

55 princess street.

Manchester M2 4EW



A Room With A View.

Ready For Occupancy.



Last remaining suite of 8,641 sq ft
is now available



Featuring balconies on two aspects, with a
large balcony affording unrivalled views of the
Victorian Masterpiece Town Hall



Landlord can assist with design and
configuration options



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Available Space.

Floor 4: 8,641 sq ft

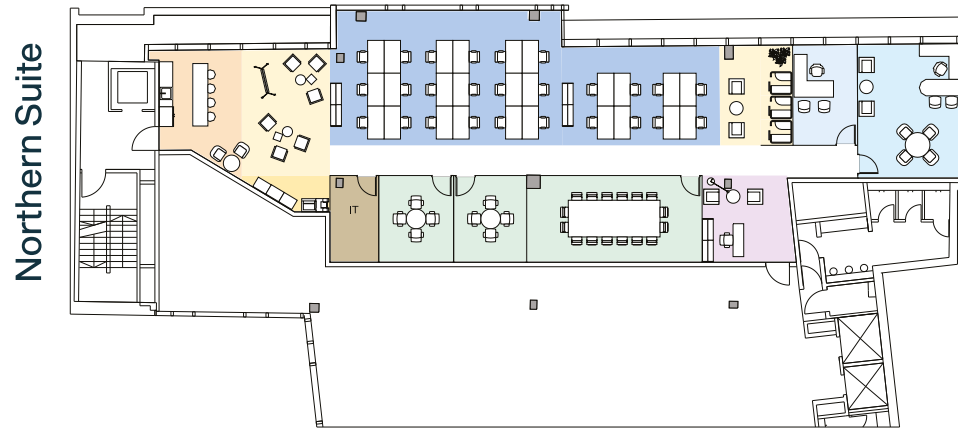
The fourth floor provides 8,641 sq ft over a large, efficient open plan floor plate with full height glazing over four elevations.

FLOOR	SQ FT	SQ M
FOURTH	8,641	803



The Landlord will work with potential occupiers to configure the perfect space based on their individual requirements.

Split Floor Options.



- Office
- Executive Office
- Open Space
- Reception
- Conference Room
- Amenities
- Pantry
- IT Room
- Comfort Zone

3,550
SQ FT

29
Seats

26
Open Space

2
Offices

3
Conf Room

122.41
Density sq ft/person

SCAN TO TAKE
A TOUR OF THE
INDICATIVE
FLOOR LAYOUT



- Office
- Executive Office
- Open Space
- Reception
- Conference Room
- Amenities
- Pantry
- IT Room
- Comfort Zone

4,450
SQ FT

37
Seats

33
Open Space

3
Offices

2
Conf Room

120.27
Density sq ft/person

SCAN TO TAKE
A TOUR OF THE
INDICATIVE
FLOOR LAYOUT



Excellence In Every Detail.



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 & Hamblins, 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.

The building provides a high level of specification including:



Climate control



Full access raised floors throughout



Male, female and disabled toilets on each floor



2.7 metre floor to ceiling height



Secure basement car parking



Two 13-person passenger lifts



New bike storage, shower and changing facilities



On-site building manager



Goods lift



EPC rating B



First Impressions That Last.



The ground floor reception area has undergone a £500,000 transformation. This design-focused space has created a spectacular first impression of the building and includes the following :



New bespoke
reception desk



Feature wall with
acoustic slats



Refurbished
lift area



Bespoke sofa
and tables



Coffee /
kitchen area



Meeting area with
table and chairs



In The Heart Of The City.

Whether you want to grab a sandwich or a coffee, entertain clients or go out after work, the area around 55 Princess Street is diverse and exciting.

Immediately to the south is St Peter's Square, which is now a world-class defining component in Manchester's Civic and new business quarter; a wholly integrated, pedestrianised square which includes a Metrolink hub.

Immediately to the west is Albert Square, which is undergoing a full transformation, with an increased pedestrianised area. The Neo-gothic Town Hall is currently undergoing a £360m refurbishment to restore this stunning Victorian Grade I listed building.

Numerous amenities are also close by along Fountain Street leading to the main retail area of Market Street.

Albert Square Transformation

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Everything Close By.

