

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

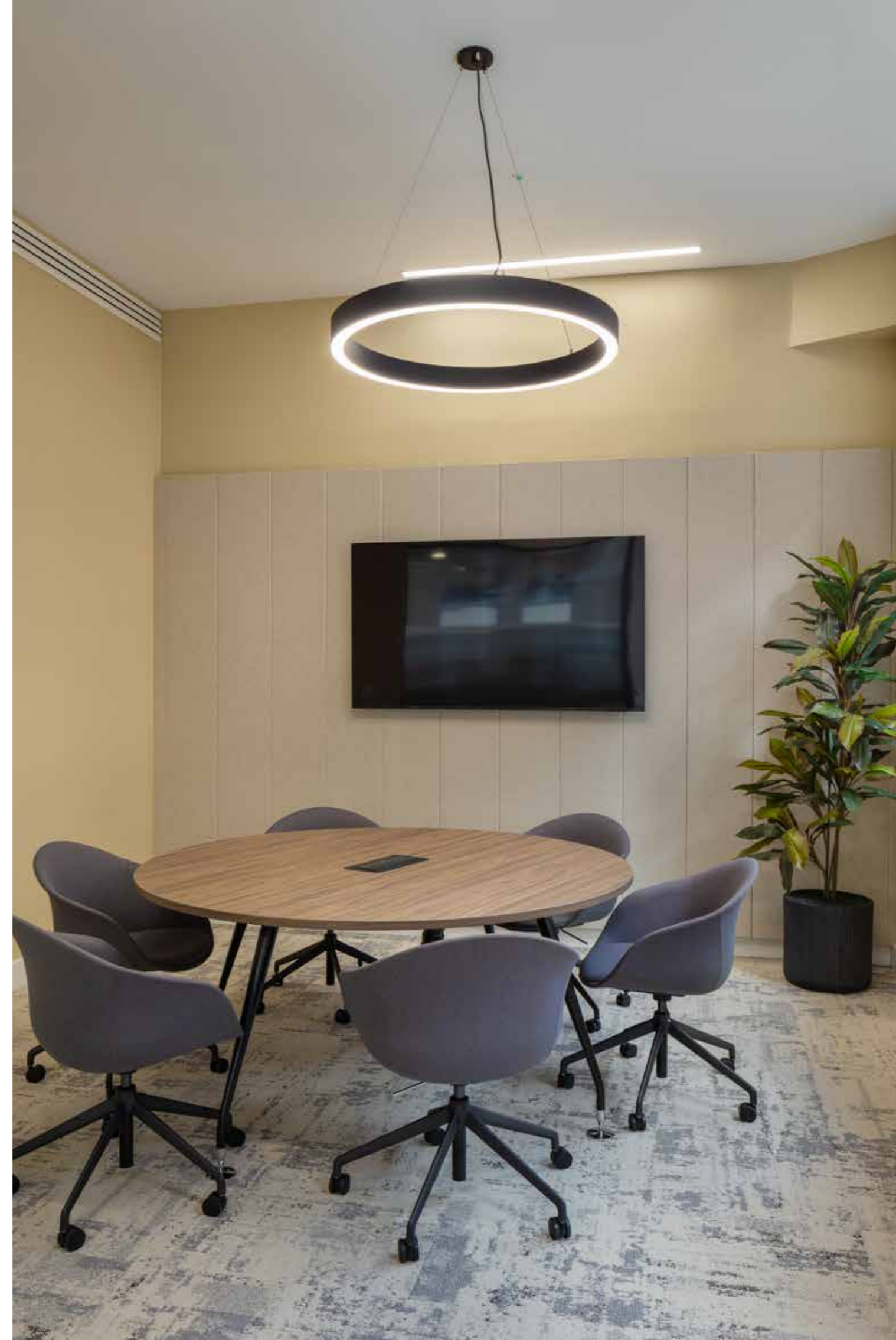
For businesses looking to impress their clients and visitors, the remodelled reception provides a remarkable, welcoming sense of arrival.

