31 BOOTH ST

CAT A & FULLY FITTED AND FURNISHED — OPTIONS AVAILABLE



31 BOOTH ST, MANCHESTER, M2 4AW

CONTEMPORARY WORKSPACE

Located in the central business district, 31 Booth Street is perfectly positioned in Manchester's bustling professional hub.

A 19th century Venetian Gothic building, it combines elegant charm with a high-end, contemporary fit out, offering seven floors of Grade A office space.

For businesses looking to impress their clients and visitors, the remodelled reception provides a remarkable, welcoming sense of arrival.

The available second floor has been designed to a high standard with a modern feel.

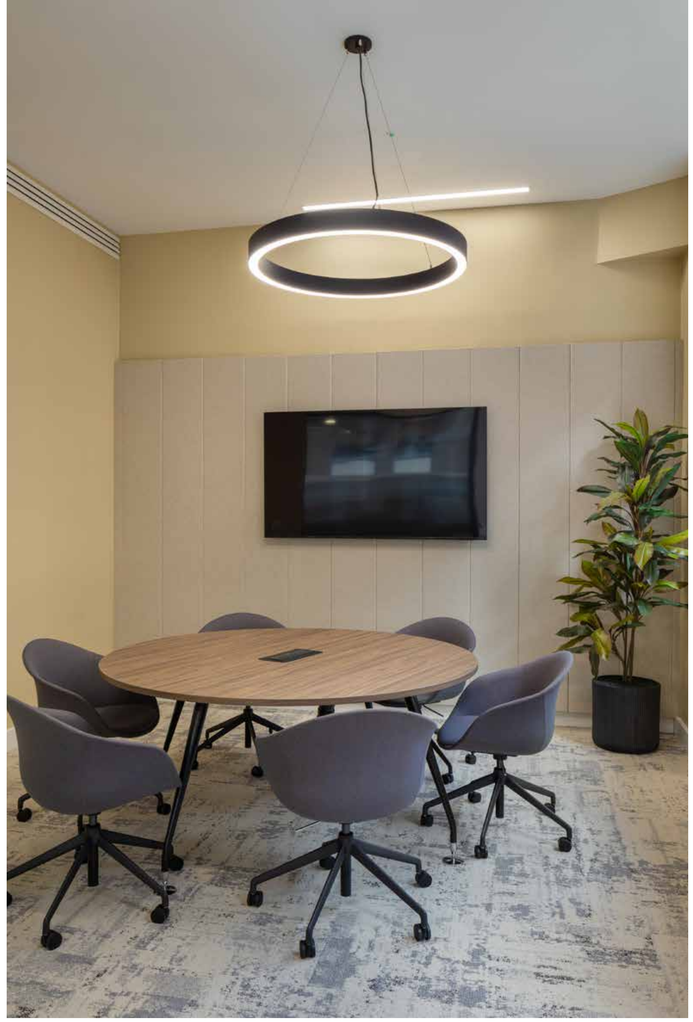
BUILDING ENTRANCE

SPECIFICATION

- GRADE II LISTED BUILDING IN PRIME LOCATION
- GRADE A REFURBISHED WORKSPACE
- ELEGANT SANDSTONE AND RED BRICK FAÇADE
- STUNNING NEWLY REMODELLED RECEPTION AREA
- CONCIERGE-STYLE FRONT OF HOUSE
- AIR CONDITIONING
- RAISED FLOOR
- TWO LIFTS TO ALL FLOORS
- DDA COMPLIANT
- SECURE STORAGE FOR 25 BIKES
- SHOWERS, CHANGING FACILITIES AND LOCKERS
- PRECONNECT SOLUTION

FITTED AND FURNISHED

2ND



6 PERSON MEETING ROOM



OPEN AREA

WORKSPACE DESIGNED FOR SUCCESS

The second floor offers 2,273 sq ft of Grade A workspace.

Complete with private internal offices, meeting rooms and a fitted kitchen, the workspace benefits from a high-end fit out designed to motivate and inspire the best workforce in Manchester.



