

33

GEORGE STREET

BOUTIQUE CHARACTER OFFICE SPACE

SUITES FROM 2,430 SQ FT

MANCHESTER M1 4HQ



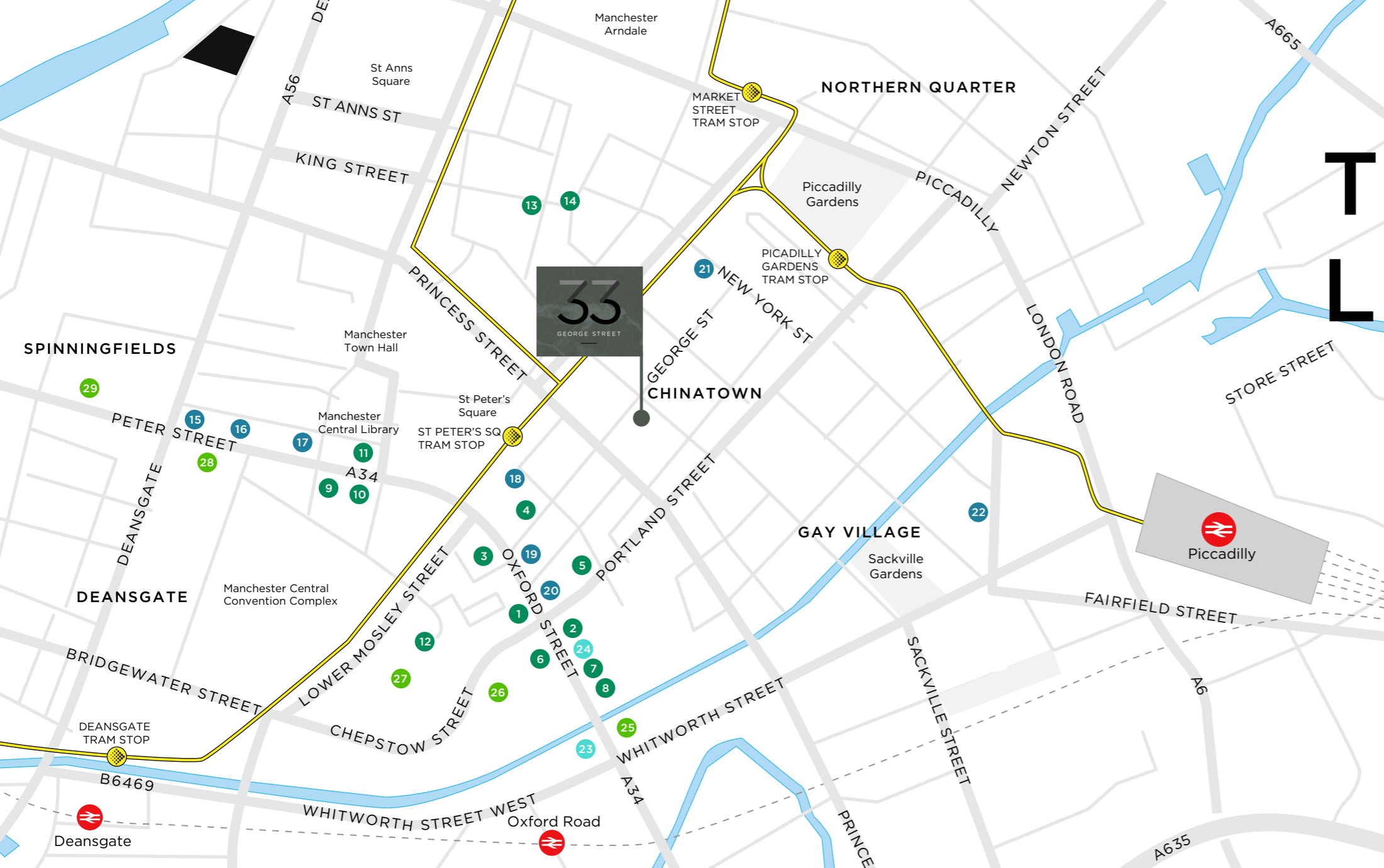
EXCEPTIONAL OFFICE SUITES

33 George Street provides high quality, self-contained office suites perfect for small & medium sized businesses, who wish to be located in the heart of the city centre. The four available suites, each located on their own individual floors, comprising Grade A specification workspace having benefitted from a comprehensive back to frame refurbishment.

