

**Oxford Court**

**TO LET** OFFICE SUITES 1,021 SQ FT & 2,148 SQ FT

• UNBEATABLE CAR PARKING PROVISION • UNIQUE COURTYARD SETTING • FIBRE OPTIC CONNECTIVITY INTO THE BUILDING

MANCHESTER CITY CENTRE M2 3WQ

**PROFESSIONAL**  
**CONTEMPORARY**  
**UNIQUE**



**Oxford Court**



15 Oxford Court is an imposing 5 storey contemporary office building, set behind a listed façade, situated in the well renowned Oxford Court Courtyard development. The property benefits from a commanding position with vistas over Oxford Street and the Courtyard itself. The property is entered through a double height reception from Oxford Court.

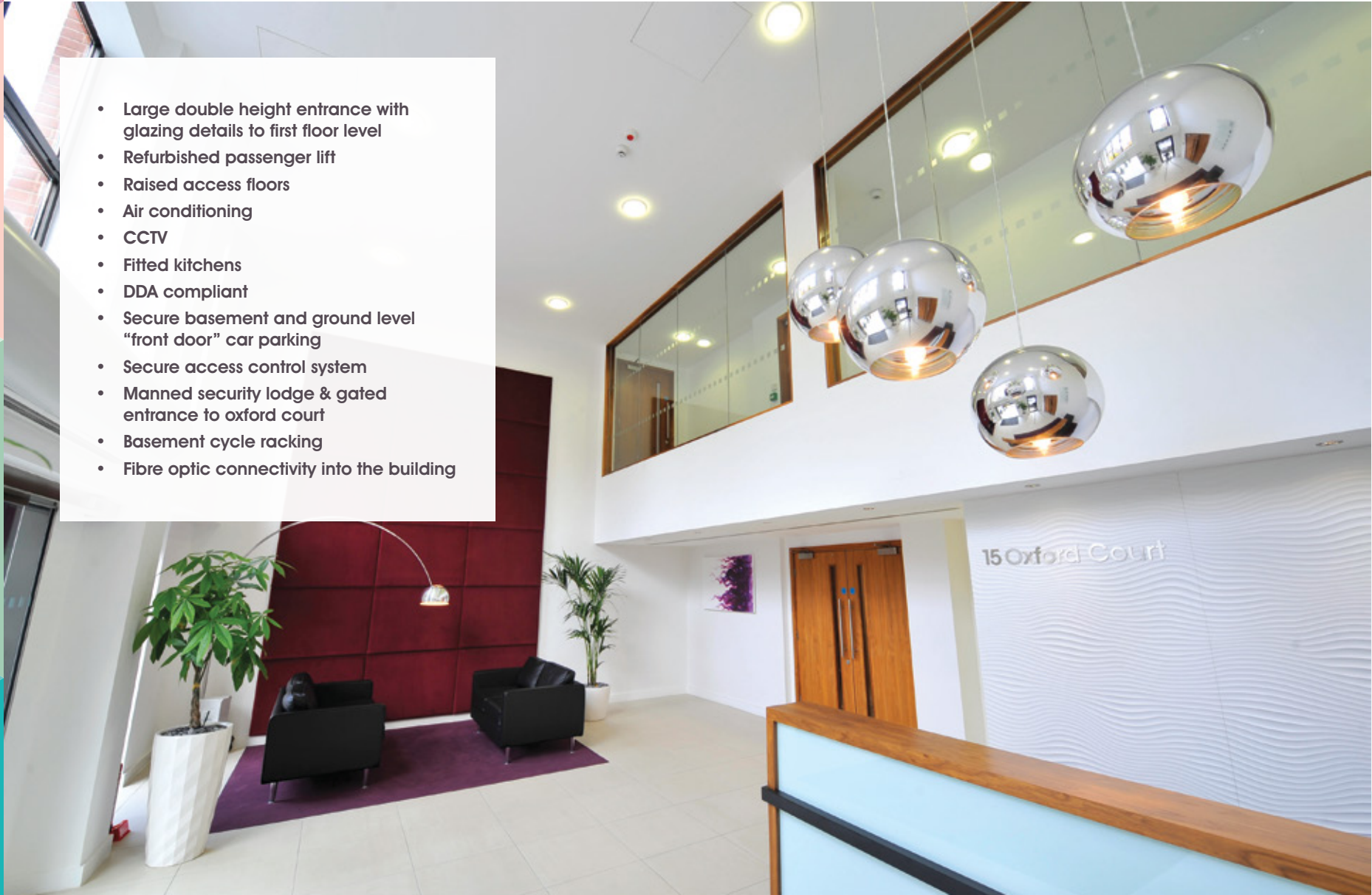
All floors benefit from excellent natural light looking out over Oxford Street, the Courtyard and beyond.

