

TO LET

PRINCESS HOUSE

Princess Street, Manchester, M1 6DD

PRINCESS HOUSE

Princess House a landmark building in the heart of the city centre providing commercial space. Princess House provide leisure opportunity at the basement and ground floor levels with four floors of self-contained office / commercial accommodation above.

Princess House is an icon of Manchester's industrial past. There is an abundance of character and history throughout the property and has been restored to provide a unique and contemporary workspace.

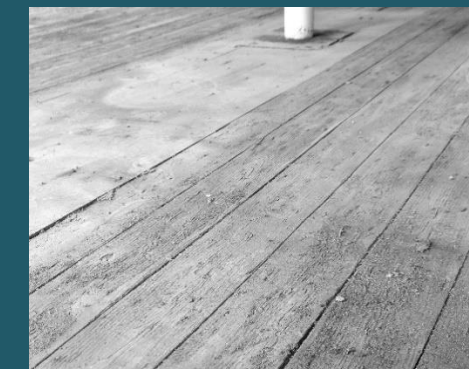
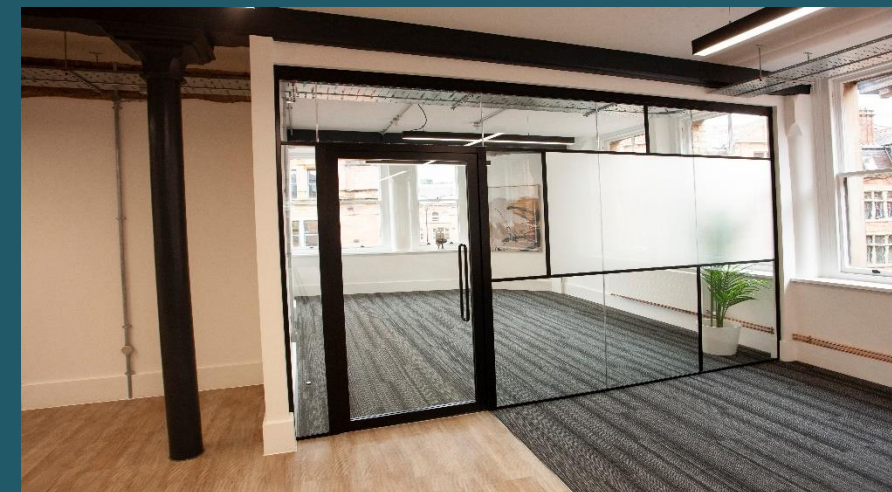
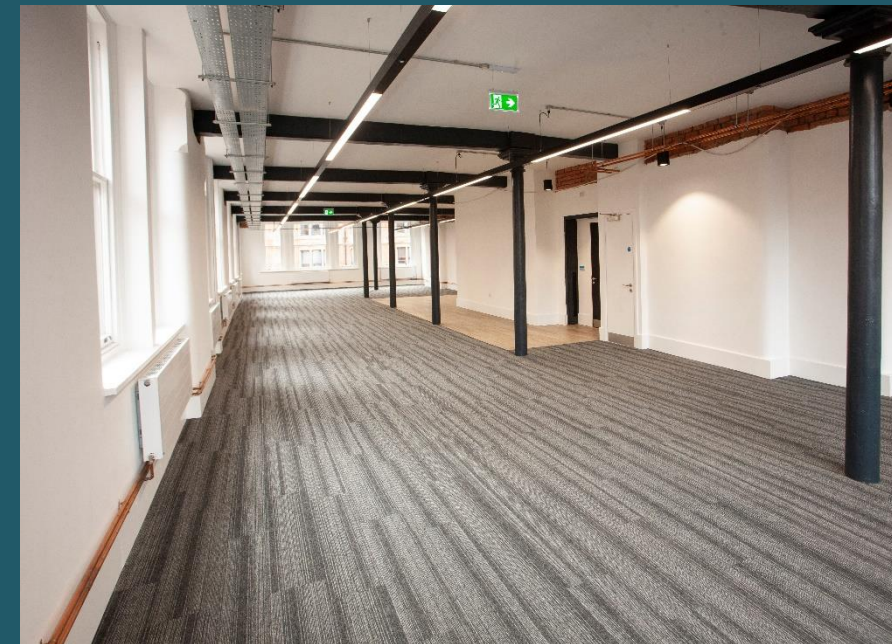
Formerly a warehouse, this 19th century Grade II listed building has been transformed into a stunning office space. Combining original features with contemporary finishes, it provides the perfect blend for businesses looking for a space with character.

