



Fairbairn Building

70 -72 Sackville Street, Manchester, M1 3NJ

Character Office Suites To Let



30

Fairbairn Building

STETHO

6

Character Office Suites To Let

Carefully refurbished to ensure the unique architectural features have been preserved and celebrated.

The Fairbairn Building extends to approximately 17,317 sq ft arranged over lower ground and five upper floors. The building provides a self-contained floor of 3,246 sq ft.

The building is accessed via an impressive double height reception area providing lift access to all floors. Each floor benefits from a dedicated entrance accessed from the main core together with self-contained WC's and kitchen area.

The space has been carefully refurbished to ensure the unique architectural features have been preserved and celebrated. By doing so the Fairbairn Building is able to provide occupiers with high quality, characterful office space.





SPINNINGFIELDS

 VICTORIA STATION

MANCHESTER CENTRAL

MANCHESTER CITY CENTRE

 SHUDEHILL
TRANSPORT
INTERCHANGE

ST PETER'S SQUARE

PICCADILLY GARDENS

Portland Street

CHORLTON ST
BUS TERMINAL

NORTHERN QUARTER

 OXFORD ROAD STATION

A34 Princess St

Chorlton St

KAMPUS

A6

Sackville St

UMIST
VIMTO PARK

Fairfield St


Fairbairn Building

MANCHESTER UNIVERSITY CAMPUS

 PICCADILLY STATION

KNOWLEDGE QUARTER

A6 London Rd

MANCUNIAN WAY (A57M)



Unique space

In a prominent position overlooking Vimto Park.

Fairbairn Building is situated in a prominent position on Sackville Street overlooking Vimto Park. Sackville Street and the immediate surrounds form part of Manchester's Knowledge Quarter given its proximity to the Manchester Universities campus. The Knowledge Quarter and southern fringe of the city centre is considered one of the most vibrant areas where residents and workers can benefit from a wide range of cafes, bars, restaurants, shopping and leisure facilities.

In recent times the high quality location and unique office space has attracted a number of high profile occupiers to the area, including; Havas Lynx, Patagonia and Vans.





The place to be

Fairbairn Building is located close to Sackville Street / Whitworth Street junction. Piccadilly railway station is within a short walk to the building which in turn provides links to London, Leeds and many other major UK destinations. Piccadilly Gardens, Chorlton Street Bus Terminal and Oxford Road railway station are all within an easy walk.



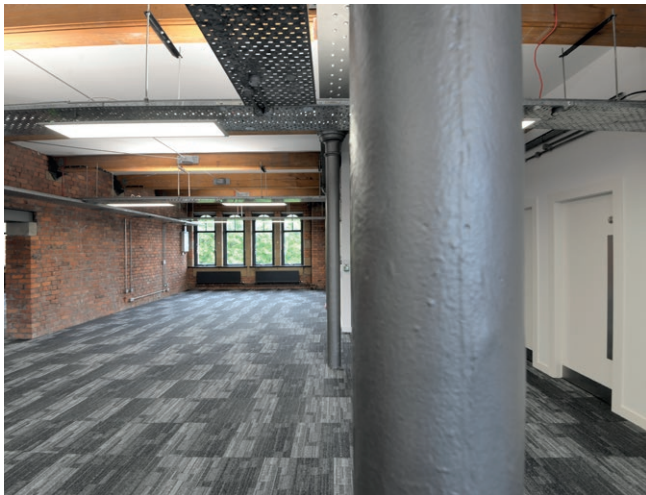
Key

- **Restaurants and bars**
 - 1 Esquires coffee shop
 - 2 Carluccios
 - 3 Chango's Burrito
 - 4 Philpotts/Pizza Express
 - 5 Dog Bowl
 - 6 Gorilla
 - 7 Upper Crust
 - 8 Pizza Express
 - 9 Ask Italian
 - 10 Grill on New York Street
 - 11 The Alchemist
 - 12 Giovanni's Deli
 - 13 Philpotts
 - 14 Starbucks
 - 15 Cafe Nero
 - 16 Zizzis
 - 17 Bella Italia
 - 18 Pret
 - 19 Wrap it Up
 - 20 China Town
 - 21 Tribeca
 - 22 Chopped
 - 23 Canal Street
 - 24 Peru Perdu
 - 25 Foundation Coffee
 - 26 O Sheas Irish Bar

