

BoultonHouse

To Let

fully refurbished office
accommodation with
secure on site car parking

4,609 sq ft - 9,765 sq ft
(428 sq m - 904.76 sq m)



Chorlton Street • Manchester City Centre

Description



Boulton House is situated in Manchester city centre in a well established office location. St Martins Property Group has recently undertaken a major refurbishment of the main reception area and several office floors to provide office space of great quality in a central location.

The new entrance and impressive reception create that all important first impression upon arrival at the building.

Quality common areas feature:

- » New and imposing stainless steel clad entrance from Chorlton Street/Major Street with glazed canopy.
- » New 'Botticino' tiled reception with maple, glazed and stainless steel finishes.
- » Refurbished male, female and disabled w/c facilities.
- » New security CCTV system to entrance and car parking.
- » Three 8 person passenger lifts.
- » Manned reception desk 24 hour access.

Newly refurbished accommodation boasts the following features:

- » Suspended ceilings.
- » Category 2 light fittings.
- » Milliken carpet tiles throughout.
- » Helen Sheane wallpaper.
- » New 3 compartment perimeter trunking.
- » Faber vertical window blinds.
- » Gas central heating.
- » Comfort cooling can be provided if required.



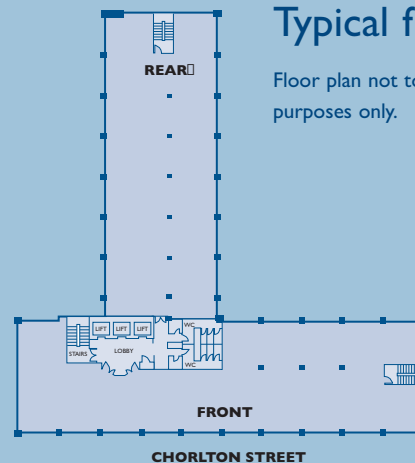
BOULTONHOUSE



Boulton House is situated in **Manchester city centre**
in a **well established office location...**

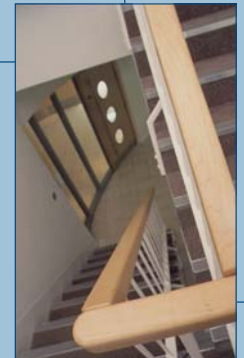
Accommodation

Floor	Sq Ft	Sq M
Part 2nd Floor	4,609	428.18
Part 5th Floor	5,130	476.58
Total	9,739	904.76



Typical floor plan

Floor plan not to scale and for illustration purposes only.

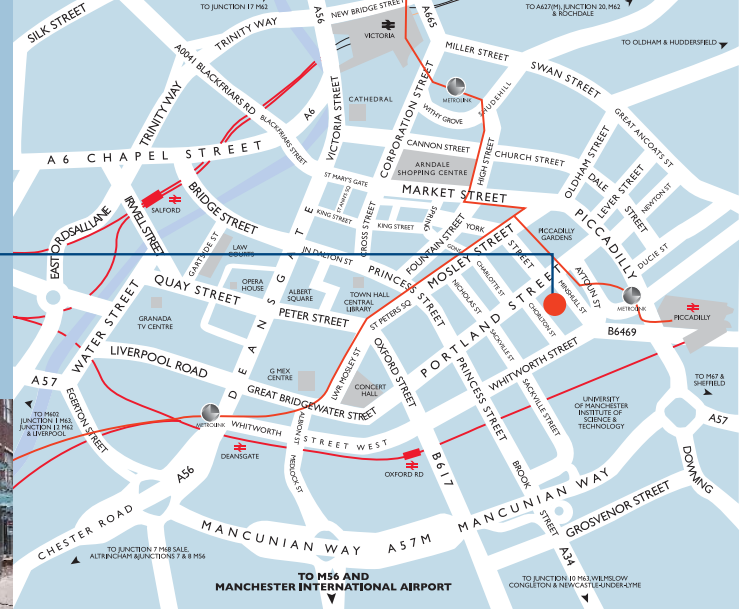


Location

Boulton House occupies a prominent position on Chorlton Street, just off Portland Street, close to the city's financial and professional core.

The location benefits from an abundance of cosmopolitan cafe bars and leisure facilities and Manchester's principle shopping areas are within a few minutes walk.

BOULTON HOUSE



Transport Links

- ▶ 10 minute walk from Piccadilly mainline station and a 5 minute walk to Piccadilly Gardens, Metrolink and bus terminals.
- ▶ 20 minutes from the M60 and M62 motorways.
- ▶ 20 minutes from Manchester International Airport, the UK's second largest airport.

Car Parking

Generous and secure on site car parking is available with the accommodation.

Lease Terms and Rental

Upon application to the joint letting agents.

Viewing

By appointment with the joint letting agents Jones Lang LaSalle and CB Richard Ellis.

ST MARTINS
INTERNATIONAL
PROPERTY INVESTMENT

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