

ST GEORGE'S HOUSE

56 PETER STREET, MANCHESTER, M2 3NQ

Office space in the heart of Manchester

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LOCATION



St George's House is in the heart of the city, with views of the Midland Hotel, Manchester's Central Library and St Peter's Square. It sits between the Theatre Royal and the Midland Hotel, on the west side of Peter Street and just off St Peter's Square.



- LOCAL FAVOURITES
- Exhibition
 - King Street Townhouse
 - HAUNT
 - Gaicho
 - Hotel Gotham
 - El Gato Negro
 - Selfridges
 - Royal Exchange Theatre

MAP



TRANSPORT LINKS

METROLINK STATIONS

(within 15 mins walk)

- St Peters Square - 1 min
- Market Street - 10 mins
- Exchange Square - 10 mins
- Piccadilly Gardens - 12 mins

TRAIN STATIONS

(within 15 mins walk)

- Oxford Road - 8 mins
- Deansgate - 8 mins
- Piccadilly - 15 mins
- Victoria - 15 mins

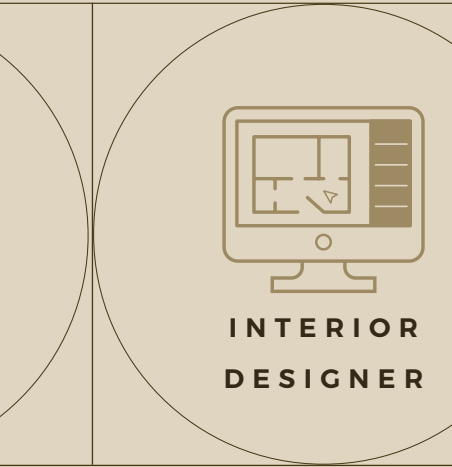
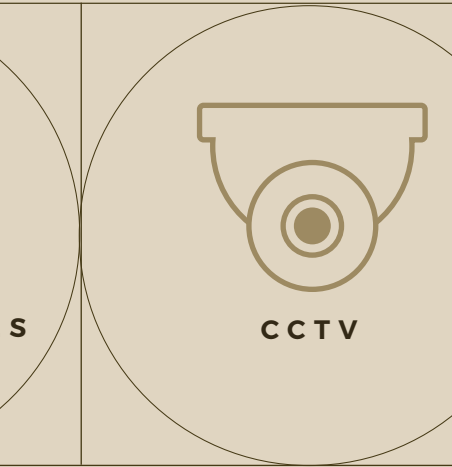
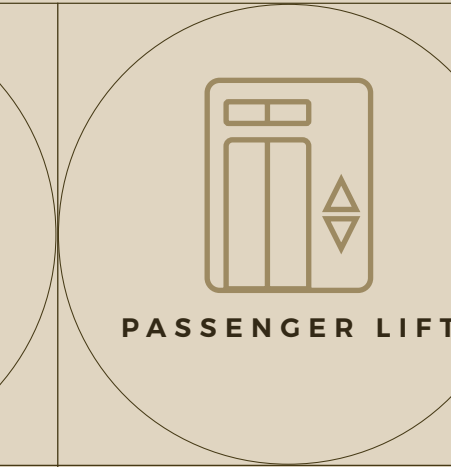
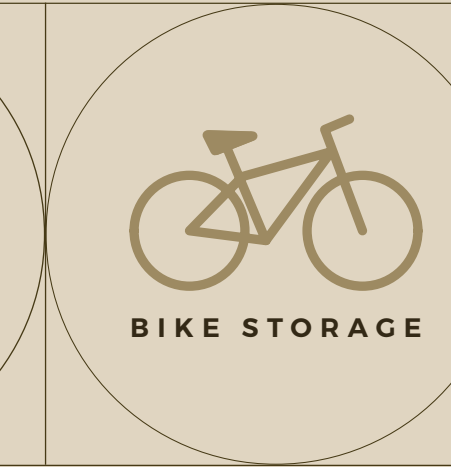
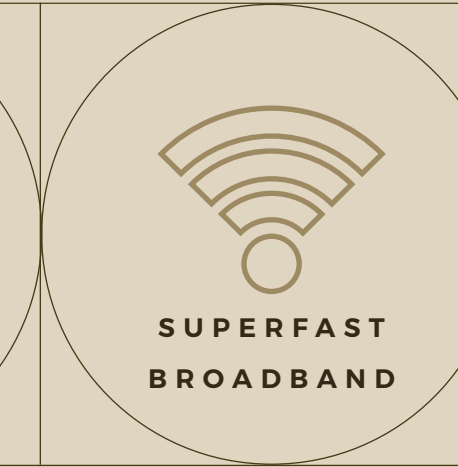
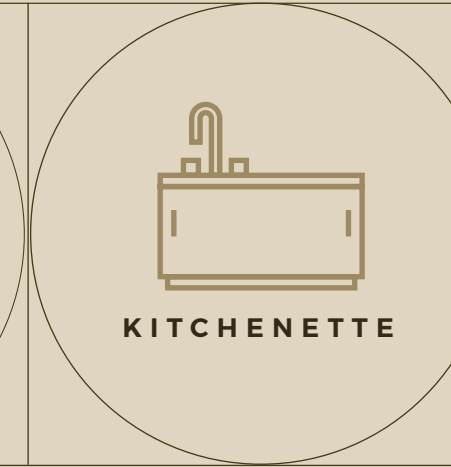
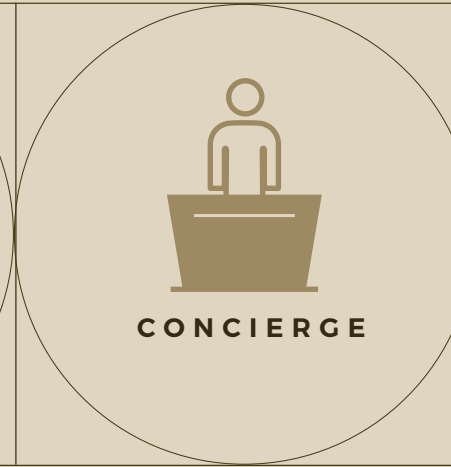
PORTFOLIO

