

TO LET

KINGS COURT

ST ANN'S SQUARE MANCHESTER M2 7HA

FULLY REFURBISHED OFFICE ACCOMMODATION

3,209 - 10,300 SQ FT (298.1 - 956.8 SQ M)

on the instructions of





Description

Specification

Accommodation

Situation

Location

Amenities

Terms & Contacts

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DESCRIPTION

Fully refurbished upper floor office accommodation, accessed via a modern ground floor lobby area. Two passenger lifts serve the upper floors of the building.



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OFFICE SPECIFICATION



Comfort cooling



Gas central heating



Quality carpeting



Double glazed windows



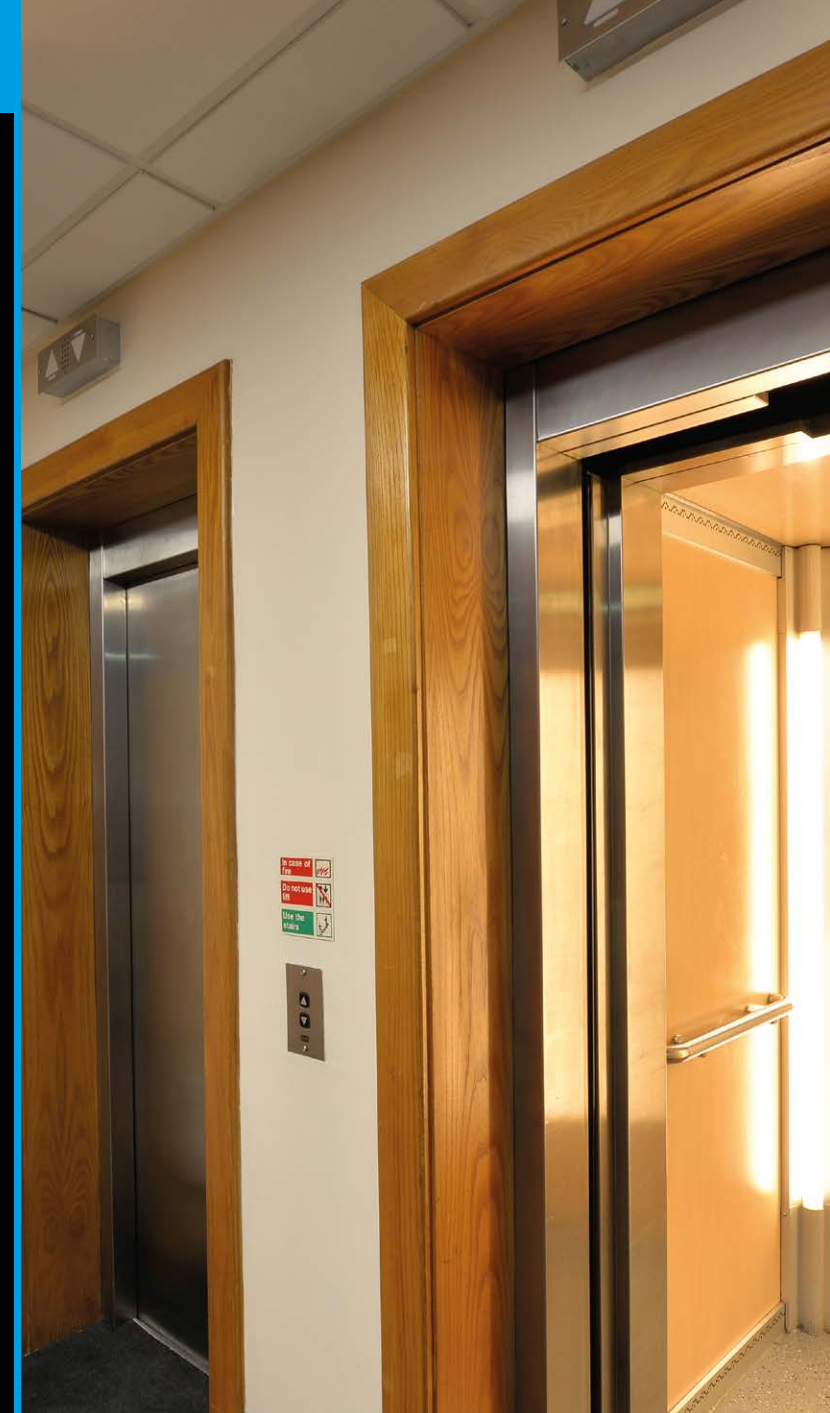
Suspended ceiling



LG 7 compliant
light fittings



24 hour access



Specification

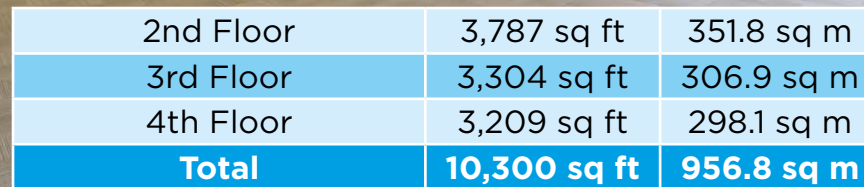
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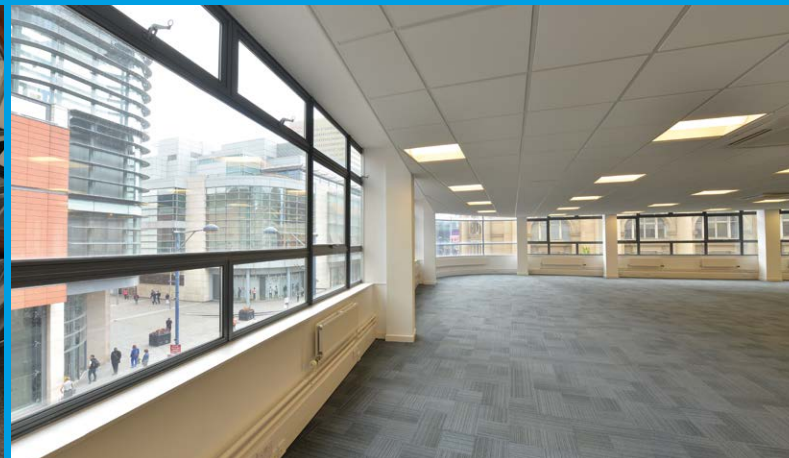
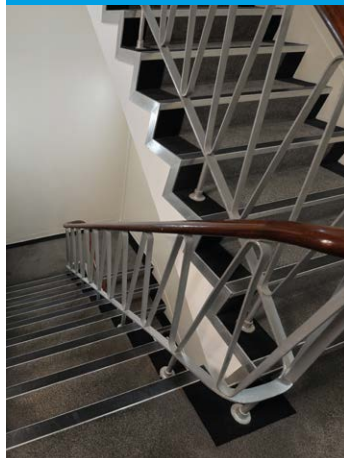
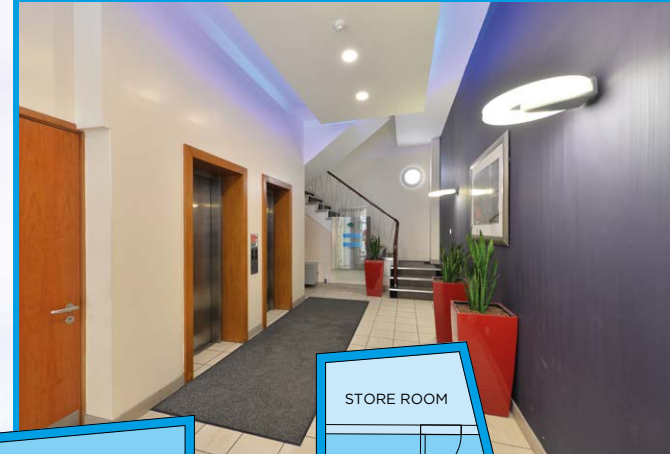
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SUPERBLY LOCATED
FULLY REFURBISHED
OFFICE
ACCOMMODATION



