

**55**  
princess  
street.

**TO LET**

**4th Floor Suites**  
3,725 – 9,003 sq ft



Panoramic views



Secure parking



Prime location

**55 Princess Street, Manchester M2 4EW**



## Description

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.




## Availability

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



## Specification



-  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 Space: Suite 1 – 4,660 sq ft

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



## Floor 4 Space: Suite 2 – 3,725 sq ft

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



SALFORD CENTRAL RAIL

THE LOWRY

AO ARENA

VICTORIA RAIL

NOMA

TRANSPORT INTERCHANGE

SPINNINGFIELDS

ROYAL EXCHANGE

ARNDALE CENTRE

HILTON HOTEL

DEANSGATE

ALBERT HALL

TOWN HALL

PICCADILLY GARDENS

GREAT NORTHERN

MIDLAND HOTEL

ST PETER'S SQUARE

MANCHESTER CENTRAL

BRIDGEWATER HALL

DEANSGATE / CASTLEFIELD

DEANSGATE RAIL

HOME THEATRE

FIRST STREET

OXFORD ROAD RAIL

**55**  
princess  
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# 55 princess street.



Owned and managed by



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