

31 BOOTH ST

FULLY FITTED & FURNISHED 6TH FLOOR
WITH PRIVATE ROOF TERRACE



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 sixth floor suite is the jewel in the building's crown, with a private roof terrace – an ideal breakout space and area to host events.

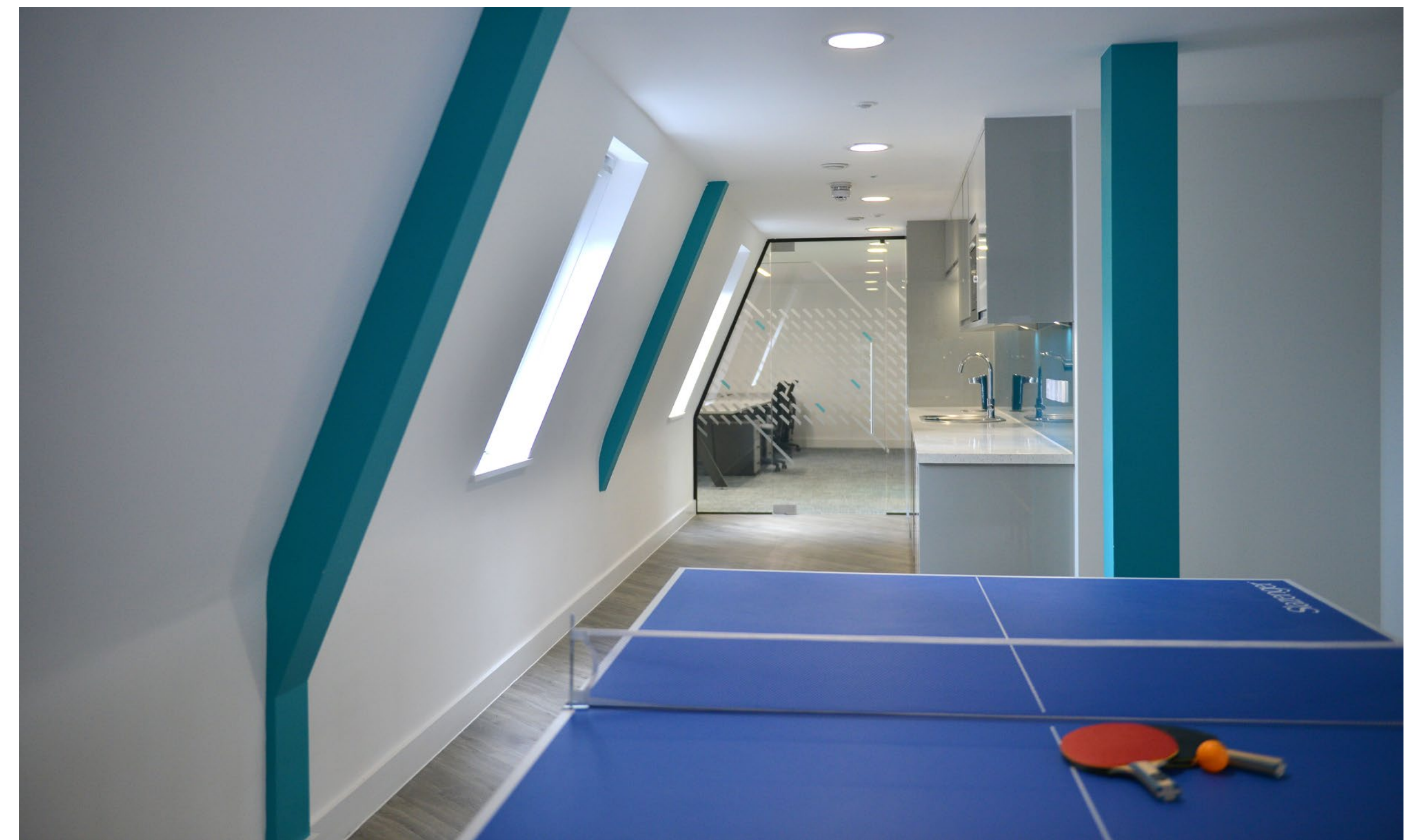
SPECIFICATION

- PRIVATE ROOF TERRACE
- GRADE II LISTED BUILDING IN PRIME LOCATION
- GRADE A OFFICE ACCOMMODATION
- 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