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  
**2<sup>ND</sup>**



6 PERSON MEETING ROOM

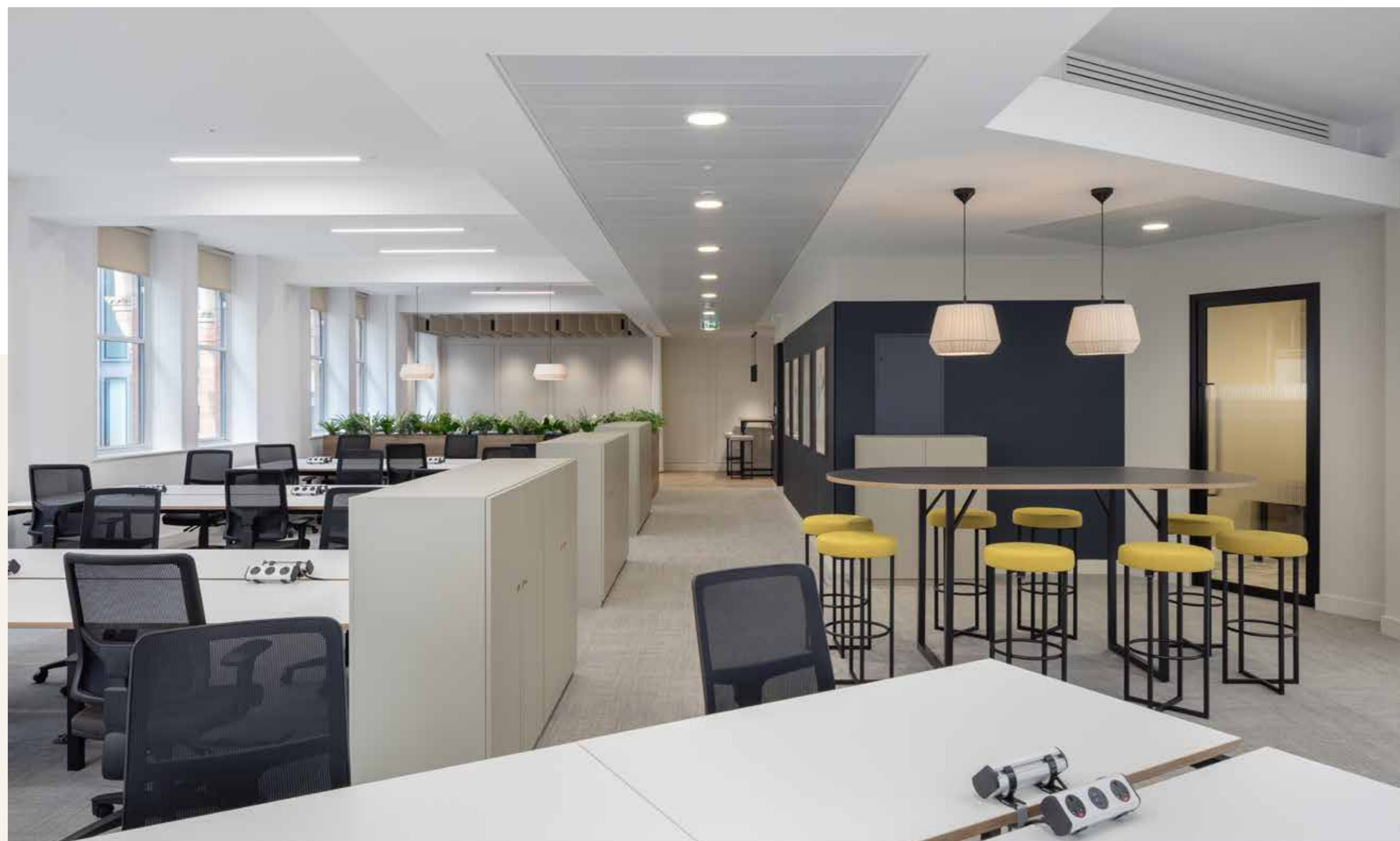


OPEN AREA

