

Your partners in property

City Tower

New York Street
Manchester
M1 4BT



City Tower

Description

City Tower is one of Manchester's most recognisable commercial landmarks, prominently positioned overlooking Piccadilly Gardens in the very centre of the city. A long-established business address, the building combines iconic status with modern functionality, offering high-quality office accommodation supported by excellent transport connectivity and a vibrant city centre setting.

With Metrolink, bus interchange and Manchester Piccadilly Station all within immediate walking distance, City Tower provides unrivalled accessibility. Surrounded by retail, leisure and cultural amenities, it offers occupiers a truly connected workplace within one of Manchester's most active and well-known locations.



25th Floor



Fully Fitted, Furnished & Ready for Immediate Occupation

Located high above the city, the 25th floor at City Tower offers a fully fitted and furnished workspace designed for immediate occupation. The accommodation allows occupiers to move straight in with minimal setup, providing an efficient and cost-effective route to a prime city-centre office.

The elevated position delivers impressive panoramic views across the Manchester skyline, creating a bright and inspiring working environment that enhances both staff experience and corporate presence. The existing fit-out has been carefully arranged to support modern working practices, offering a practical and professional layout ready to be used from day one.

Combining the convenience of a ready-to-go office with the prestige of a landmark address overlooking Piccadilly Gardens, the 25th floor provides a rare opportunity to secure high-quality, fitted and furnished accommodation in the heart of Manchester.

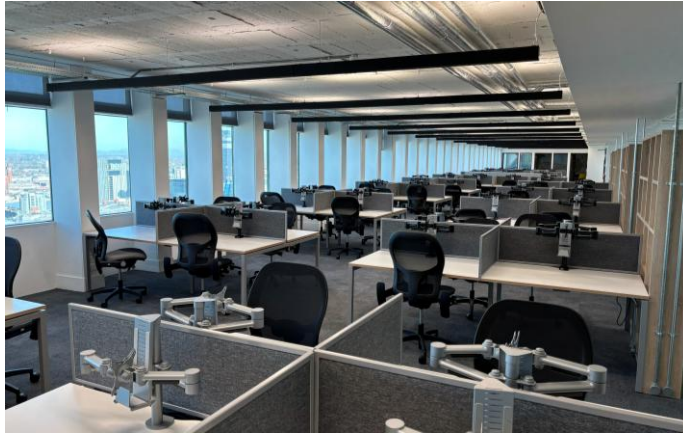
Specifications

- Fully fitted and furnished office accommodation
- 74 Workstations
- 6 Hot desks
- 2 Meeting rooms
- 3 Zoom / video call rooms
- Fitted and furnished kitchen
- Soft-seating breakout space
- LED lighting throughout
- Raised access floors
- Secure pass access
- Cloakroom facilities



Amenities

- Staffed reception and concierge service
- 8 high-speed passenger lifts
- Modern business lounge and shared collaboration space
- Multi-function meeting and event facilities
- On-site gym and fitness facilities
- Shower, changing and drying room facilities
- Secure cycle storage, including access to the Greater Manchester Cycle Hub
- On-site bars, cafés and food outlets within the Piccadilly Plaza complex



Location

City Tower overlooks Piccadilly Gardens. The building is adjacent to the Piccadilly Gardens transport interchange, providing direct access to Metrolink tram services, local bus routes and the free city shuttle. Manchester Piccadilly railway station is within walking distance. Market Street, the Northern Quarter and the city's main commercial, retail and leisure areas are all close by.