SUITE IN 6TH THE BUILDING



BUILDING ENTRANCE



KITCHEN AREA WITH A PING-PONG TABLE

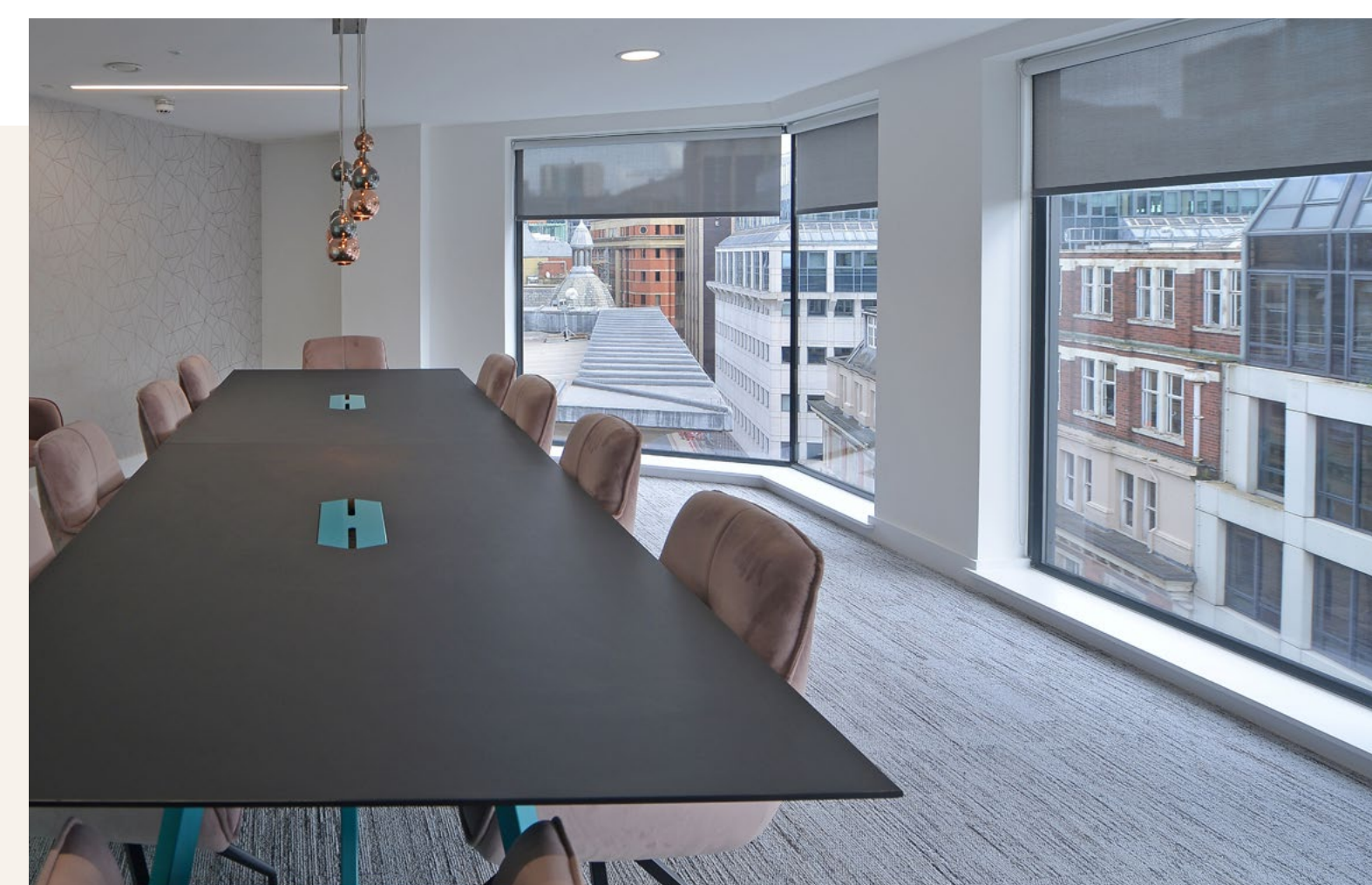
A ROOM WITH A VIEW

The most prestigious suite in the building, the sixth floor offers 2,311 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.

The space opens onto a beautiful, private roof terrace, providing your employees with a little escapism from the office, as well as an excellent venue for team and client events.



