

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.

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



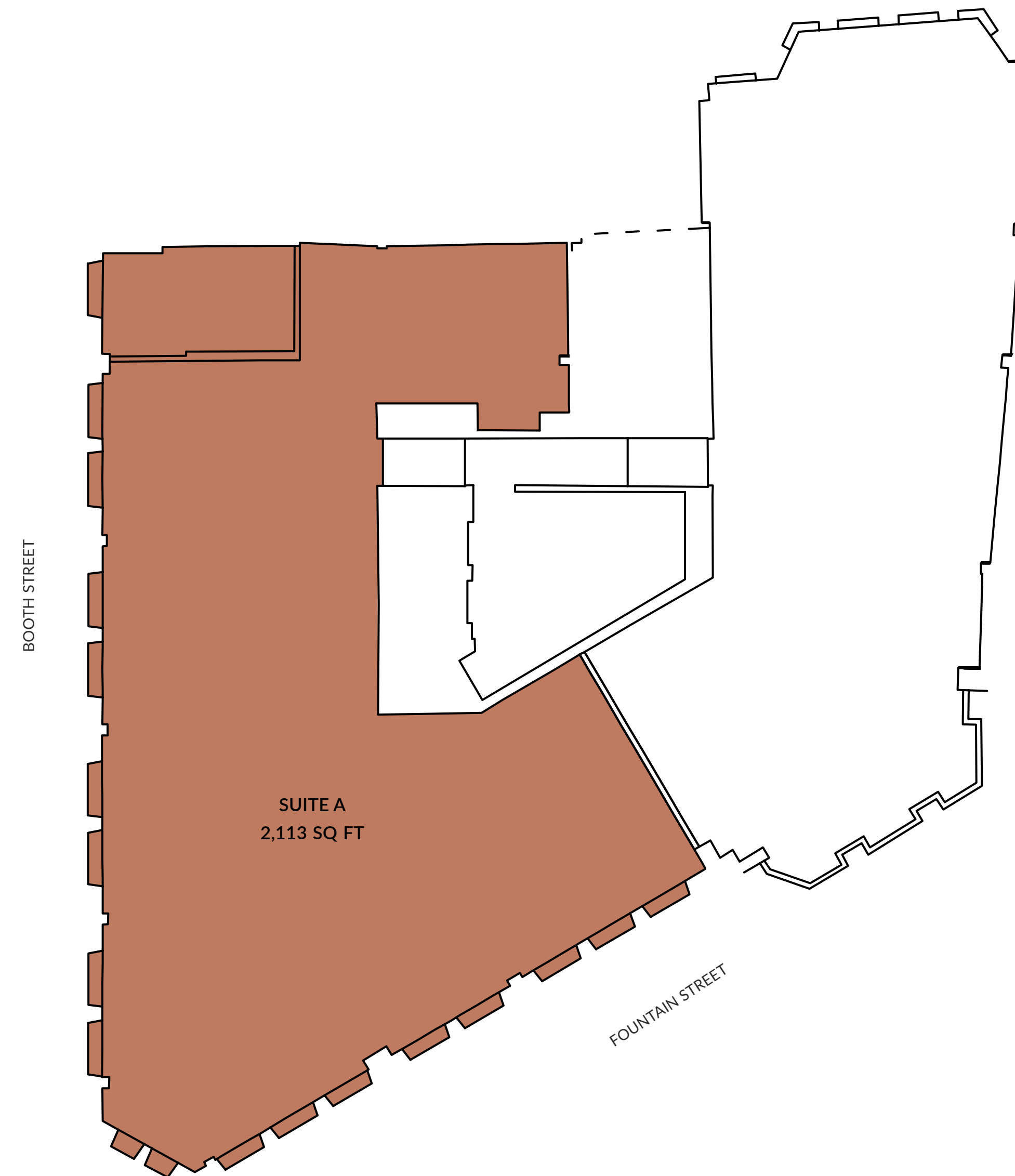
