



RICHMOND HOUSE

15 BLOOM ST
MANCHESTER M1 3HZ





RICHMOND
HOUSE

OVERVIEW

LOCATION

AMENITIES

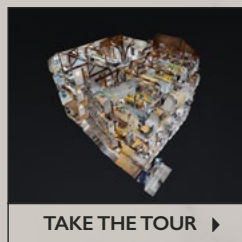
GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

OPPORTUNITY

ENQUIRIES



TENANCY AVAILABLE IN THIS FULLY REFURBISHED PERIOD PROPERTY IN THE HEART OF THE CITY

Richmond House is an attractive, historic 5 storey period building a stone throw away from energetic bars and restaurants in the heart of the city's most vibrant area 'The Village'.

The property has striking Victorian architecture with a stunning brick and stone façade and complimentary feature archway over the front entrance to the offices. The property shares a grand history, being constructed at the same time as London's Tower bridge and when the Statue of Liberty was being transported to New York City.

There is currently one large character office available at on the 2nd floor that has been fully refurbished to a high standard.

The building has new glass entrance doors, a brand new roof, character reception area with quality finishes, including a sweeping staircase and parquet flooring and a lift granting access to all floors .

BUILDING HIGHLIGHTS

- Prime location in an extremely vibrant area of the city
- Sits within 'The Village' close to a wide range of bars & restaurants
- Close to Piccadilly Gardens, Piccadilly Train Station and a short distance from Metrolink
- All city centre amenities including retail and hotels within close proximity.
- Surrounded by numerous car parking options
- Fully refurbished and a new roof
- Fast developing area of business and residential



VIBRANT
LOCATION



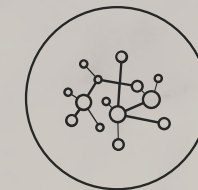
AMAZING
AMENITIES



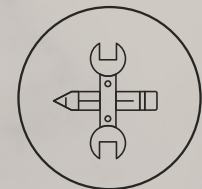
ATTRACT
TOP TALENT



INCREDIBLE
TRANSPORT
LINKS



NETWORKING
OPPORTUNITIES



FULLY
REFURBISHED



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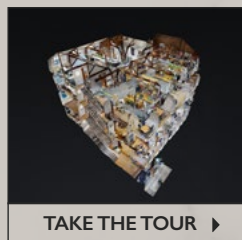
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THE MOST ENERGETIC AND VIBRANT AREA OF THE CITY CENTRE

Richmond House is situated on the south west side of Bloom Street in the heart of Manchester's dynamic and evolving city centre. The property sits in the 'The Village' a hugely vibrant area of the city with a wide range of historic buildings and an abundance of trendy canal-side bars & restaurants.

