barlow
HOUSE

MINSHULL STREET, MANCHESTER, M1 3DZ

ACCESSIBLE CITY CENTRE BASE

Barlow House offers modern office space in a prominent Manchester city centre location. Well connected and surrounded by amenities, it provides a practical base for growing businesses.

BUILDING FEATURES

Refurbished, air-conditioned offices with fibre internet, 24/7 access, parking, lifts, and on-site management.

- Building Manager
- Car Park
- Air-conditioning
- 24/7 Access
- Passenger Lifts
- CCTV Security
- Fibre Internet
- Flexible Contracts
- LED Lighting

6TH FLOOR

AVAILABLE NOW

WHOLE FLOOR

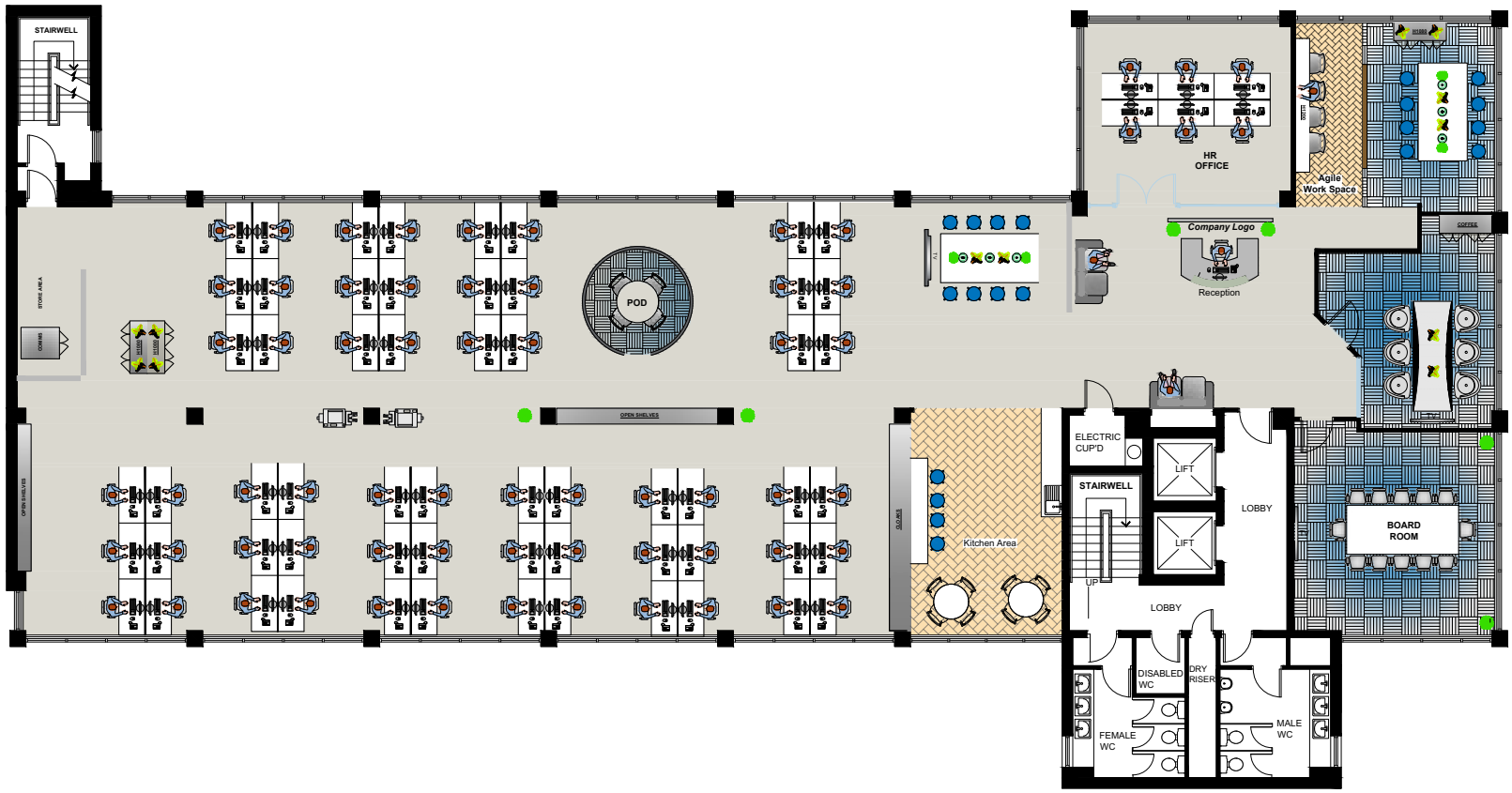
5,625 SQ.FT.

