

# TO LET

BRIGHT BUILDING,  
MANCHESTER SCIENCE PARK,  
PENCROFT WAY,  
MANCHESTER, GREATER  
MANCHESTER  
M15 6GZ

**7,598** sq ft  
**705.85** sq m

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**Carter Jonas**



## LOCATION

The ultra-modern Bright Building is a stunning development situated at Manchester Science Park, which neighbours the University of Manchester and the UK's largest NHS teaching campus. Located at the centre of Manchester's Knowledge Quarter on the Oxford Road Corridor, the Science Park is home to around 150 businesses working within the science and tech fields, with several large world-leading digital and tech companies present.

## DESCRIPTION

On behalf of the current occupier, we are pleased to be able to offer this fully fitted office at Bright Building, which sits at the heart of the vibrant science and tech community that is Manchester Science Park.

The office is situated on the 2nd floor and comprises 7,598 sq ft in total to include reception area, 80 workstations, 2 large boardrooms (with sliding wall to combine to single room), 3 smaller meeting rooms and kitchen space.

The building benefits from a large, shared informal breakout/event space, café, meeting rooms, gym, secure cycle store, showers, kit dry room and ultra-fast connectivity.

## TERMS

Our client has an existing lease which expires 23rd November 2027 meaning there are several options to new occupiers which include; assignment of the existing lease, grant a new sublease, or agree a surrender to enable the Landlord to grant a new longer term lease.

## RENT/PRICE

POA

## ACCOMMODATION

| Name              | Size                             |
|-------------------|----------------------------------|
| Part Second Floor | 7,598 sq ft (705.85 sq m)        |
| <b>Total</b>      | <b>7,598 sq ft (705.85 sq m)</b> |

## EPC

EPC - B

## VIEWING

Strictly by appointment with agents.

## IMPORTANT INFORMATION

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## CONTACT

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