



To Let

Circle Square will be the epicenter of a new collaborative community, a place where work meets life and life meets leisure.

- 150 Person Auditorium Conference Centre
- Platinum WiredScore Rating
- BREEAM 'Excellent'
- Secure Bike Storage for Over 386+ Bikes
- 42 Showers, with Changing Rooms, Lockers and Drying Rooms
- 24/7 Access with Full Concierge and Business Support
- Exposed Steel Frame Design
- 8m Double Height Reception

No. 2 Circle Square

Oxford Road, Manchester, M1 7ED

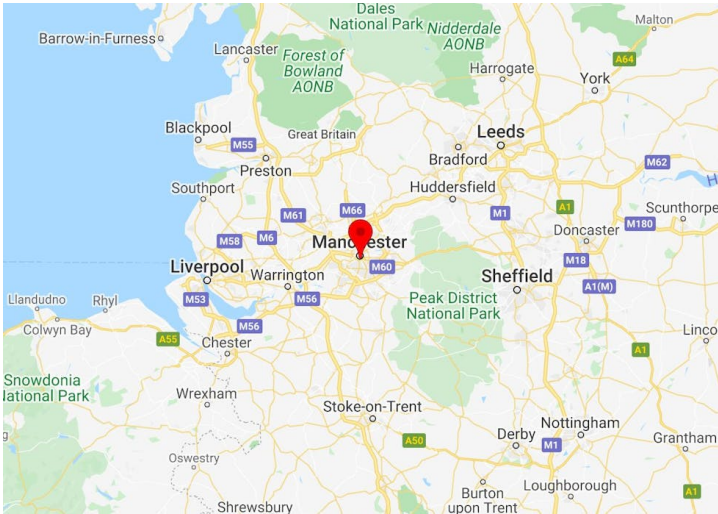
9,567 sq ft

888.80 sq m

Reference: #36178

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Summary

Available Size	9,567 sq ft / 888.80 sq m
Rent	£35 per sq ft From
Service Charge	£7.36 per sq ft
Estate Charge	TBC
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Just a short walk from two of the city's busiest train stations, Circle Square sits on one of the best connected public transport routes in the North of England. Circle Square is a 4 minute walk to Oxford Road Station, 8 minute walk to St. Peter's Square and 10 minute walk to Manchester Piccadilly Station.

Accommodation

Floor/Unit	Size	Availability
3rd	9,567 sq ft	Available
3rd	3,620 sq ft	Available

Specification

- BREEAM Rating "Excellent" and target EPC "A"
- 42 showers, with changing rooms, lockers and drying rooms
- Secure storage for 386 bikes
- Full air-conditioning via VRF (Variable refrigerant flow)
- WiredScore Platinum certified for digital

connectivity

- Designed to an average of 1:8 occupancy ratio, with the ability to flex to 1:6
- 24/7 access with full concierge and business support
- Social, health and wellbeing events
- 150 person auditorium and meeting facilities
- Contemporary exposed soffit details and air conditioning to ceilings with pendant LED lighting
- Double height at ground floor reception with mezzanine of 8m floor to slab
- Typical upper floor plates up to 19,126 sq ft
- Steel frame design to expose itself internally
- Raised access flooring throughout of 200mm
- External facade is a fire-glazed terracotta

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