



15 Oxford Court
Manchester, M2 3WQ

TO LET - High-Quality Self-Contained Office Space in Manchester

1,392 to 3,417 sq ft
(129.32 to 317.45 sq m)

- Central Manchester Location
- Excellent Natural Light
- Raised Access Floors
- Air Conditioning
- Secure Courtyard
- CCTV Monitored
- 24/7 Access

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Summary

Available Size	1,392 to 3,417 sq ft
Rent	£24 per sq ft
Business Rates	Upon Enquiry
Service Charge	£7.11 per sq ft
VAT	All prices are exclusive of but may be liable to VAT
Legal Fees	Each party to bear their own costs. Each party is to be responsible for their own legal costs
EPC Rating	Upon enquiry

Description

15 Oxford Court is an iconic 5 storey contemporary office building, set behind a listed facade, situated in the well renowned Oxford Court Courtyard development. The property benefits from a commanding position with vistas over Oxford Street and the Courtyard itself. The property is entered through a double height reception from Oxford Court. All floors benefit from excellent natural light looking out over Oxford Street, the Courtyard and beyond.

Suites can be provided fully fitted and furnished, bespoke to the occupier or alternatively in an open plan refurbished CAT A condition.

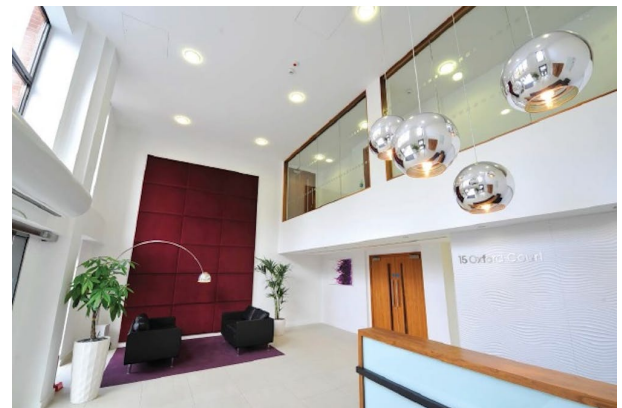
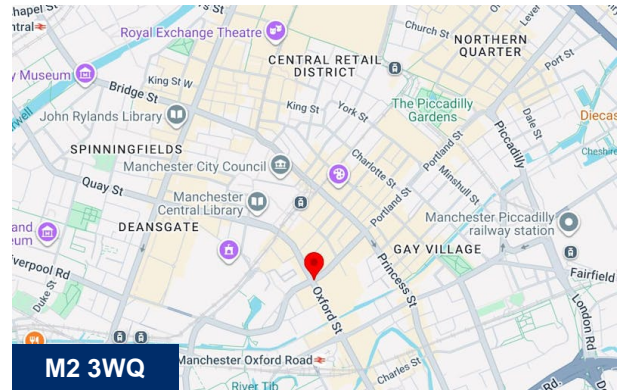
Accommodation

Name	sq ft	sq m	Availability
4th	1,392	129.32	Available
4th - Part 4th 2	2,025	188.13	Available
1st	2,148	199.56	Let
2nd	1,250	116.13	Let
3rd	2,300	213.68	Let
3rd	1,427	132.57	Let
2nd	2,883	267.84	Let
Total	13,425	1,247.23	

Location

15 Oxford Court occupies a prime position just off Oxford Street in Manchester city centre, close to St Peter's Square, the city's principal civic and transport hub. The area has benefited from significant recent investment in public realm and infrastructure, enhancing its appeal as a business location. A wide range of amenities are available within a short walk, including cafés, restaurants, bars and hotels such as Starbucks, Pret A Manger, Sainsbury's, the Midland Hotel, BrewDog and Albert Schloss, providing a strong offer for both staff and clients.

The property is exceptionally well connected, with St Peter's Square Metrolink stop approximately a one-minute walk away and Manchester Oxford Road station also within easy reach. Manchester Piccadilly and Victoria stations are both accessible, offering wider regional and national connectivity. Overall, the property benefits from a highly accessible and amenity-rich city centre location, well suited to a range of office occupiers.



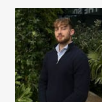
Viewing & Further Information



Anthony Howcroft

01625 262222

ahowcroft@hallams.com



Ed Hobson

07775 871157

ehobson@hallams.com

