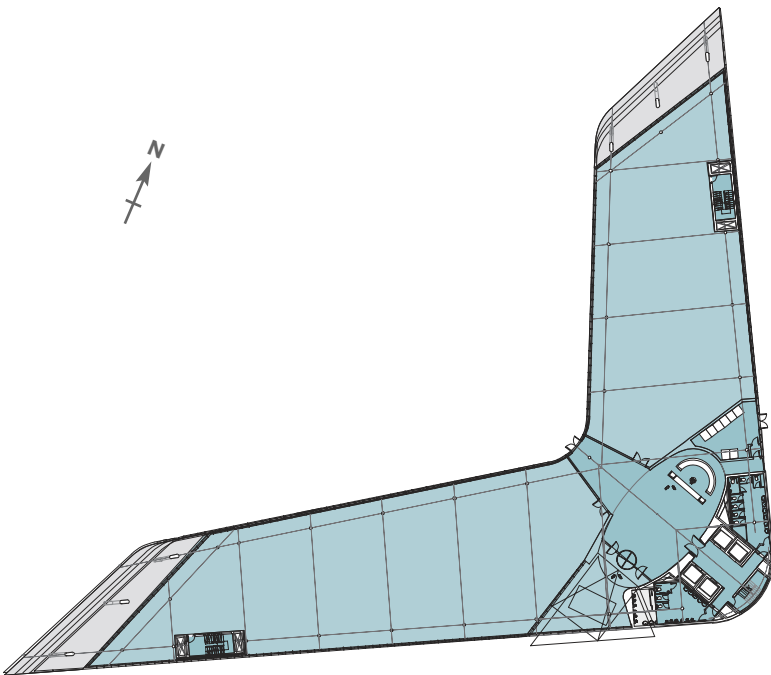


EIDER HOUSE

PICCADILLY BASIN

MANCHESTER CITY CENTRE

- Potential for Excellent BREEAM Rating
- Ability to create a bespoke building
- Natural Ventilation/Night Cooling option
- Prominent Waterside location
- Large, flexible floorplates
- 2.7m floor to ceiling height
- Full height atrium
- 150mm clear floor void



Typical upper floorplate

Accommodation Schedule sq m sq ft

Accommodation Schedule	sq m	sq ft
Basement		100 car spaces
Ground floor	1,627	17,509
First floor	2,112	22,737
Second floor	2,139	23,022
Third floor	2,160	23,254
Total NIA	8,038	86,522*

* Eider House has been designed to provide at least 86,522 sq ft with the potential to increase this significantly subject to planning.

Approximate measurements from Architect's Plans



Town Centre Securities PLC
Developing a Secure Future

www.tcs-plc.co.uk

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

MARK BAMBER
Email: mbamber@lsh.co.uk

JONATHAN BAUCHER
Email: jonathan.baucher@eur.cushmanwake.com

**Lambert Smith
Hampton**

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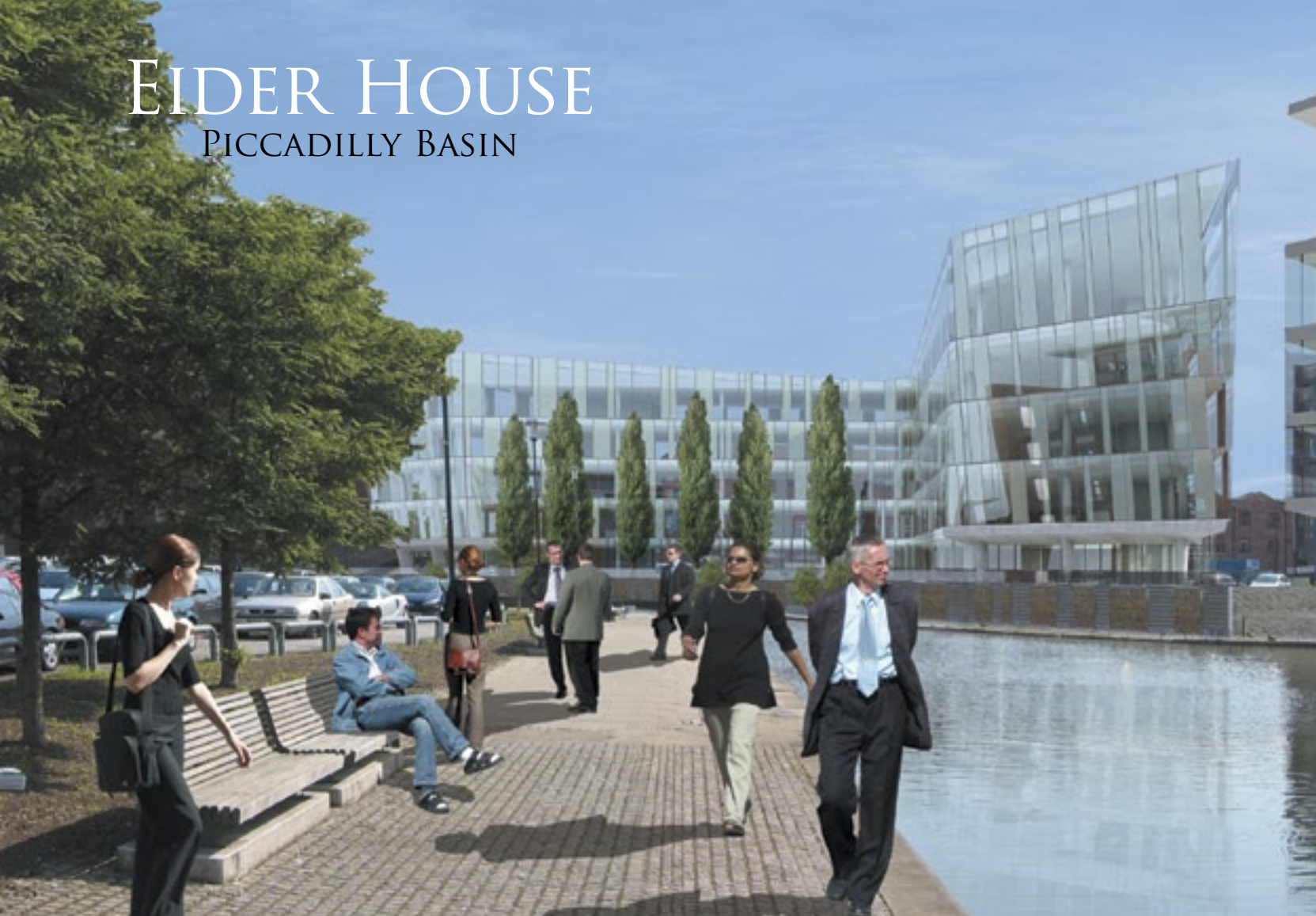
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- 5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

EIDER HOUSE

PICCADILLY BASIN



ENTERPRISING DESIGN THAT REALLY WORKS

This strikingly designed 4 storey glass and stone clad Grade A office building by Ian Simpson Architects will be situated on a highly prominent island site overlooking Piccadilly Basin. Providing efficient floorplates typically over 1,858 sq m (20,000 sq ft) together with basement car parking for 100 vehicles (1:865 sq ft), Eider House provides larger occupiers with an exclusive opportunity to occupy high quality space in a waterside setting within the heart of the City Centre.