TYPICAL FLOOR PLAN

OFFICE

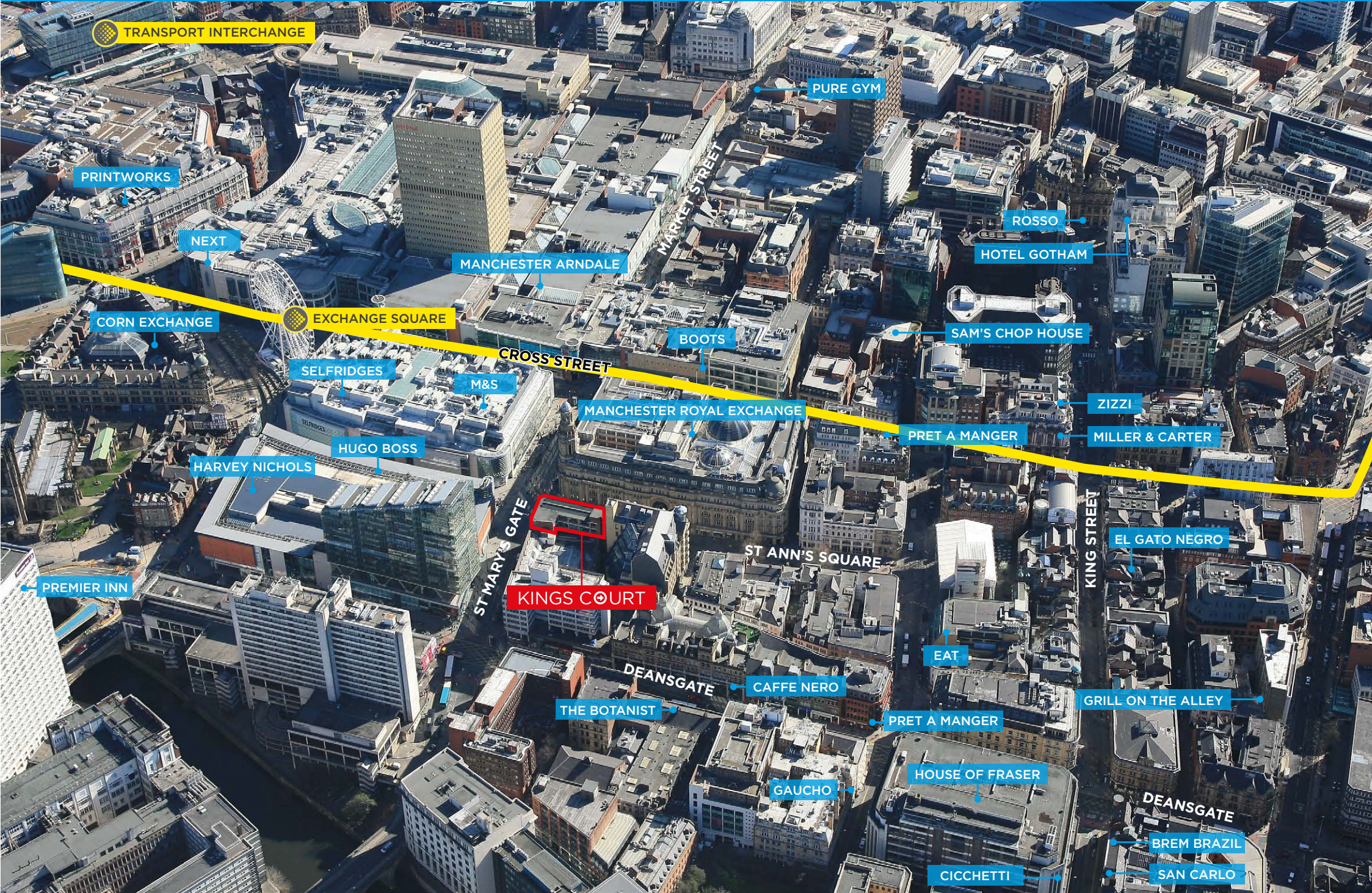
OPEN OFFICE

STORE ROOM

SMALL OFFICE

KINGS COURT

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