BOOTH STREET

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

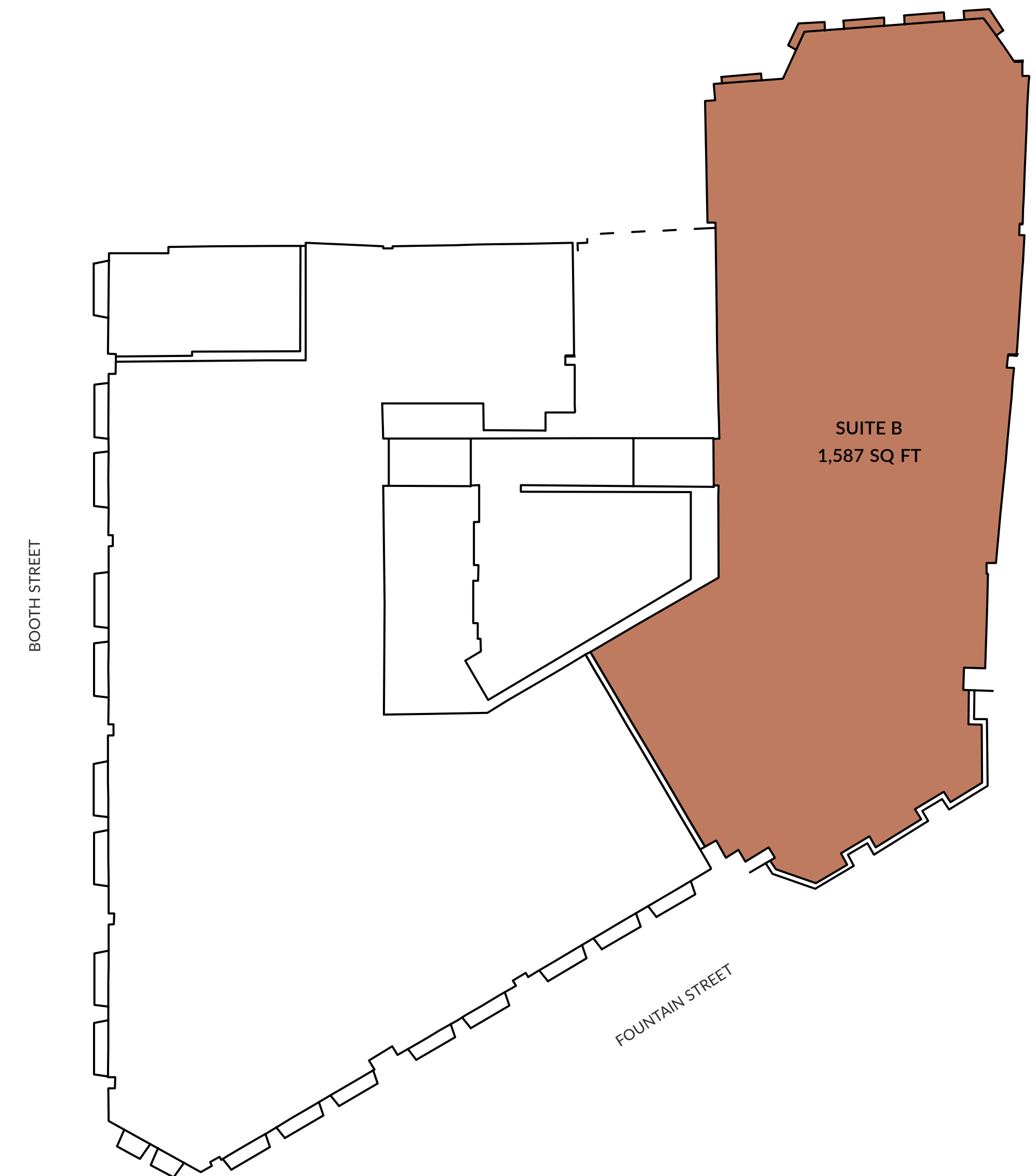
1st FLOOR PLANS

