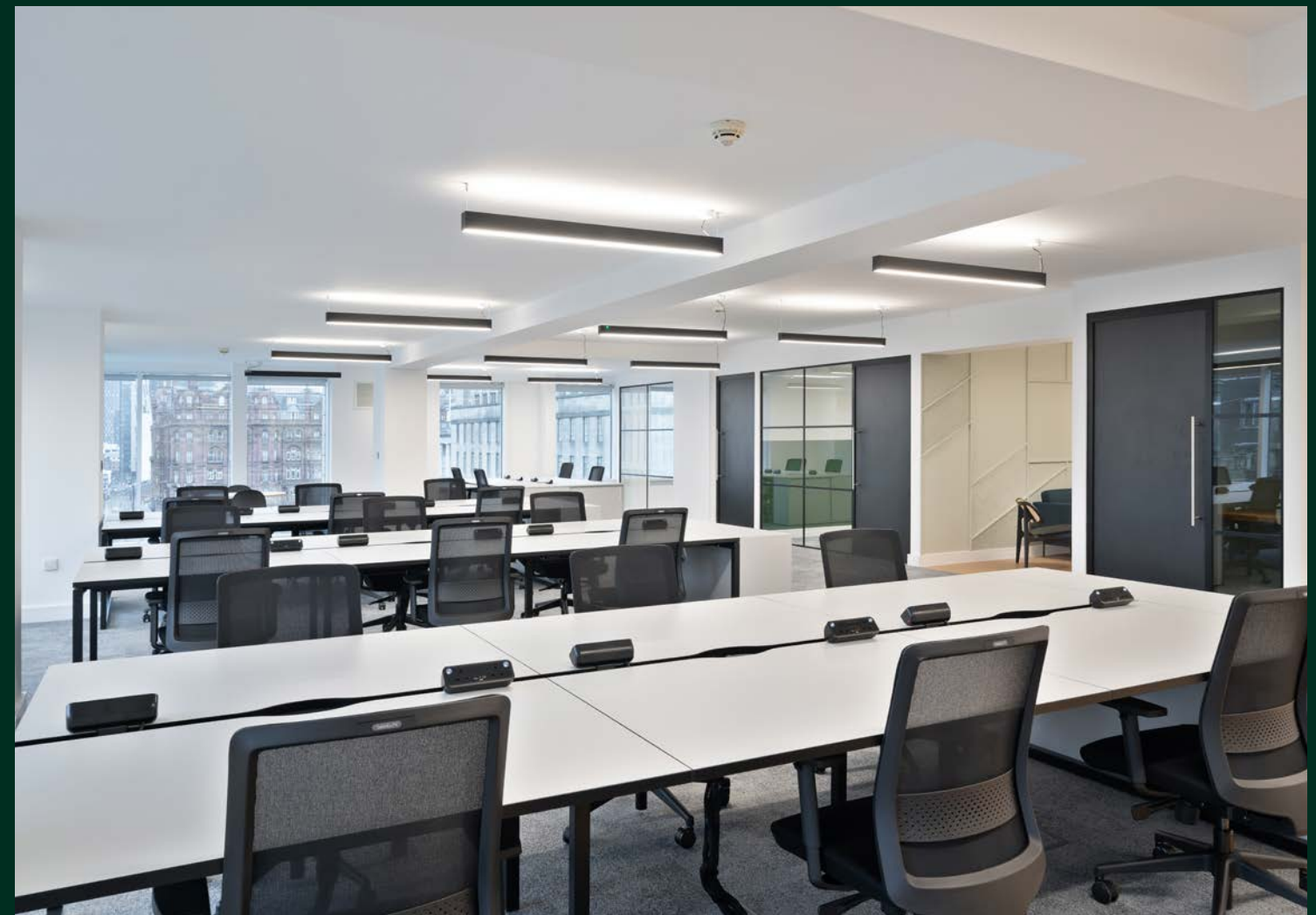
3) Breakout/lounge area

4) Meeting room: 6 seats

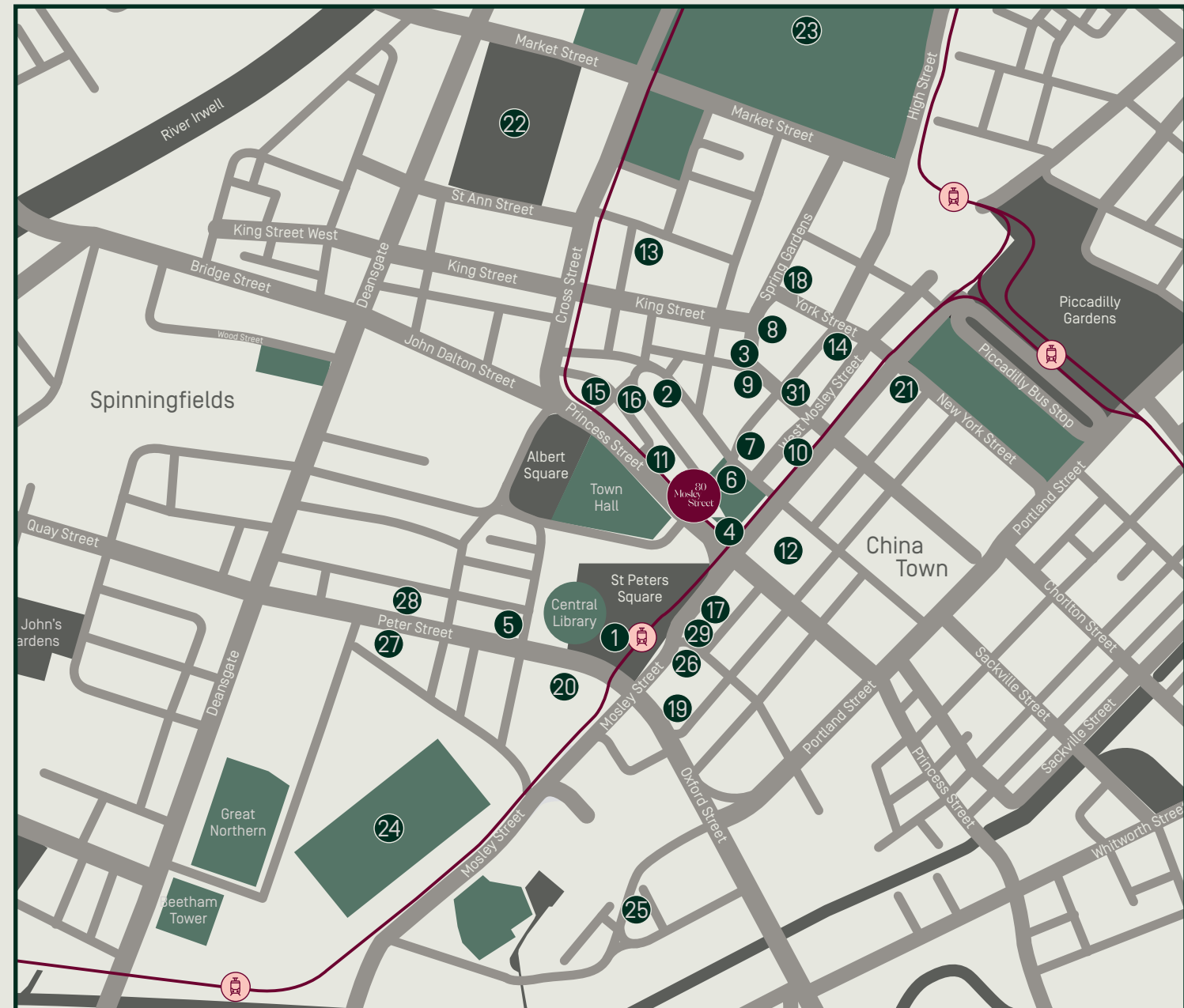
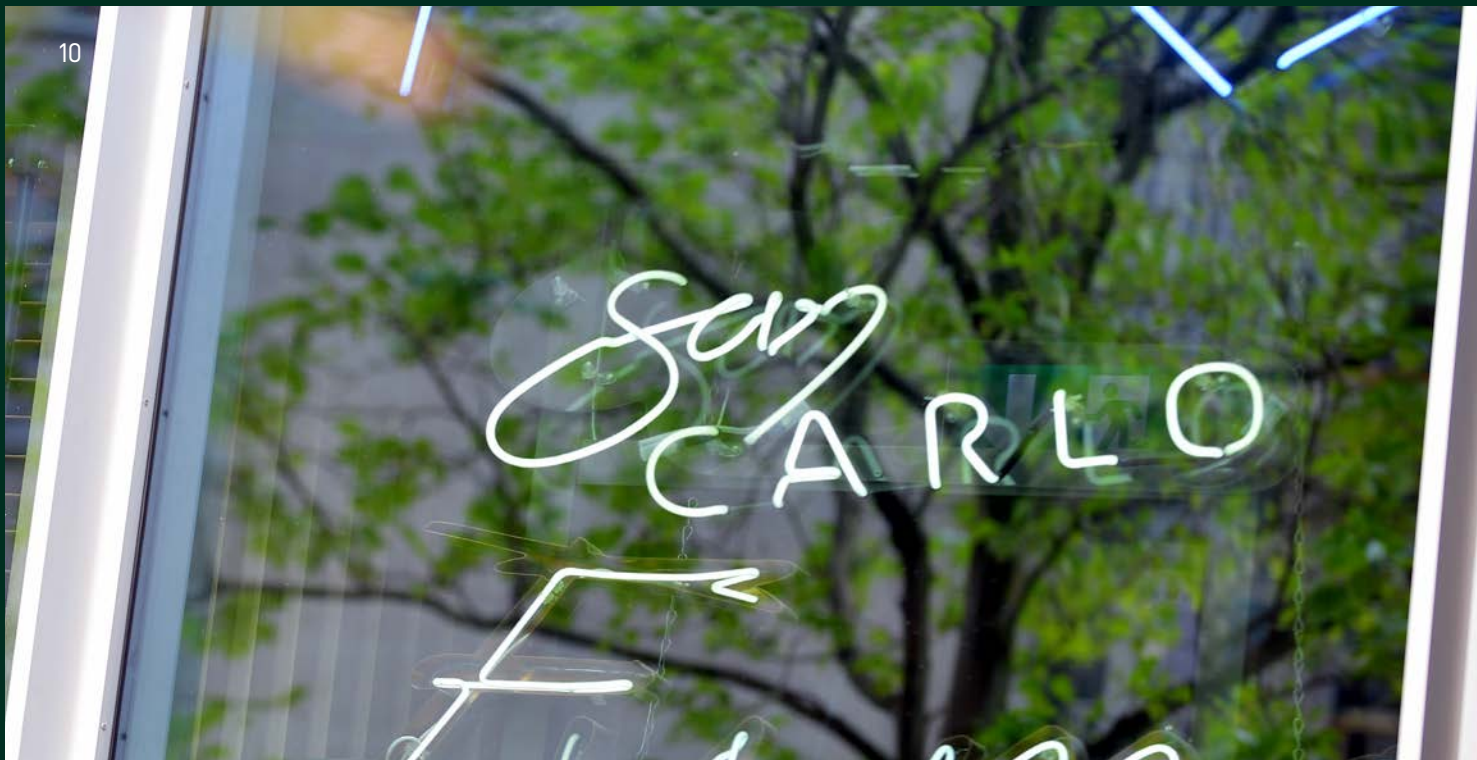
5) Tea point & Breakout Space











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
2. King Street Townhouse
3. Hotel Gotham
4. Caffè Nero
5. Starbucks
6. Salut
7. The Directors Box
8. Rosso
9. Six by Nico
10. Sainsbury's
11. Tesco

12. Manchester Art Gallery
13. KALA
14. Moose Coffee
15. Caffè Grande
16. Piccolino
17. Wagamama
18. Browns
19. Fumo
20. Midland Hotel
21. The Alchemist
22. St Ann's Square

23. Arndale
24. Manchester Central
25. Costa Coffee
26. The Anthologist
27. Peter Street Kitchen
28. Brewdog
29. Black Sheep Coffee
30. Albert's Schloss
31. Double Zero pizza





# 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:

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