



GREG'S BUILDINGS

NO.1 BOOTH STREET
MANCHESTER M2 4DU

TO LET

1,160 SQ FT - 6,568 SQ FT

PRIME CITY CENTRE
BOUTIQUE OFFICE ACCOMMODATION
IN A GRADE II LISTED BUILDING



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DESCRIPTION

Greg's Buildings is a Grade II listed office building constructed in approximately 1850. The external elevations are of solid brick with attractive stone features and timber sash windows. The property is arranged over lower ground, ground and five upper floors.

The upper floors are accessed directly off Booth Street via an impressive recently refurbished ground floor

entrance hall from where a 6 person passenger lift and principal staircase serve all floors.

The office accommodation, which is air-conditioned, benefits from natural light on all four elevations and comprises mainly open plan accommodation with male and female toilets provided within each demise. The 5th floor provides a large decked balcony with excellent city views.



Fourth Floor Suite with Kitchen



Second Floor Suite



Fifth Floor Suite

ACCOMMODATION

The available accommodation is as follows:

Second Floor	2,693 sq ft
Fourth Floor	2,715 sq ft
Fifth Floor	1,160 sq ft

LEASE

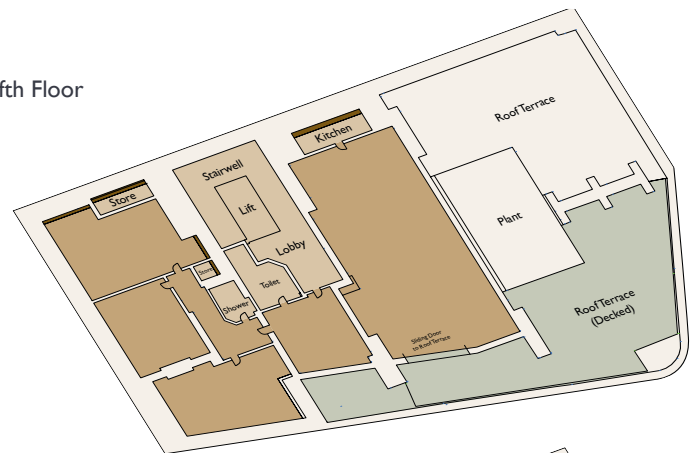
The accommodation will be made available by way of a new Full Repairing and Insuring lease for a period of years to be agreed.



Fifth Floor Decking



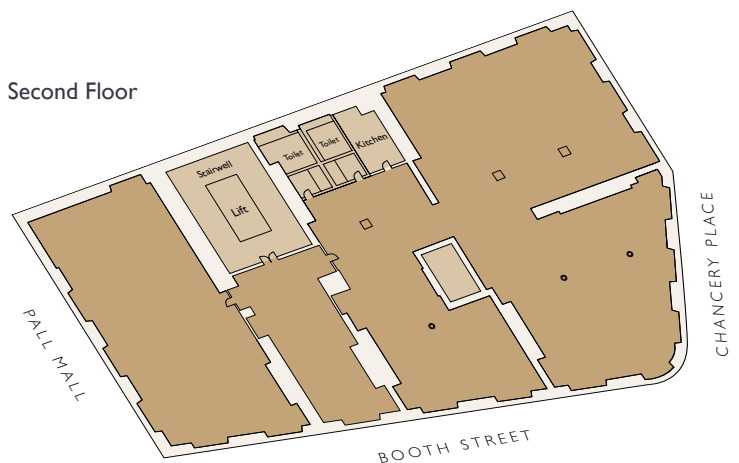
Fifth Floor



Fourth Floor



Second Floor



LOCATION

The property is situated in the heart of Manchester's prime financial/professional district. Greg's Buildings is located on a prominent island site with frontages to Booth Street, Chancery Place, Pall Mall and Tib Lane and is just a short walk away from King Street. The building is conveniently located for all the city's business, retail, leisure and transport facilities. The Metrolink stations at St. Peter's Square, Piccadilly Gardens and Mosley Street are all within a few minutes' walk and Piccadilly mainline station is 5 minutes away. There are numerous long and short stay car parks within easy walking distance.

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FURTHER INFORMATION

To view or for further information please contact the joint agents.

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