



LEXICON

MOUNT ST | MCR | M2 5NT

welcome

# Business space in the heart of Manchester

Fitted offices from 2,133 Sq Ft with secure on-site parking.



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- Welcome

# A vibrant and exciting place to do business.

Welcome to The Lexicon, a landmark building in the heart of Manchester. In an enviable location, The Lexicon stands proudly and combines the heritage and connectivity of St Peters Square with the abundance of coffee shops, restaurants, hotels and bars on your doorstep.



welcome



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- Welcome

# With stunning views inside and out.

A welcoming reception, stylish fit-out office space and stunning views of Manchester architecture in every direction.



welcome



Example of fully fitted and furnished suites



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- Location

# Connected to the city in every direction.

With an endless mix of culture, leisure and food amenities on your doorstep you never need to travel far. But when you do, St Peters Square is a central hub of the Metrolink Network to connect you to where you need to be.

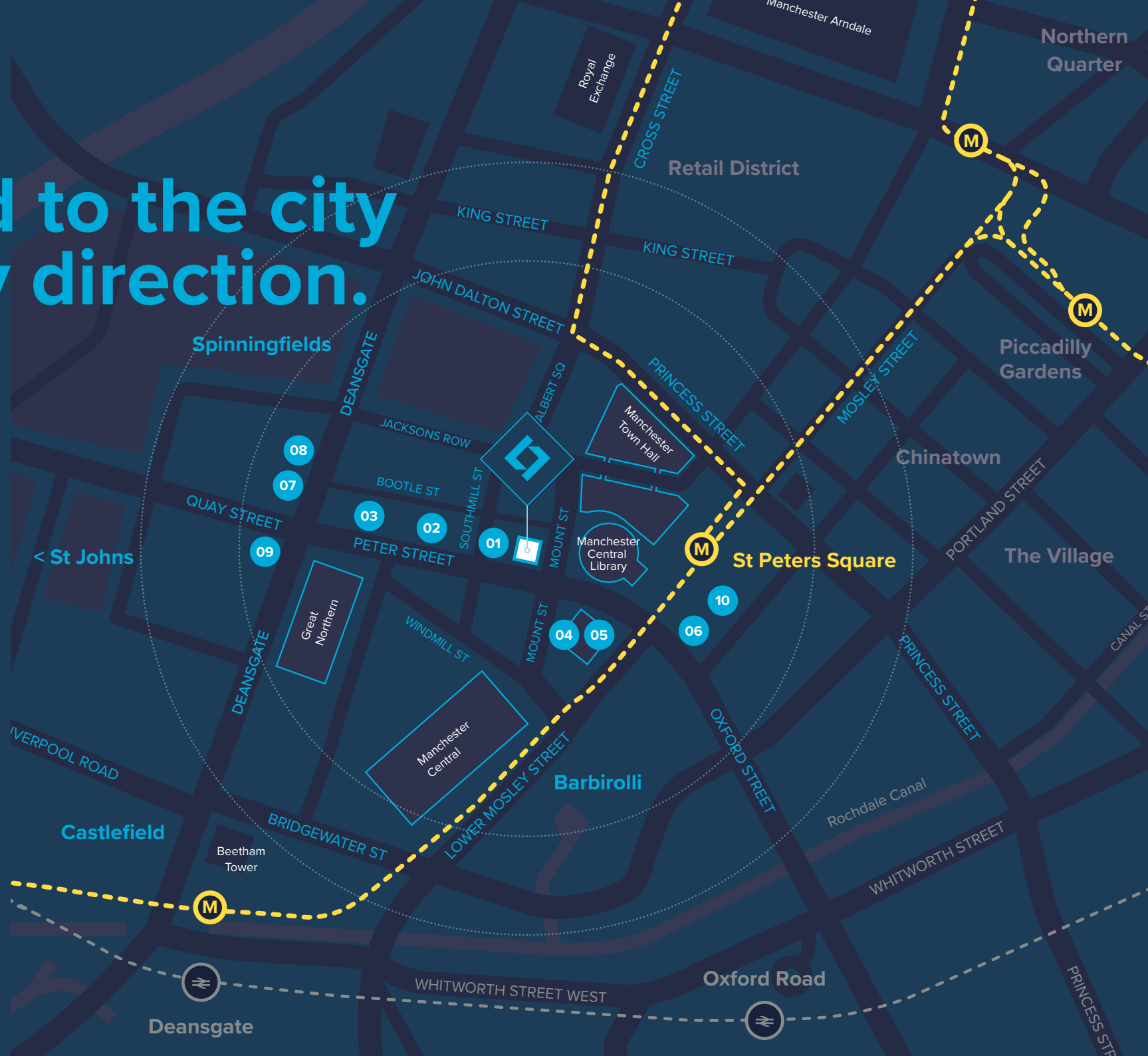
## Amenity

- 01 Ezra & Gil Coffee Shop
- 02 Rudy's Pizza
- 03 Albert's Schloss
- 04 Adam Reid - The French
- 05 The Midland Hotel
- 06 San Carlo - Fumo
- 07 Federal Cafe
- 08 Hawkmoor
- 09 Sainsbury's
- 10 Wagamama

location



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the space



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- The Space



**Fitted offices from 2,133 Sq Ft with secure on-site parking.**

Floor	Suites	Sq Ft	Sq M
02	Suite A	2,357	218
02	Suite B	2,133	198

Suites A & B are both fully fitted and benefit from:

- + Excellent natural light
- + Impressive views
- + A new kitchen
- + New glass fronted meeting rooms
- + VRF comfort cooling and heating
- + New LED lighting
- + New 3 compartment perimeter trunking



Example of fully fitted and furnished suites

- The Space

# Flexible space for creative fit-outs

the space



Examples of fully fitted and furnished suites



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- Lifestyle & Amenities

# Work, rest and play.

The Lexicon is in the ideal location to enjoy the delights of Manchester. From coffee shops to fine-dining and from gyms to bars you have it all on your doorstep.