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

SUITE A 2,113 SQ FT

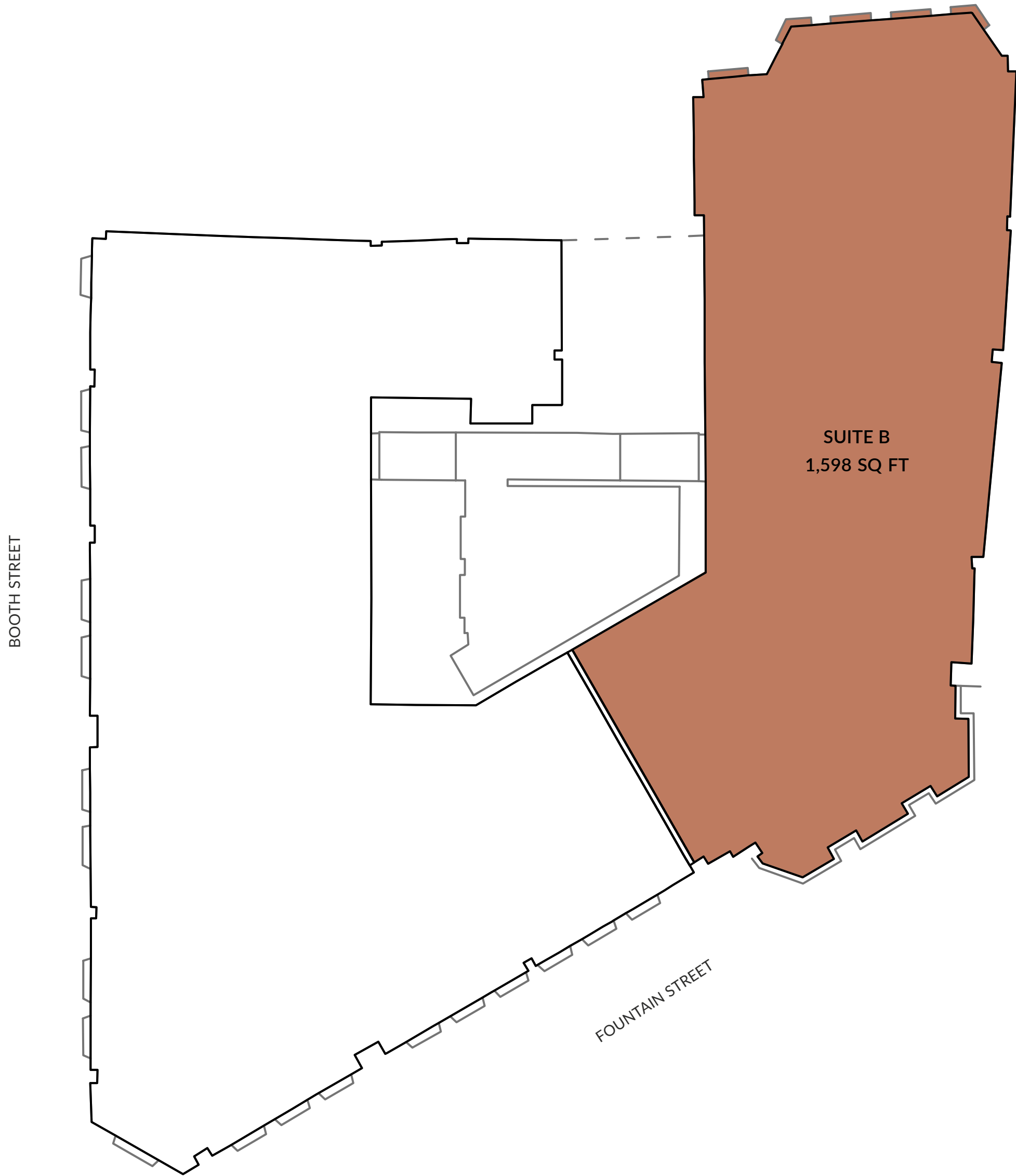


SUITE B 1,587 SQ FT



