

# Gifford Dixon

Commercial Property

## TO LET

Grade A  
Office Space



**The Offices, 53 King Street, Manchester, M2 4LQ**

**Suites available from 3 to 34 person offices**

**Rents starting from just £1,050 per month**

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

# 0161 667 1317

# Gifford Dixon



0161 667 1317

# Gifford Dixon

## LOCATION

Situated in the heart of Manchester City Centre, 53 King Street offers fully serviced workspace solutions in an elegant Grade II listed building in Manchester's exclusive banking district.

King Street is Manchester's most prestigious business address in the city's vibrant and sophisticated prime commercial core. King Street is home to numerous high-profile Companies and offers a wide range of quality niche retail operators such as Hugo Boss, Vivienne Westwood and Diesel. Manchester, and in particular King Street and the surrounding area, is home to many popular and reputable restaurant operators such as Miller & Carter, Mr Thomas's Chop House, Rosso, and El Gato Negro.

The Offices are also within close proximity to the city's main retail areas on St Ann's Square and The Arndale Centre on Market Street, which are only a few minutes' walk away.

The Offices also offer excellent transport links with Victoria, Piccadilly, Oxford Road, and Deansgate Railway Stations within easy reach, as well as being within a short walk of Piccadilly Gardens and St Peter's Square Metrolink Stations.

## DESCRIPTION

A remodelled entrance, business lounge and reception area with impressive facilities supports the modern refurbished office suites from the first to the fifth floors, creating a unique space in which business can flourish.

At The Offices you have 24/7 access to your suite allowing your team to work at the ideal times for your business. There is a dedicated Front of House team as well as on site tech support, cleaning and maintenance to assist with daily needs.

Services included within your monthly rental include:

- High speed internet
- Meeting rooms for hire
- Business lounge
- Site tech support
- Kitchens with free tea & coffee
- Mail & package handling
- Manned reception/Front of House Team
- Gym & showers
- Cycle store

## EPC RATING

C (64)

## TERMS

Offices are being offered on an inclusive rental agreement for a minimum 12-month term with 1 month rent free.

## ACCOMMODATION

Office space is available from 174 Sq. Ft. up to 1,862 Sq. Ft. and the premises has scope to grow with your business, adding space as and when required. The following boutique office suites are presently available:

### 2nd Floor

Suite 5 - 10 desks/461 sq ft - £3,500 pcm + VAT

Suite 11 - 4 desks/233 sq ft - £1,400 pcm + VAT

### 3rd Floor

Suite 15 - 34 desks/1,862 sq ft - £11,900 pcm + VAT

Suite 21 - 8 desks/413 sq ft - £2,800 pcm + VAT

Suite 22D - 18 desks/828 sq ft - £6,300 pcm + VAT

Suite 23 - 18 desks/964 sq ft - £6,300 pcm + VAT

### 4th Floor

Suite 19 - 4 desks/181 sq ft - £1,400 pcm + VAT

Suite 25 - 8 desks/393 sq ft - £2,800 pcm + VAT

Suite 29 - 6 desks/282 sq ft - £2,100 pcm + VAT

### 5th Floor

Suite 34 - 18 desks/1,164 sq ft - £6,300 pcm + VAT

Suite 39 - 3 desks/174 sq ft - £1,050 pcm + VAT

Suite 40 - 5 desks/496 sq ft - £1,750 pcm + VAT

## CONTACT



**Steven Gifford-Dixon** MSc MRICS

T: 0161 667 1317

M: 07779 263914

E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

W: [gifforddixon.co.uk](http://gifforddixon.co.uk)

