



## TO LET / MAY SELL

Superb self-contained office building  
within a unique city centre courtyard  
and 4 car parking spaces

**3,062 sq ft (284.5 sq m)**

**22 OXFORD COURT** MANCHESTER, M2 3WQ












# DESCRIPTION

22 Oxford Court is a self-contained office building set in peaceful courtyard forming part of the Oxford Court development.

The building extends to 3,062 sq ft with the office space arranged over ground and two upper floors.

The development itself is situated between Oxford Street, Lower Mosley Street and Chepstow Street in the St Petersfield district of Manchester (adjacent to St Peter’s Square). It’s small peaceful oasis in the heart of the city and home to Freeman & Co Solicitors, Sir Robert McAlpine and Lime Actors Agency amongst others.

## SPECIFICATION

-  Self-contained
-  Established city centre location
-  Peaceful courtyard setting
-  Open plan and fitted office space
-  Kitchen
-  Male, female & disabled WCs
-  Gas central heating
-  4 car parking spaces
-  EPC rated D

## ACCOMMODATION

	SQ M	SQ FT
Ground Floor	92.2	992
First Floor	83.5	899
Second Floor	108.8	1,171
Total	284.5	3,062



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# GALLERY



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# LOCATION

**Oxford Court is situated between Oxford Street, Lower Mosley Street and Chepstow Street in the St Petersfield district of Manchester.**

The property forms part of the Oxford Court development that is accessed off Lower Mosley Street by vehicles and Chepstow Street, Bale Street and Bishopgate by pedestrians. The main building entrance fronts onto the court with a secondary entrance on Chepstow Street near to the crossroads with Portland Street and Oxford Street.

The property is very accessible from the Manchester inner ring road, Mancunian Way and Princess Parkway and also provides fast access to the city's comprehensive commuting network with Oxford Road train station within a 5 minute walk and St Peter's Square Metrolink stop only a 1 minute walk.

Oxford Court is exceptionally well placed for bars, shops, restaurants and other lifestyle amenities including Philpotts, Sainsbury's supermarket, Boots, The Palace Theatre, The Kimpton Clocktower Hotel, Fitness First, The Cornerhouse Cinema and Revolution Bar.

This area of Manchester has experienced a resurgence over the recent years due to the recent investment by Manchester City Council on improving the public buildings, the public realm and the transport infrastructure in and around St Peter's Square.



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# LOCATION GALLERY



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# AMENITIES

Oxford Court is exceptionally well placed for bars, shops, restaurants and other lifestyle amenities

## Cafés and Restaurants

- 1 Pret A Manger
- 2 Philpotts
- 3 Don Giovanni
- 4 Fumo
- 5 Tops Buffet
- 6 Nudo Sushi Box
- 7 Bundobust
- 8 Listo Burritos
- 9 Pizza Express
- 10 Haunt MCR
- 11 Starbucks
- 12 Society

## Bars

- 13 Revolución de Cuba
- 14 Albert Schloss
- 15 BrewDog
- 16 The Anthologist
- 17 Turtle Bay
- 18 The Paramount