3rd FLOOR PLAN

SUITE B 1,598 SQ FT



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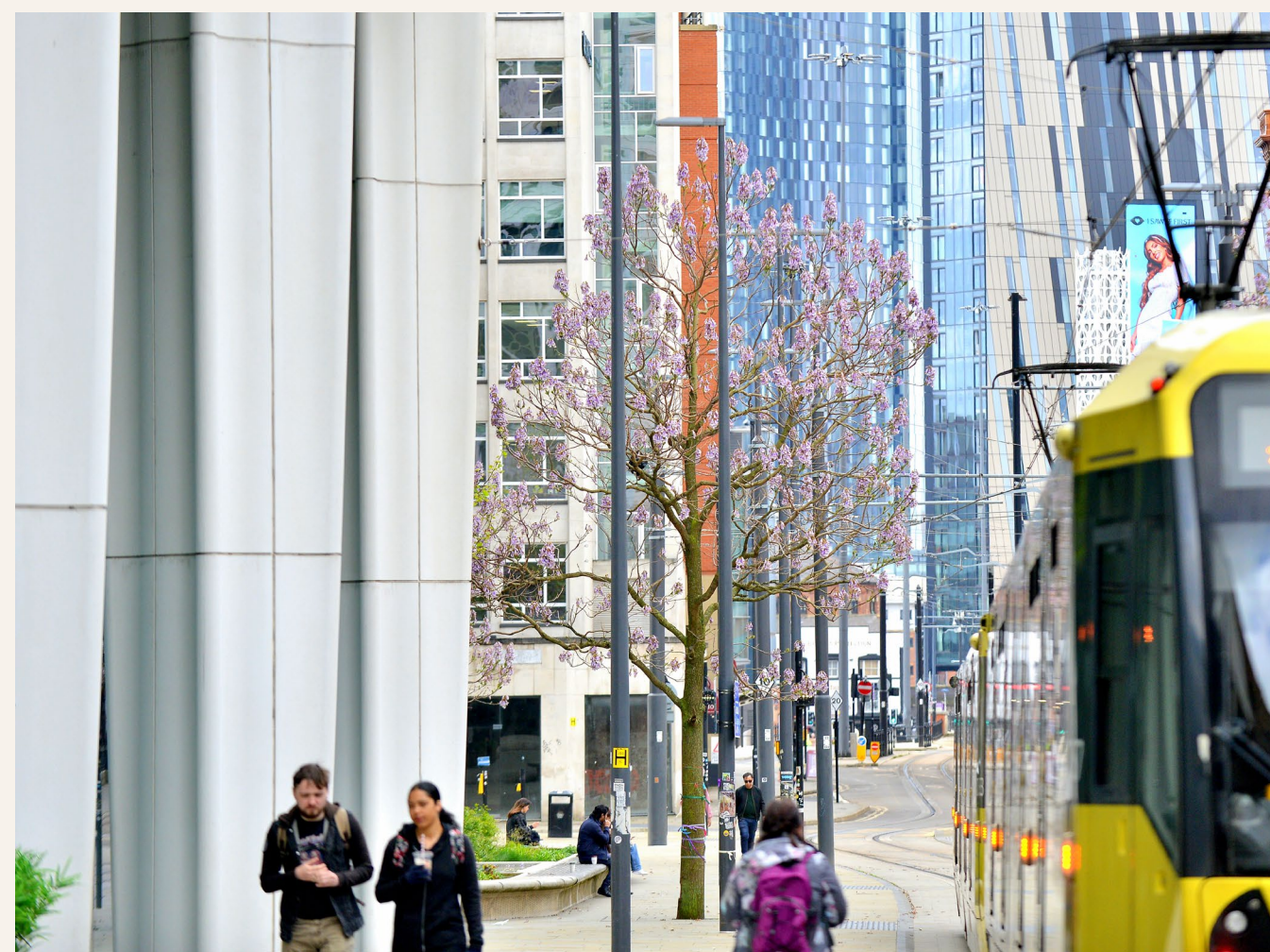
GRAND PACIFIC