OFFICE SPACE

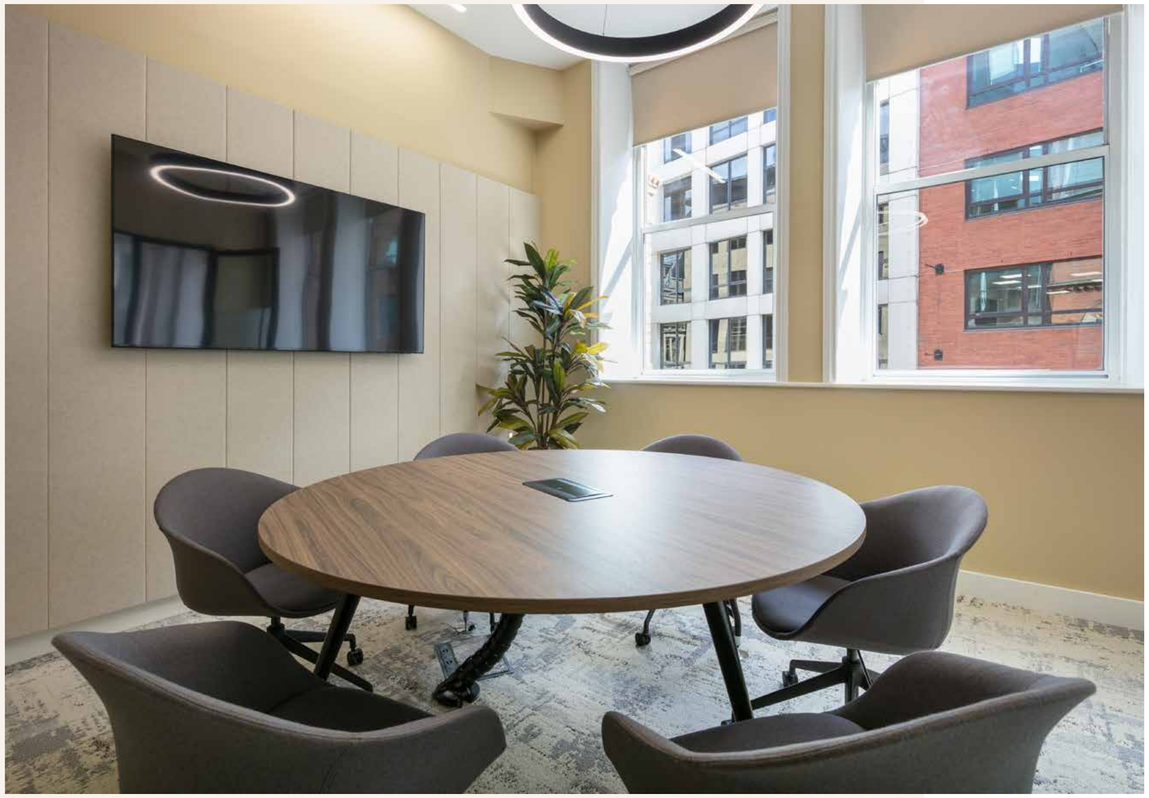


KITCHEN AREA

- GRADE A OFFICE SPACE
- DEDICATED RECEPTION AREA
- FITTED KITCHEN
- TWO PRIVATE OFFICES
- ONE ZOOM POD
- ONE 6 PERSON MEETING ROOM


