



MANCHESTER M2 3NG

FULLY FITTED OFFICE ACCOMMODATION  
IN THE HEART OF THE CITY



**TO LET 3RD FLOOR**  
**FULLY FITTED**  
**OFFICE ACCOMMODATION**  
**- PLUG AND PLAY**  
**2,878 SQ FT**

THE 3RD FLOOR OF 49 PETER STREET IS A FULLY FITTED PLUG AND PLAY OFFICE SUITE WITH MEETING ROOMS, KITCHEN FACILITIES AND BREAK OUT AREAS.



REFURBISHMENT

[ SUPERB  
[ REFURBISHMENT





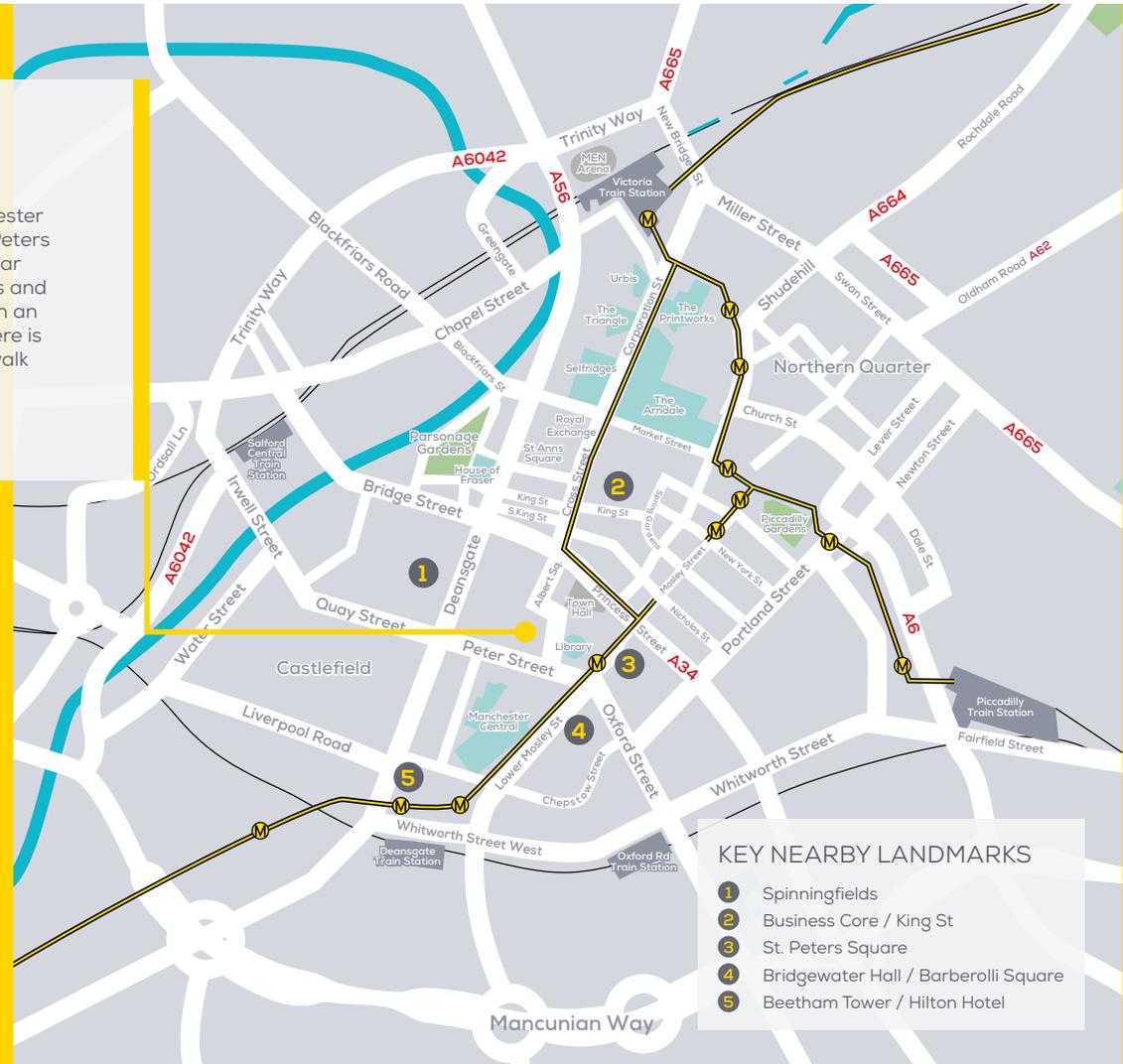
## LOCATION

The building is located on the vibrant Peter Street in the heart of Manchester City Centre. Peter Street is a growing area of the city equidistant to St. Peters Square and Spinningfields, and its prominent location is close to the 5 star Radisson Hotel as well as a variety of nearby conference/leisure facilities and Great Northern Warehouse Leisure Complex. Additionally there has been an influx of new contemporary bars, restaurants and coffee houses and there is also a Sainsbury's supermarket nearby. 49 Peter Street is only a short walk from Albert Square, The Midland Hotel and Barbirolli Square.

