

BH

**Be
Here.**
Boulton
House.

17 Chorlton Street
Manchester
M1 3HY.





17 Chorlton Street, Manchester, M1 3HY.



Be here.

Great location combined with a stylish new remodelled reception. Boulton House is the smart place to be.

To let Refurbished offices with on-site car parking

Suites from 892 sq ft to 9,785 sq ft

Boulton House is situated in a well-established office district in Manchester City Centre surrounded by great amenities & communications.

Under the new ownership of Palace Capital plc the building entrance area & reception will undergo a remodelling & refurbishment to enhance that all important first impression upon arrival at the building. The offices will undergo substantial refurbishment on several floors to provide high quality office space throughout.



*Proposed remodelled and re-clad entrance (subject to planning).



17 Chorlton Street, Manchester, M1 3HY.

↓ Amenities map

↓ Aerial



Be there.

Boulton House is situated right at the heart of the city. With Manchester's extensive transport links close at hand, whether you're off to a meeting, a greeting or just going home, wherever you need to be, you'll be there in no time.

Located within 5 minutes' walk of Piccadilly Train Station offering regular services to the North West region and beyond including services to London in a just over 2 Hours. Boulton House is surrounded by Manchester's world class communications infrastructure in an area where "considerable regeneration" is underway.

Superbly placed directly opposite Manchester Central coach station providing National Express services nationwide, the Metrolink, together with the main bus terminal, is within a few hundred metres at Piccadilly Gardens.

Directly outside the building numerous bus stops and close access to the A57(M) Mancunian Way mean getting to and from work has never been easier.

Get there

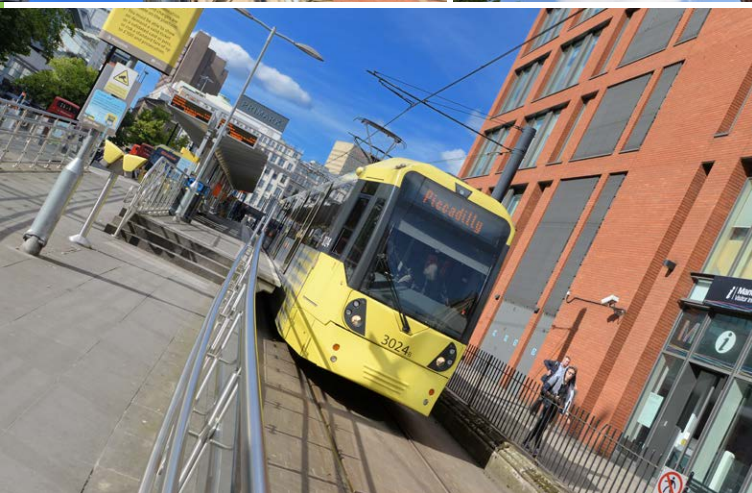
5 5 minute walk from Piccadilly mainline station and Piccadilly Gardens, Metrolink and bus terminals

↓ Located adjacent to Chorlton Street Coach Station

15 15 minutes from M60 and M62 motorways

20 20 minutes from Manchester International Airport, the UK's second largest airport

See all the amenities Boulton House benefits from:





17 Chorlton Street, Manchester, M1 3HY.

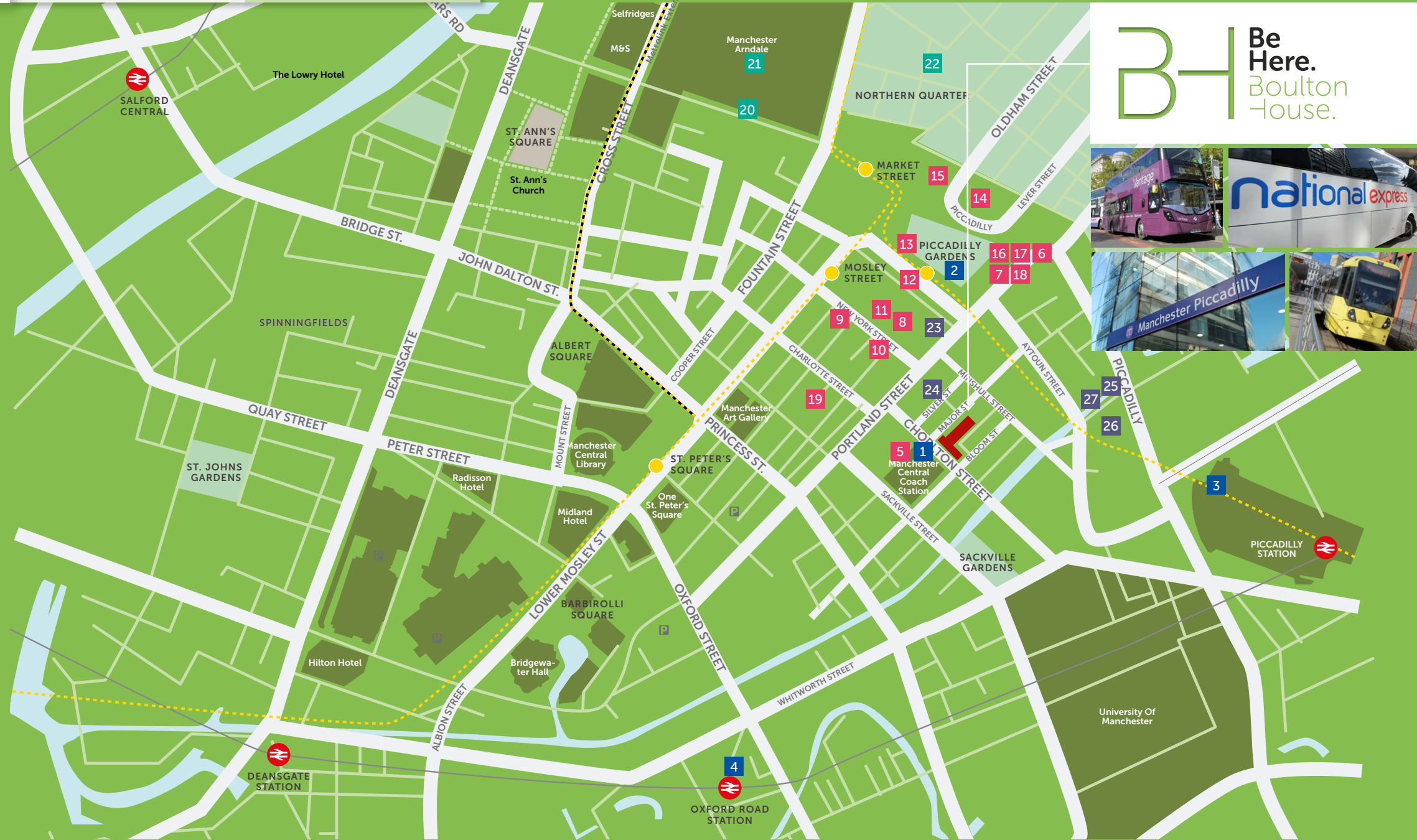
↓ Amenities map
↓ Aerial

Be there.

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 café bars and leisure facilities and Manchester's principal shopping areas are within a few minutes' walk.

Key / distance

- | | |
|------------------------------------|-------------------------|
| Transport | Retail |
| 1 Manchester Central Coach Station | 20 Market Street |
| 2 Piccadilly Metrolink Station | 21 Manchester Arndale |
| 3 Piccadilly Train Station | 22 Northern Quarter |
| 4 Oxford Road Train Station | |
| Restaurants and bars | Hotels |
| 5 Upper Crust | 23 Mecure, Piccadilly |
| 6 Pizza Express | 24 Britannia |
| 7 Ask Italian | 25 Malmaison |
| 8 Grill on New York Street | 26 DoubleTree by Hilton |
| 9 The Alchemist | 27 Holiday Inn |
| 10 Giovanni's Deli | |
| 11 Philpotts | |
| 12 Starbucks | |
| 13 Cafe Nero | |
| 14 Zizzis | |
| 15 Bella Italia | |
| 16 Byron | |
| 17 Pret | |
| 18 Wrap it Up | |
| 19 China Town | |





17 Chorlton Street, Manchester, M1 3HY.

↓ Amenities map

↓ Aerial



Beetham Tower

Spinningfields

Victoria

Deansgate

Central Business Core

Manchester Arndale

Manchester Central

Town Hall

Piccadilly Gardens Metrolink Station

Northern Quarter

Manchester Central Coach Station

Oxford Road

Kampus

Piccadilly Train Station

University Campus

To A57(M)



17 Chorlton Street, Manchester, M1 3HY.



Be stylish.

A sleek and stylish new fit out

Boulton House will undergo a modern and stylish remodelling of its entrance, subject to planning, and reception areas including a feature wall, dynamic lighting design and new reception desk. Creating a lasting impression, the new reception area will include a new seating area with coffee table and large format TV mounted to the wall.

Key Features Of Common Areas:

- Prominent entrance from Chorlton Street / Major Street with feature copper cladding
- Remodelled reception area
- New lighting system to include a feature light wall
- Security CCTV system to entrance area and car parking
- Manned reception desk
- New tenant signage
- New chevron timber clad reception desk & lift carts

Newly Refurbished Accommodation Offering:

- Suspended ceilings incorporating LED lighting
- New carpets throughout
- Perimeter 3 compartment trunking
- Open plan accommodation
- Combination of a perimeter heating system to some suites and a VRF heating / cooling system to others.