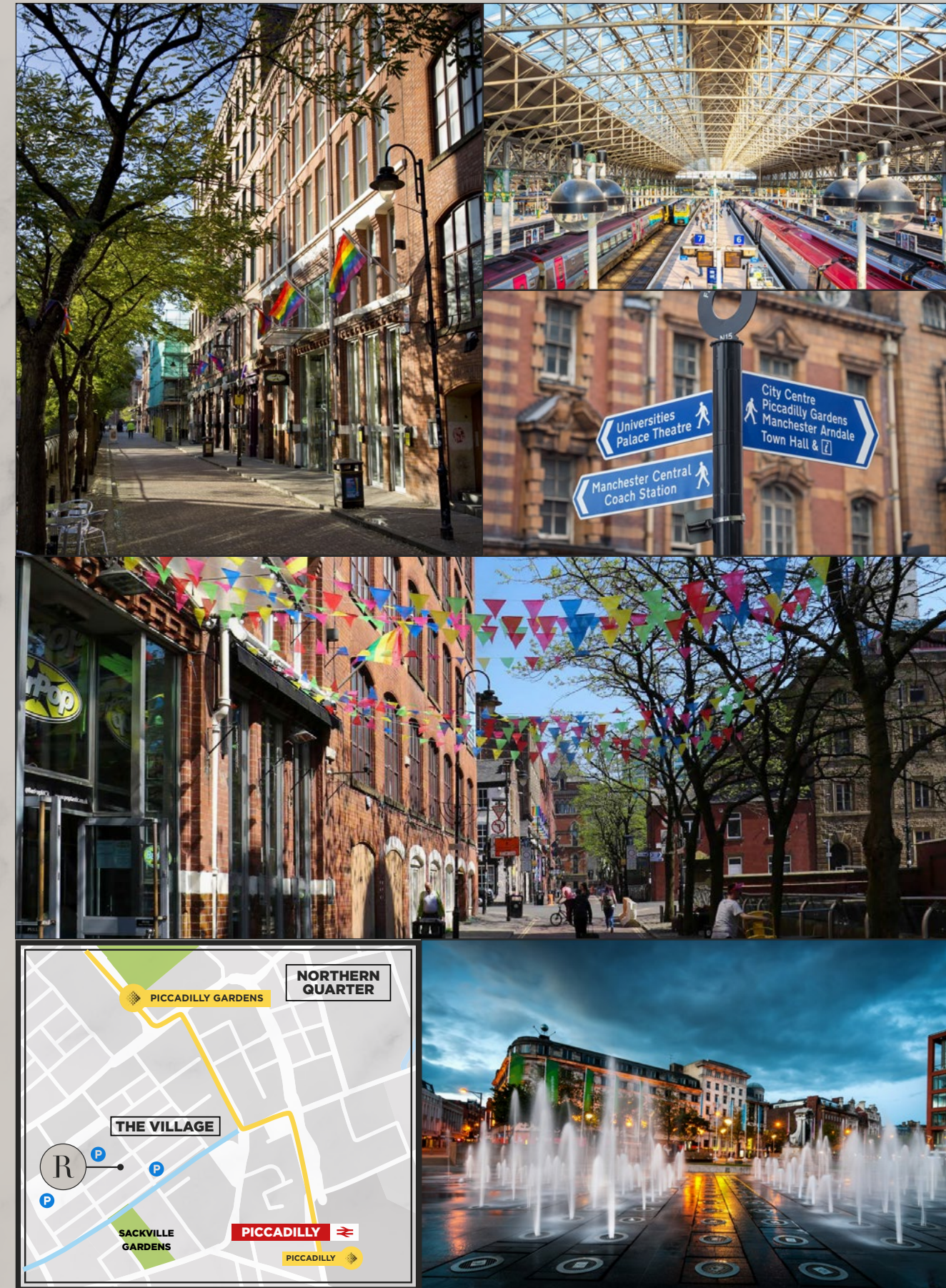
A short walk away is New York Street, home the elegant Alchemist, Grill on New York Street and the super-cool Generation Art Gallery.

A few blocks further is Northern Quarter, home to Manchester's most hipster eateries, bars and venues, including the famous Night & Day Cafe, The Frog and Bucket and eclectic retail emporium Afflecks Palace.

The property is surrounded by an abundance of transport links. Piccadilly and Oxford Road Train Station's are short walk away and even closer is Piccadilly Gardens Metrolink. Directly opposite is a multi-story car park with 2 more car parks just around the corner. Whether travelling to London, Paris or Manchester's leafy suburbs, all options are available.

All the city's incredible amenities are on the doorstep including upmarket hotels and city centre retail, with Market Street and The Arndale Shopping Centre just a short walk away.

This is one of the brightest and most atmospheric areas of the city centre to live and work and no better place for your business to call home.





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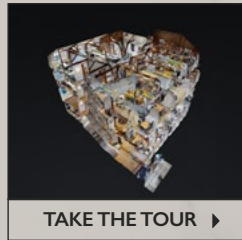
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TAKE THE TOUR ▶

A BRITISH CITY THAT'S MORE LONDON THAN, LONDON.