SIMPLY PLUG AND PLAY

WORKING AREA



SMALL MEETING ROOM



MEETING ROOM

2nd FLOOR PLAN

2,273 SQ FT

N



BOOTH STREET

1. 1x ZOOM POD
2. KITCHEN AREA
3. RECEPTION
4. LIFT ACCESS
5. 6 PERSON MEETING ROOM
6. BREAKOUT AREA
8. 26 DESKS

1st FLOOR PLANS

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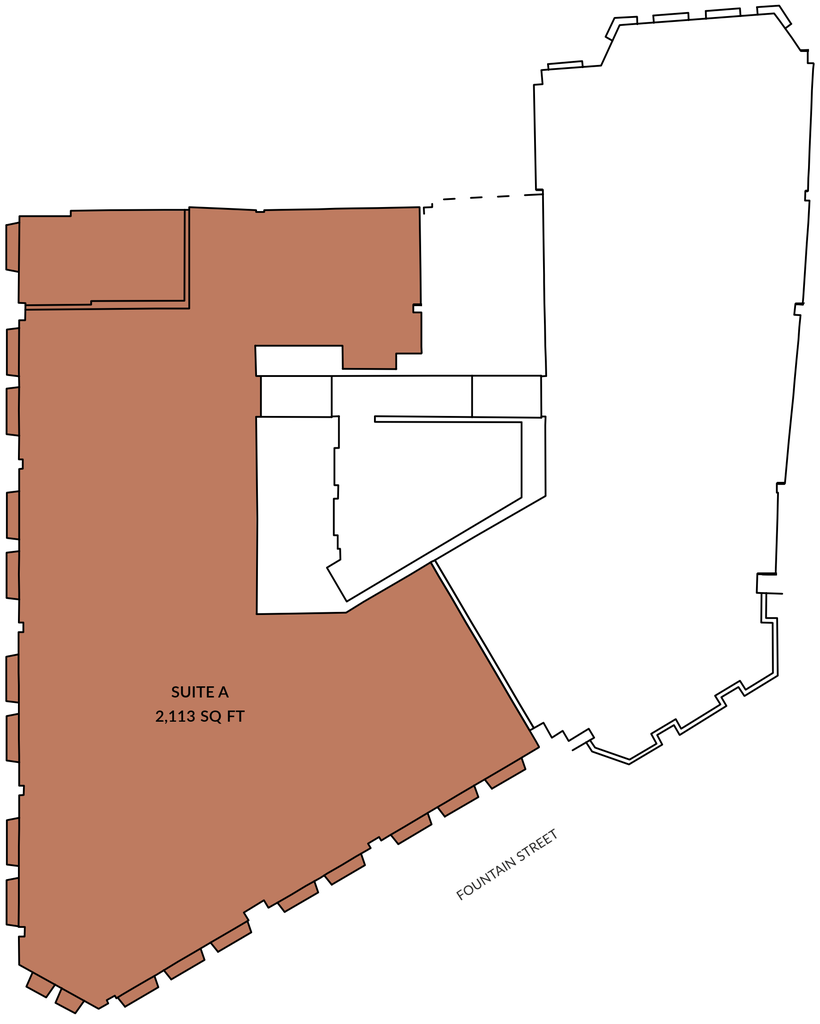
FROM 1,587 SQ FT TO 3,700 SQ FT

SUITE A 2,113 SQ FT



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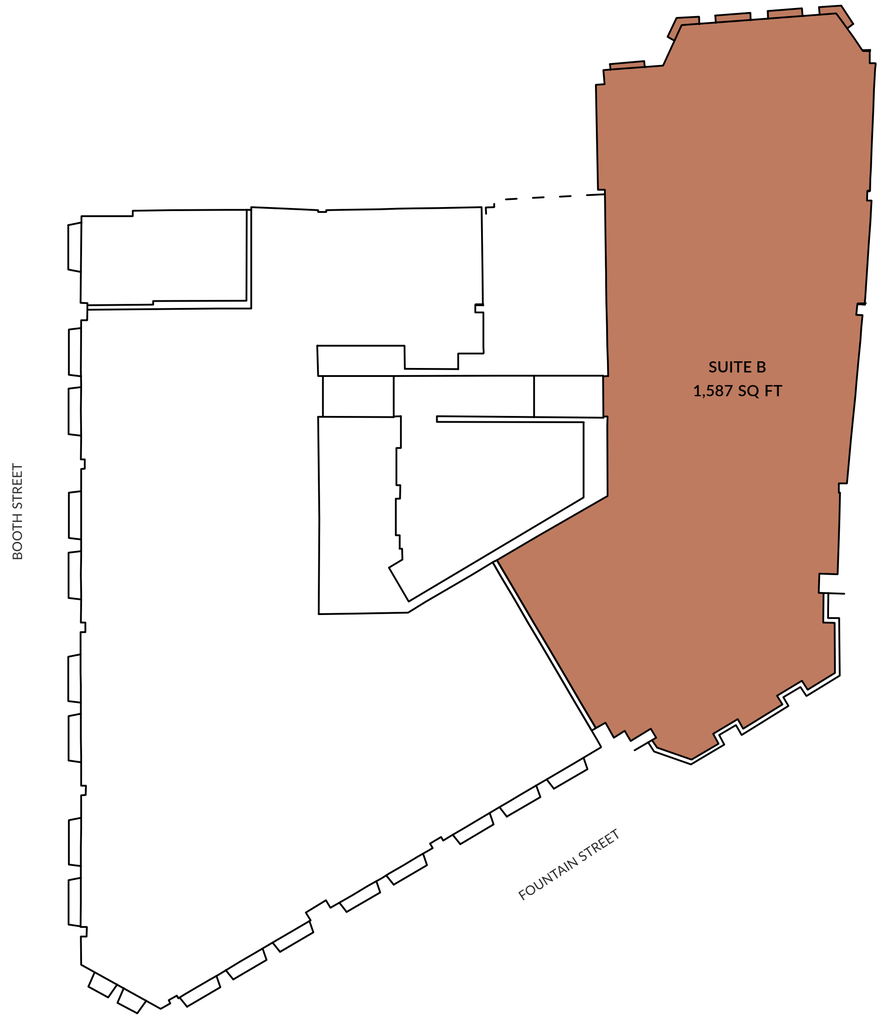
SUITE B 1,587 SQ FT



