

11 Ducie Street, Piccadilly Basin

To Let – 5,658 sq ft and 6,139 sq ft.

Fully fitted workspace/studios.

Stunning Manchester studio overlooking the Piccadilly Canal Basin which when completed was recognised as one of the best new buildings in the city. Designed by BDP, the studio set new standards for energy efficiency in the North West of England.





11 Ducie Street is a showcase of fresh thinking. Highly sustainable in its design, the building was Manchester's first naturally ventilated building to achieve BREEAM 'Excellent' status.

The building provides an inspirational working environment with stunning views across the canal basin. The building has won a host of awards for its design and green credentials.



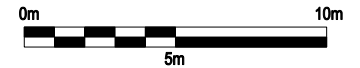
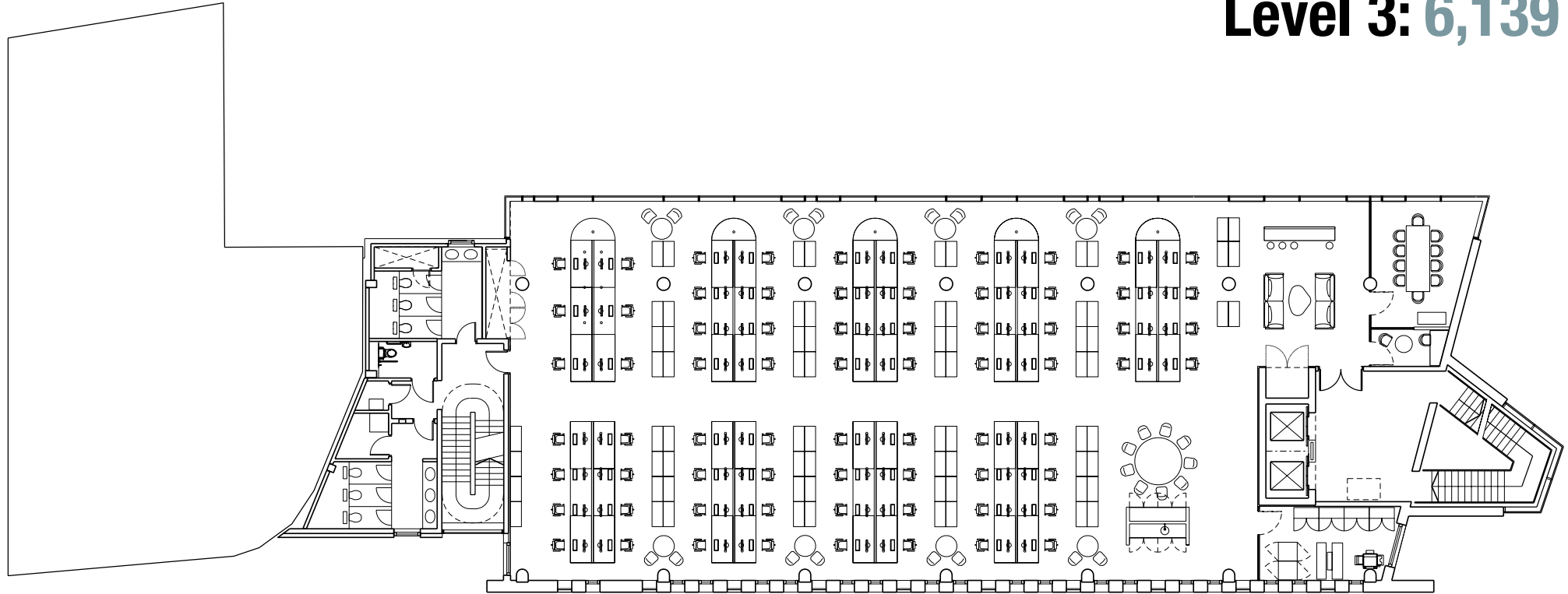
Level 3

Flexible, open plan floor workspace with...

Contemporary aesthetic and exceptional sustainability credentials.

- 6,139 sq ft
- Fully fitted and cabled.
- Naturally ventilated with wall louvres which are connected to temperature, climate and CO₂ monitors, and controlled via BMS.
- 10 person meeting room.
- Fully accessible raised floors.
- Existing furniture available for reuse (desks, lockers and chairs).
- High quality kitchenette with water heater, fridge, sink and storage space.
- North wall clad in Douglas fir timber, with acoustic insulation.
- Subsidised ground floor deli.
- Separate male, female and accessible WC facilities.
- Shower and changing facilities.
- Nearby secure cycle storage.
- 2 x 8 person lifts.

