



Town Centre Securities PLC
Developing a Secure Future

**ONLY 1 FLOOR
REMAINING**

CARVERS WAREHOUSE, DALE STREET, PICCADILLY BASIN
STUNNING OFFICES
APPROX. 3,729 SQFT / 346.5 SQM
TO LET

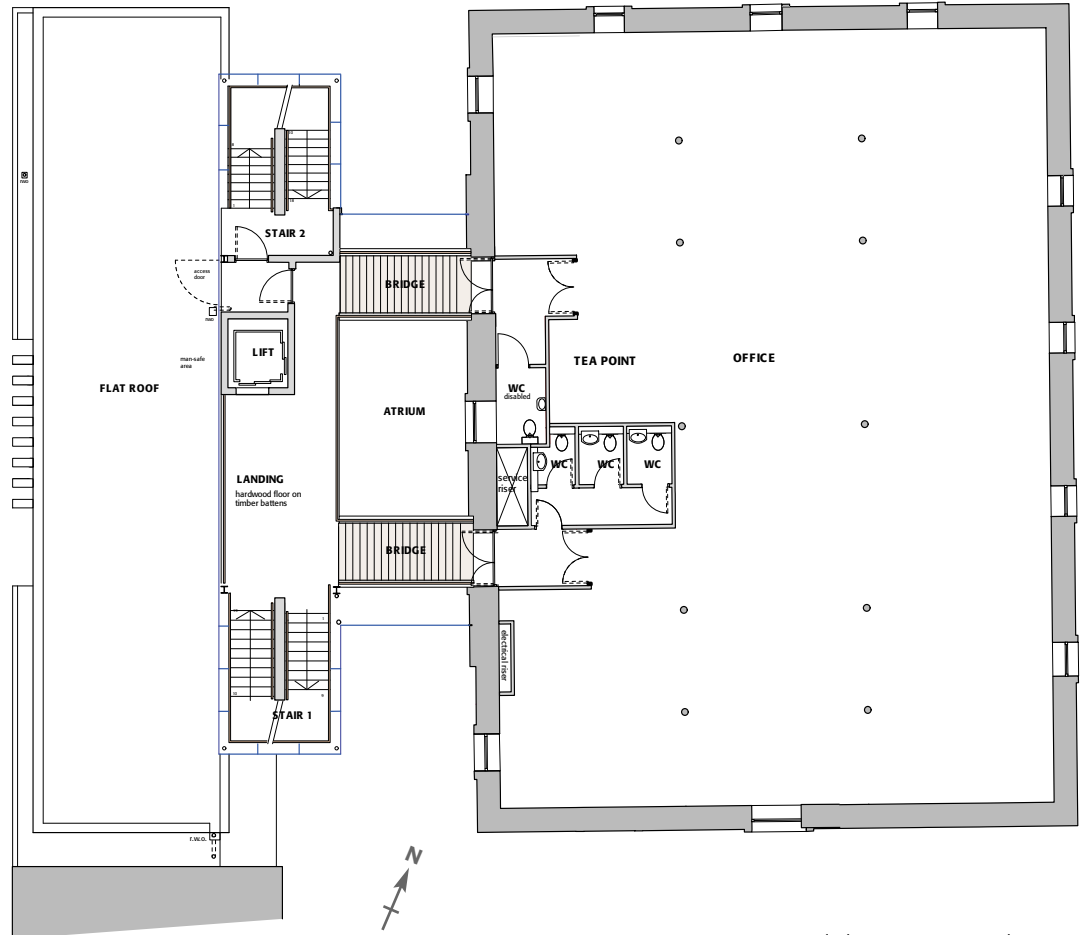
CARVERS WAREHOUSE

PICCADILLY BASIN

The Grade II* Listed Carvers Warehouse has been sensitively restored and extended to provide six floors of unique office space. With five floors now let to occupiers including Marketing Manchester and Martin Stockley Associates only the second floor remains available offering approximately 3,729 SQ FT (346.5 SQ M)

- Unique character office space with exposed beams, stone walls & cills
- Piccadilly Basin - mixed use, waterside location
- Central heating and air handling. Potential to install comfort cooling.
- Partial raised floor
- DDA Compliant
- Ground floor cafe/deli
- Meeting rooms available for hire
- On site car parking
- Cycle parking





TERMS

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

2nd Floor, Carvers Warehouse



Schedule of Accommodation CARVERS WAREHOUSE

Floor	Sq m	Sq ft	Status
Lower Ground	295.3	3,179	LET to Marketing Manchester
Ground	369.4	3,976	LET to Marketing Manchester
Ground - Café			LET to Love Saves the Day
First	330.7	3,560	LET to G Star Raw
Second	346.5	3,729	TO LET
Third	321.1	3,456	LET to Martin Stockley Associates
Fourth	214.0	2,304	LET to Martin Stockley Associates
TOTAL	1877.0	20,204	

A measured survey has been undertaken in accordance with the RICS Code of Measuring Practice in order to establish the net internal floor area.

www.piccadillybasin.com
www.tcs-plc.com

Cushman & Wakefield and Lambert Smith Hampton for themselves and for vendors or lessors of this property whose agents they are, give notice that:

- 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
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- 3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT.
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- 5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

For further information please contact
a member of the joint letting agents

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