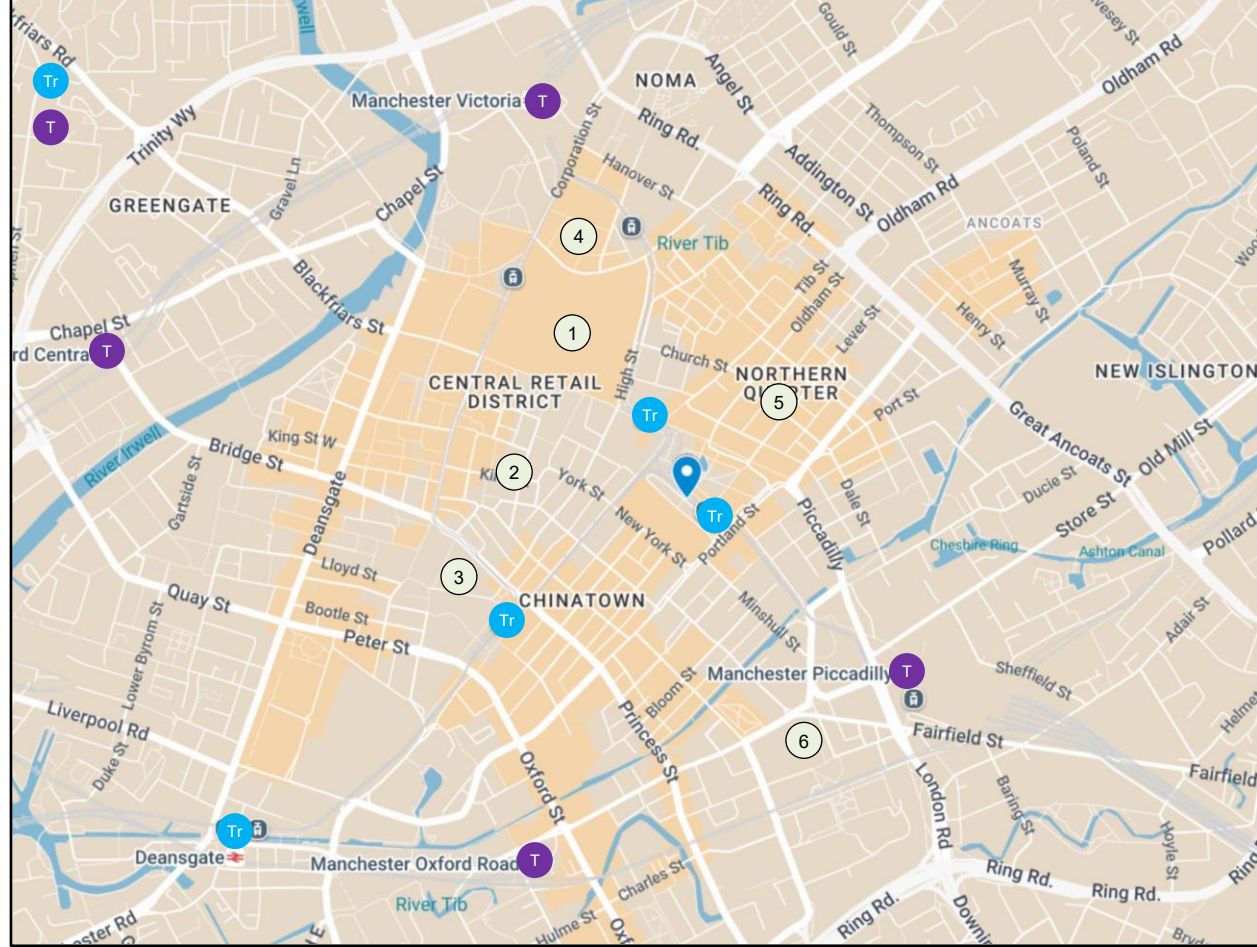
Transport

-  Tram
-  Train



Landmarks

-  1 Arndale
-  2 Hotel Gotham
-  3 Town Hall
-  4 The Printworks
-  5 Stephenson Square
-  6 Manchester University



Lease Contact

Tenure

The accommodation is available now by way of Sublease or Assignment, terms of which are available on application to the agent

Service Charge

A service charge is applicable, details available on application.

Business rates

Business Rates: Rateable Value £113,000, from the rating list effective from April (interested parties are advised to make their own enquiries).

EPC

A copy of the EPC is available upon request

VAT

All Figures quoted are exclusive of but may be liable to VAT.



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