

# PALLMALL COURT

## KING STREET MANCHESTER

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OFFICES TO LET



# WHAT MORE DO YOU WANT?





# FLEXIBLE TERMS GREAT LOCATION OUTSTANDING VALUE

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## SPECIFICATION

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The accommodation has been fully refurbished to a high standard to benefit from the following features:-

- Air conditioning
- New carpeting
- CAT 2 lighting
- New suspended metal tiled ceiling
- Secure basement car parking
- 3 high speed passenger lifts
- 24-hour access
- Excellent views and natural light
- On-site commissionaire and security
- Refurbished common areas including reception and WCs
- Conferencing and meeting facilities

## TERMS & CONDITIONS

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The accommodation is available by way of sub lease for a term of years to be agreed. Rental upon application. A service charge will also be levied to cover the cost of services provided by the Landlord for maintenance of common parts. Business rates are to be paid directly to the relevant billing authority.

## PACKAGES AVAILABLE

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Occupational packages both short and long term to meet occupiers' specific requirements at highly competitive costs deliver unbeatable value for money.



1: PALL MALL

## AMENITIES

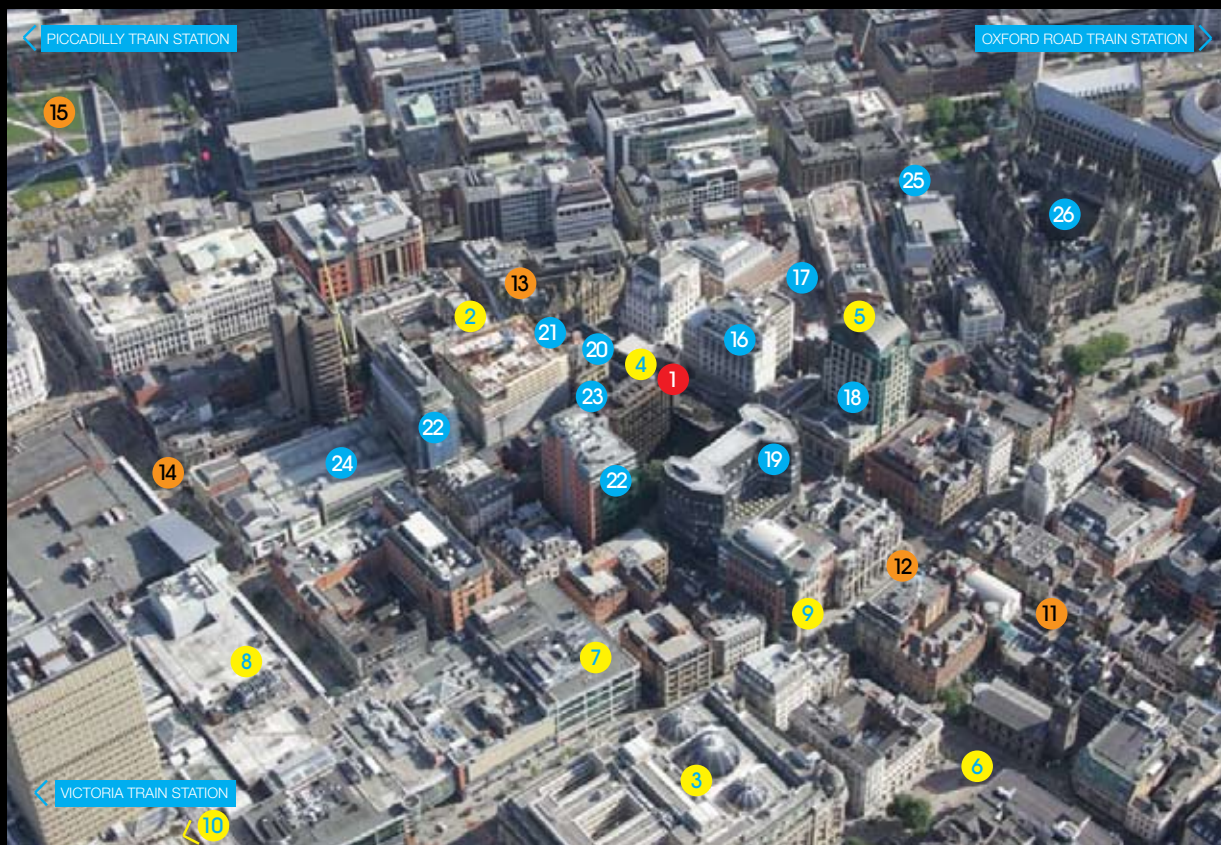
- 2: PHILPOTTS
- 3: ROYAL EXCHANGE
- 4: ALL BAR ONE
- 5: LIME BAR
- 6: ST ANNES SQUARE
- 7: BOOTS
- 8: THE ARNDALE
- 9: PRET
- 10: SELFRIDGES