The ground floor suite has it's own front door.

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- Large double height entrance with glazing details to first floor level
- Refurbished passenger lift
- Raised access floors
- Air conditioning
- CCTV
- Fitted kitchens
- DDA compliant
- Secure basement and ground level "front door" car parking
- Secure access control system
- Manned security lodge & gated entrance to oxford court
- Basement cycle racking
- Fibre optic connectivity into the building





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### TERMS

The offices are available by way of new full repairing and insuring leases for a term of years to be agreed.

### CAR PARKING

The building benefits from an unrivalled car parking allocation. Car parking is situated in the basement and the courtyard to the front of the building.

### VAT

The figures quoted are exclusive of Value Added Tax which is payable at the prevailing rate.

### SERVICES

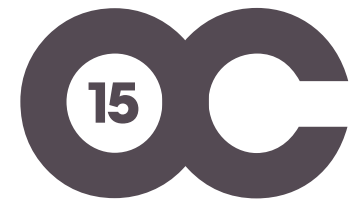
The incoming tenants will be responsible for payment of a service charge levied by the landlord which covers the upkeep and maintenance of the property.

### EPC

The building's EPC certificate and rating can be shown on application.



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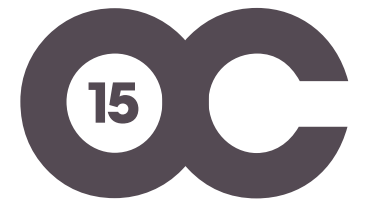


**Oxford Court**

- ▶ **FLOOR 4** Let to Allscripts
- ▶ **FLOOR 3** Let to Sr Robert McAlpine
- ▶ **FLOOR 2** Let to Allscripts and Ubertas

**Roll over table  
to see floor plan.**

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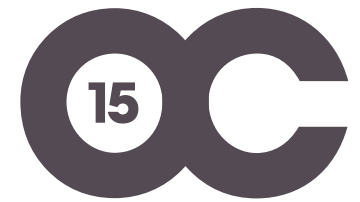


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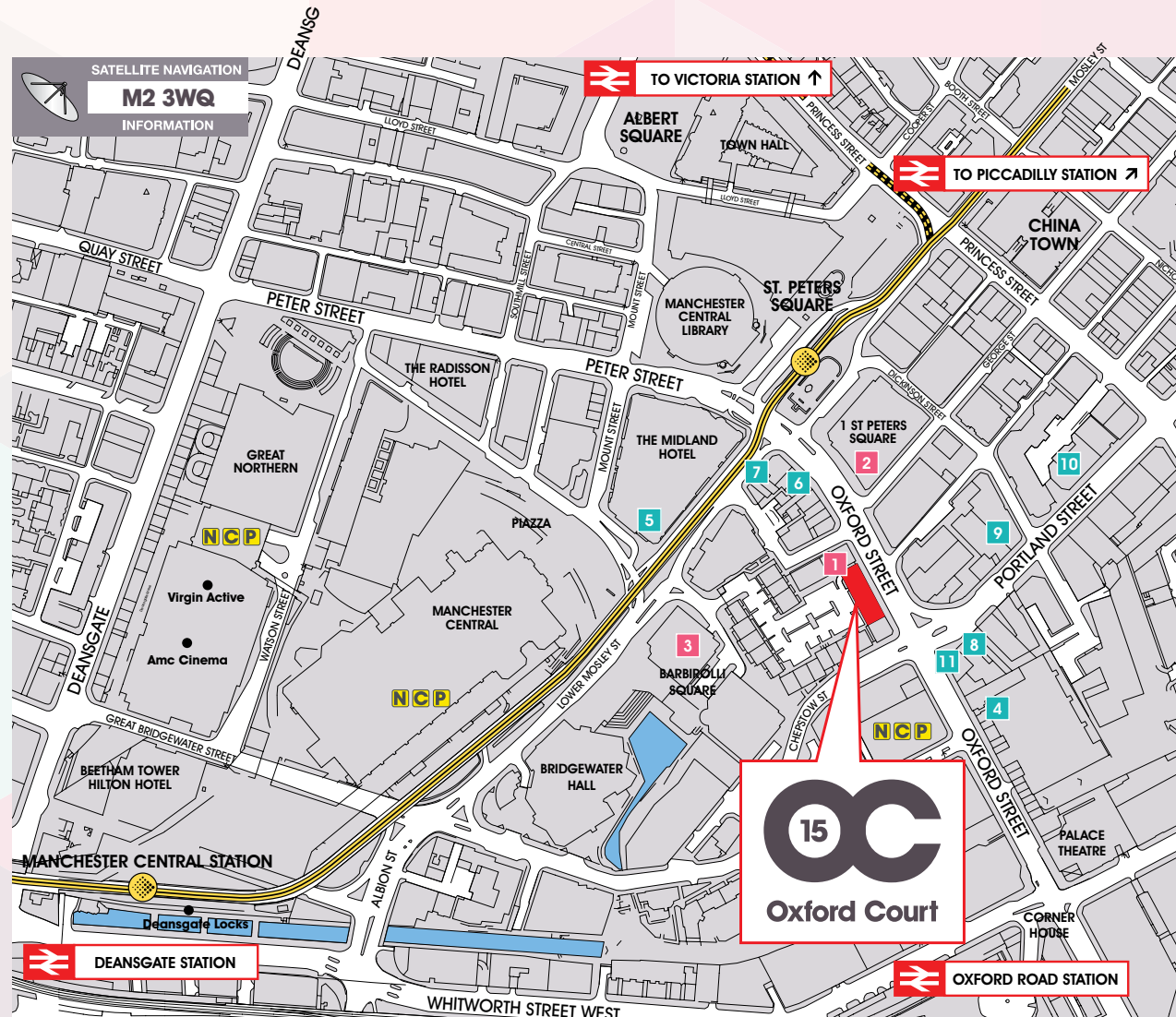
Hover over image to view larger.



