

# 2<sup>nd</sup> 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](https://what3words.com/firm.fonts.librarian)

### Locations

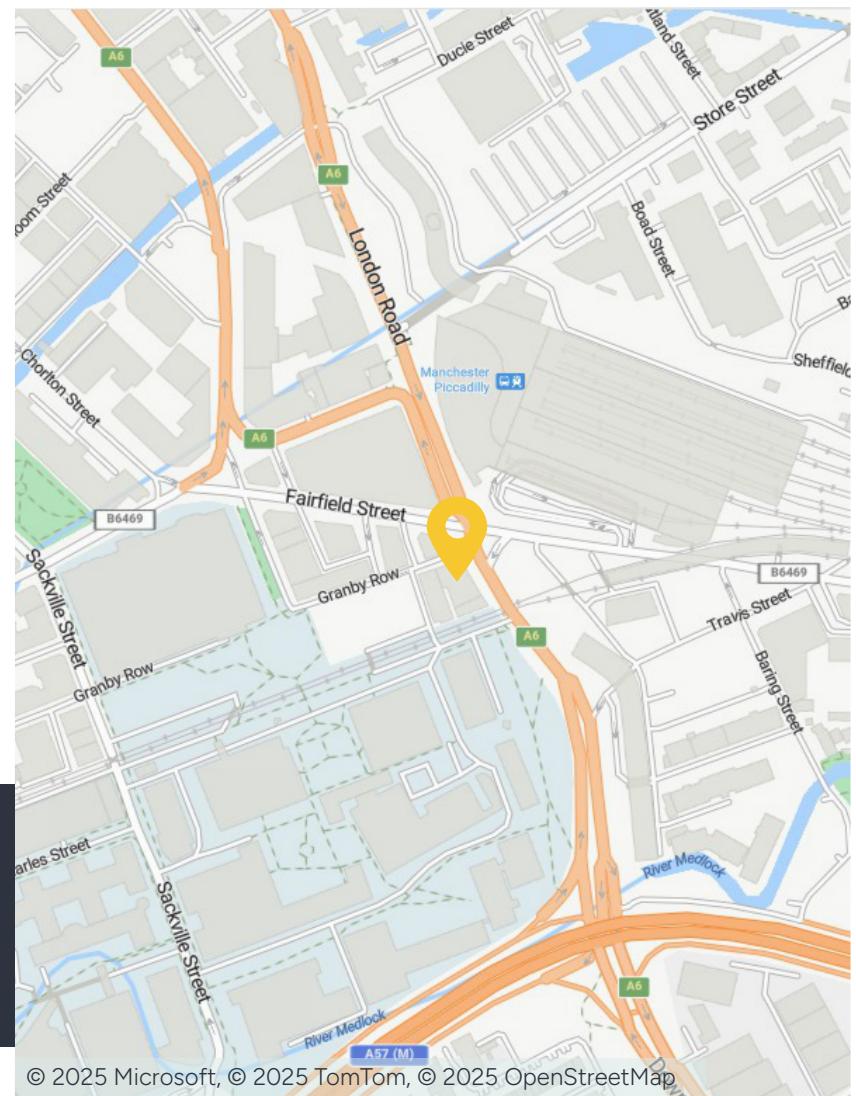
**Piccadilly Gardens:** 5 min walk  
**Manchester University:** 15 min walk  
**Northern Quarter:** 7 min walk

### 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

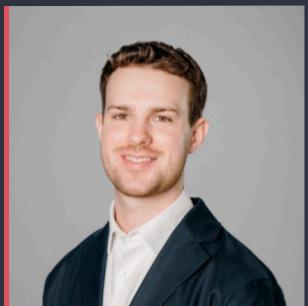
Strictly by prior arrangement with the sole agents.



# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated November 2025. Photographs dated November 2025.