## LOCATION

- 11: KING STREET
- 12: CROSS STREET
- 13: SPRING GARDENS
- 14: MARKET STREET
- 15: PICCADILLY GARDENS

## SURROUNDINGS

- 16: SHIP CANAL HOUSE
- 17: CHANCERY PLACE
- 18: 82 KING STREET
- 19: 55 KING STREET
- 20: PINNACLE
- 21: 40 SPRING GARDENS
- 22: ZENITH
- 23: 1 MARSDEN STREET
- 24: 19 SPRING GARDENS
- 25: BELVEDERE
- 26: TOWN HALL



Manchester Arndale & Market Street Home to all the high street favourites and a few independent surprises.

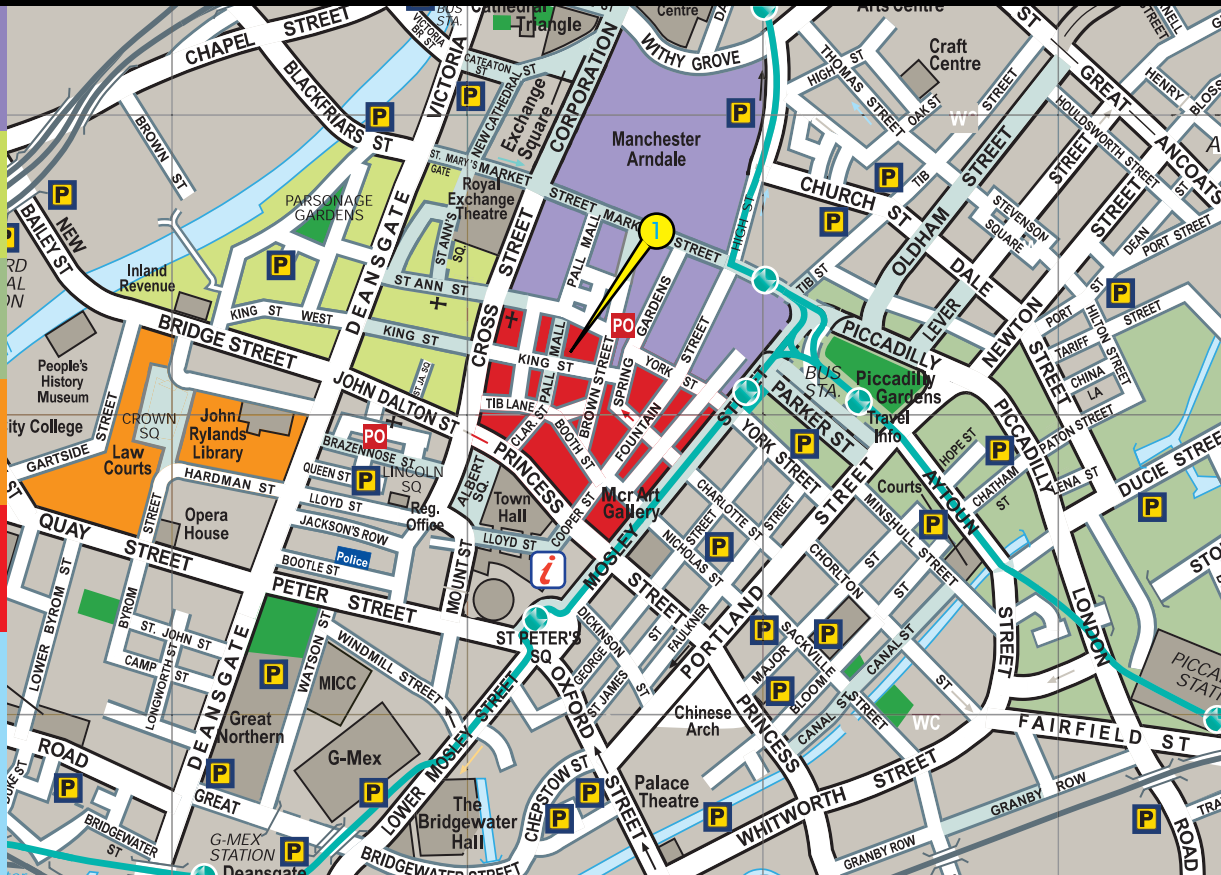
Deansgate, King Street & St Ann's Square. A host of prestigious designer stores from all over the globe.

Piccadilly - The main gateway into Manchester, with Piccadilly train station and Piccadilly Gardens.

Spinningfields  
A newly developed quarter combining retail, leisure, business and public spaces.

Core business district.

Metrolink Tram Route



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