

PALL MALL COURT

KING STREET, MANCHESTER, M2 4DP



LOCATION,
CONNECTIVITY,
WORK AND
LIFESTYLE
ALL MADE EASY!

Occupying a prime location on King Street in the heart of Manchester's Central Business District, Pall Mall Court offers occupiers unrivalled local amenities.



PALL MALL COURT OFFERS SHORT TERM, FLEXIBLE WORKSPACE FOR AN INITIAL TERM OF UP TO THREE YEARS.

The occupation costs are transparent and represent significant value for money in one of the most prominent, sought after locations in Manchester City Centre. Key points include:

- Standard agreed documentation to facilitate immediate occupation
- Fully air-conditioned space
- Metronet enabled accommodation
- £20.00 per Sq Ft (Rent and Service Charge) *
- Short term deals up to 3 years **
- Cable management system allowance
- Fully carpeted suites
- Car parking available by way of separate licenCe
- Reinstatement subject to a schedule of condition which will be carried out by the landlord.

* Business rates payable to local authority

** Fixed 2.5% annual increase on rent and service charge



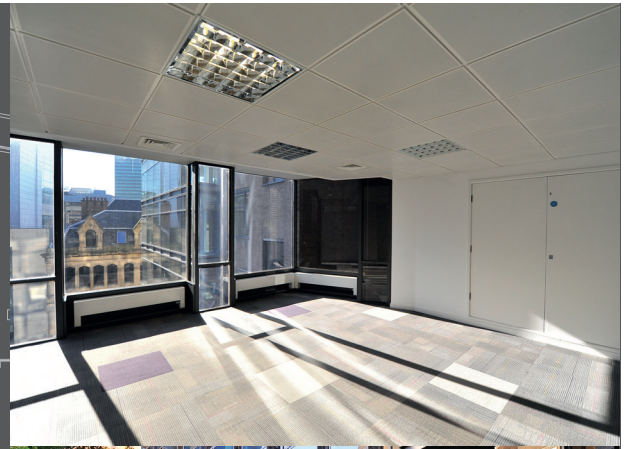
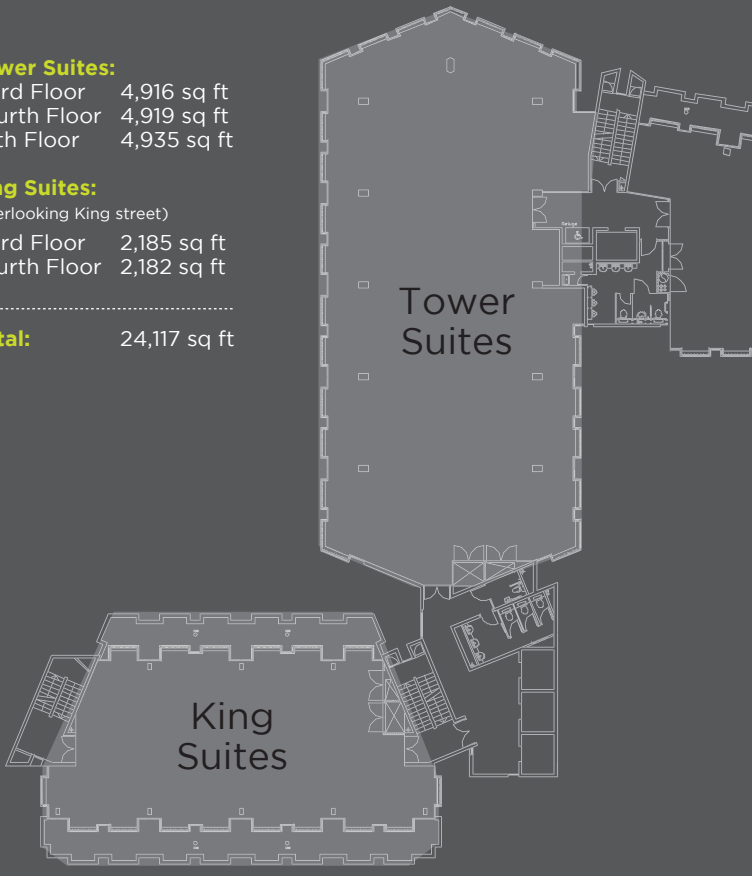
Tower Suites:

Third Floor 4,916 sq ft
Fourth Floor 4,919 sq ft
Fifth Floor 4,935 sq ft

King Suites:

(overlooking King street)
Third Floor 2,185 sq ft
Fourth Floor 2,182 sq ft

Total: 24,117 sq ft



Both staff and clients will benefit from **unrivalled transport connections and immediate proximity to prime locations offering a wealth of bars, restaurants and shops** on King St, Market Street, New Cathedral Street and in the Manchester Arndale.

LOCAL AMENITIES - All within 2 minutes walk

- | | |
|---------------------|----------------------------|
| 1. Rosso | 14. Post Office |
| 2. Burger & Lobster | 15. Mr Thomas's Chop House |
| 3. Jamie's Italian | 16. Rice |
| 4. All Bar One | 17. Eat |
| 5. Liquorice | 18. Bang and Olufsen |
| 6. Gotham Hotel | 19. DKNY |
| 7. Brown's | 20. Caffe Nero |
| 8. Miller & Carter | 21. Starbucks |
| 9. Panama Hatty's | 22. Croma |
| 10. Marks & Spencer | 23. Avalanche |
| 11. Pret a Manger | 24. Piccolino |
| 12. Boots | 25. NatWest Bank |
| 13. Tesco Metro | 26. Chaophraya |



All enquiries:

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