lifestyle & amenities

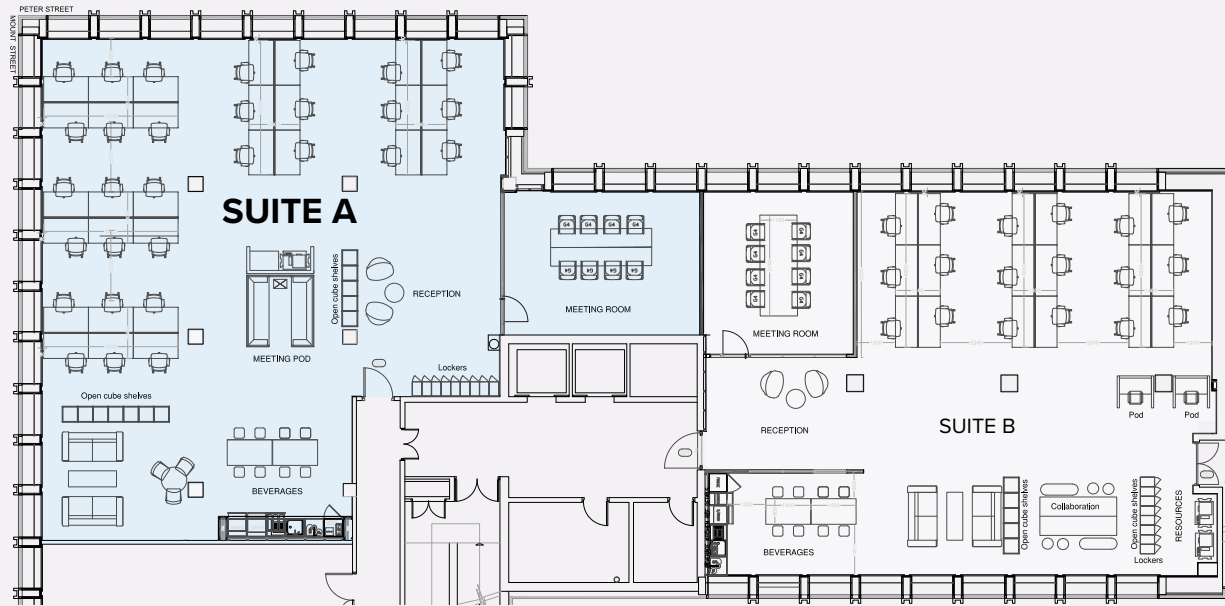


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# - Available Space - 2nd Floor Split

# 02

Suite	Sq Ft	Sq M
A	2,357	218



## Specification

- + Excellent natural light
- + Impressive views
- + A new kitchen
- + A new glass fronted meeting room
- + VRF comfort cooling and heating
- + New LED lighting
- + New 3 compartment perimeter trunking