INDICATIVE SPACE PLAN

- 60 DESKS
- HR OFFICE
- 12 PERSON BOARD ROOM
- 6 PERSON MEETING ROOM
- 8 PERSON MEETING ROOM
- KITCHEN / BREAKOUT AREA
- RECEPTION AREA
- COLLABORATION AREA
- INFORMAL MEETING AREA
- PRINT AREA

IDEAL FOR

- ESTABLISHED TEAMS READY TO SCALE
- CITY CENTRE HEAD QUARTER MOVES
- CLIENT FACING BUSINESSES IN A PRIME LOCATION



4TH FLOOR

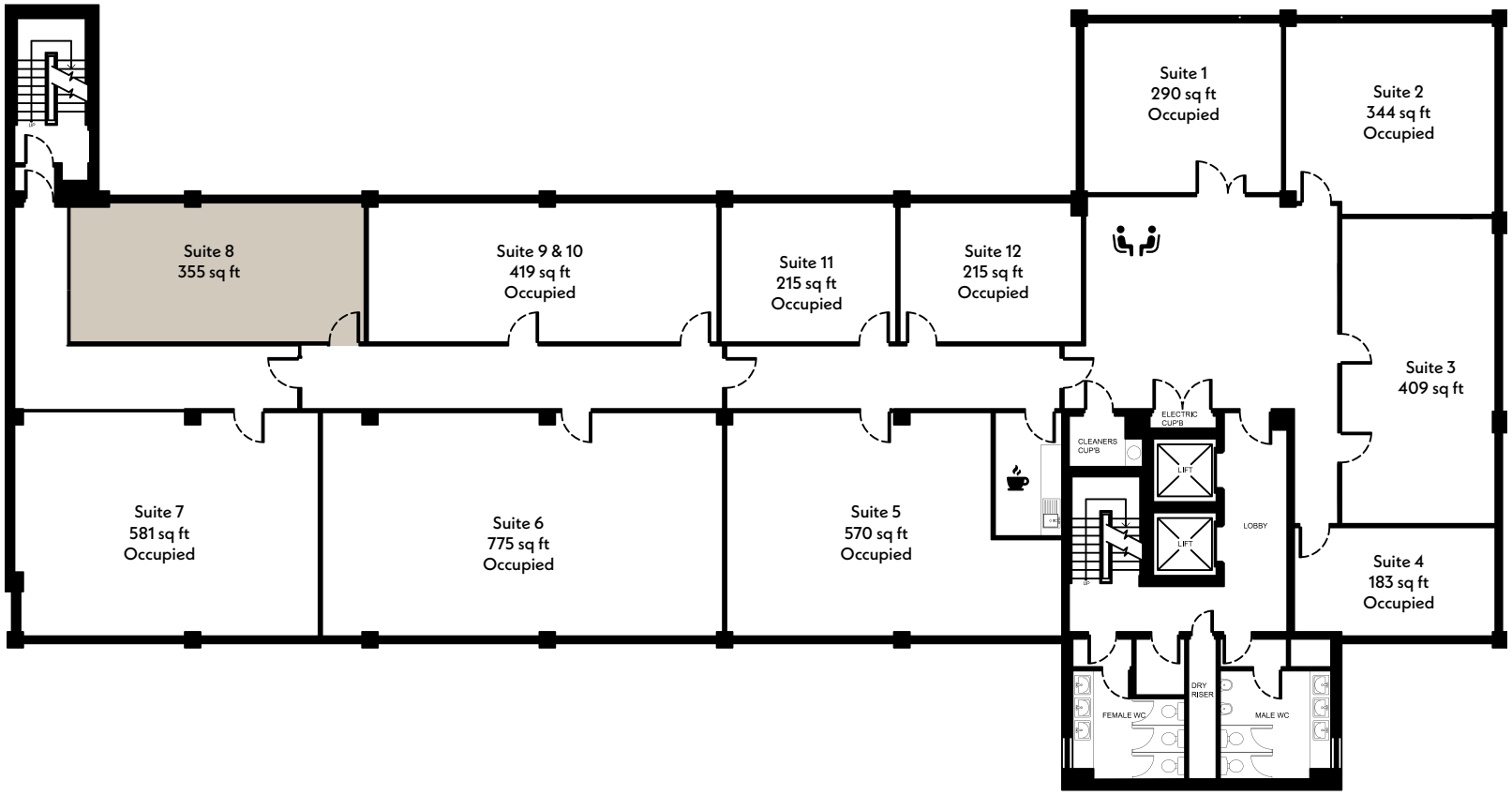
AVAILABLE NOW

SUITE 8

355 SQ.FT.

IDEAL FOR

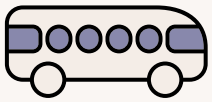
- SMALL START-UPS READY TO ESTABLISH A BASE
- COMPANIES ENTERING A CITY CENTRE MARKET
- SATELLITE OFFICES FOR REMOTE TEAMS



TRAVEL MADE EASY

Barlow House is exceptionally well connected, with a range of public transport options just moments away. Nearby bus routes, Metrolink tram stops and Manchester Piccadilly Station provide easy access across the city and beyond.

For those travelling by car, the building is just five minutes from Manchester's inner ring road, with the M60 motorway reachable in approximately 20 minutes, ensuring convenient regional and national connectivity.



