



Queens Court

24 Queen Street
Manchester M2 5HX



high quality city centre office building situated next to spinningfields from 2,380 sq ft (221.1 sq m) to the entire building totalling 12,020 sq ft (1,116.7 sq m)



QueensCourt

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↓ Specification

The building is accessed by way of a modern refurbished reception area with a lift accessing the four upper floors.

The accommodation benefits from the following:

- Comfort cooling
- Perimeter trunking
- Suspended ceiling incorporating Category 2 LG3 compliant lighting
- Male, female & disabled toilets
- Carpet tiled throughout
- Redecoration throughout
- Newly fitted kitchen
- Contemporary refurbished office reception





↓ Terms

The accommodation is available on an effective new FRI lease for a term of years to be negotiated.

↓ Service Charge

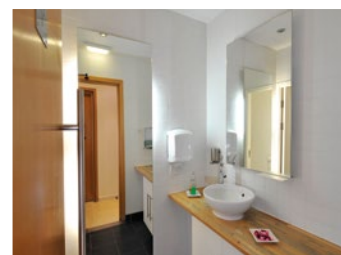
A service charge will be levied via the landlord in relation to general maintenance, repairs, decorations and provision of building services.

↓ Business Rates

The tenant will be directly responsible for Business Rates on the office accommodation.

↓ Accommodation

Floor	sq ft	sq m
Ground Floor	2,095	195
1st Floor	2,515	234
2nd Floor	2,515	234
3rd Floor	2,515	234
4th Floor	2,380	221
Total	12,020	1,117



an inspiring, exciting, modern working environment





- 2 Leftbank Apartments
- 3 NCP Car Park
- 4 Mancat
- 5 Royal Bank of Scotland
- 6 3 Hardman Square
- 7 HSBC/Grant Thornton
- 8 Civil Justice Centre
- 9 New Magistrates Court
- 10 JMW Solicitors
- 11 DWF/Deloittes
- 12 Beachcroft/GMC/PKS/M&S/Investec/Baker Tilly
- 13 The Alchemist
- 14 Ha Ha Bar
- 15 Strada
- 16 Café Rouge
- 17 Zizzi
- 18 Gourmet Burger Kitchen
- 19 Samsi
- 20 Giraffe
- 21 Carluccio's
- 22 Bagel Nash
- 23 Pret A Manger
- 24 Eat
- 25 Wagamama
- 26 Pure Gym



↓ Location

Queens Court is located on Queen Street and faces 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 good 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 both 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, taking away the trauma of city centre parking.

↓ Viewings

By appointment with either of the joint letting agents Ridley Thaw LLP or Edwards and Co.

26 KING STREET MANCHESTER M2 6AY

Edwards & Co

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www.edwardsandco.com

Ridley Thaw
Chartered Surveyors

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