- **Retail & Leisure**
 - 27 Market Street
 - 28 Manchester Arndale
 - 29 Northern Quarter
 - 30 Tesco Express
 - 31 Sainsburys
 - 32 JD Sports Gym

- **Hotels**
 - 33 Mecure, Piccadilly
 - 34 Britannia
 - 35 Malmaison
 - 36 DoubleTree by Hilton
 - 37 Holiday Inn
 - 38 Ibis Hotel
 - 39 Novotel
 - 40 Premier Inn
 - 41 Ibis
 - 42 Kimpton Clocktower Hotel





A superb specification

- Gas fired central heating with feature cast iron radiators
- Excellent natural light
- Exposed timber beams
- Exposed brick work
- Key fob entry / access system
- 24/7 access
- Glass fronted passenger lift
- New LED light fittings
- Fitted kitchen
- Shower on each floor
- Good floor to ceiling height
- On site parking
- Bike storage

Terms

The accommodation is available by way of new effective full repairing and insuring lease on terms to be agreed. All costs including rent, service charge and business rates are available upon request.

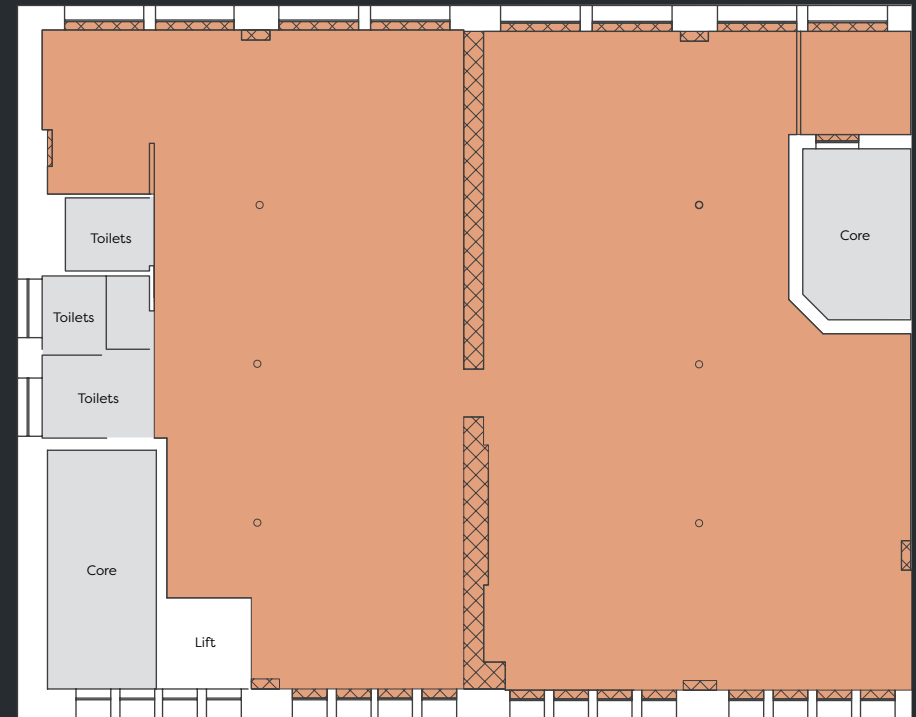


EPC

The building has an EPC of D-79.



Third Floor 3,246 sq ft



Typical floorplan





Fairbairn Building

70 -72 Sackville Street, Manchester, M1 3NJ

For further information and viewings
please contact the agents.

Toby Nield

E toby.nield@cushwake.com
T 0161 455 3752
M 07796 709 814

Ed Keany

E ed@edwardsandco.com
T 0161 833 9991
M 07734 229202



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2022 .
RB&Co 0161 833 0555. www.richardbarber.co.uk