available space



LEXICON



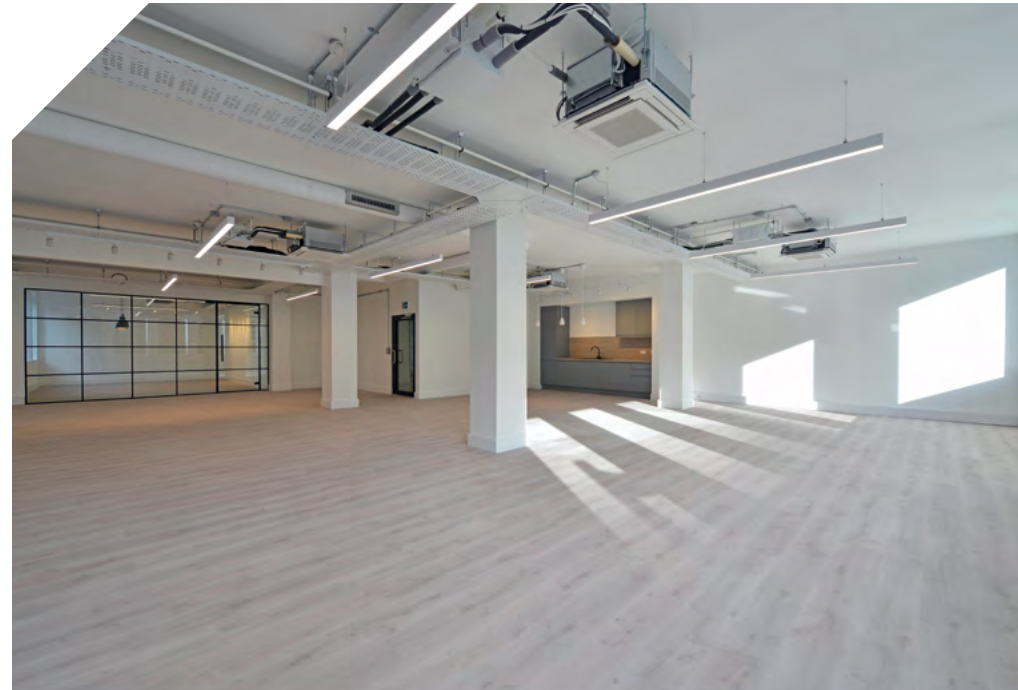


 - Suite A



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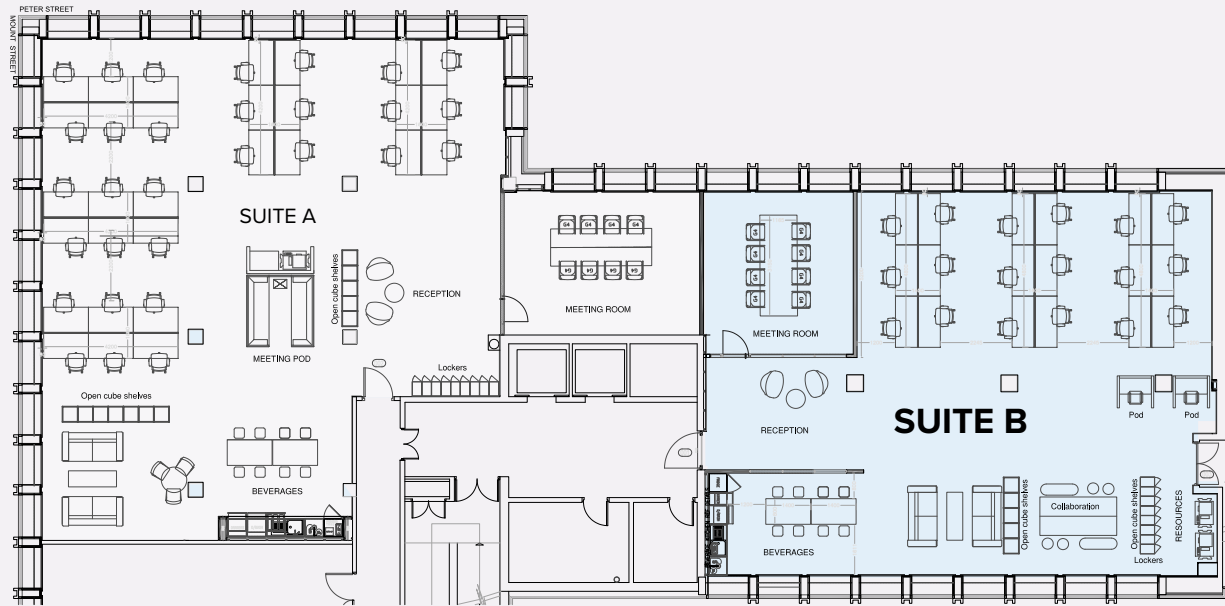
Suite  
A



# - Available Space - 2nd Floor Split

# 02

Suite	Sq Ft	Sq M
B	2,133	198



## Specification

- + Excellent natural light
- + Impressive views
- + A new kitchen
- + A new glass fronted meeting room
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- + New LED lighting
- + New 3 compartment perimeter trunking