3rd FLOOR PLAN

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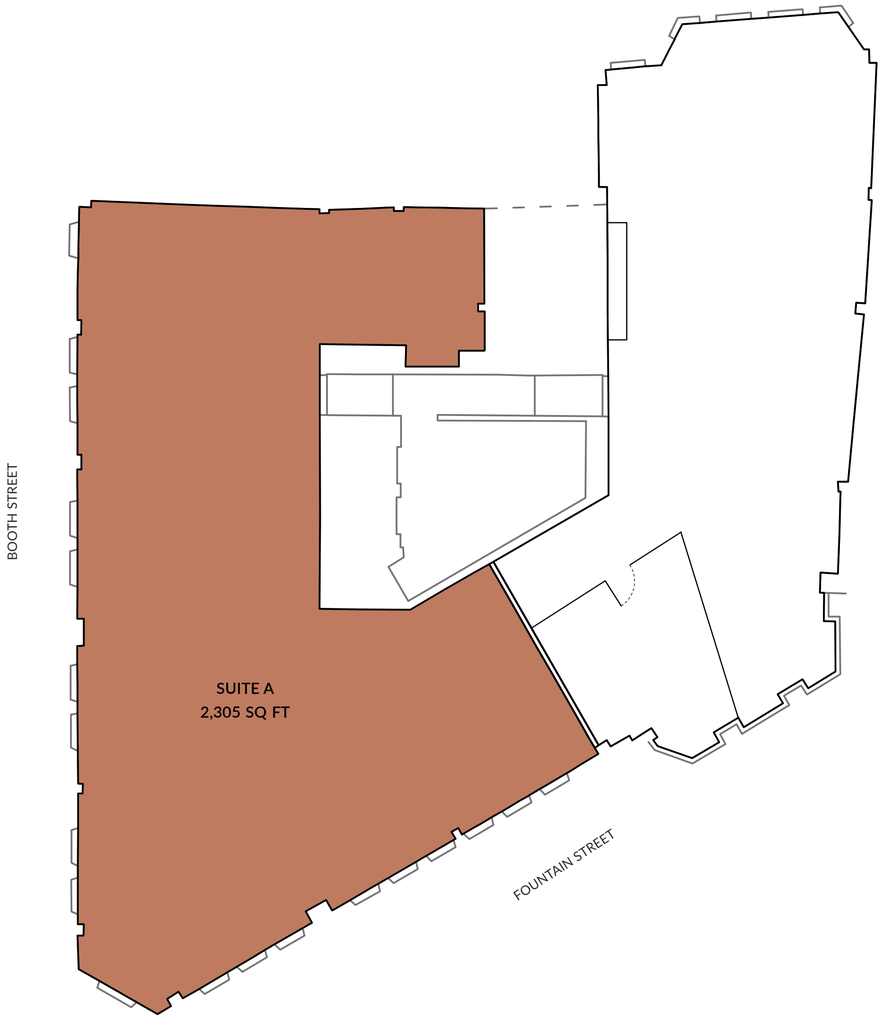
CAT A

