



44 Peter Street, Manchester, M2 5GP

Stylish, boutique workspace where your business can evolve and be proud of.

Summary

Tenure	To Let
Available Size	1,412 to 3,587 sq ft / 131.18 to 333.24 sq m
Service Charge	£8.45 per sq ft
Business Rates	N/A
EPC Rating	Upon Enquiry

Key Points

- Light, bright private offices from 1,300 - 3,615
- Fully fitted out kitchenette
- LED strip pendant lighting
- Optional pre-connection packages available
- Meeting rooms on every floor
- VRF air conditioning with supplementary natural ventilation
- Optional furniture packages available
- Private terraces on 4th and 5th floor

44 Peter Street, Manchester, M2 5GP

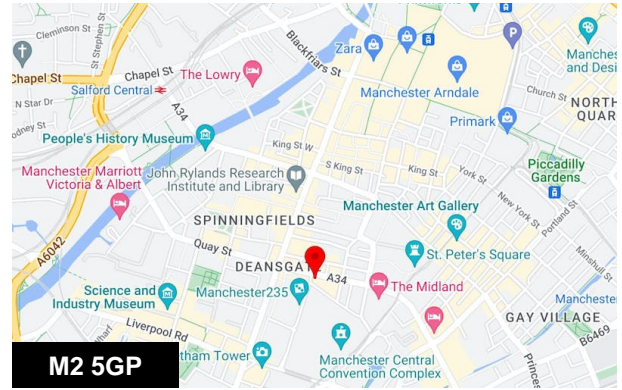
Summary

Available Size	1,412 to 3,587 sq ft
Business Rates	N/A
Service Charge	£8.45 per sq ft
EPC Rating	Upon Enquiry

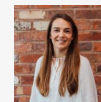
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Windmill St Elevation	2,594	240.99	Available
2nd - Peter St Elevation	2,106	195.65	Available
2nd - Windmill St Elevation	1,474	136.94	Available
4th - Whole Floor	3,587	333.24	Available
5th - Whole Floor	3,244	301.38	Available
6th - Peter St Elevation	1,521	141.31	Available
6th - Windmill St Elevation	1,412	131.18	Available
7th - Whole Floor	2,688	249.72	Available
Total	18,626	1,730.41	



Viewing & Further Information



Amelia Barratt

01234567890 | 07777777777

testing+4526-Amelia-Barratt@tlgd.co.uk



Scott Shufflebottom

01234567890 | 07777777777

testing+4527-Scott-

Shufflebottom@tlgd.co.uk

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 26/06/2023