6TH FLOOR DEDICATED RECEPTION



MEETING ROOM OVERSEEING MANCHESTER

- GRADE A OFFICE SPACE
- PRIVATE ROOF TERRACE WITH CITY VIEWS
- DEDICATED RECEPTION AREA
- FITTED KITCHEN
- TWO PRIVATE OFFICES
- TWO MEETING ROOMS (6 AND 12 PERSON)



MEETING ROOM



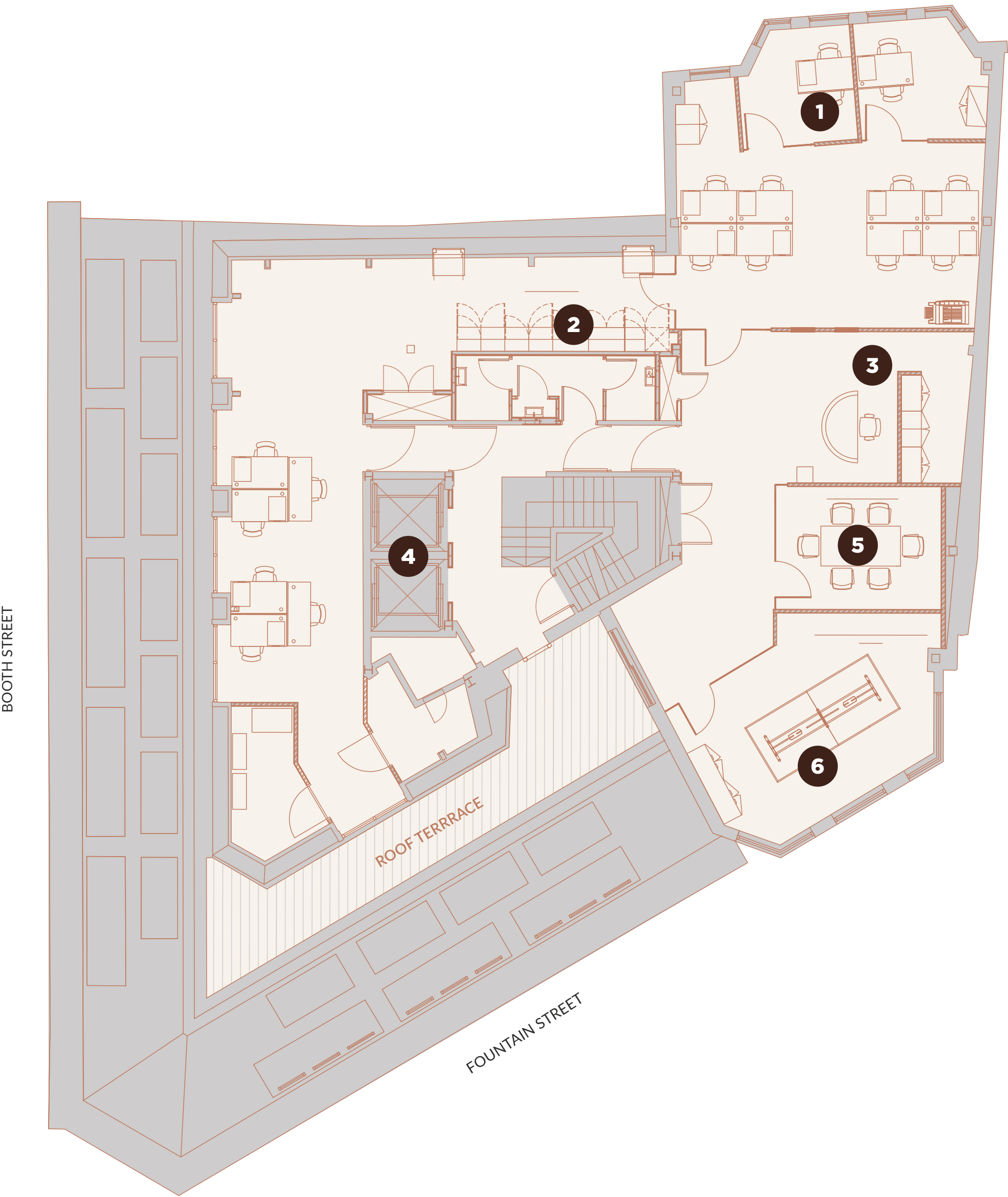
6TH FLOOR MEETING ROOM OVERSEEING MANCHESTER