**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



SMALL MEETING ROOM








MEETING ROOM

## 2<sup>nd</sup> FLOOR PLAN

2,273 SQ FT



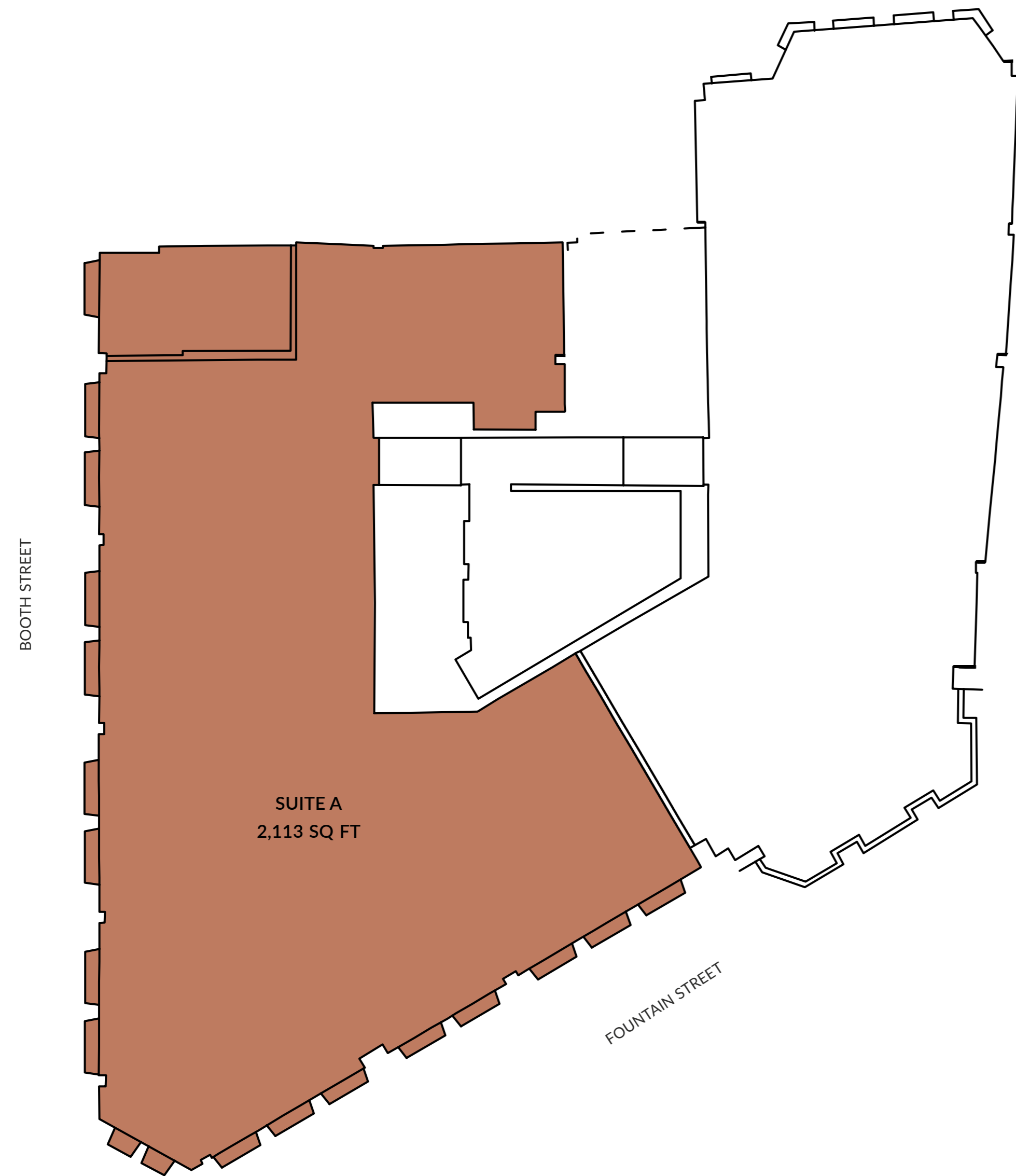
BOOTH STREET