Level 3: 6,139 sq ft





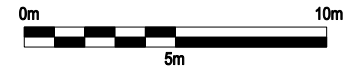
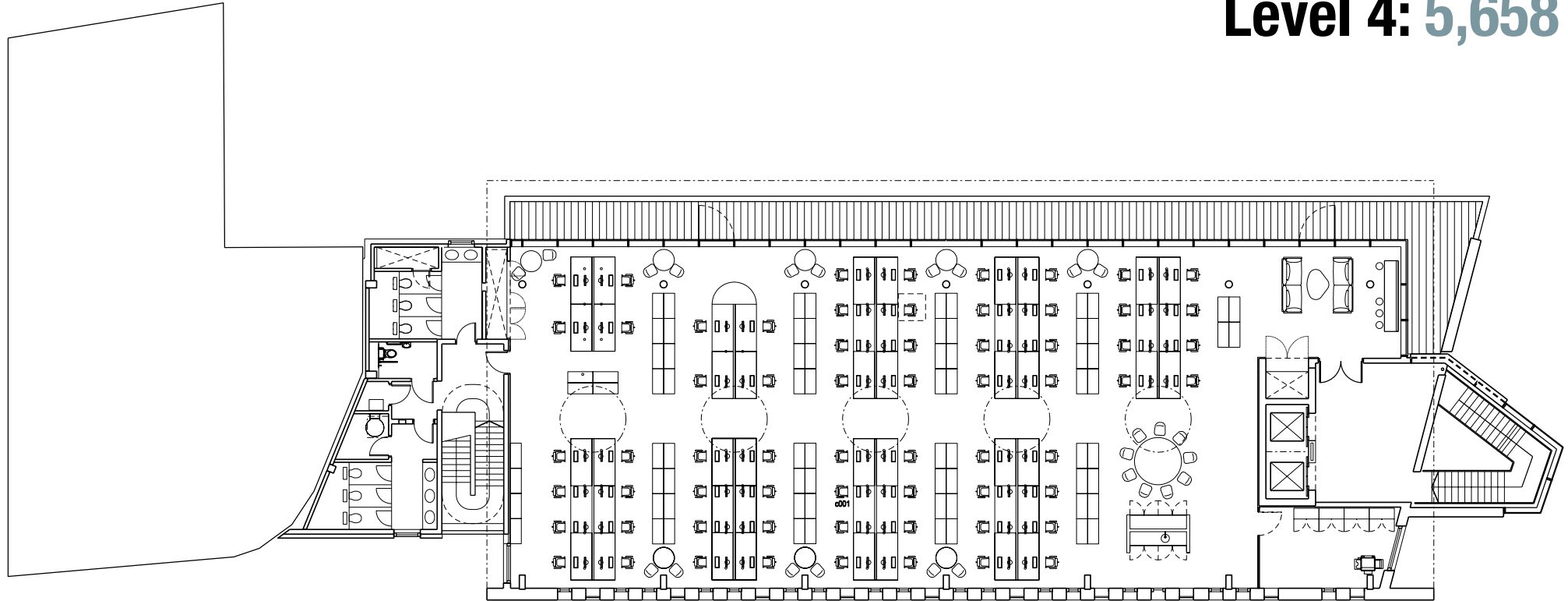
Level 4

A lofty space with great views across the city...

Roof terrace, stunning views over the canal and city, fully furnished, plug and play opportunity.

- 5,658 sq ft
- Fully fitted and cabled.
- Naturally ventilated with wall louvres and opening roof lights which are connected to temperature, climate and CO₂ monitors, and controlled via BMS.
- 10 person meeting room.
- Fully accessible raised floors.
- 60 desks with locker space; Existing furniture available for reuse (desks, lockers and chairs).
- High quality kitchenette with water heater, fridge, sink and storage space.
- North wall and ceiling clad in Douglas fir timber, with acoustic insulation.
- Full length private roof terrace with views over the Northern Quarter.
- Subsidised ground floor deli.
- Separate male, female and accessible WC facilities.
- Shower and changing facilities.
- Nearby secure cycle storage.
- 2 x 8 person lifts.

Level 4: 5,658 sq ft





Ground Floor

11 Ducie Street benefits from a deli offering a wide range of hot and cold food including a salad bar and barista style coffee.

There is bench seating for 40 people, with additional round table seating to accommodate 32 people, providing informal meeting space.

On-site meeting rooms with capacity for up to 70 people, available to be booked at competitive rates.



11 Ducie Street is located at
Piccadilly Basin

overlooking the Rochdale Canal and conveniently situated at the centre of Manchester's transport hub. Piccadilly station is just a short walk away.



Ideally situated close to the city centre and Northern Quarter for the vibrant lunch and evening city life.









LEASE

The property is available by way of a new sub-lease for a term of years to be agreed.

BUSINESS RATES

Interested parties should make their own enquiries with Manchester City Council.

VAT

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

EPC

EPC can be provided.

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