A slice of New York in the heart of Manchester, Princess House offers stripped back workspaces, with high ceilings, exposed brickwork, steel and timber beams, cast iron pillars and sash windows reminiscent of a New York style loft.

Light and inviting, the new reception combines contemporary design with original materials to provide a welcoming reception to the building.

Princess House provides 4 self-contained refurbished commercial floors offering unique loft style workspace with individual floors starting from 3,444 sq ft totalling up to 15,390 sq ft. There is also the opportunity for leisure space within the lower ground level and upper ground level which provides space from 3,172 sq ft to 6,400 sq ft.

Located equidistant from Piccadilly Station, Oxford Road Station and St Peters square, Princess house is easily reached. The Mancunian Way is a short distance away, providing easy vehicular access to the building.



SPECIFICATION

- Superb Grade II listed building
- Fully refurbished self-contained office / commercial floors providing excellent accommodation
- New reception area
- New 6-person passenger lift
- New shower and changing facilities
- Gas fired central heating with cast iron radiators
- 2.65m floor to ceiling height
- Exposed brickwork
- Refurbished original features
- Excellent natural light
- Cycle store for up to 11 cycles
- LED lighting throughout
- Dedicated breakout / kitchen area to all floors
- WCs located to all floors
- Plug and Play options available

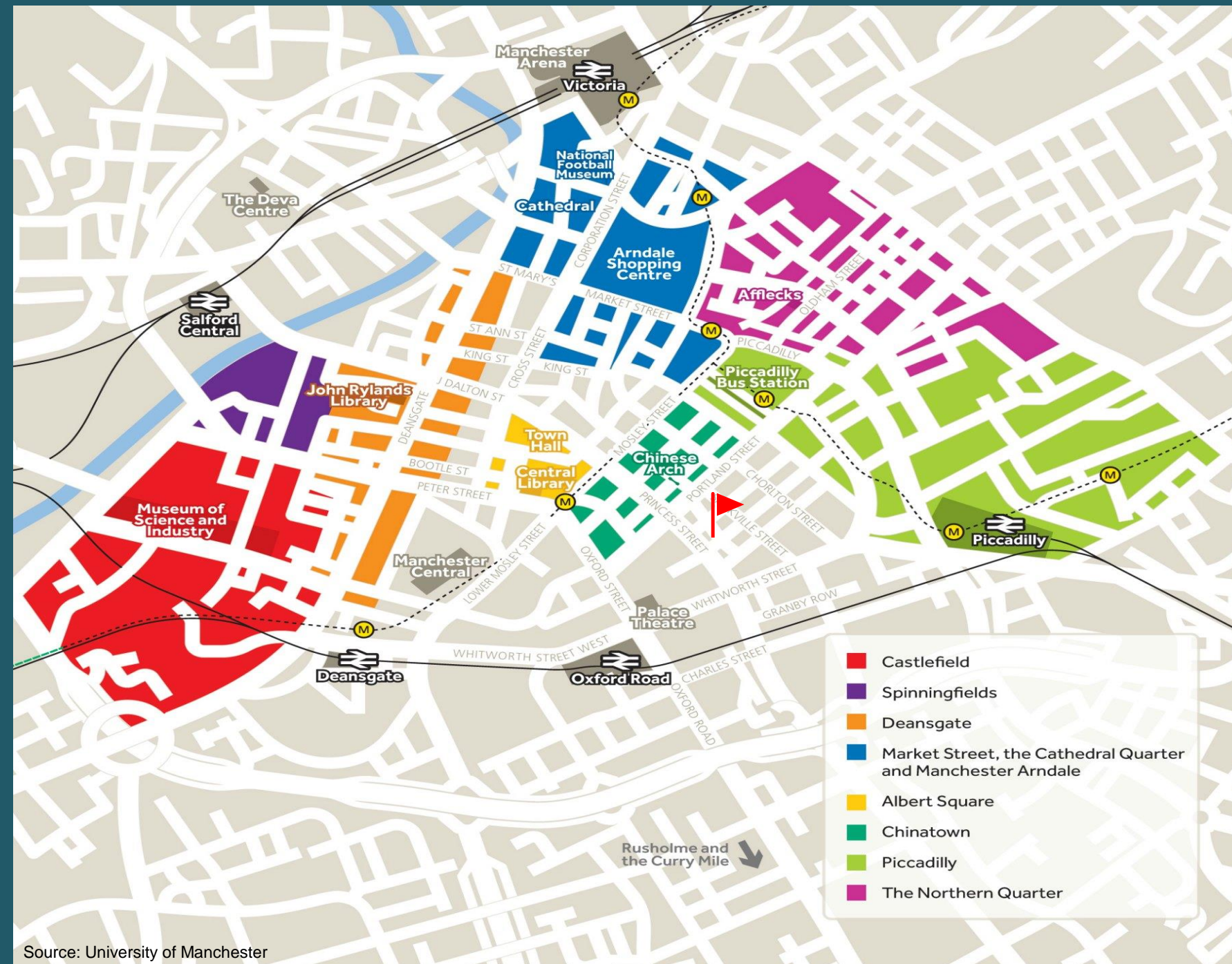
LOCATION

Located in the Oxford Road Corridor, Manchester's innovation district, and on the edge of the Village Quarter, Princess House is at the cosmopolitan heart of the city.

In a short walk you will find the vibrant Canal Street and Kampus which is a new £250 million neighbourhood, which is now home to a secluded garden lined with independent shops, bars and eateries.

Perfectly situated for socialising, the building has some of Manchester's desired venues on its doorstep, from Gorilla and Refuge to Yes Bar and Hatch – the ideal spot to grab a bite to eat with over 30 street food traders on offer. An oasis in the city, Sackville Gardens is just a two-minute walk away, providing lush green space for a moment of rest and reflection during a busy workday.

Princess House has excellent transport links. Manchester Oxford Road Station, Piccadilly Station and St Peter's Square Metrolink are all in walking distance, with fast connections to the rest of Greater Manchester and beyond.