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

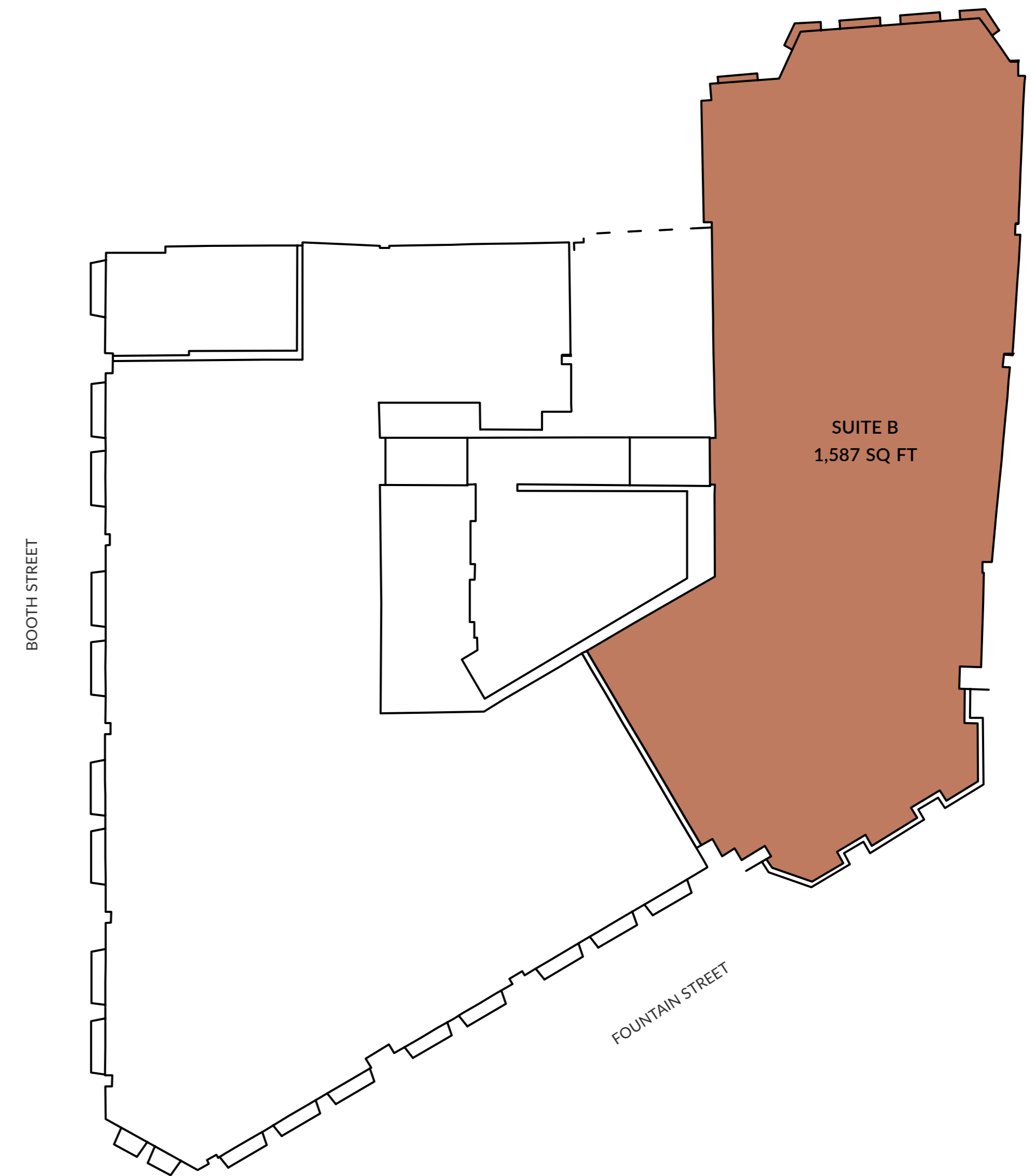
# 1<sup>st</sup> FLOOR PLANS

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