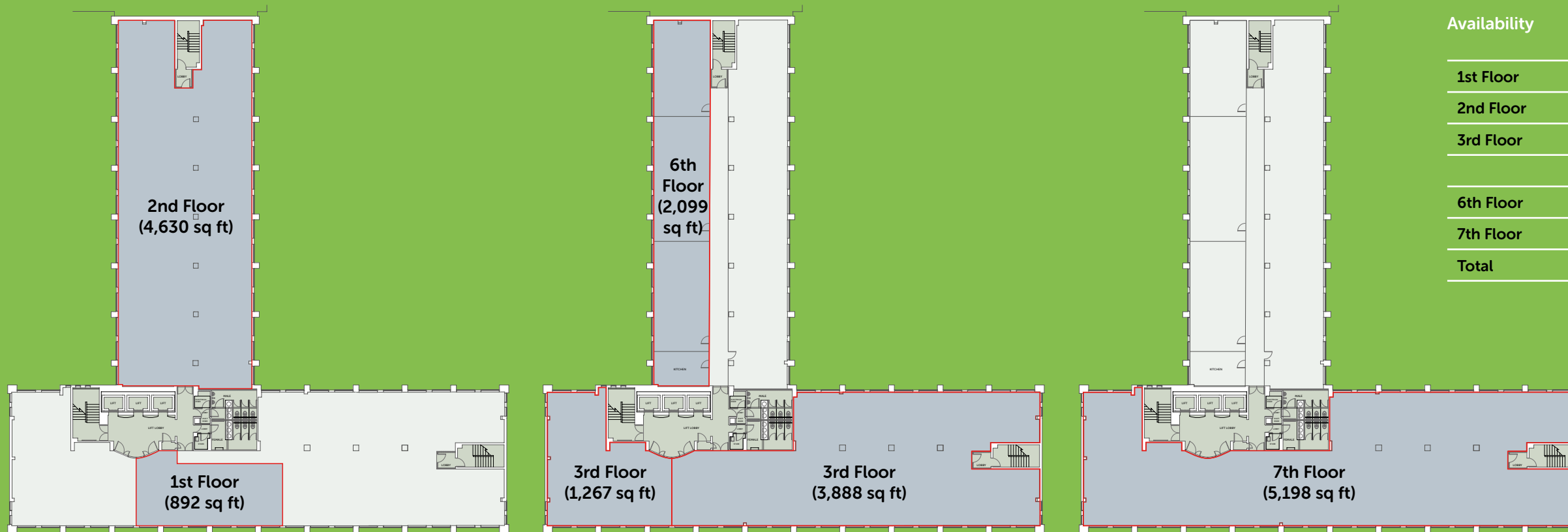
*Images of the proposed new reception scheme.

17 Chorlton Street, Manchester, M1 3HY.

Be individual.

Choose the space and make it your own.

Indicative position of suites on available floors



Availability

| | | |
|--------------|---------------------|---------------------|
| 1st Floor | 892 sq ft | 82.9 sq m |
| 2nd Floor | 4,630 sq ft | 430.1 sq m |
| 3rd Floor | 1,267 sq ft | 117.7 sq m |
| | 3,888 sq ft | 361.2 sq m |
| 6th Floor | 2,099 sq ft | 195.0 sq m |
| 7th Floor | 5,198 sq ft | 482.9 sq m |
| Total | 17,974 sq ft | 1,669.8 sq m |



17 Chorlton Street, Manchester, M1 3HY.



Be flexible.

Great terms and Competitive Rents

Lease Terms/ Rents

Flexible short & medium terms leases combined with competitive rents make Boulton House an attractive proposition for any business.

Car Parking

A major advantage with any City Centre office building; generous on-site car parking is available with the accommodation.

There is also excellent public parking in the NCP opposite the building.

EPC

A full copy of the certificate can be provided upon request.

VAT

We understand the property is elected for VAT.



*Typical refurbished office suite.



17 Chorlton Street, Manchester, M1 3HY.

Be in touch.

Further Information

Further details & rents are available from the joint letting agents, Bilfinger GVA & Edwards & Company.

Rhys Evans

E rhys.evans@gva.co.uk
DD 0161 956 4017

Richard Dinsdale

E richard@edwardsandco.com
DD 0161 837 1384

gva.co.uk
/10205

0161 834 7187

26 KING STREET MANCHESTER M2 6AY

0161 833 9991
www.edwardsandco.com