6

PICCADILLY STATION

6

PICCADILLY METROLINK

6

PICCADILLY GARDENS METROLINK

7

ST PETERS SQUARE METROLINK

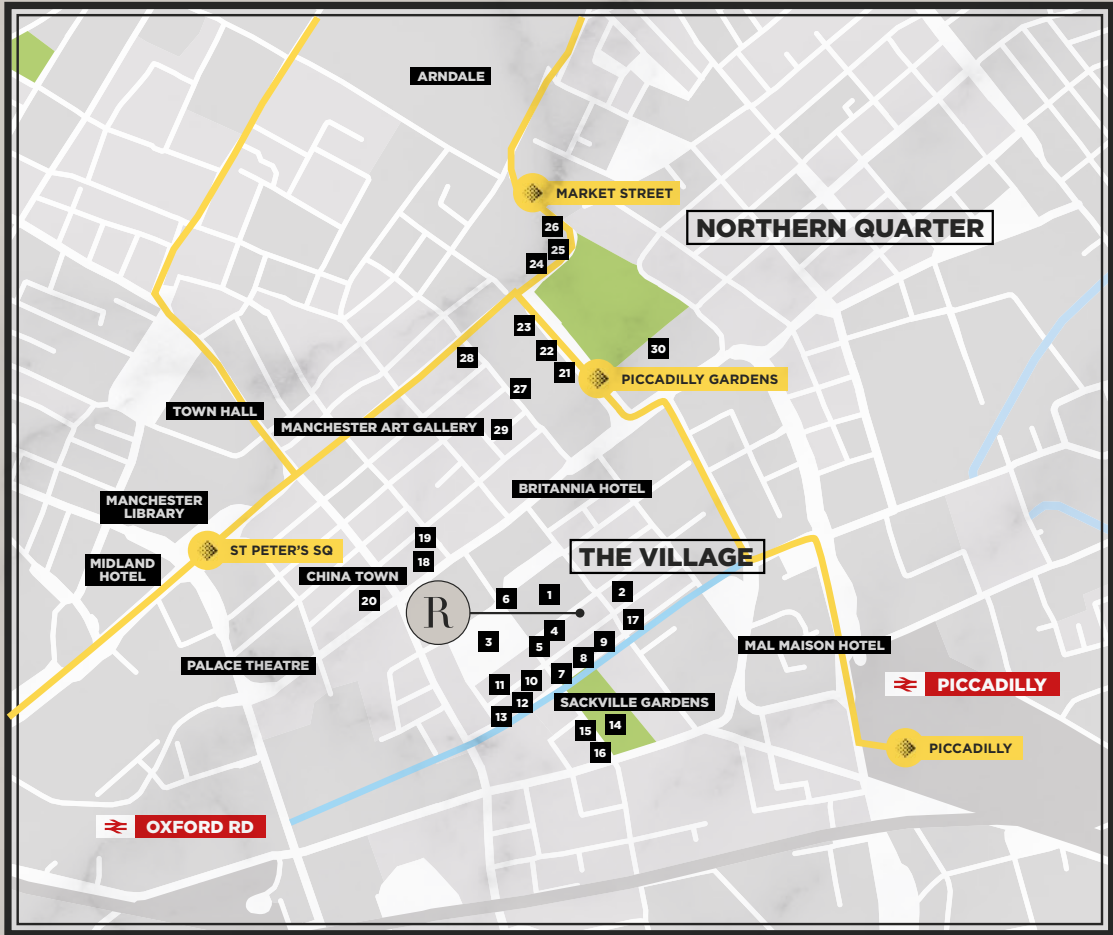
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OXFORD ROAD STATION

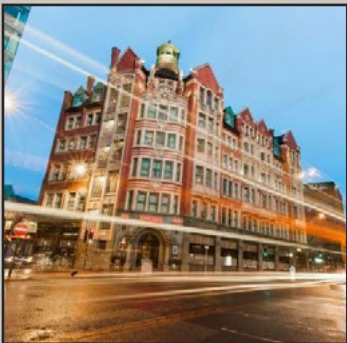
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MANCHESTER ARNDALE

MIN



- | | | |
|----------------------------------|--------------------------|------------------------------|
| 1. NCP Car Park Chorlton Street | 11. New York New York | 21. Greggs |
| 2. Bloom Street Car Park | 12. G-A-Y Manchester | 22. Tesco Express |
| 3. NCP Car Park Sackville Street | 13. The New Union | 23. M&S |
| 4. The Goose | 14. Alan Turing Memorial | 24. Primark |
| 5. EVA & Lounge | 15. Tribeca | 25. Burger King |
| 6. The Thompsons Arms | 16. Esquires Coffee | 26. Cafe Nero |
| 7. Club Tropicana | 17. Churchills | 27. Grill on New York Street |
| 8. Via Manchester | 18. Yuzu | 28. The Alchemist |
| 9. Bar Pop | 19. New Yorker Diner | 29. St James Tower |
| 10. Village Fish & Chip Shop | 20. Red Chilli | 30. Pizza Express |