SUITE A 2,113 SQ FT

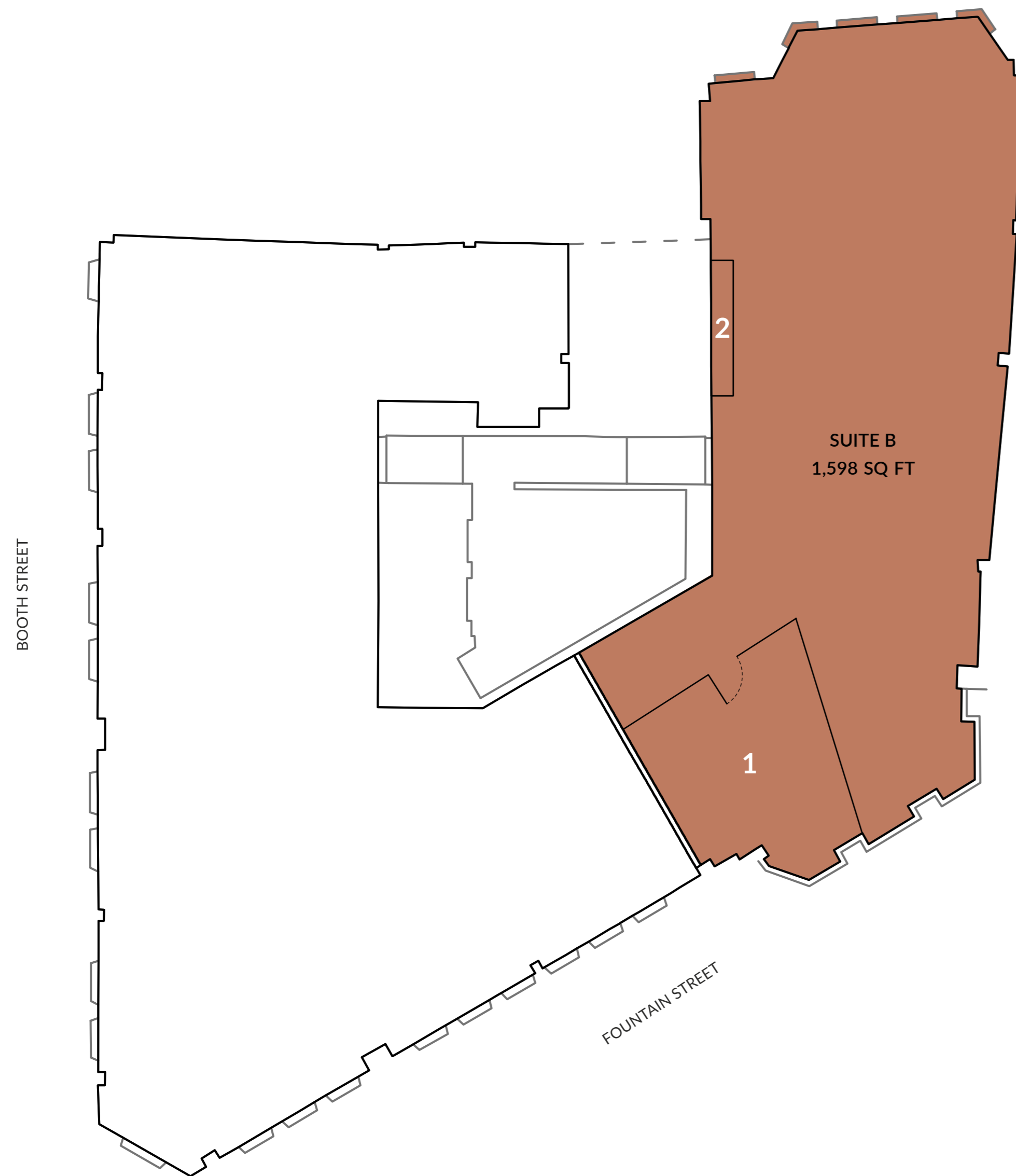


SUITE B 1,587 SQ FT



# 3<sup>rd</sup> FLOOR PLAN – Fitted

SUITE B 1,598 SQ FT



1.  6 PERSON MEETING ROOM