6TH FLOOR ROOF TERRACE

6TH FLOOR PLAN

2,311 SQ FT



1. 2X PRIVATE OFFICE

4. LIFT ACCESS

2. KITCHEN AREA

5. 6 PERSON MEETING ROOM

3. RECEPTION

6. BOARDROOM/ EVENT SPACE



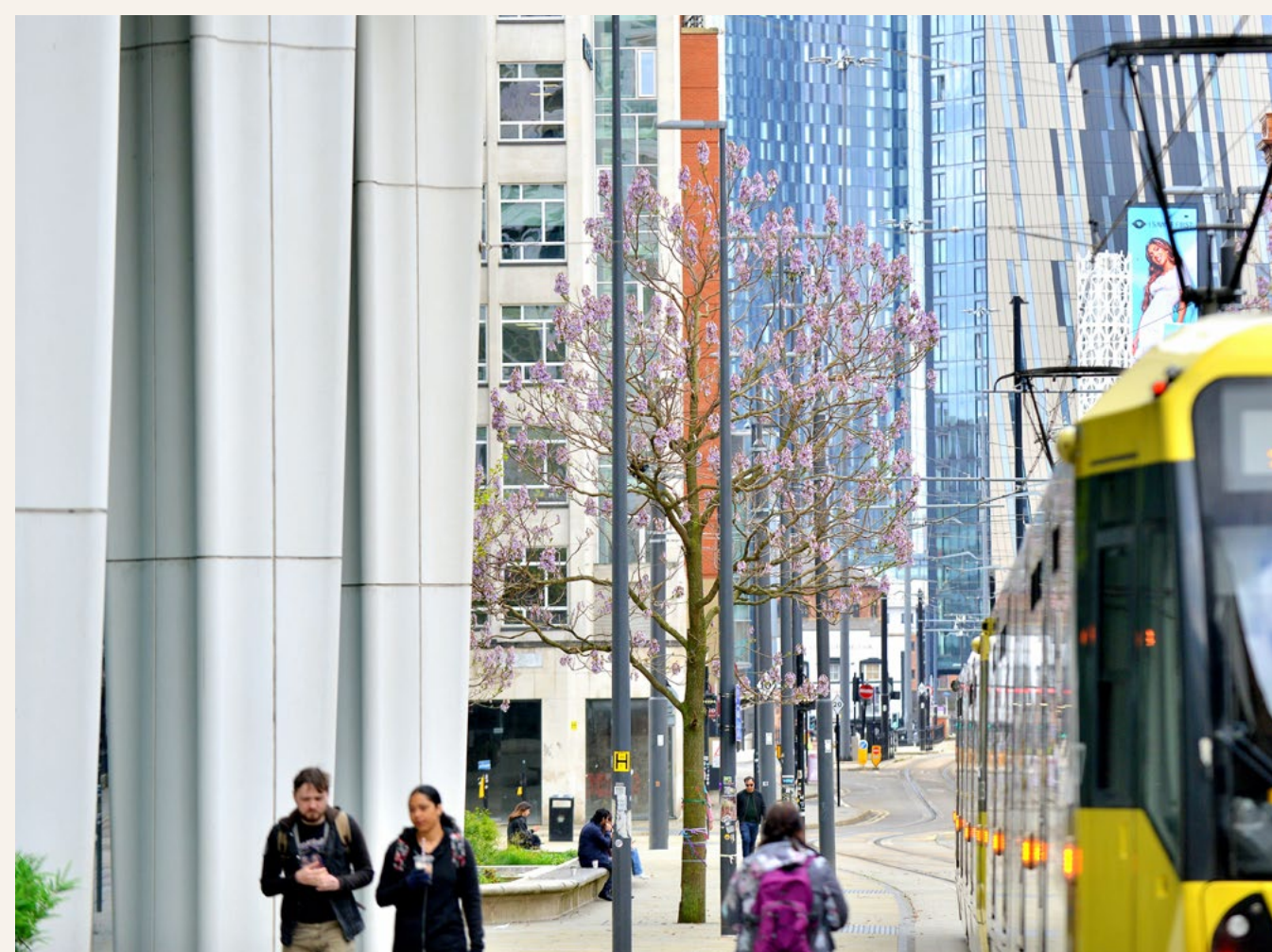
GRAND PACIFIC



ALL BAR ONE



ALBERTS SCHLOSS



ST PETERS SQUARE

WALKING TIMES

ST PETERS SQUARE	○ ————— ○	3 MIN WALK
OXFORD ROAD STATION	○ ————— ○	7 MIN WALK
DEANSGATE-CASTLEFIELD	○ ————— ○	10 MIN WALK
PICADILLY STATION	○ ————— ○	12 MIN WALK



