

55 princess street.

Manchester, M2 4EW

4TH FLOOR SUITES TO LET

3,725 – 9,003 sq ft

Panoramic views

Secure parking

Business lounge

Prime location





55 princess street.

With a stunning reception and impressive contemporary office space, 55 Princess Street represents one of the most exciting opportunities for occupiers looking to relocate in the City Centre.

Trowers & Hamlins, AHR Architects and Bureau van Dijk have all chosen 55 Princess Street as their Manchester City centre bases.

55 Princess Street also benefits from the significant investment in public realm and transport in the immediate area.

Availability

Space	Size
Floor 4	9,003 sq ft
Floor 4: Suite 1	4,660 sq ft
Floor 4: Suite 2	3,725 sq ft



Workspace

-  Climate control system
-  Male, female and disabled toilets
-  Secure basement car parking
-  Cycle storage
-  Shower and changing facilities
-  Goods lift and passenger lifts
-  Full access raised floors
-  Formal & informal meeting spaces
-  On-site building manager
-  Unrivalled transport connectivity
-  Shops & restaurants nearby

Floor 4: Suite 1

↗ 4,660 sq ft



- | | | |
|--|--|--|
|  Open individual working |  Open collaborative working |  Open utilities |
|  Enclosed individual working |  Enclosed collaborative working |  Social spaces |



Floor 4: Suite 2

↗ 3,725 sq ft



- | | | |
|-----------------------------|--------------------------------|----------------|
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SALFORD CENTRAL RAIL

THE LOWRY

SPINNINGFIELDS

DEANSGATE

ALBERT HALL

GREAT NORTHERN

MANCHESTER CENTRAL

MIDLAND HOTEL

BRIDGEWATER HALL

HOME THEATRE

FIRST STREET

ROYAL EXCHANGE

TOWN HALL

ST PETER'S SQUARE

AO ARENA

VICTORIA RAIL

ARNDALE CENTRE

TRANSPORT INTERCHANGE

NOMA

PICCADILLY GARDENS

55
princess
street.

DEANSGATE RAIL

OXFORD ROAD RAIL

Location

55 Princess St, Manchester, M2 4EW

///smart.begin.slug

Local Amenities

- | | |
|--------------------------|---|
| 1 King Street Gym | 5 The Midland Hotel |
| 2 Manchester Town Hall | 6 Manchester Central |
| 3 Royal Exchange Theatre | 7 Aviva Studios (Factory International) |
| 4 Central Library | 8 No10 North |

Places to Eat

- | | |
|------------------------------|------------------------|
| 1 Lucky Cat by Gordon Ramsay | 4 Louis Restaurant |
| 2 Tattu | 5 Fenix |
| 3 Sexy Fish | 6 Peter Street Kitchen |

Trains and Trams

- | | |
|---|---|
|  | 10 minutes
walk to Manchester Victoria Station |
|  | 10 minutes
walk to Deansgate Station |
|  | 10 minutes
walk to Oxford Road Station |
|  | 15 minutes
walk to Piccadilly Station |
|  | 5 minutes
walk to Piccadilly Gardens Metrolink |
|  | 5 minutes
walk to Deansgate Metrolink |
|  | 5 minutes
walk to St Peter's Square Metrolink |





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Owned and managed by



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Viewings and Enquiries

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