- ★ St George's House
- 2 56 Princess St
- 3 Boardwalk
- 4 14-18 Tib Lane
- 5 Old Law Library
- 6 Lightwell
- 7 The Mission
- 8 BridgeWorks
- 9 Parsonage Chambers

BUILDING & SPECIFICATION



BUILDING & SPECIFICATION



PRIVACY & SECURITY

- Self-contained and secure suites.
- Concierge at front door, and finger print access to your floor / suite.
- Strategic sound proofing for noise reduction and to aid productivity.
- CCTV monitored by off-site concierge.

IDENTITY

- Your company name displayed on front door directory.
- Your own suite front door with company name & logo.

FLEXIBILITY

- Flexible contracts to suit your business plan.
- We understand business plans change - upsizing or downsizing, we try to accommodate when you move within our portfolio.

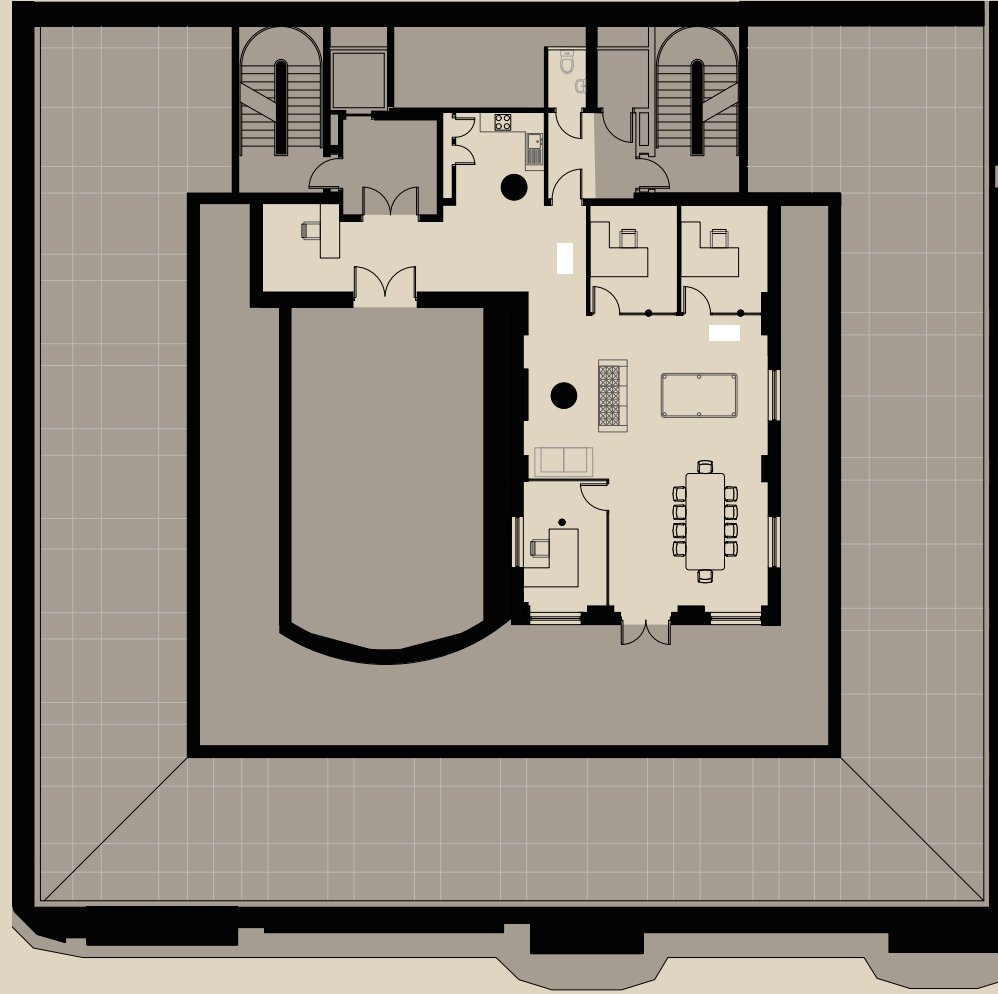
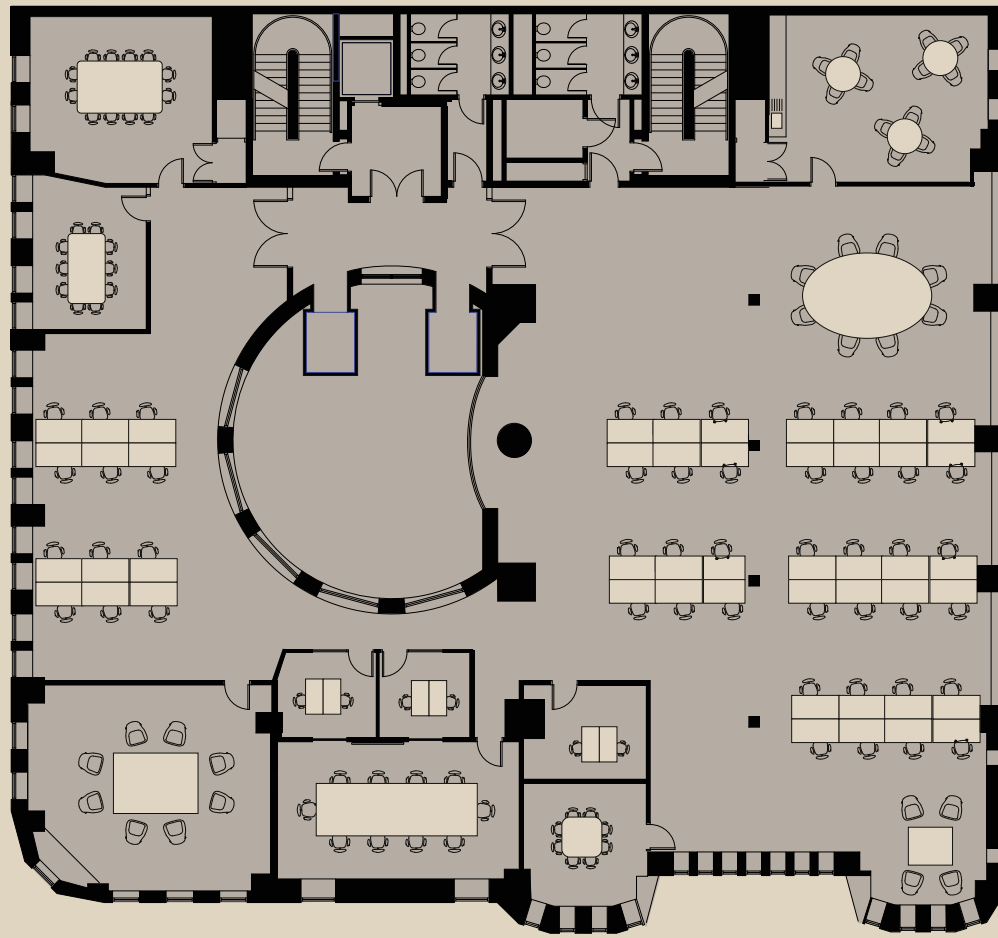
CONNECTIVITY

