

# QUEENSHOUSE

32/34 QUEEN STREET // LINCOLN SQUARE // MANCHESTER // M2 5HT

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FIRST FLOOR OFFICE SUITE  
TO LET 3,339 SQ FT

# DESCRIPTION

Queens House is a modern office building set across basement, ground and 6 upper floors. Accessed via an impressive glazed reception off Queen Street, the property has been comprehensively refurbished throughout to provide contemporary office accommodation in a fantastic central location.

The available accommodation on the 1st floor is a self-contained suite that benefits from commanding views across the newly refurbished Lincoln Square and excellent natural light from the feature light well. The accommodation has been pre-fitted with a glazed meeting room, kitchen and power/data cabling for the ease of any incoming occupiers.





## SPECIFICATION

The office suite benefits from the following modern specification:



Fitted suite



VRF heating and cooling system



Basement car parking available



Glazed meeting room



Raised access floors



Secure bicycle store



Kitchen



Pendant LED lights



Shower/locker facilities



Power/data cabling



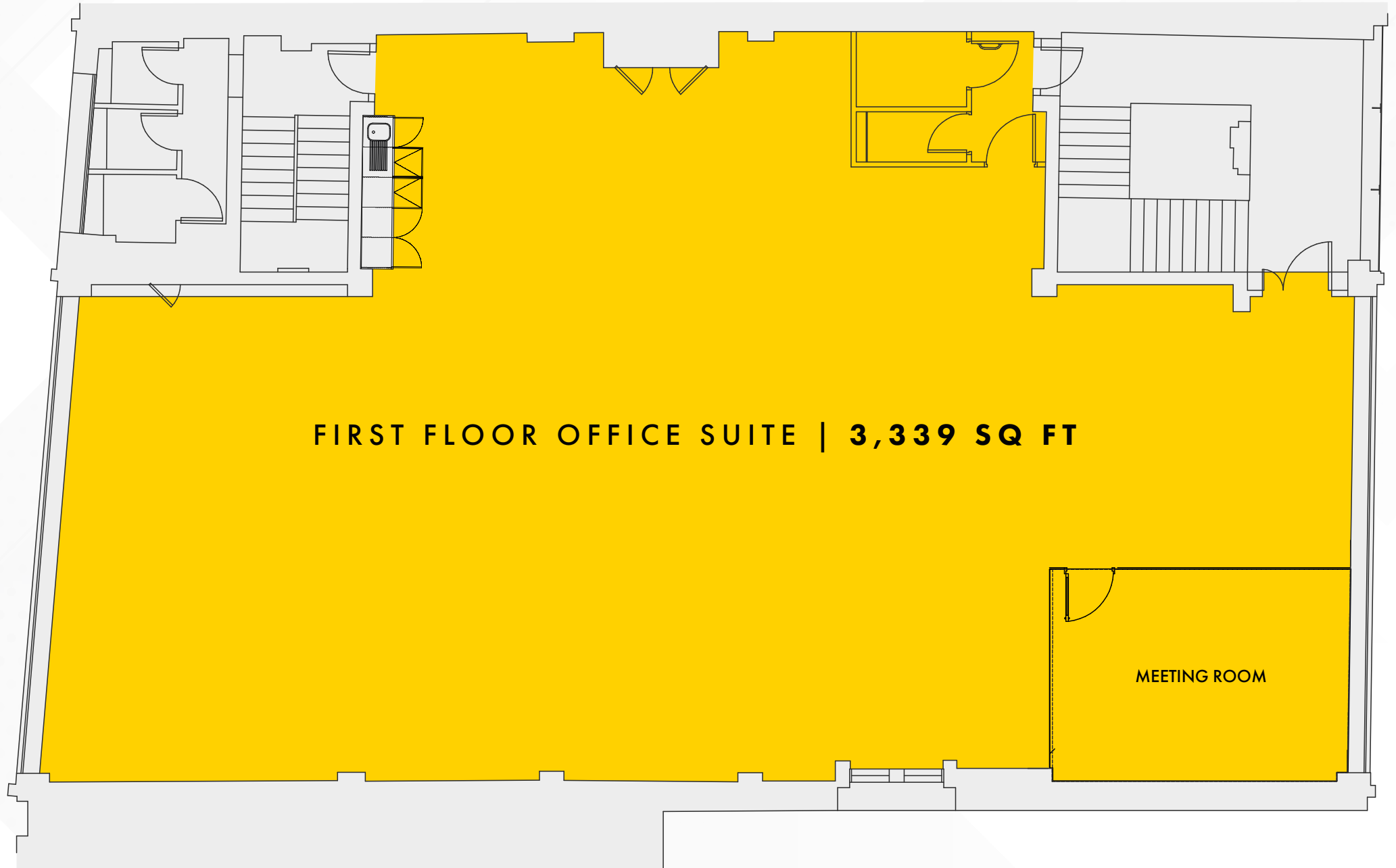
Feature glazed light well



Intercom access



# ACCOMMODATION - FLOOR PLAN



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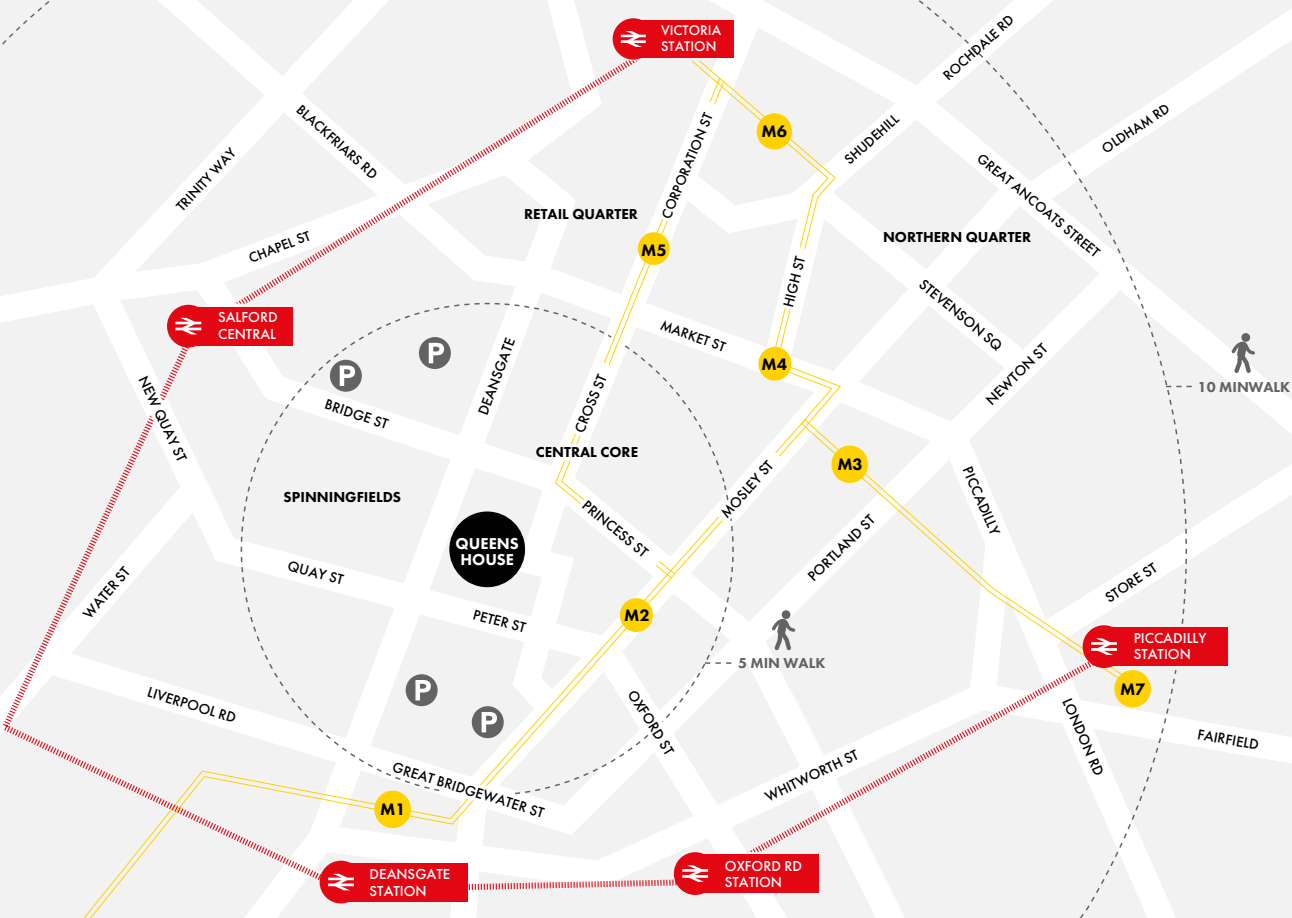
MEETING ROOM