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

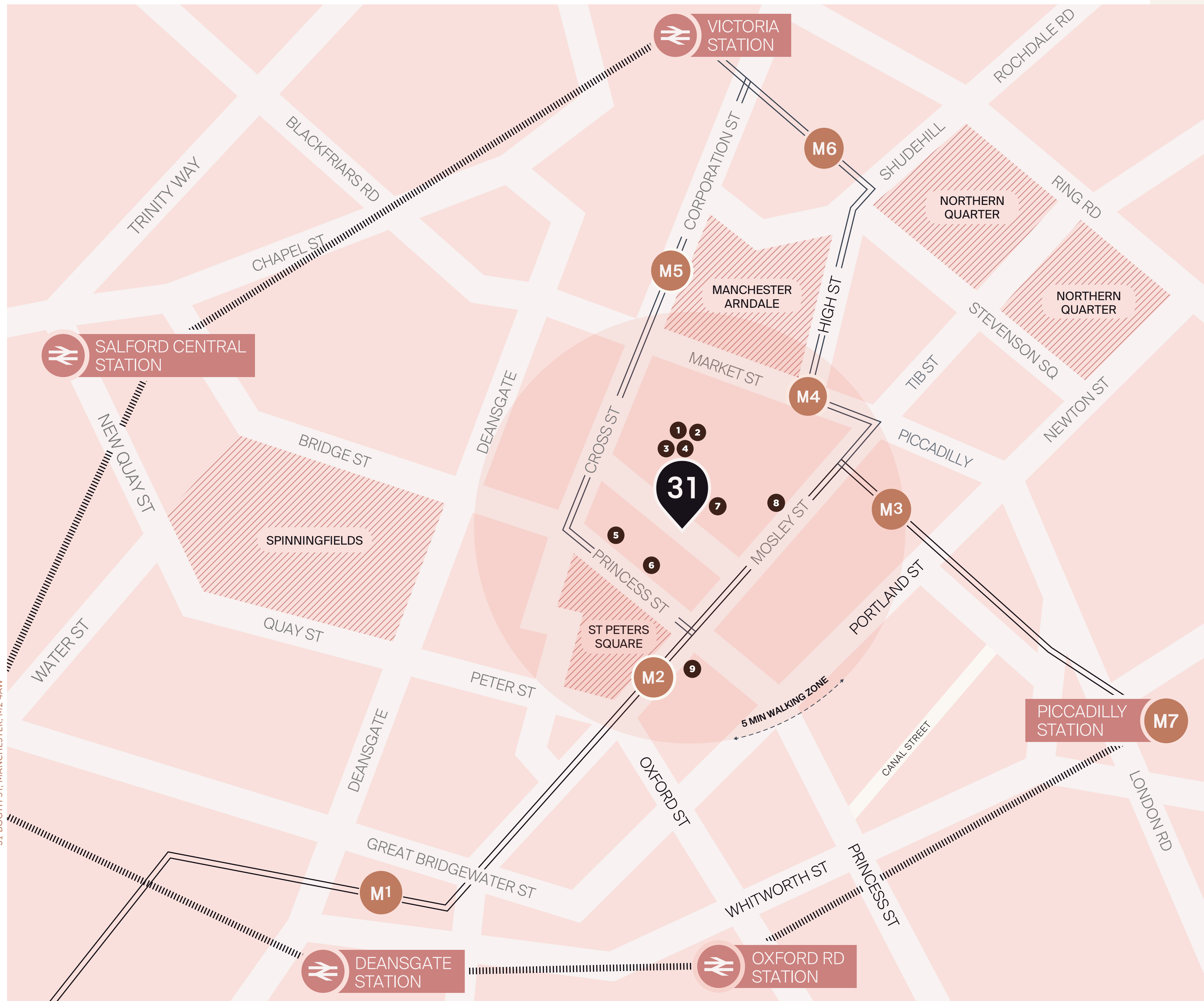
CENTRE OF CONNECTIVITY

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.

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
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