Restaurants

- 01 Piccolino
- 02 Cibo
- 03 The Alchemist
- 04 El Gato Negro
- 05 The Ivy Spinningfields
- 06 Hawksmoor
- 07 Gusto
- 08 Albert's Schloss
- 09 Wagamama
- 10 Adam Reid at The French

Hotels

- 01 King Street Townhouse
- 02 Hotel Gotham
- 03 The Midland
- 04 Malmaison
- 05 Yotel
- 06 Motel One
- 07 Stock Exchange Hotel

Retail

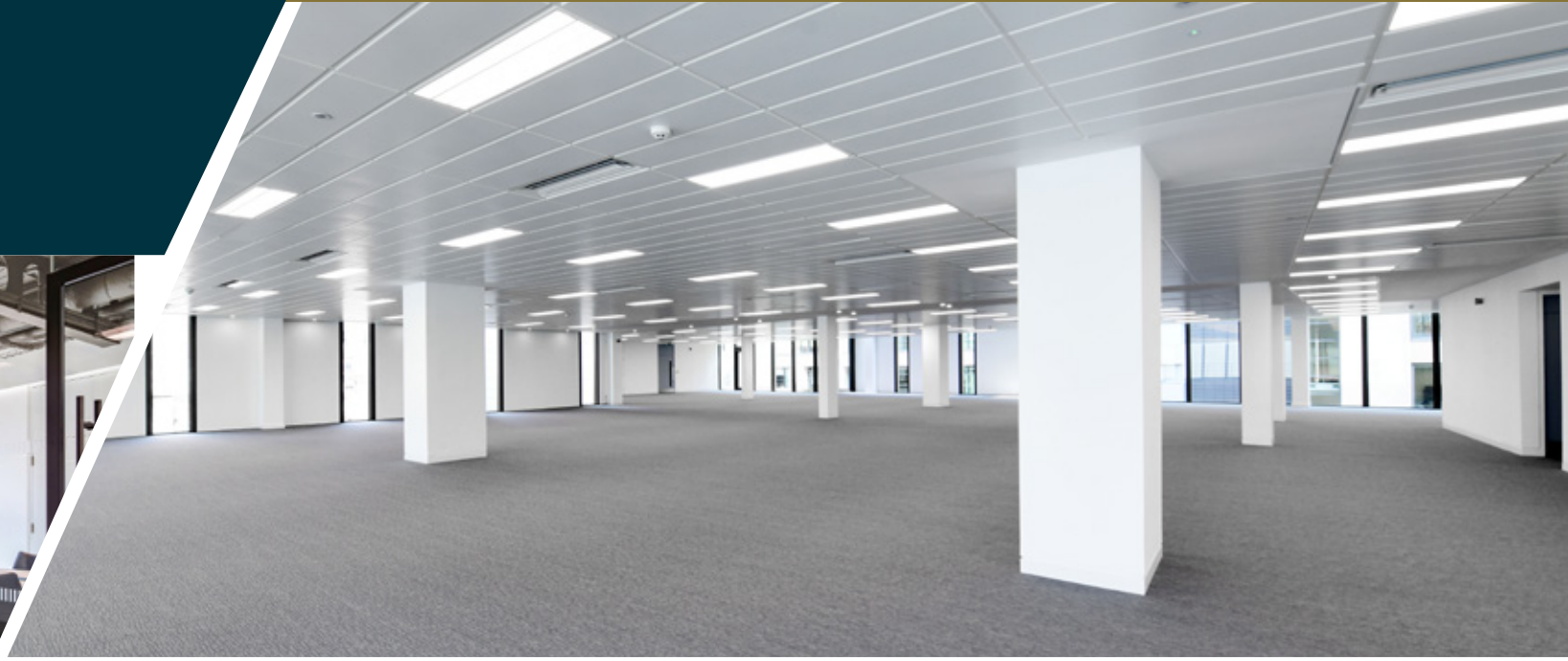
- 01 Tesco
- 02 Belstaff, Diesel
- 03 White Company, Fred Perry
- 04 House of Fraser
- 05 Waterstones
- 06 Sainsburys



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Gallery.



Further Information.

TERMS

A new full repairing and insuring lease is available upon terms to be negotiated.

EPC

A full certificate is available upon request.

CONTACT

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