available space



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the space



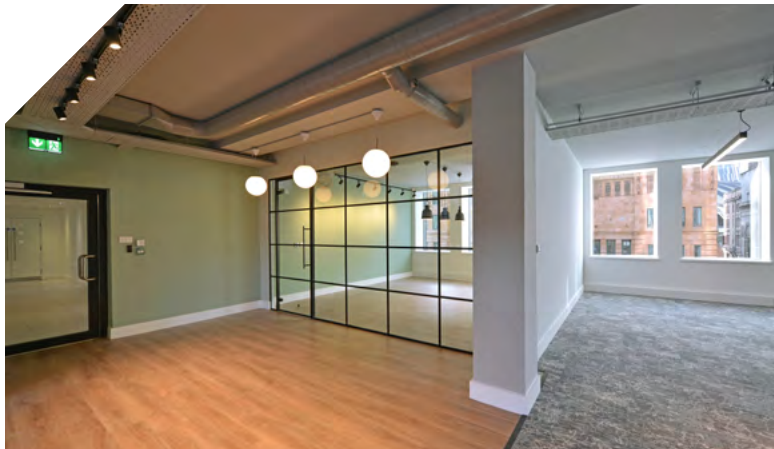
 - Suite B

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Suite  
B



## - Contact

### Lease Terms

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Accommodation is available on a new full repairing and insuring lease for a term to be agreed.

### Viewings

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Viewing by appointment through the joint letting agents.