2.  KITCHEN AREA

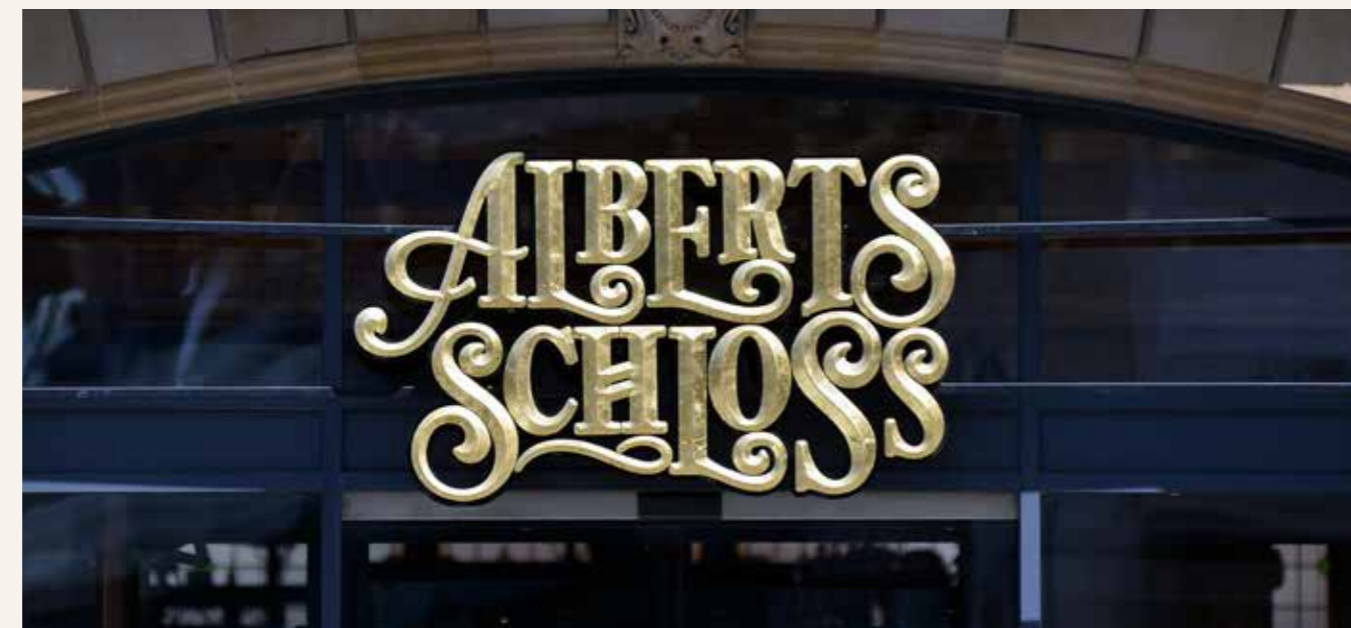




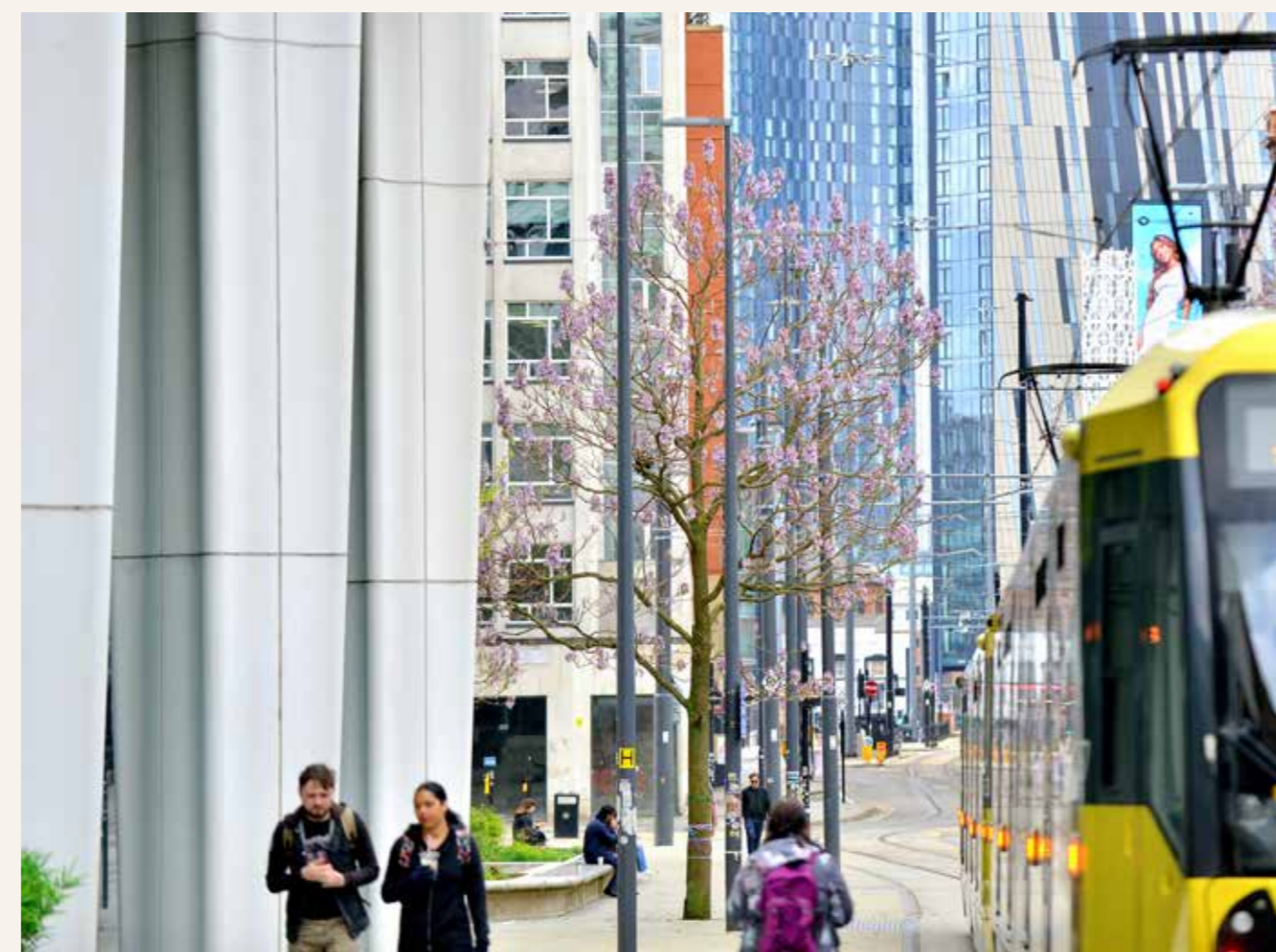
GRAND PACIFIC



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