Source: University of Manchester

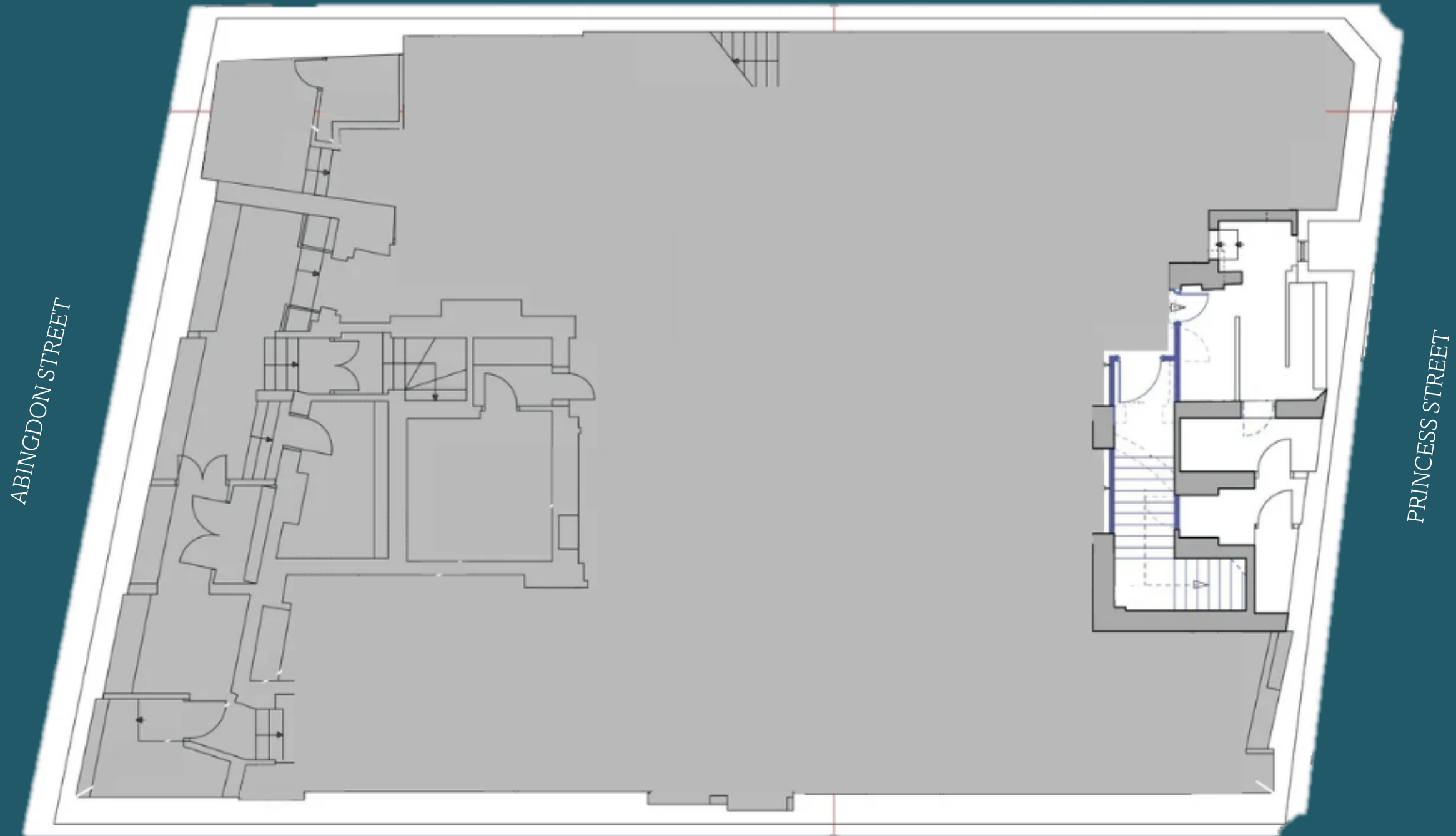


- ST PETERS SQUARE 5 MIN WALK
- OXFORD ROAD STATION 5 MIN WALK
- PICADILLY STATION 7 MIN WALK
- PICADILLY GARDENS 7 MIN WALK
- PRINCESS HOUSE 