CAFÉ GRAND PICCOLINO

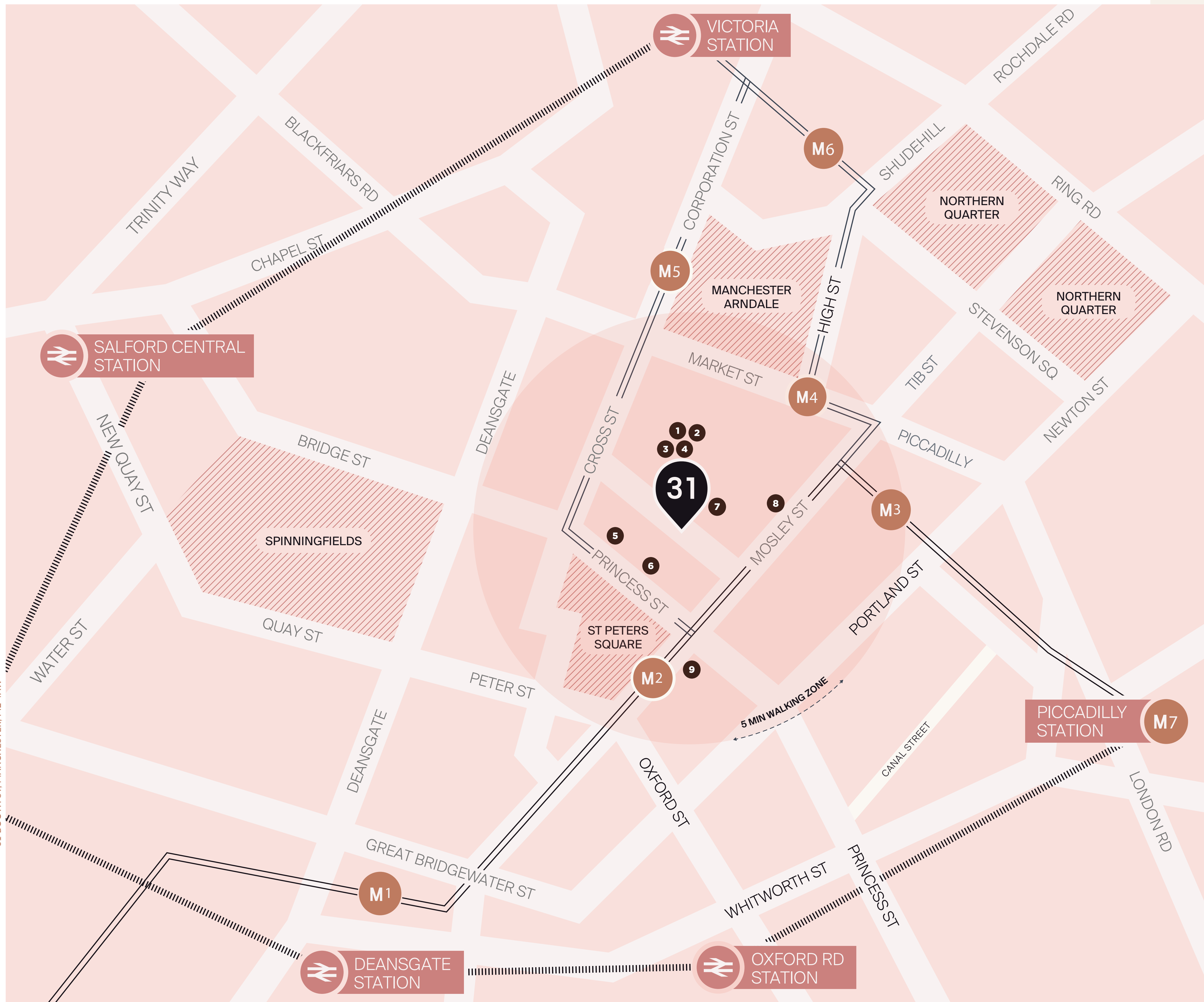
CENTRE OF CONNECTIVITY

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 three-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.