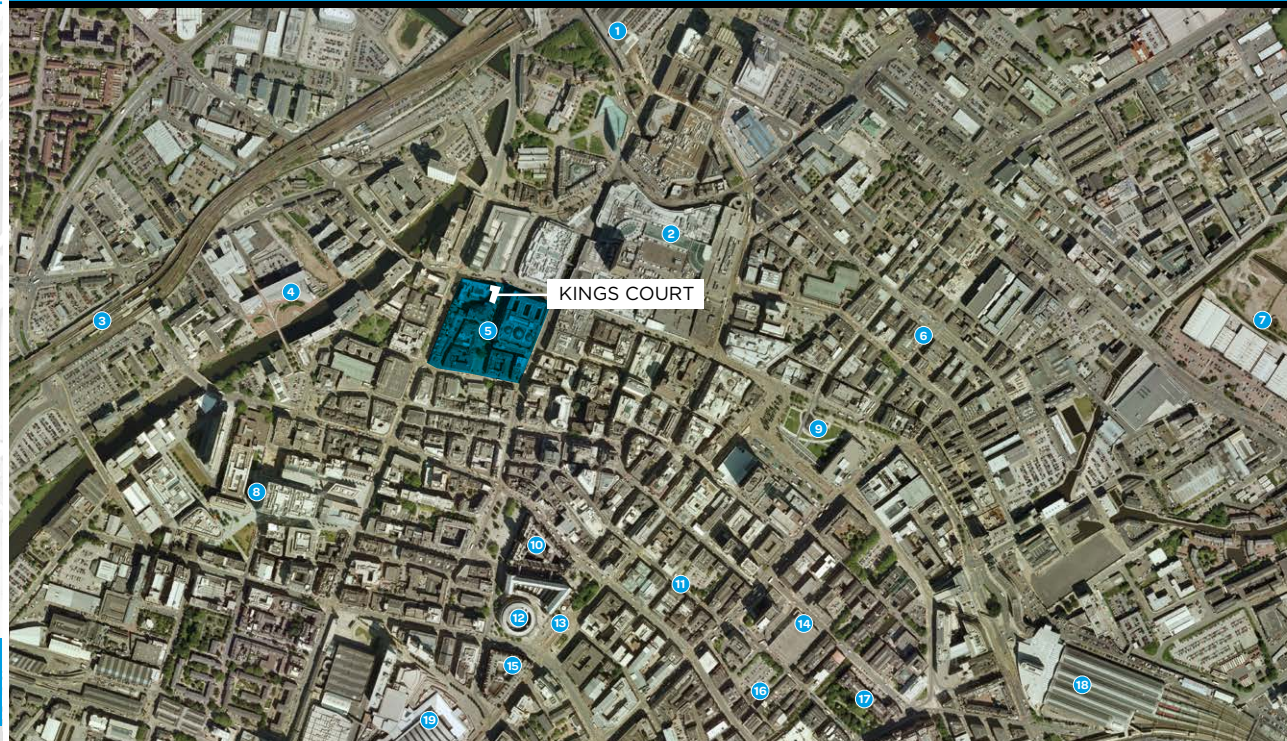
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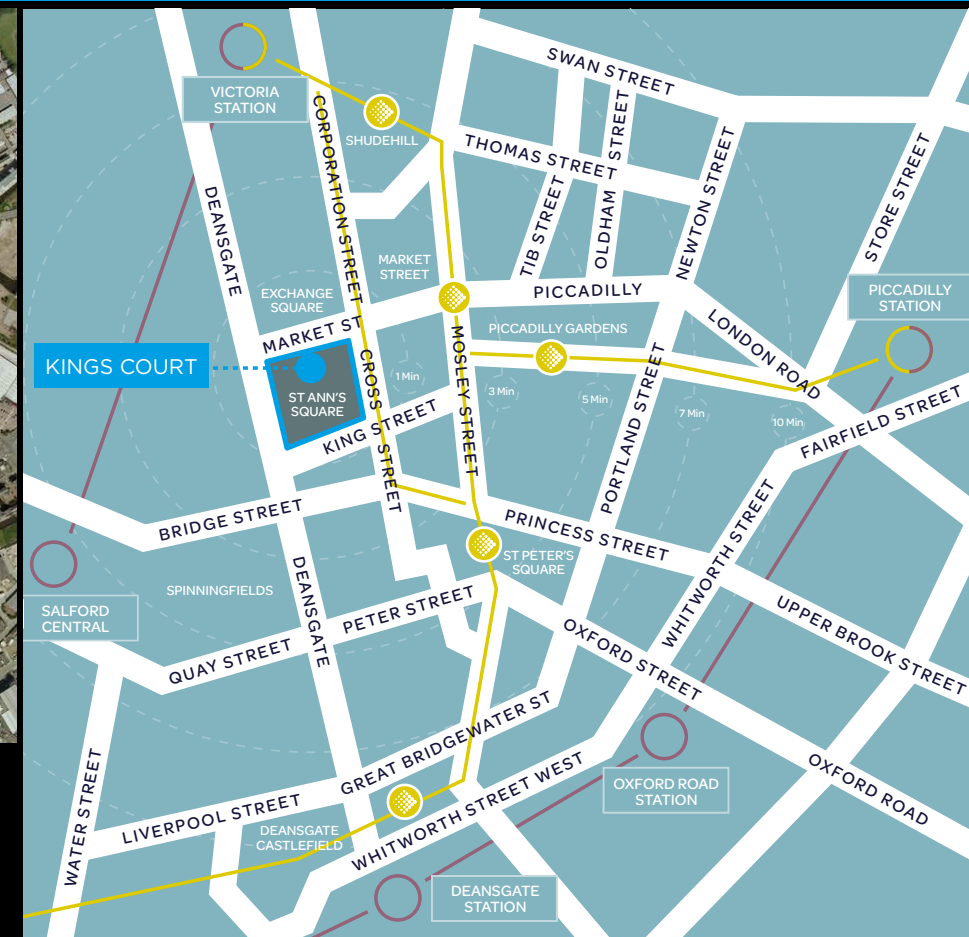
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KEY:

