

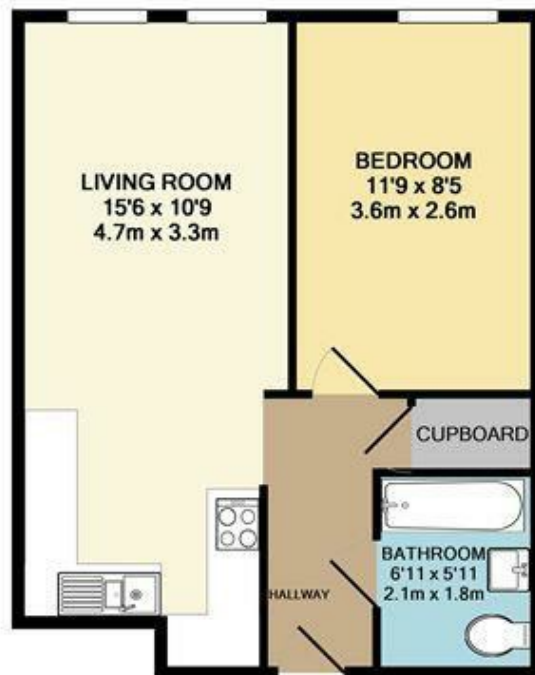


## 212 BEAUMONT BUILDINGS 22 MIRABEL STREET MANCHESTER, M3 1DX

£1,050 PCM

Spacious apartment in the former converted Rolls Royce showroom located just off Deansgate and within a few minutes walk to Harvey Nichols and the main shopping district on Market Street. This second floor property briefly comprises: open plan lounge/dining area, fully integrated kitchen, one double bedroom and a modern bathroom suite. Fully Furnished. Available 16th June 2025.

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TOTAL APPROX. FLOOR AREA 44.0 SQ.M. (473 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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