1 MIN TO BUS STOP
CHARLOTTE STREET STOP (CK)

10 MIN TO SHUDEHILL INTERCHANGE
BUS STATION & TRAM STOP

1 MIN TO PICCADILLY GARDENS TRAM STOP

- BURY - PICCADILLY
- ALTRINCHAM - ETIHAD CAMPUS
- ASHTON-UNDER-LYNE - ECCLES

26 MIN TO MANCHESTER AIRPORT

6 MIN TO PICCADILLY STATION

11 MIN TO VICTORIA STATION

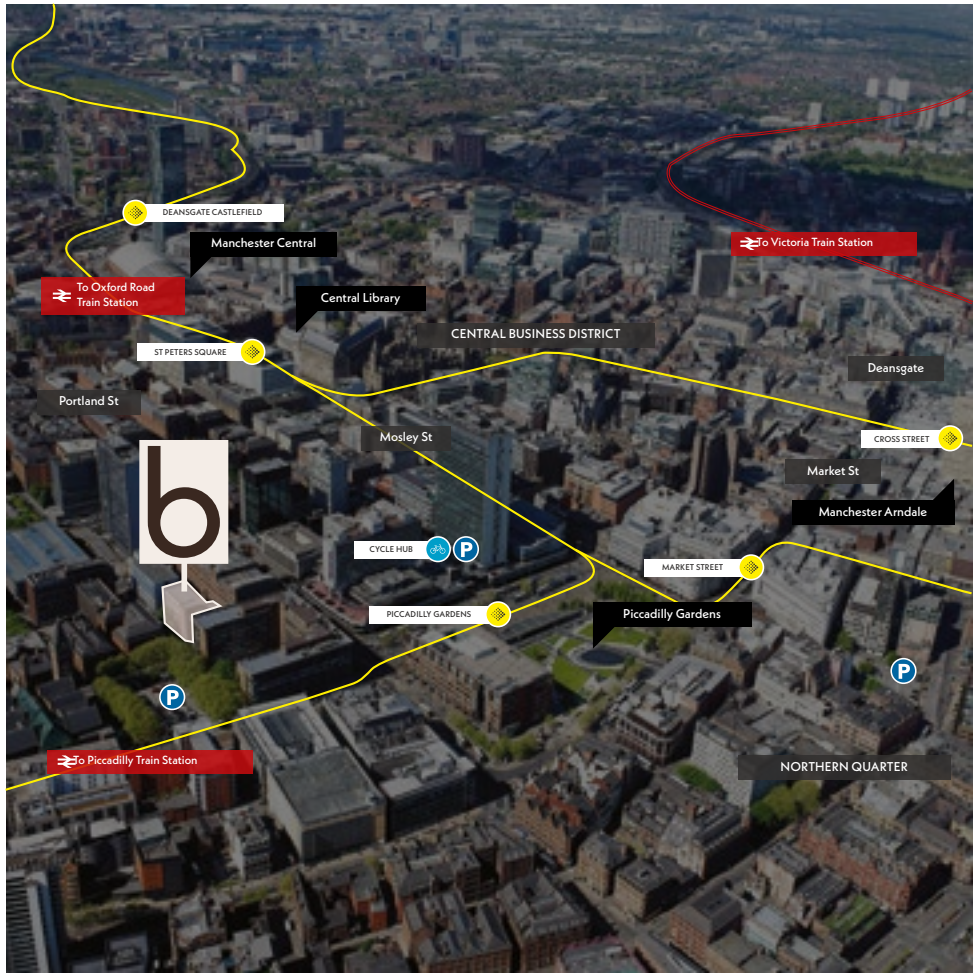
5 MIN TO INNER RING ROAD (A57)

20 MIN TO M60 (JUNCTION 5)

STEPS FROM THE ACTION

A range of cafés, restaurants, bars and retail destinations are within a short walk, including the Northern Quarter and Manchester Arndale, including:

- **THE IVY SPINNINGFIELD**
  PREMIUM ALL-DAY DINING & COCKTAILS
- SHORYU RAMEN
  AUTHENTIC JAPANESE RAMEN BAR
- BYRON BURGER
  CLASSIC GOURMET BURGER RESTAURANT
- BARBURRITO
  QUICK MEXICAN-INSPIRED DINING
- ROC & RYE
  STYLISH COCKTAILS & DINING
- FRANCO MANCA
  SOURDOUGH PIZZA FAVOURITE
- THE SMITHFIELD SOCIAL
  NORTHERN QUARTER BAR & KITCHEN
- COFFEE LAB
  SPECIALITY COFFEE SHOP
- FEDERAL CAFE & BAR
  AWARD-WINNING BRUNCH DESTINATION
- EZRA & GIL
  INDEPENDENT CAFÉ & BRUNCH SPOT
- BUNDOBUST
  INDIAN STREET FOOD & CRAFT BEER
- MACKIE MAYOR
  FOOD HALL WITH INDEPENDENT TRADERS
- THE ALCHEMIST
  COCKTAILS & DINING DESTINATION
- TAKK
  SCANDINAVIAN-INSPIRED COFFEE SHOP
- ALMOST FAMOUS
  BOLD BURGERS & STREET FOOD ENERGY



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Orbit Developments

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Images are for illustrative purposes only and may not represent the exact office space available.

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (0826)