Each floor provides boutique workspace suitable for businesses looking to accommodate between 15 to 30 personnel. Each floor features its own unique style and detailing however all benefit from character features, excellent natural light and modern specification fit-out.



THE PERFECT LOCATION



CAFÉS & RESTAURANTS

1. Pret A Manger
2. Philpotts
3. Don Giovanni
4. Fumo
5. Tops Buffet
6. Nudo Sushi Box
7. Bundobust
8. Listo Burrito
9. Pizza Express
10. Haunt MCR
11. Starbucks
12. Society
13. Lucky Cat
14. Cibo

BARS

15. Revolución de Cuba
16. Albert Schloss
17. BrewDog
18. The Anthologist
19. Turtle Bay
20. The Paramount
21. Alchemist
22. Kampus

SHOPS

23. Tesco Express
24. Sainsbury's Local

ENTERTAINMENT & LEISURE

25. Palace Theatre
26. Bannatyne Health Club
27. Bridgewater Hall
28. Great Northern
29. Opera House

The property lies in the heart of Manchester City Centre, located on a prime corner position at the junction of Nicholas and George Street. Nestled on the fringe of the traditional business district between Mosley Street and Portland Street, the property is within proximity to the key transport interchanges of St Peter's Square and Piccadilly Gardens.

Furthermore the location is enhanced by its proximity to King Street, Manchester Arndale and the Northern Quarter providing a wealth of food and beverage amenity for employees. Various multi storey public car parks are within short walking distance.

33 George Street is close to Manchester's extensive Metrolink tram network and equidistant between St Peters Square and Piccadilly Gardens. Piccadilly train station and Oxford Road Station are within a 10 minute walk providing local and national rail links to the whole of the UK.

Manchester Airport lies 9 miles south of the city centre, a 26 minute drive or 45 minute tram/train journey.



KEY FEATURES

ACCOMMODATION

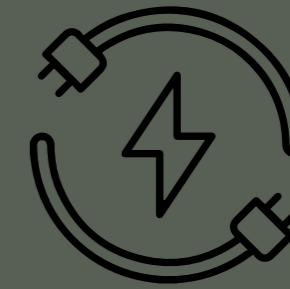
FLOOR	SQ FT	SQ M
First	2,430	225.8
Second	2,493	231.6
Third	2,493	231.6
Fourth	2,568	238.6
TOTAL	9,984	927.5



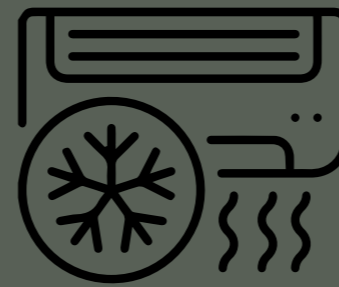
Character features throughout



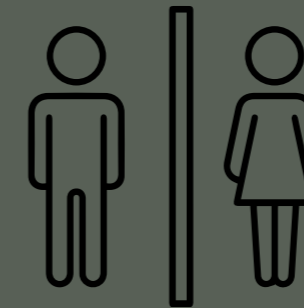
Self-contained office floors



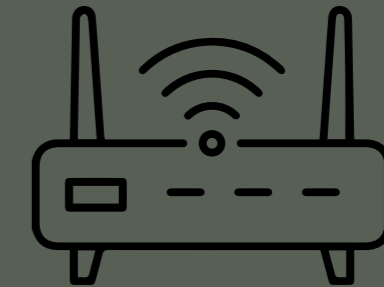
Fully fitted & CAT A+ workspace



Air-conditioning & LED lighting



Self-contained WC's



Telcom pre-connect broadband



24/7 access



Key fob access control and intercom



8 person passenger lift

YOUR NEW WORKSPACE

The 1st floor has been fully fitted and furnished providing a best in class working environment for businesses looking to move quickly or avoid the cost and hassle of delivering their own fit-out.

Floors 2 to 4 have been partially fitted to CAT A+ specification including kitchen, glazed meeting room and power & data cabling throughout.