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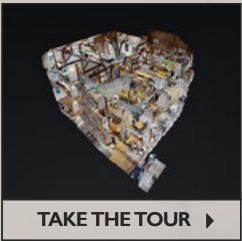
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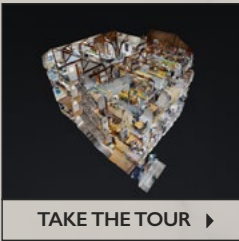
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TAKE THE TOUR ▶

GO INSIDE WITH MATTERPORT

IMMERSE YOURSELF IN OUR VIRTUAL TOUR

FORTH FLOOR >
CURRENTLY LET



THIRD FLOOR FRONT >
CURRENTLY LET



SECOND FLOOR FRONT >
CURRENTLY LET



FIRST FLOOR FRONT >
CURRENTLY LET



LOBBY >



THIRD FLOOR REAR >
CURRENTLY LET



SECOND FLOOR REAR > ★
AVAILABLE



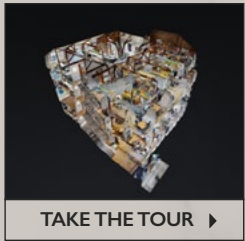
FIRST FLOOR REAR >
CURRENTLY LET



GROUND FLOOR >
CURRENTLY LET



LOWER GROUND FLOOR >
CURRENTLY LET



ACCOMMODATION

Demise	NIA (Sqft)
Lower Ground	3,033
Ground WC's	163
Ground Floor	2,173
1st Floor Front	1,556
1st Floor Rear	1,035
2nd Floor Front	1,536
2nd Floor Rear	1,055
3rd Floor Front	1,654
3rd Floor Rear	1,017
4th Floor	2,779
NIA total (Approx.)	16,001

TENANCY SCHEDULE

Demise	Occupier	From	To	Term (Yrs)	Next break	Review	Net Internal Floor area (Sqft)	ERV
Lower Ground	Eagle Bar Manchester Ltd	22/12/2009	20/10/2021	11		22/12/2018	3,033	Leased
Lower Ground WC's	Tea On Ltd	09/08/2011	03/04/2021	9		No Further Reviews	163	Leased
Ground Floor	Tea On Ltd	04/04/2011	03/04/2021	10	04/04/2016	No Further Reviews	2,173	Leased
1st Floor Front	Image Metrics UK	01/03/2018	28/02/2023	5	28/02/2021	28/02/2021 3 yrly	1,556	Leased
1st Floor Rear	Tea On Ltd	27/02/2015	03/04/2021	6		No Reviews	1,035	Leased
2nd Floor Front	Pitman Training Group Ltd	04/04/2017	03/04/2022	5	03/04/2020	No Reviews	1,536	Leased
2nd Floor Rear	SPACE TO LET	TBC	TBC	TBC	N/A	N/A	1,055	POA
3rd Floor Front	IT Teachers Ltd	16/04/2018	15/04/2023	5	16/04/2021	16/04/2022 4 yrly	1,654	Leased
3rd Floor Rear	Sports Fashion Distribution UK Ltd	10/08/2018	09/08/2023	5		No reviews	1,017	Leased
4th floor	Sports Fashion Distribution UK Ltd	10/08/2018	09/08/2023	5		No Reviews	2,779	Leased



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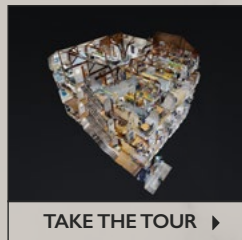
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THE OPPORTUNITY

With its incredible location in the heart of Manchester's vibrant city centre, Richmond House is the perfect home for your business.

Sitting in centre of 'The Village' it's surrounded by bars & restaurants, incredible transport links and some of the brightest and most creative businesses in the city.



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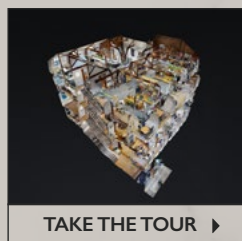
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VIEWING

By appointment with agents:

Landwood Group

South Central, 11 Peter Street
Manchester, M2 5QR

FAO Mark Baldwin

E: mark.baldwin@landwoodgroup.com

M: 07947 483056

FAO Anna Main

E: anna.main@landwoodgroup.com

M: 07587 636635

LANDWOOD
GROUP



TAKE THE TOUR ►