Gifford Dixon

Commercial Property

Office To Let

£7,200 per month

2,500 to 10,000 sq ft

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24 Queen Street,
Manchester, M2 5HX

Prime Manchester City Centre office location

- Currently undergoing a full internal refurbishment
- Available from June 2026
- Fantastic location on Lincoln Square off Deansgate
- Short walk to all of the City Centres amenities
- Available on a floor by floor basis
- Open plan office space



0161 667 1317
gifforddixon.co.uk





Description

A five storey office building of traditional brick construction. The premises is currently undergoing a full renovation internally and will provide modern, attractive open plan office space to suit the needs of modern office workers. Available on a floor by floor basis with floors averaging 2,500 Sq Ft. each.

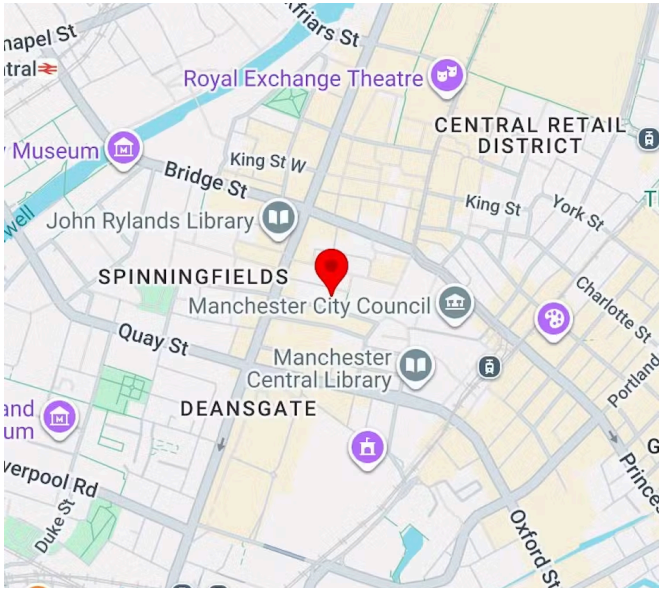
Each floor offers attractive views and excellent levels of natural light, with generous ceiling heights and numerous windows to front and rear.

Location

Queens Court is located on Queen Street and fronts onto Lincoln Square, the main pedestrian route linking Deansgate and Spinningfields, through to Albert Square and the traditional office core of Manchester city centre.

The location benefits from excellent access to Manchester's retail core with well known retailers such as Emporio Armani, Ted Baker, DKNY and Mulberry all within a short walk of the premises. In addition, the area is well served by an abundance of hotels, restaurants and bars.

Queens Court is in the perfect position for easy access to Victoria, Deansgate and Piccadilly rail stations, while St Peter's Square Metrolink station is situated just a short walk away. A number of NCP car parks are located close by, the nearest being the NCP underground car park on Hardman Street in Spinningfields.



Summary

- Rent: £7,200 per month
- Business rates: TBC
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (41)
- Lease: New Lease
- Terms: 5 years

Further information

- View details on our website
- View Microsite

Contact & Viewings

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Accommodation

Floor/Unit	Description	sq ft	sq m	Rent
2nd	Office/Workspace	2,500	232.26	£7,000 /month
3rd	Office/Workspace	2,500	232.26	£7,000 /month
4th	Office/Workspace	2,500	232.26	£7,000 /month
Total		**7,500**	**696.78**	

Terms

Available by way of a 5 year effective FRI lease, subject to 3 yearly upward only rent reviews and all other terms to be agreed.

Rent

Each floor is available at a rent of £7,000 per month

Service Charge

There is to be a service charge to cover internal common parts and the exterior of the building. Details to be provided on request.

Business Rates

To be reassessed on a floor by floor basis on completion of the office refurbishment, with each tenant being responsible for their own rates.

VAT

We understand that VAT is applicable to the rent and service charge contributions.

Availability

Available August 2026

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