# ACCOMMODATION - SPACE PLAN



# GALLERY





## KEY:

- METROLINK STOPS ——— M2 ST PETERS SQUARE M5 EXCHANGE SQUARE
- ORDSALL CHORD - - - - - M3 PICCADILLY GARDENS M6 SHUDEHILL
- M1 DEANSGATE-CASTLEFIELD M4 MARKET STREET M7 PICCADILLY STATION



## LOCATION & TRANSPORT

Queens House enjoys a prime position on Lincoln Square, a stone's throw from Spinningfields, one of Manchester City Centre's most thriving and vibrant locations.

Spinningfields is the destination of luxury dining and retail, home to the likes of Tattu, 20 Stories, The Ivy and Mulberry and where some of the most corporate and professional businesses across Europe are located. Walk across Lincoln Square you will meet Albert Square, seeped in Gothic Architecture and dominated by the Grade 1 listed Manchester Town Hall. St Peter's Square is a few minutes' walk away, coupled with heritage and fantastic transport connections.



### WALKING TIMES

Spinningfields	1 min
St. Peter's Square Metrolink	3 mins
House of Fraser	5 mins
Arndale Shopping Centre	6 mins
Harvey Nichols	8 mins
Oxford Road Station	8 mins
Deansgate Station / Metrolink	9 mins
Piccadilly Station / Metrolink	14 mins



### RAIL TIMES

Liverpool	36 mins
Leeds	47 mins
Sheffield	50 mins
Birmingham	1 hr 28 mins
London Euston	2 hrs 5 mins
Newcastle	2 hrs 18 mins
Edinburgh	3 hrs 2 mins
Glasgow	3 hrs 12 mins



### METROLINK TIMES

(FROM ST PETERS SQ METROLINK)

Piccadilly Station	3 mins
Victoria Station	7 mins
Old Trafford	11 mins
Etihad Stadium	12 mins
Media City	17 mins
Altrincham	26 mins
Manchester Airport	50 mins





# AERIAL

PICCADILLY GARDENS

MANCHESTER TOWN HALL

ST PETER'S SQUARE

MANCHESTER CENTRAL

MARKET STREET

KING STREET

QUEENS HOUSE

GREAT NORTHERN

ROYAL EXCHANGE

DEANS GATE

SPINNINGFIELDS

ST JOHN'S

LOWRY HOTEL

NEW BAILEY



## FURTHER INFORMATION

### BUSINESS RATES

The occupier will be liable to pay business rates on the property. We advise you check this with the local authority.

### TERMS

The space is available on terms to be negotiated with the joint agents.

### SERVICE CHARGE

The occupier will be liable to pay a contribution towards the service charge on the property. Full details can be provided by the letting agents

### EPC

EPC C60.

### VAT

All figures quoted are exclusive of VAT at the prevailing rate.



# CONTACT

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