Subject to contract  
8th December 2021

# 0161 667 1317

# Gifford Dixon

2nd Floor



Suite 5



Suite 11

0161 667 1317

# Gifford Dixon

## 3rd Floor



Suite 15



Suite 21



Suite 22D



Suite 23

0161 667 1317

# Gifford Dixon

4th Floor



Suite 19



Suite 25



Suite 29

0161 667 1317

# Gifford Dixon

5th Floor



Suite 34



Suite 39



Suite 40

0161 667 1317

# Gifford Dixon



0161 667 1317



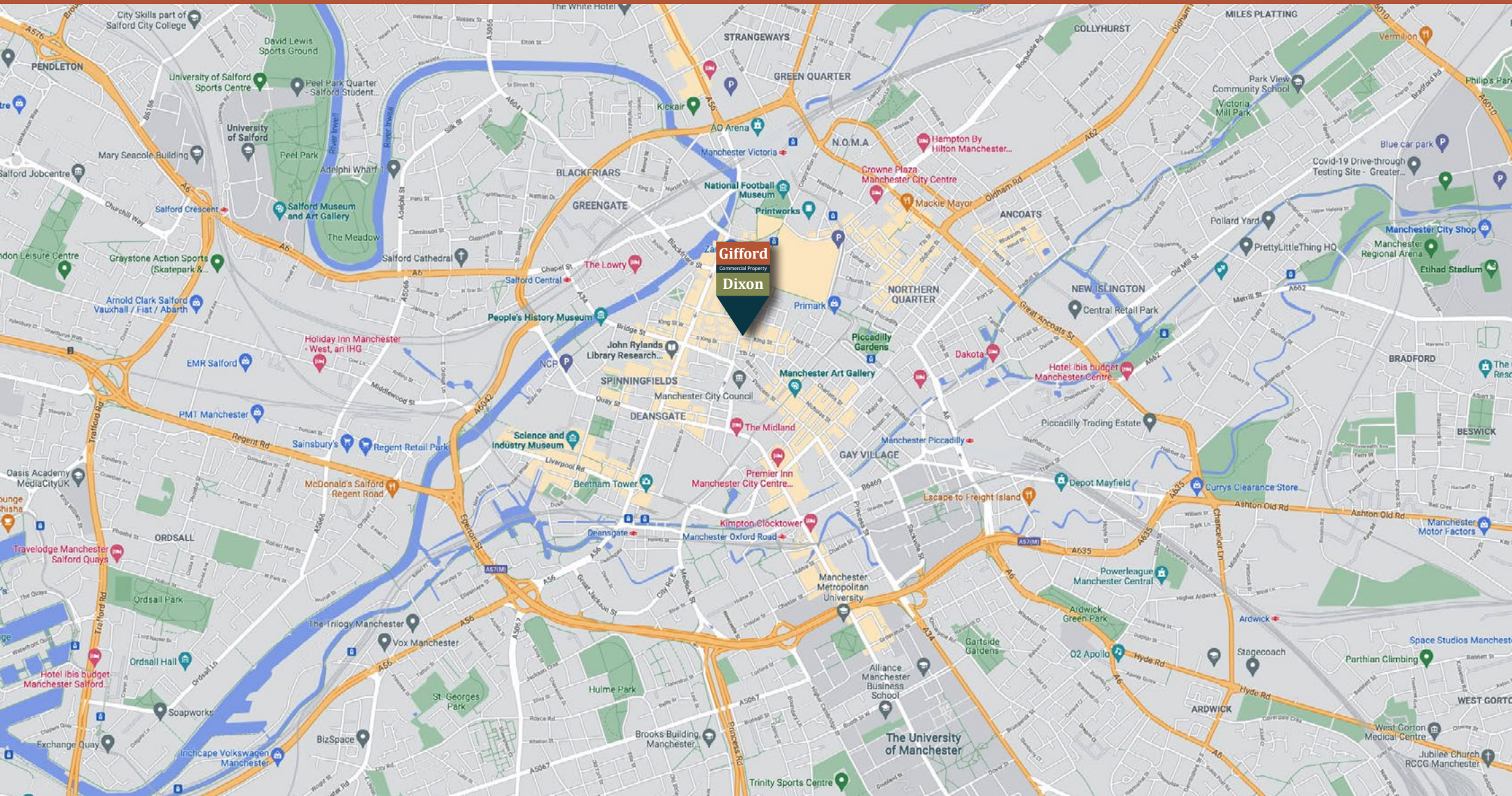
# Gifford Dixon



**Gifford**  
Commercial Property  
**Dixon**

0161 667 1317

# Gifford Dixon



**Gifford**  
Commercial Property  
**Dixon**

**Important Notice:** Gifford Dixon Commercial Property for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer of contract. None of the statements contained in these particulars as to the property are to be relied on as statements of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor(s) or lessor(s) do not make or give and neither Gifford Dixon Commercial Property nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

# 0161 667 1317