### Avison Young

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**AVISON  
YOUNG**  
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### Colliers

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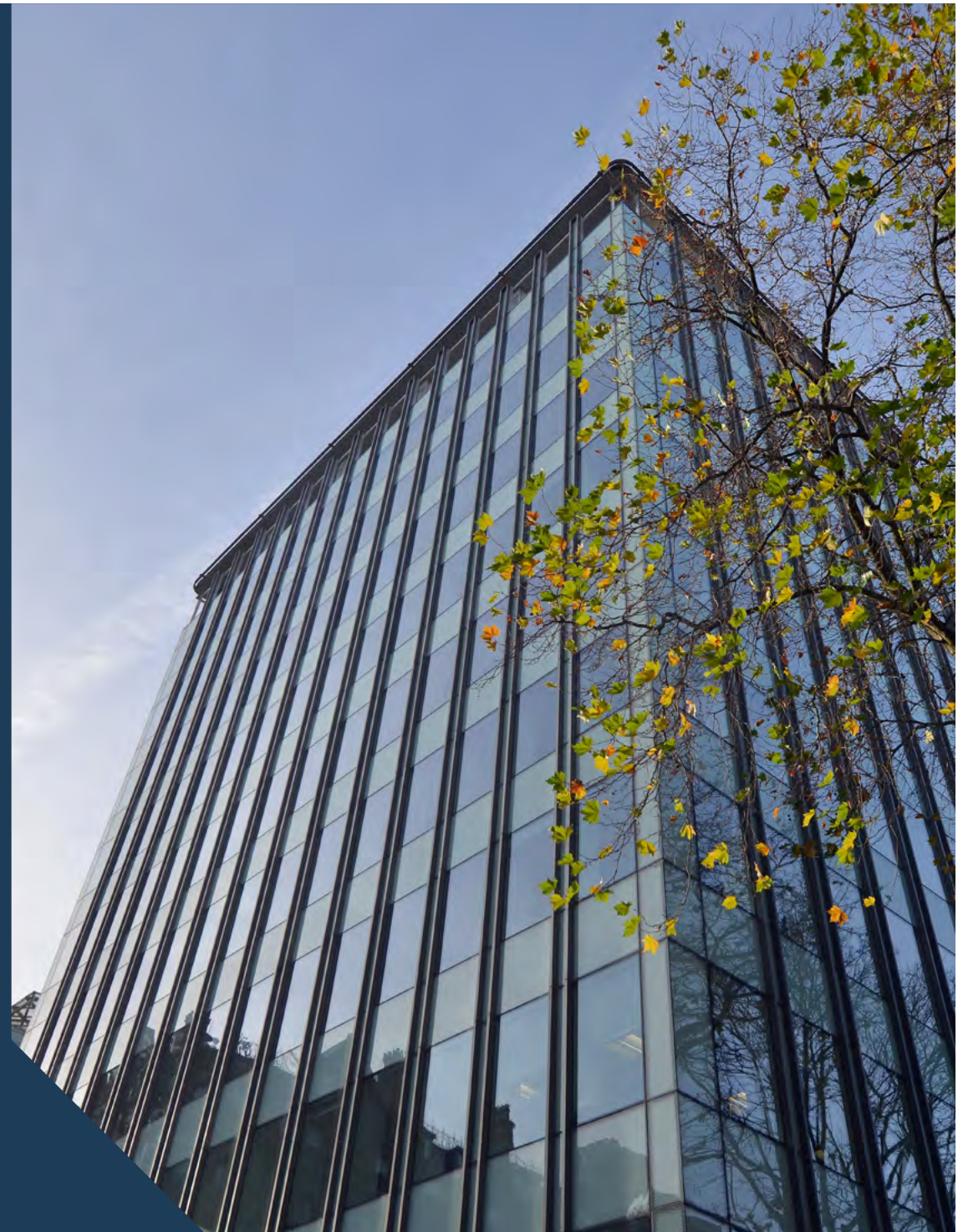
**Colliers**  
**0161 831 3300**  
**colliers.com/uk**

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