

# 79 / Mosley St Manchester

Superb  
Location



- **Five floors**
- **2,500 sq ft to 16,000 sq ft**
- **19,302 sq ft in all**

**79 Mosley Street is a Grade II-listed building located in the heart of Manchester's civic quarter.** Suited to a variety of uses ranging from leisure to office space, it represents a unique opportunity to create an impressive presence in a highly prestigious location.

The building occupies a corner position overlooking St. Peter's Square, a bustling public space that's benefitted enormously from a recent £185 million redevelopment programme. Neighbouring Grade A schemes such as One St. Peter's Square have greatly boosted the square's cachet, attracting prestigious global companies such as KPMG and DLA Piper. 79 Mosley Street is the final piece of the jigsaw.



The final piece of the jigsaw

79 Mosley St, Manchester, M2 3LQ

## Location, Connectivity and Amenities

Surrounded by spectacular architecture – including Manchester’s newly refurbished Central Library and Town Hall – St. Peter’s Square can also lay claim to unsurpassed connectivity levels. With the Metrolink network’s £1.5 billion ‘Phase Three’ expansion now complete, it’s possible to reach Manchester Airport, Rochdale, Ashton or East Didsbury quickly and easily from the square’s twin-island tram station.

Surrounded by a wealth of amenities – bars, restaurants, shops and cultural venues – St. Peter’s Square forms the gateway to the Manchester Oxford Road Corridor, an exciting and celebrated thoroughfare expected to see in excess of £2.5 billion in investment by 2020. Simply put, city-centre locations don’t get more sought after than this.



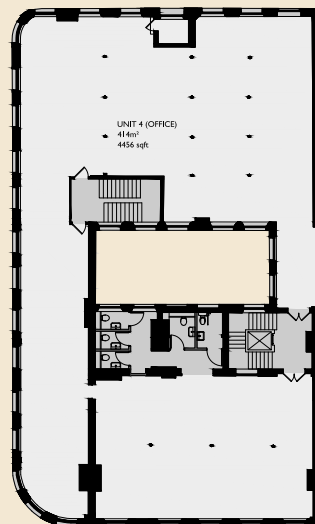
1. King Street Townhouse
2. Hotel Gotham
3. Midland Hotel
4. Caffé Nero
5. Starbucks
6. Tesco
7. Sainsbury's
8. Salut
9. Jamie's Italian
10. Caffé Grande Piccolino
11. Croma
12. Pizza Express
13. Browns
14. Fumo
15. M&S Food
16. Rosso
17. Alchemist
18. Grill on NY Street



## Specification

- Pendant light fittings
- Gas fired central heating
- Raised access floors
- Cast iron columns
- Refurbished WC's

## Typical Floorplan



## Availability Schedule

Floor	Sq m	Sq ft
Basement	136	1,465
Front Ground Floor	200	2,152
Rear Upper Ground Floor	203	2,185
First Floor	418	4,500
Second Floor	418	4,500
Third Floor	418	4,500
<b>TOTAL</b>	<b>1,793</b>	<b>19,302</b>

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