## WALKING TIMES

St. Peters Square	3 mins
Bridgewater Hall	4 mins
Spinningfields	5 mins
Betham Tower	6 mins
King St	7 mins

PERFECT  
POSITION }



### KEY NEARBY LANDMARKS

- 1 Spinningfields
- 2 Business Core / King St
- 3 St. Peters Square
- 4 Bridgewater Hall / Barberolli Square
- 5 Beetham Tower / Hilton Hotel



## DESCRIPTION

49 Peter Street is a modern office building arranged over ground and 6 upper floors. The building benefits from high quality finishes throughout including a newly refurbished modern ground floor reception. Additionally there are plans to upgrade the external entrance of the building to enhance its prominence along Peter Street.

{ EXCEPTIONAL  
FINISHES

The newly refurbished office accommodation benefits from the following specification:

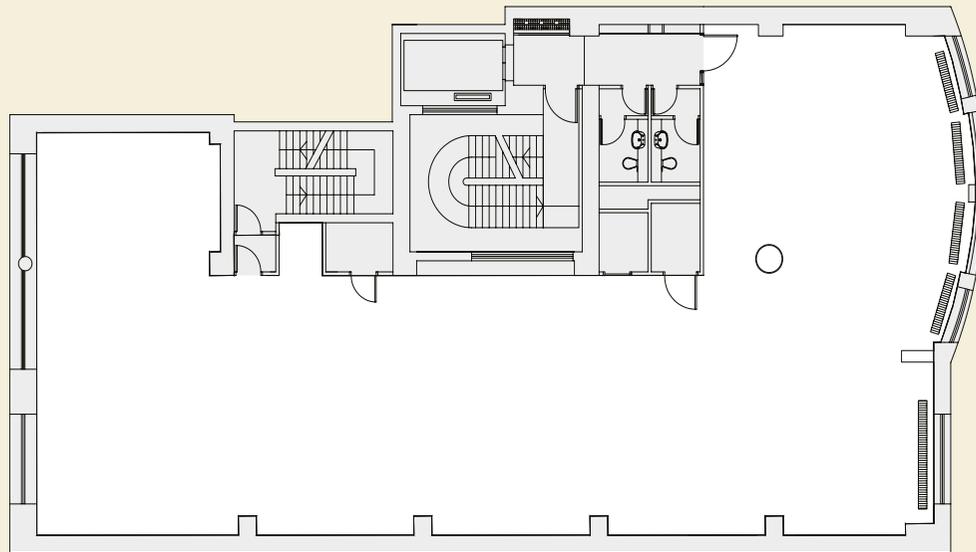
- Plug and Play
- Fully raised access floors
- Air conditioning
- Characterful exposed ceiling detail
- Passenger lift
- CCTV
- On site basement car parking
- 24 hour access
- LG7 lighting

EPC available upon request.



# 3RD FLOOR

2,950 SQ FT



## LEASE TERMS

The accommodation is available on a new full repairing and insuring lease for a term of years to be agreed. All rents quoted are exclusive of, but may be liable to, VAT.





■ ROLL OVER GALLERY





AN UNRIVALLED  
LOCATION FOR  
BUSINESS

## VIEWING

By appointment through the joint letting agents:

### Cushman & Wakefield

**Harry Skinner**  
DD 0161 455 3713  
E [harry.skinner@cushwake.com](mailto:harry.skinner@cushwake.com)

**Toby Neild**  
DD 0161 455 3752  
E [toby.neild@cushwake.com](mailto:toby.neild@cushwake.com)

### Savills

**Daniel Barnes**  
DD 0161 602 8240  
E [d.barnes@savills.com](mailto:d.barnes@savills.com)

**Andrew Cooke**  
DD 0161 602 8218  
E [a.cooke@savills.com](mailto:a.cooke@savills.com)



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2021. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