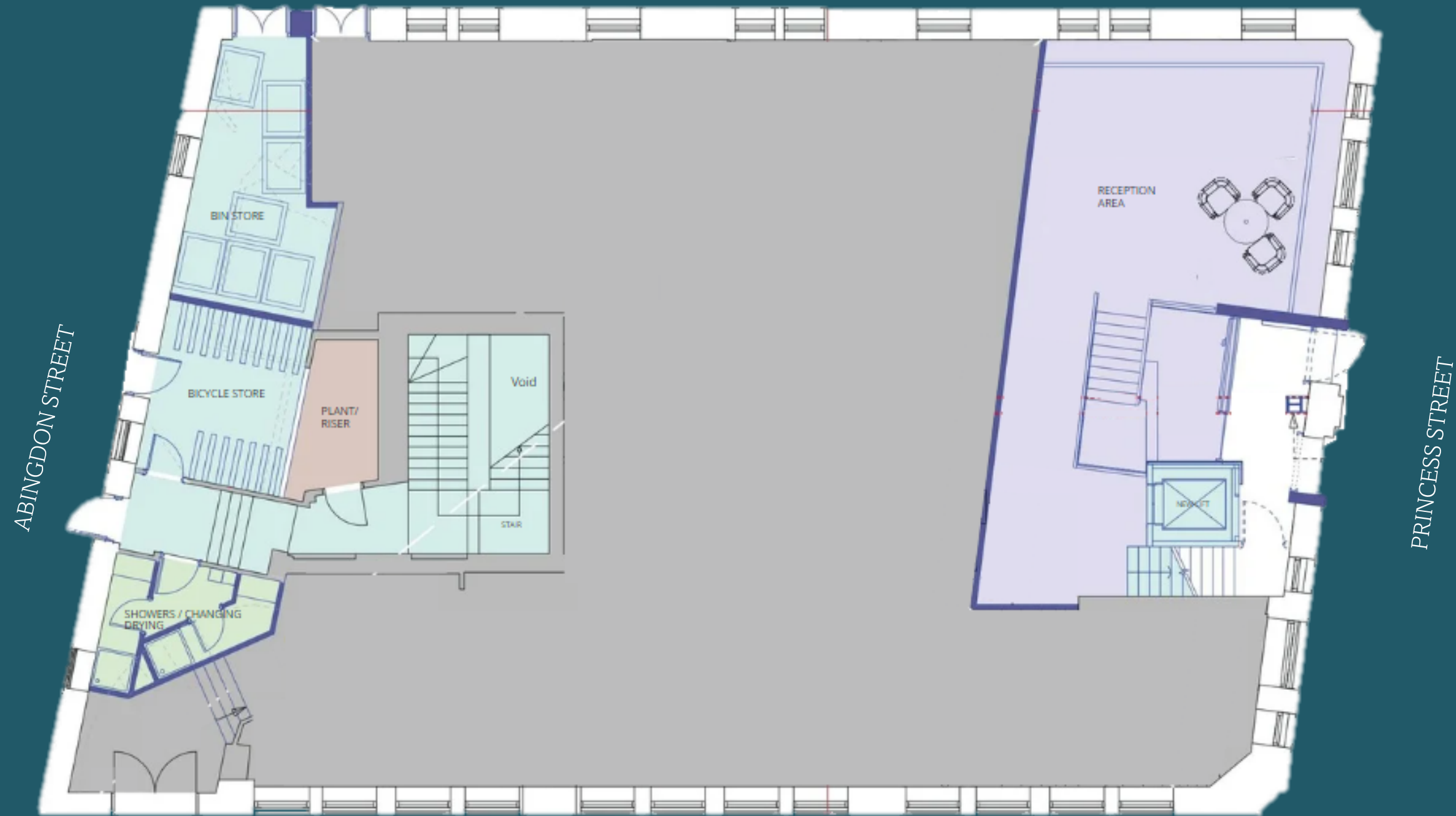


AVAILABILITY

Lower Ground Floor
3,228 sq ft / 299.91 sq m



Upper Ground Floor
3,172 sq ft / 294.71 sq m



First Floor
3,982 sq ft / 269.97 sq m



Second Floor
3,982 sq ft / 269.97 sq m



Third Floor
3,982 sq ft / 269.97 sq m



Fourth Floor
3,444sq ft / 319.98 sq m



LEASE

The premises are available by way of new full repairing and insuring lease terms for a term of years to be agreed.

QUOTING RENT

Rent on application.

SERVICE CHARGE

On application.

INSURANCE

Building insurance will be payable.

EPC

Energy Performance Certificate Rating “C”.

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

Contact

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