## Shops

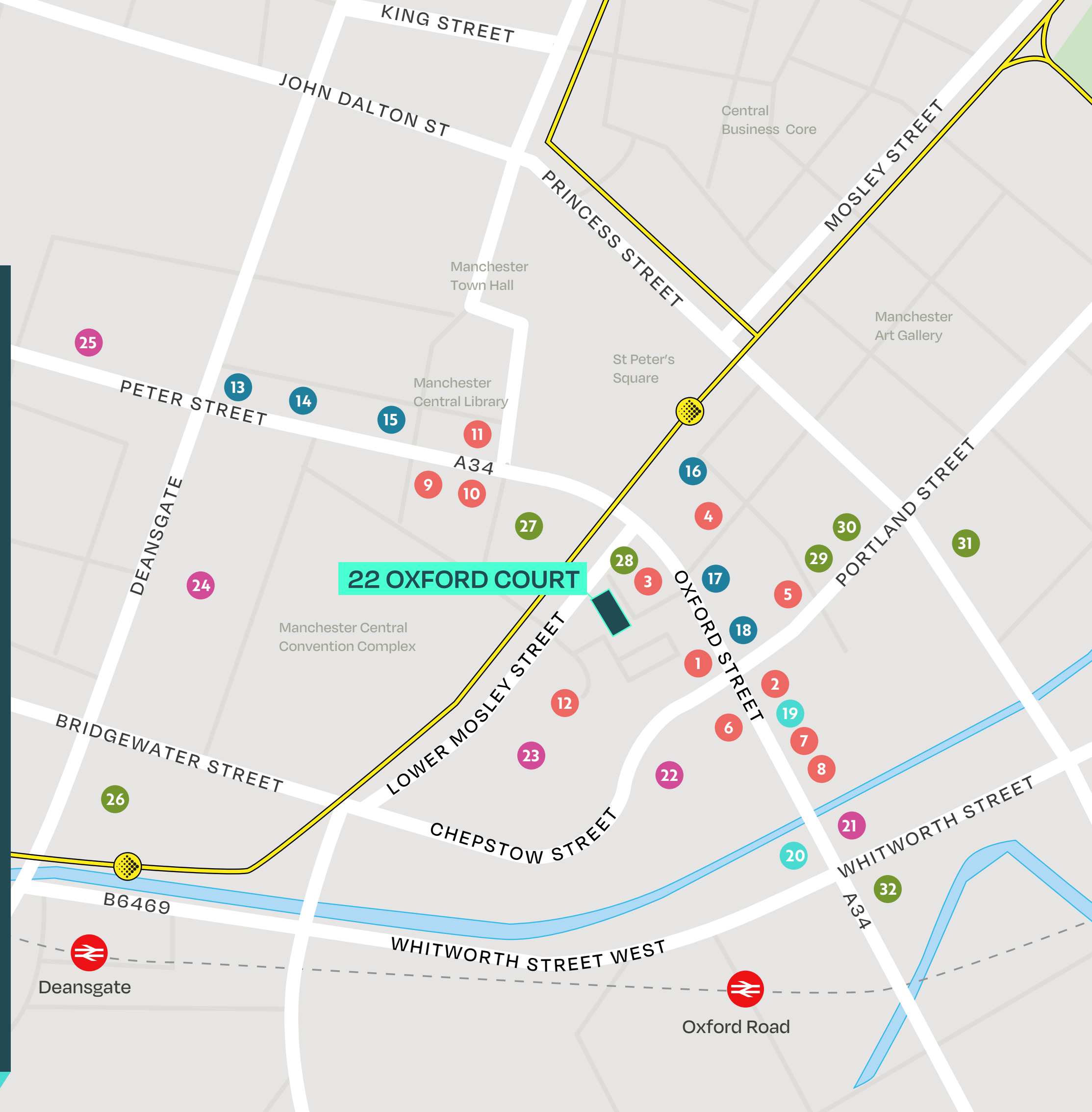
- 19 Tesco Express
- 20 Sainsbury's Local

## Entertainment & Leisure

- 21 Palace Theatre
- 22 Bannatyne Health Club
- 23 Bridgewater Hall
- 24 Great Northern
- 25 Opera House

## Hotels

- 26 Hilton Hotel
- 27 Midland Hotel
- 28 Premier Inn
- 29 Novotel
- 30 Ibis Hotel
- 31 Townhouse Hotel
- 32 The Kimpton Clocktower Hotel





# TERMS

## LEASE

The property is available by way of a new lease for a term to be agreed. Consideration will also be given for a sale.

## RENT / PRICE

On application.

## RATEABLE VALUE

£45,250 rates payable - £24,796.50 p.a.

## ESTATE CHARGE

An estate charge is levied towards the cost of maintenance and management of common areas of Oxford Court.

**For further information or to arrange a viewing please contact the letting agents:**



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