- | | | | | | |
|---|------------------|----|--------------------|----|-------------------------|
| 1 | Victoria Station | 7 | New Islington | 13 | St Peter's Square |
| 2 | Arndale Centre | 8 | Spinningfields | 14 | Central Coach Station |
| 3 | Salford Central | 9 | Piccadilly Gardens | 15 | Midland Hotel |
| 4 | Lowry Hotel | 10 | Town Hall | 16 | The Village |
| 5 | St Ann's Square | 11 | China Town | 17 | Metropolitan University |
| 6 | Northern Quarter | 12 | Central Library | 18 | Piccadilly Station |
| | | | | 19 | Manchester Central |



LOCATION

Kings Court occupies a highly prominent position on the junction of St Mary's Gate and New Cathedral Street in the heart of St Ann's Square. St Ann's Square is an increasingly popular office location as well as being home to many of Manchester's high end / destination retailers. Harvey Nichols and Selfridges are within 100 metres of the building.

The central location makes Kings Court ideally located for access to all the business, transport, retail and leisure facilities of Manchester city centre. The bus and Metroshuttle services and Deansgate, Victoria and Piccadilly railway stations are all within easy walking distance.

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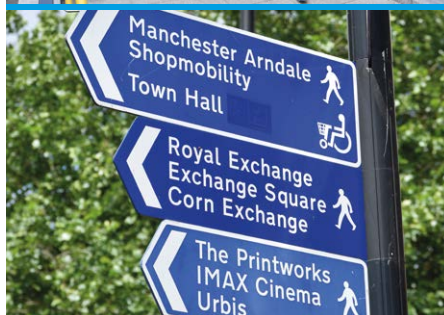
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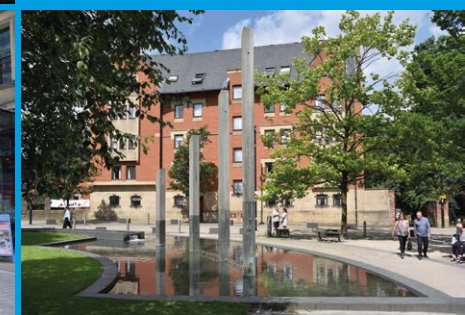
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SLEEPING
RESTING
ENTERTAINING



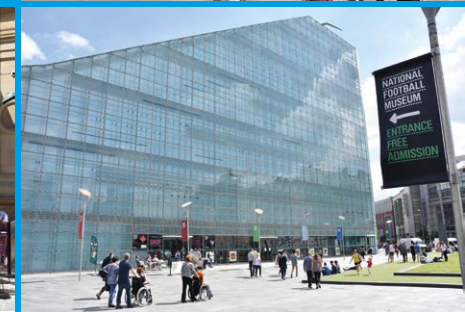
WORKING
RESTING
PLAYING



CIRCULATING
SOCIALISING
COMMUTING



DINING
DRINKING
MEETING



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TERMS

The offices are available to let as a whole or floor by floor, lease terms on application.

Full details of asking rent, service charge, business rates and all other terms / costs are available upon request.



VAT

All rents, service charge and other outgoings (where applicable) are quoted exclusive of but may be liable to VAT.

on the instructions of



FURTHER INFORMATION

For further information or to arrange to view the accommodation, please contact the joint agents:

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