SUITE A 2,305 SQ FT

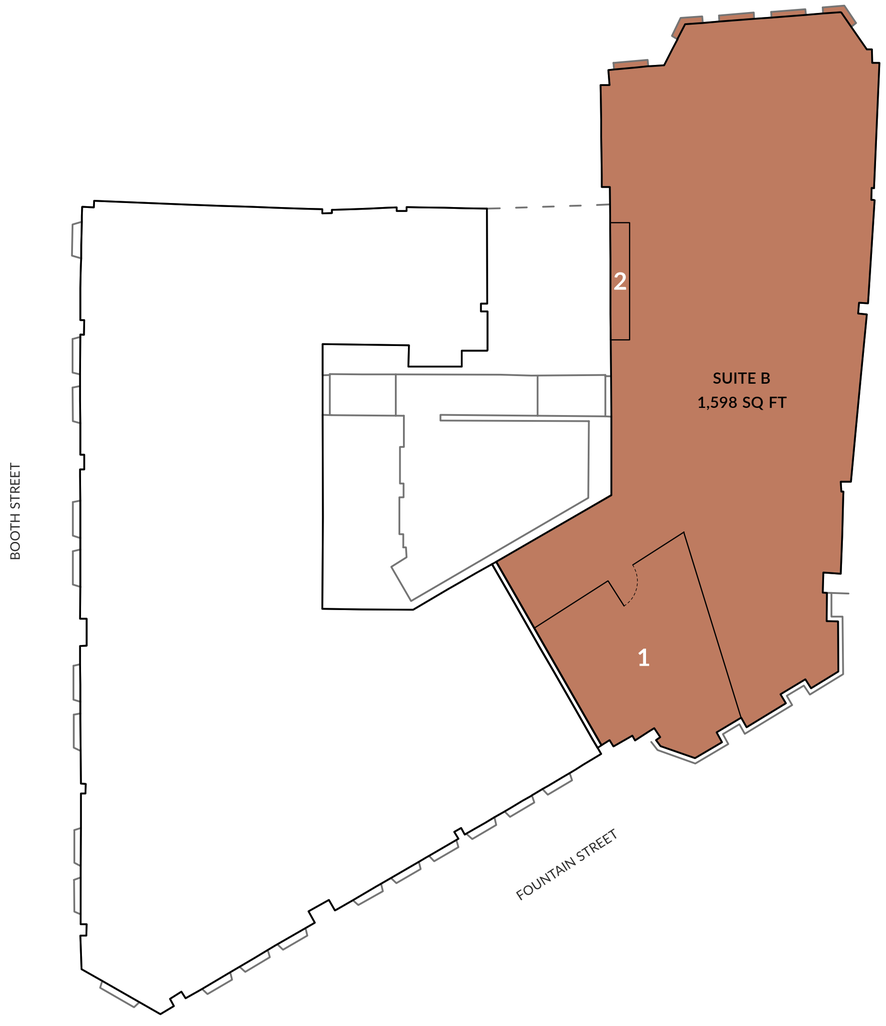


1. 6 PERSON MEETING ROOM

2. KITCHEN AREA

FITTED

SUITE B 1,598 SQ FT



4th FLOOR PLAN

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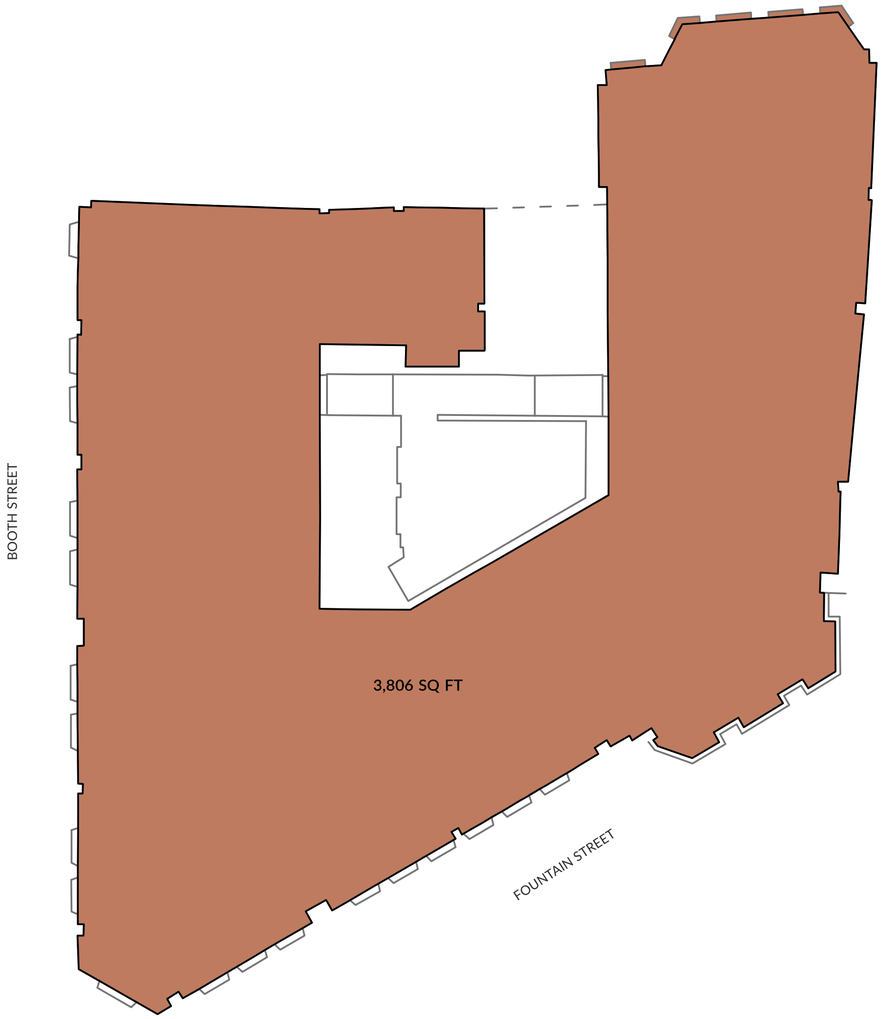
3,806 SQ FT







GRAND PACIFIC



ALL BAR ONE



ALBERTS SCHLOSS



ST PETERS SQUARE

WALKING TIMES

ST. PETER'S SQUARE	3 MIN WALK
OXFORD ROAD STATION	7 MIN WALK
DEANSGATE-CASTLEFIELD	10 MIN WALK
PICADILLY STATION	12 MIN WALK