EVERYTHING YOU NEED



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

31 BOOTH ST, MANCHESTER, M2 4AW



HOTEL GOTHAM



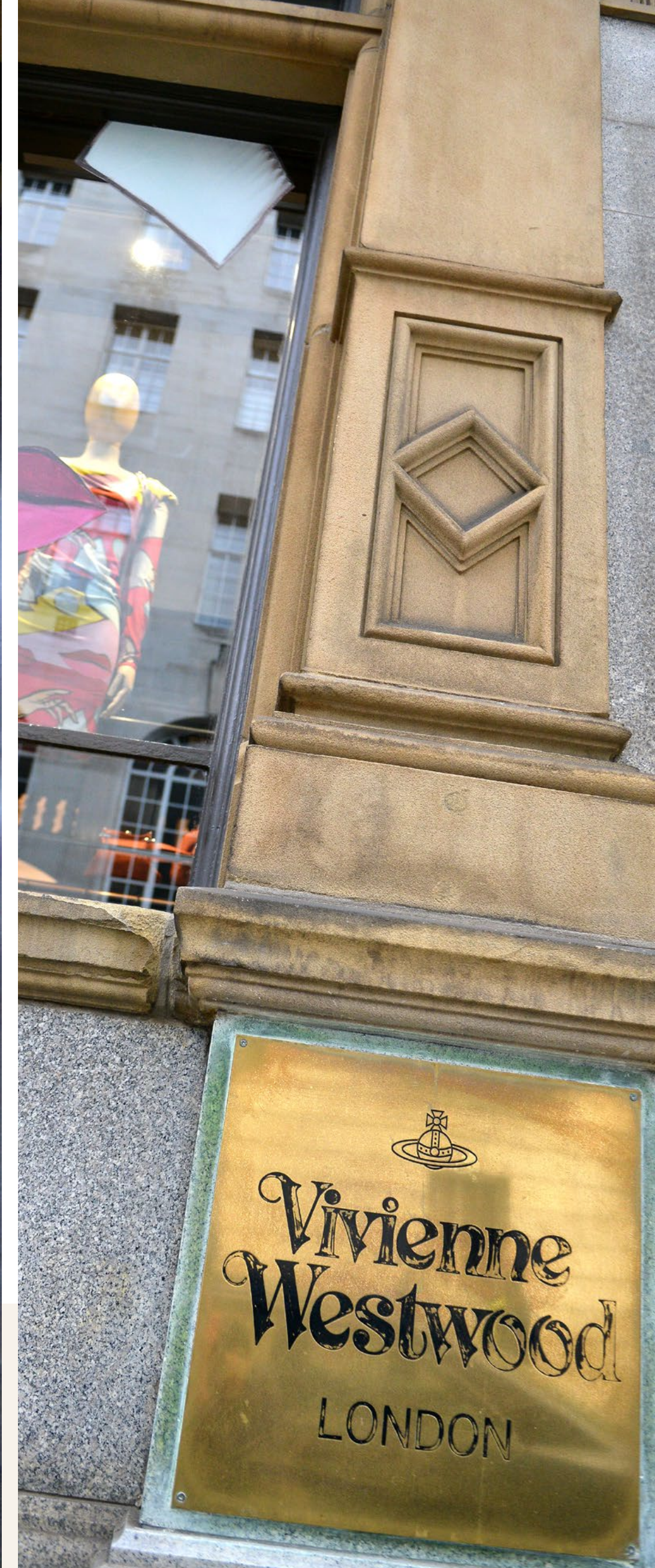
DIESEL



HERVIA



ALEXANDER MCQUEEN



VIVIENNE WESTWOOD



BELSTAFF



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



RYAN WHITE

rwhite@obiproperty.co.uk
07502 223 542

RICHARD LACE

rlace@obiproperty.co.uk
07795 104 231



RICHARD WHARTON

Richard.Wharton@eu.jll.com
07970 938 698

EMMA BOWKER

Emma.Bowker@eu.jll.com
07596 316 671

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