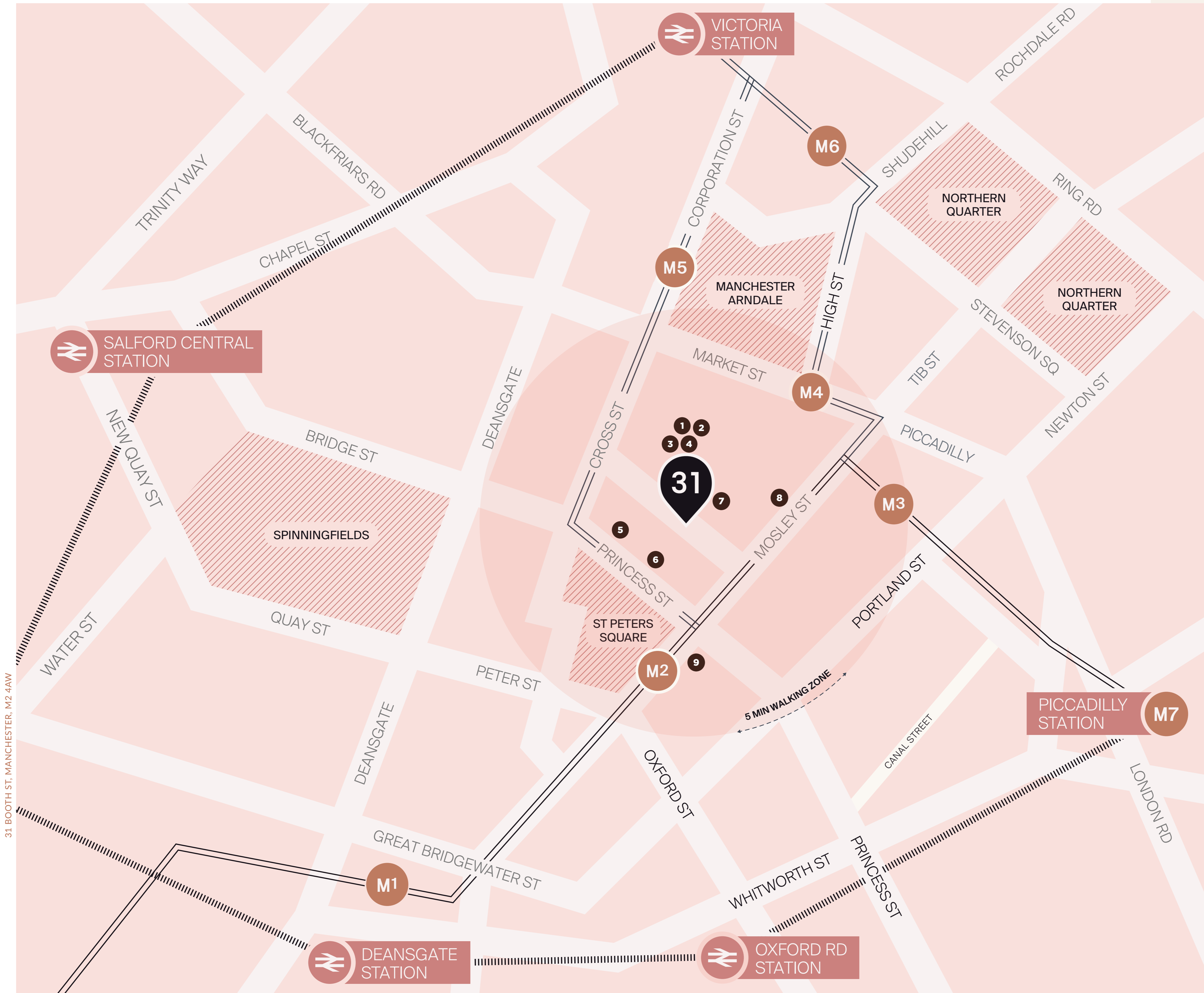
## CENTRE OF CONNECTIVITY

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



HOTEL GOTHAM



DIESEL



ALEXANDER MCQUEEN



VIVIENNE WESTWOOD



HERVIA



BELSTAFF



FOR FURTHER INFORMATION, OR TO  
ARRANGE A VIEWING, PLEASE CONTACT  
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