CAFÉ GRAND PICCOLINO

CAFÉ GRAND PICCOLINO

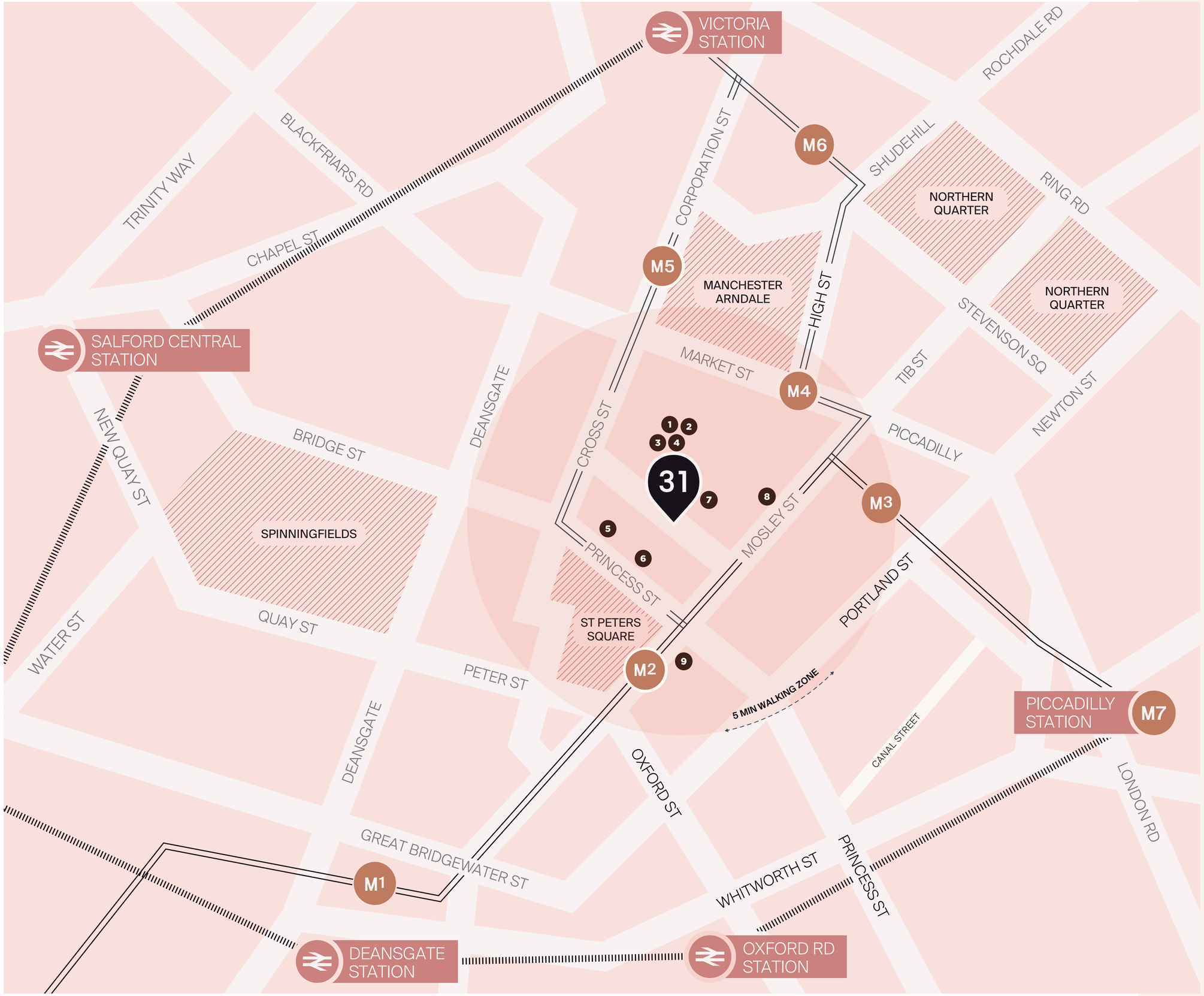
EVERYTHING YOU NEED

CENTRE OF CONNECTIVITY

31 Booth Street is situated in Manchester's financial and professional core, placing it within a few minutes of some of the city's finest bars, restaurants and hotels.

Getting here couldn't be easier. St Peter's Square Metrolink and Oxford Road Station are just a 3-minute and 7-minute walk, respectively. Piccadilly Station is a 12-minute walk, or a short tram journey away, providing frequent connections to Manchester International Airport and London Euston via the high-speed train.

With showers, lockers and bike storage on site, 31 Booth Street is well-equipped for cyclists. There are also three public car parks within a short walk of the building.



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KEY

31	31 BOOTH STREET
	METROLINK
	ORDSALL CHORD
M1	DEANSGATE-CASTLEFIELD
M2	ST PETERS SQUARE
M3	PICCADILLY GARDENS
M4	MARKET STREET
M5	EXCHANGE SQUARE
M6	SHUDEHILL
M7	PICCADILLY STATION
1	ALL BAR ONE
2	GRAND PACIFIC
3	FLIGHT CLUB
4	HOTEL GOTHAM
5	CAFÉ GRAND PICCOLINO
6	TESCO EXPRESS
7	THE DIRECTORS BOX SPORTS BAR
8	SAINSBURYS LOCAL
9	WAGAMAMA

MANCHESTERS FINEST AMENITIES



HOTEL GOTHAM



DIESEL



ALEXANDER MCQUEEN



VIVIENNE WESTWOOD



HERVIA



BELSTAFF

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FOR FURTHER INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT THE JOINT LETTING AGENTS:

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