

2nd Floor Bainbridge House

London Road, Manchester, M1 2PW

Leasehold
Office

4,397 Sq Ft (408 Sq M)



To Let | £18.50 Per Sq Ft



Key information



Rent
£85,741
per annum



Service Charge
£TBC



Rateable value
£TBC



EPC
Rating: C

Description

Bainbridge House is a four storey office building offering refurbished office accommodation.

The subject suite includes suspended ceilings with carpeted floors and perimeter trunking. The suite has gas central heating and air conditioning. It is largely open plan with various meeting rooms along with kitchen and integral w/c facilities.

Amenities



City Centre
Location



Train Station
Nearby



Meeting
Rooms



Flexible
Lease Terms



Air
Conditioning



Suspended
Ceilings

Location

Bainbridge House is located directly opposite to Manchester Piccadilly Station, offering excellent transport connectivity via rail, tram, bus or car.

The surrounding area provides a range of amenities all within a short walk including Mayfield Park, Kampus and Piccadilly Gardens offering a range of shops/bars/cafes/restaurants.

Address: [Bainbridge House, London Road, Manchester, M1 2PW](#)

What3words: [:///firm.fonts.librarian](#)

Locations

Piccadilly Gardens: 5 min walk

Manchester University: 15 min walk

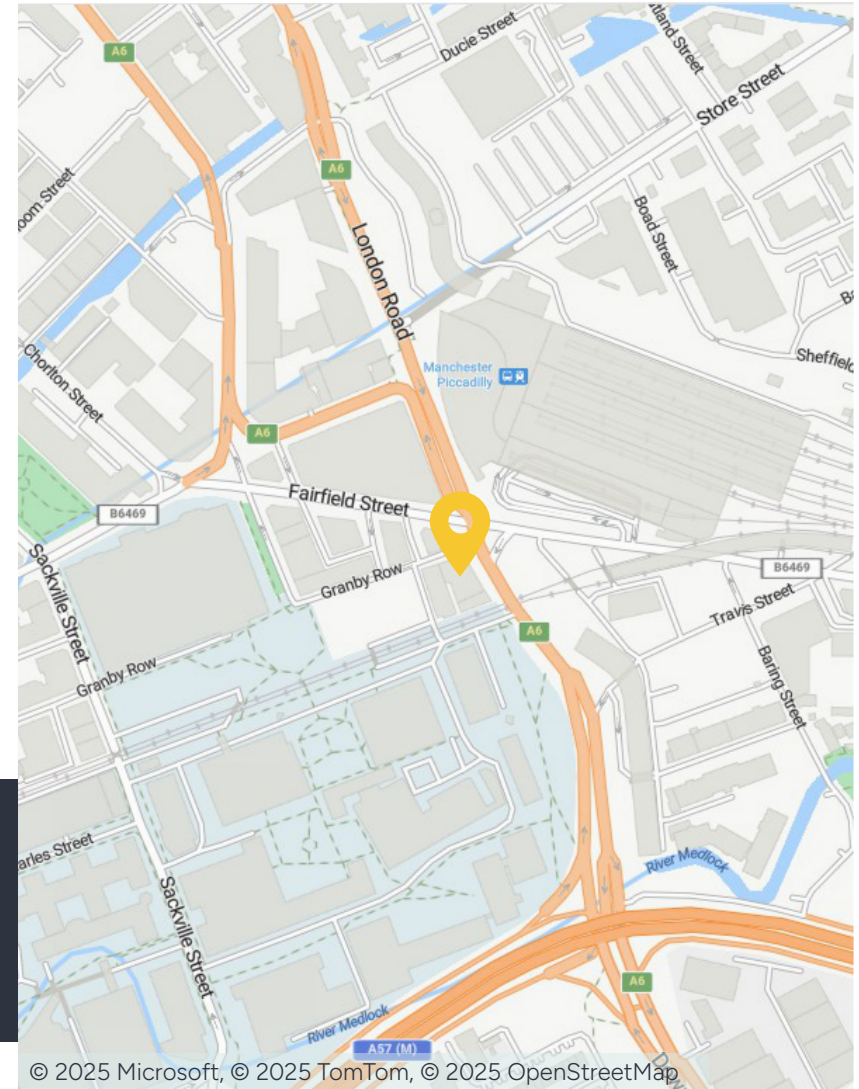
Northern Quarter: 7 min walk

Nearest station

Manchester Piccadilly: 1 min walk

Nearest airport

Manchester Airport: 20 min drive



Further information

Rent

£18.50 per sq ft / £85,741 per annum.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting. The furniture shown in these particulars is not included in the letting but may be available by separate negotiation.



Further information

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is c.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Marcus Baumber

0161 214 4694

marcus.baumber@fishergerman.co.uk



Erica Saxon

0151 242 8960

erica.saxon@fishergerman.co.uk

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Particulars dated November 2025. Photographs dated November 2025.



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