- Gigabit internet.
- Existing connection to each suite to allow you to plug in and get working without delay.
- Cost savings from arranging internet contracts on larger scale.
- Each suite fire-walled for security.

BESPOKE DESIGN

- Our architect can help you create a customised fit-out.
- Make your office work for your business, perhaps with meeting rooms, showrooms, private workspaces, services, or games rooms etc.
- To facilitate a smooth move, we can project manage the refurbishment on your behalf: we have our own team of builders and trade partnerships, and we pass on our discounts with various suppliers. The fee for this is cost plus 15%.

AVAILABLE SPACE

FLOOR	SIZE (SQ FT)	FLOOR PLAN
7	1379	
3	7400	

The building is Grade II listed, designed by the architectural practice of Woodhouse, Corbett & Dean and completed in 1911.

We acquired the building when it was already in use as offices in 2014. On the ground floor we have HAUNT, an independent Coffee shop and Aperitivo Bar, and Exhibition, hosting three award-winning independent kitchens in one restaurant and bar. The upper floors remain as offices and there are some impressive views of Manchester's skyline.



OUR BUILDINGS

We buy and develop rundown, architecturally-interesting buildings. We have c.150,000 sq ft of commercial space across 10 buildings in Manchester.



ST GEORGE'S HOUSE



PARSONAGE CHAMBERS



56 PRINCESS STREET



THE MISSION



LIGHTWELL



BRIDGEWORKS



BOARDWALK



14-18 TIB LANE



OLD LAW LIBRARY

WHY US?

Grade A Alternative is a privately owned property investment and development business. With our Manchester portfolio we specialise in identifying and developing architecturally interesting and overlooked buildings into design-led, inspiring spaces that make your teams want to come into the office.

We have a team based on Kennedy Street to help you with securing and managing your space – from viewings to ongoing property management, interior design, accounts, lease coordination or renovations / repairs; we try to do everything in-house to avoid delays and ensure a high level of service for our clients.

ADDRESS

The Old Law Library
14 Kennedy Street
Manchester
M2 4BY

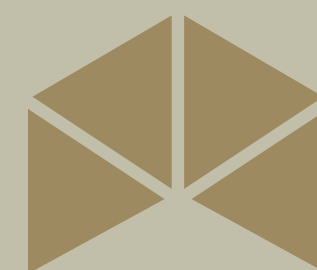
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