FIRST FLOOR PLAN

2,430 SQ FT

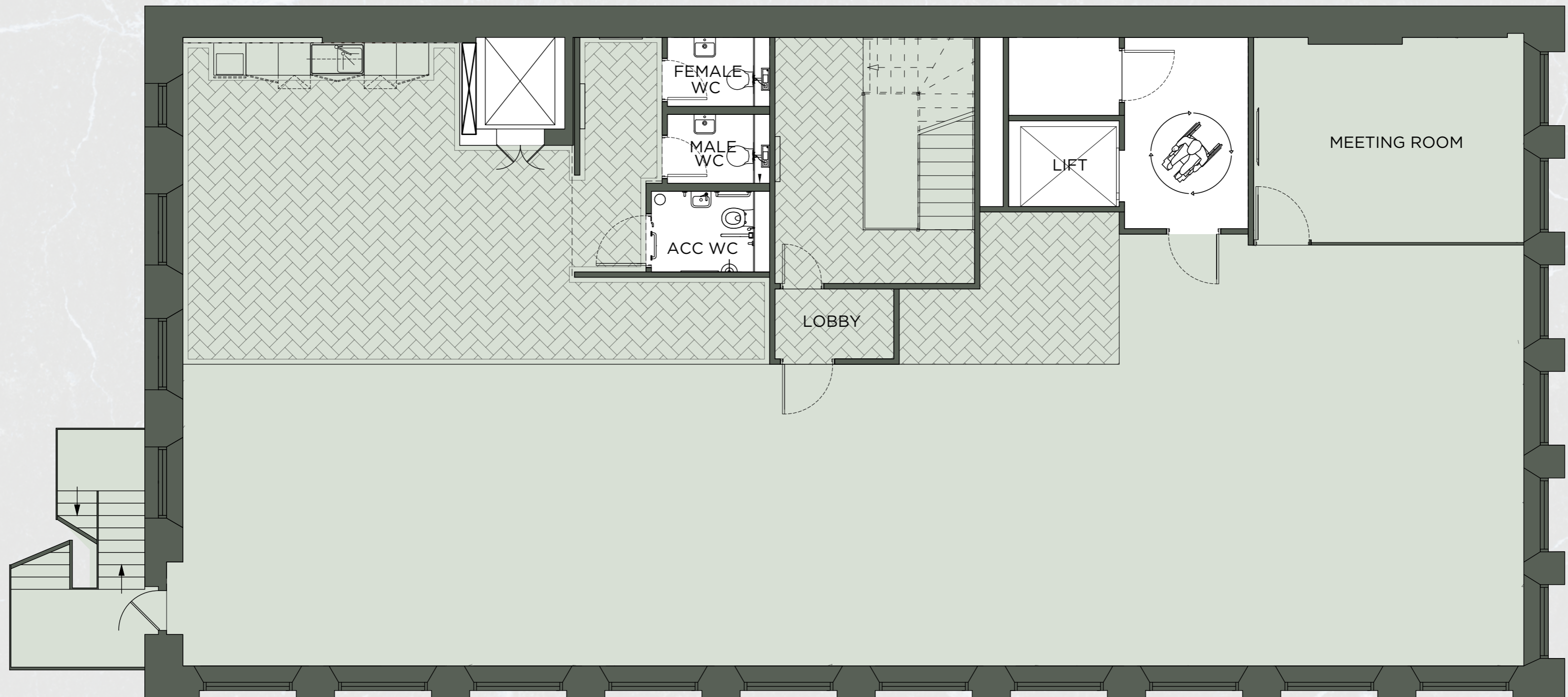
- 27 open plan desks
- Kitchen area
- Hot desking areas
- 8 person meeting room
- Power & data cabling
- WC's
- Zoom pod



SECOND FLOOR PLAN

2,493 SQ FT

- Open plan suite
- Meeting room
- Kitchen area
- Cat A fitout
- Meeting room
- WC'S
- Open plan workspace



THIRD FLOOR PLAN

2,493 FT

- Open plan suite
- Cat A fitout
- WC'S
- Meeting room
- Meeting room
- Open plan workspace
- Kitchen area



FOURTH FLOOR PLAN

2,568 SQ FT

- Open plan suite
- Kitchen area
- Meeting room







FURTHER INFORMATION

LEASE

The accommodation is available on a floor by floor basis, by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC certificate is available upon request.

COSTS

Further details, including rent, service charge and rates are available upon request.

VAT

All costs are subject to VAT at the prevailing rate.

AML REGULATIONS

In accordance with anti-Money Laundering Regulations, where required two forms of identification and confirmation of the source of funding will be required from the incoming tenant.



CONTACT

For further information, please contact the agents:



MATT SHUFFLEBOTTOM

Matt.Shufflebottom@knightfrank.com

07814 215 258



OLIVER WOODALL

owoodall@edwardsprop.com

07741 634 874

ANDREW TIMMS

atimms@edwardsprop.com

07843 674 231

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Blaze
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