

TO LET

PART 2ND FLOOR – 3,861 SQ FT

Fully fitted Grade A refurbished office suite

All inclusive rental

On site gym & business lounge

ANNEX, 15 Quay Street,
Manchester M3 3HN



OFFICE SPACE IN THE HEART OF MANCHESTER CITY CENTRE

Annex has set a new standard for office occupiers in a modern grade A refurbished building.

All occupiers benefit from:



ON SITE "AF URBAN" GYM



BOOKABLE MEETING ROOMS



ALL INCLUSIVE RENT



FULLY FITTED OFFICES



CONCIERGE

The suite benefits from the following fit out:



BOARDROOM



6 PERSON MEETING ROOM



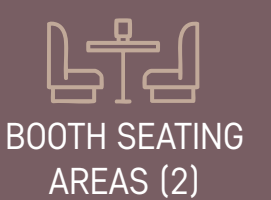
4 PERSON MEETING ROOMS (2)



BREAKOUT LOUNGE



FULLY FITTED KITCHEN



BOOTH SEATING AREAS (2)



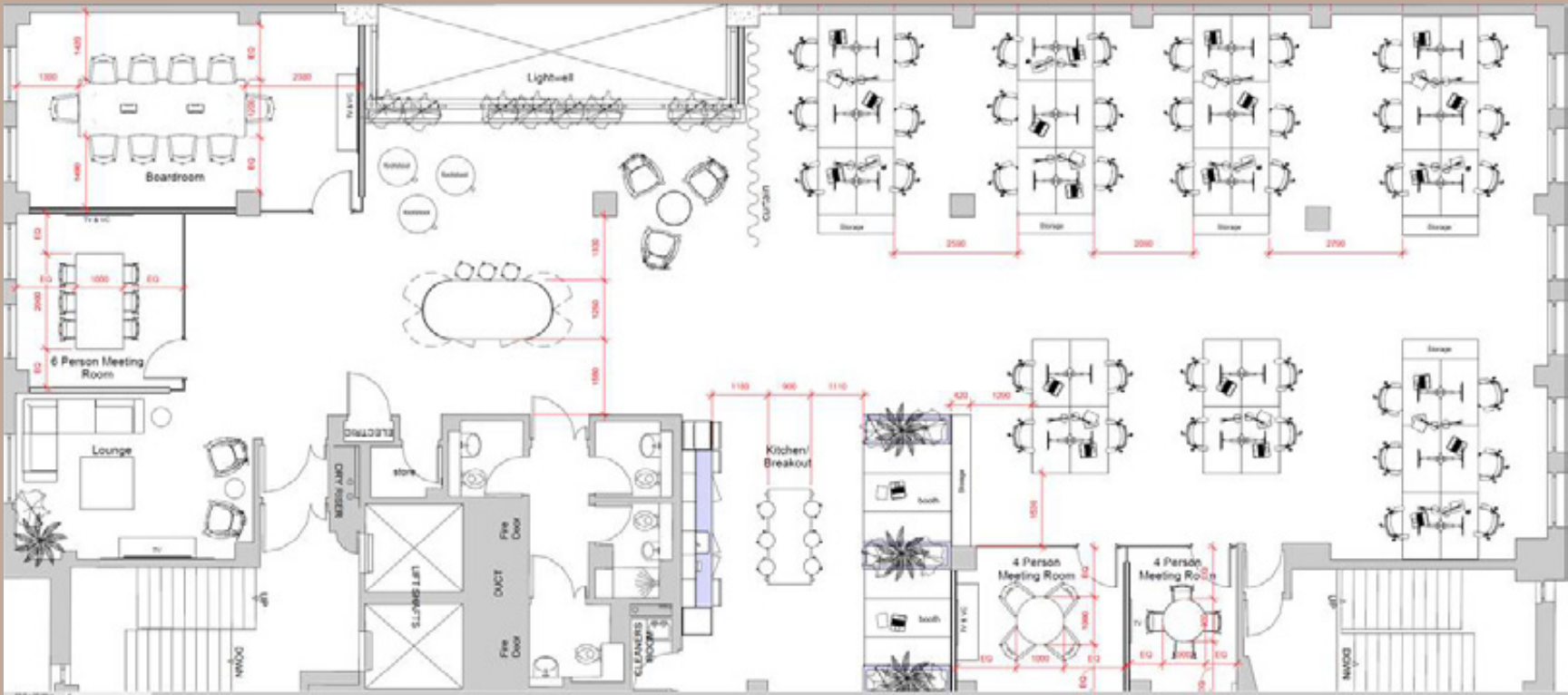
BREAKOUT AREAS

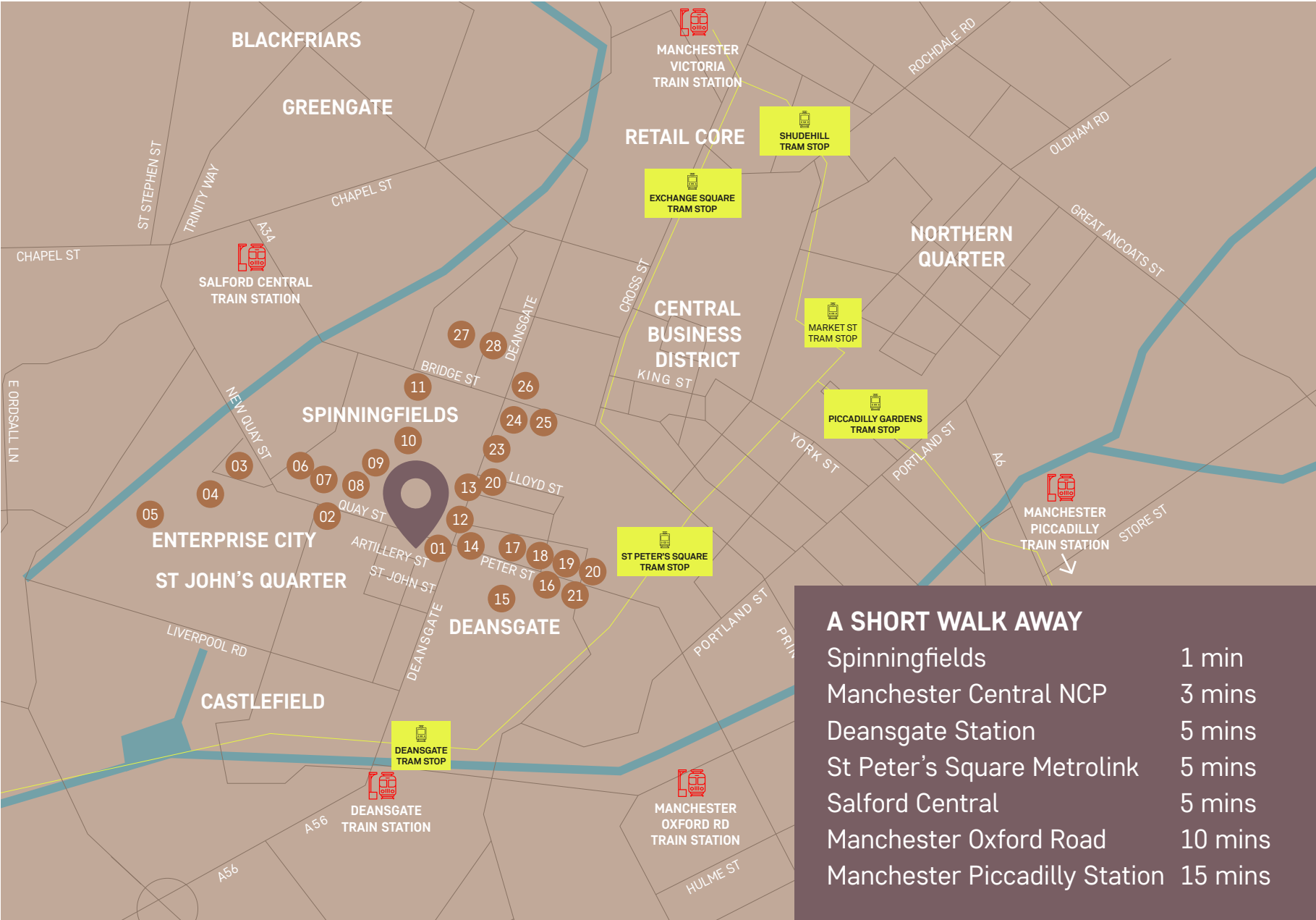


38 OPEN PLAN DESKS



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MAP KEY

- 01 Blues Kitchen

02 Everyman Cinema

03 Courts Club

04 Fenix

05 The Trading Route

06 Tattu

07 Louis Restaurant

08 The Lawn Club

09 The Ivy

10 The Alchemist

11 Dishoom

12 Federal

13 Hawksmoor

14 Dirty Martini
- 15 Great Northern

16 Impossible

17 Albert's Schloss

18 Brewdog

19 Ezra & Gil

20 Starbucks

21 Haunt

22 Gusto

23 Box

24 Six By Nico

25 92 Degrees Coffee

26 La Bandera

27 San Carlo

28 Bem Brazil



MANCHESTER’S FINEST BARS,
RESTAURANTS & SIGHTS ON
YOUR DOORSTEP

Annex is superbly located close on Quay Street, directly opposite Spinningfields, and close to St John’s Quarter, Enterprise City and The Printworks which provide a host of facilities and amenities for staff to enjoy. Whether it’s convenience stores, gyms, restaurants, coffee shops, hotels or sandwich shops there is a vast selection from independents to national and global brands.

It is also located close to The Factory, Soho House and The Ivy, giving occupiers a venue for every occasion.



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FURTHER INFORMATION

LEASE

The office is available by way of an assignment of the existing lease which expires in June 2027 (incorporating a break option in June 2026).

RENT

The suite is available on an all inclusive basis which is at £277,027 pa.(from June 2025).

EPC

The suite has an EPC rating of B.

CONTACT

For more information, please contact:



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