# PROFESSIONAL CONTEMPORARY UNIQUE



Oxford Court

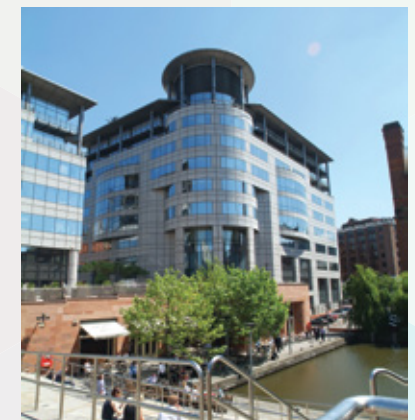


## NEARBY OCCUPIERS

- 1 Sir Robert McAlpine
- 2 KPMG
- 3 Barbirolli Square  
DLA  
Ernst & Young LLP  
Addleshaw Goddard

## RESTAURANTS

- 4 Pizza Express
- 5 The French at The Midland
- 6 Don Giovannis
- 7 Gio Restaurante
- 8 GiorGio
- 9 Tops
- 10 Swadesh
- 11 Philpotts





# PROFESSIONAL CONTEMPORARY UNIQUE



## REGENERATION

St Peter's Square is undergoing a major transformation with the town hall & central library refurbishment, major new building projects including No1 St Peter's Square and extensive new public realm improvements.

## CONNECTIVITY

Oxford Court is two minutes' walk from St Peter's Square Metrolink stop, which is currently undergoing an up-grade, connecting the offices to the Manchester conurbations including Altrincham, Sale, Bury and shortly Manchester Airport via the new Metrolink extension.

Salford Quays and MediaCityUK is a 6 minute journey via the Metrolink.

Nearby Oxford Road rail station, provides direct links including Leeds, Bolton, Sheffield, Liverpool, Chester and the Cheshire commuter belt including Congleton, Macclesfield, Alderley Edge & Wilmslow.

Numerous bus services serving Greater Manchester are also provided for close to the building.



## LOCATION

15 Oxford Court is situated fronting Oxford Street and forms part of the Oxford Court development. The development itself is situated in St Petersfield which is a traditional and established business location. Vehicular access is via Lower Mosley Street however, pedestrian access can be achieved via Chepstow Street and Oxford Street. The building is therefore well positioned and benefits from St Peter's Square Metrolink station and the surrounding high quality amenities.





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### VIEWING

Strictly by appointment through the joint agents.

Tony Howcroft  
ahowcroft@hallams.com

Scott Shufflebottom  
scott.shufflebottom@colliers.com



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