



44
PETER STREET
MANCHESTER

A distinctive choice...

44 Peter Street offers contemporary Grade A office accommodation with the benefit of on-site car parking. The building was constructed in 1990 and has recently undergone a refurbishment programme to provide high specification offices on open plan floor plates in a truly central location.

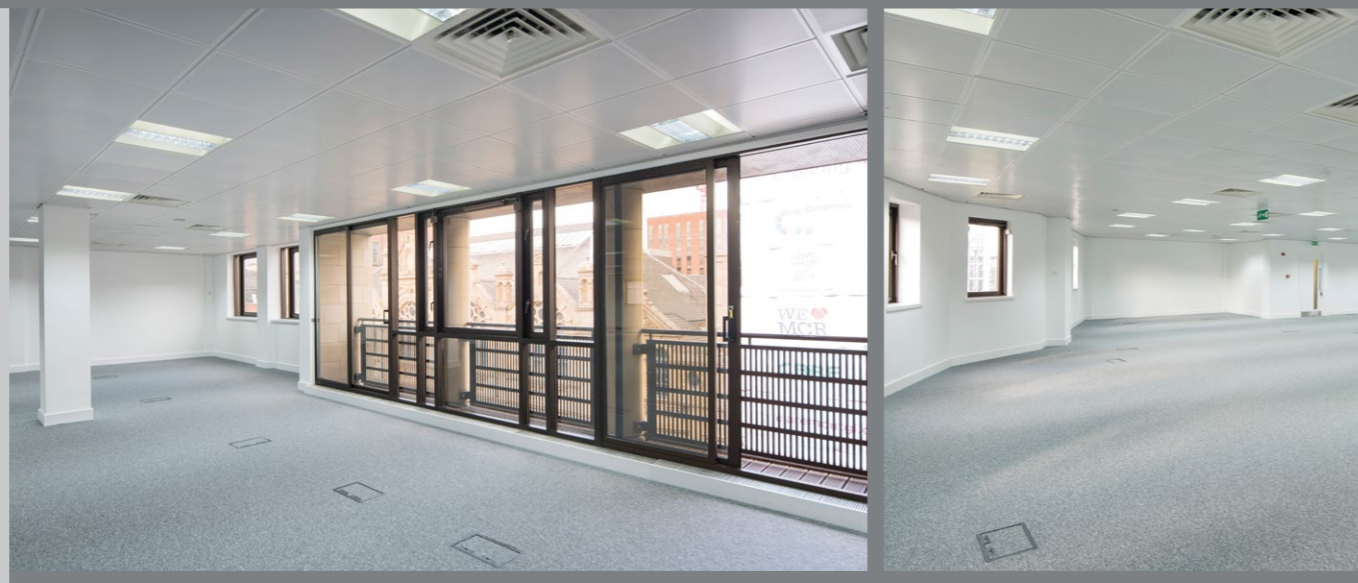


To Let

**GRADE A OFFICE
ACCOMMODATION**

2,350 - 13,020 sq ft





Defined by...

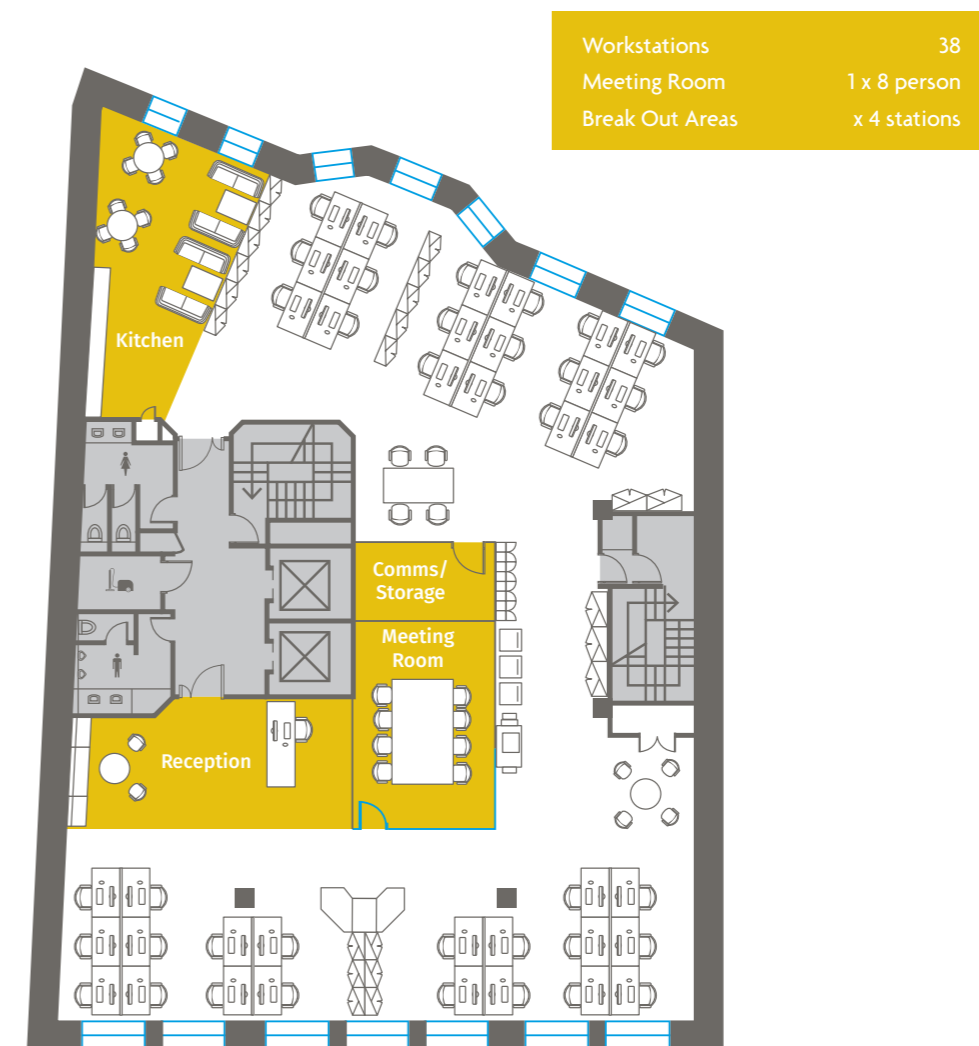
44 Peter Street provides a high level office specification incorporating the following:

- / Fully refurbished reception area
- / Dedicated on-site building manager
- / Full access raised floor
- / LG3 compatible recessed lighting
- / VRV air-conditioning system
- / Metal acoustic tile suspended ceiling
- / 2 x high-speed passenger lifts
- / Secure basement car parking
- / Male and Female WC facilities to each floor
- / Shower facilities
- / Fully DDA compliant

Availability

Floor	sq ft	sq m
Ground (self-contained entrance available)	2,350	218.32
Second	3,525	327.48
Third	3,525	327.48
Fourth	3,525	327.48
Total	12,925	1,200, 76

2,350 - 12,925 sq ft







Typical Spaceplan





A preferable position...

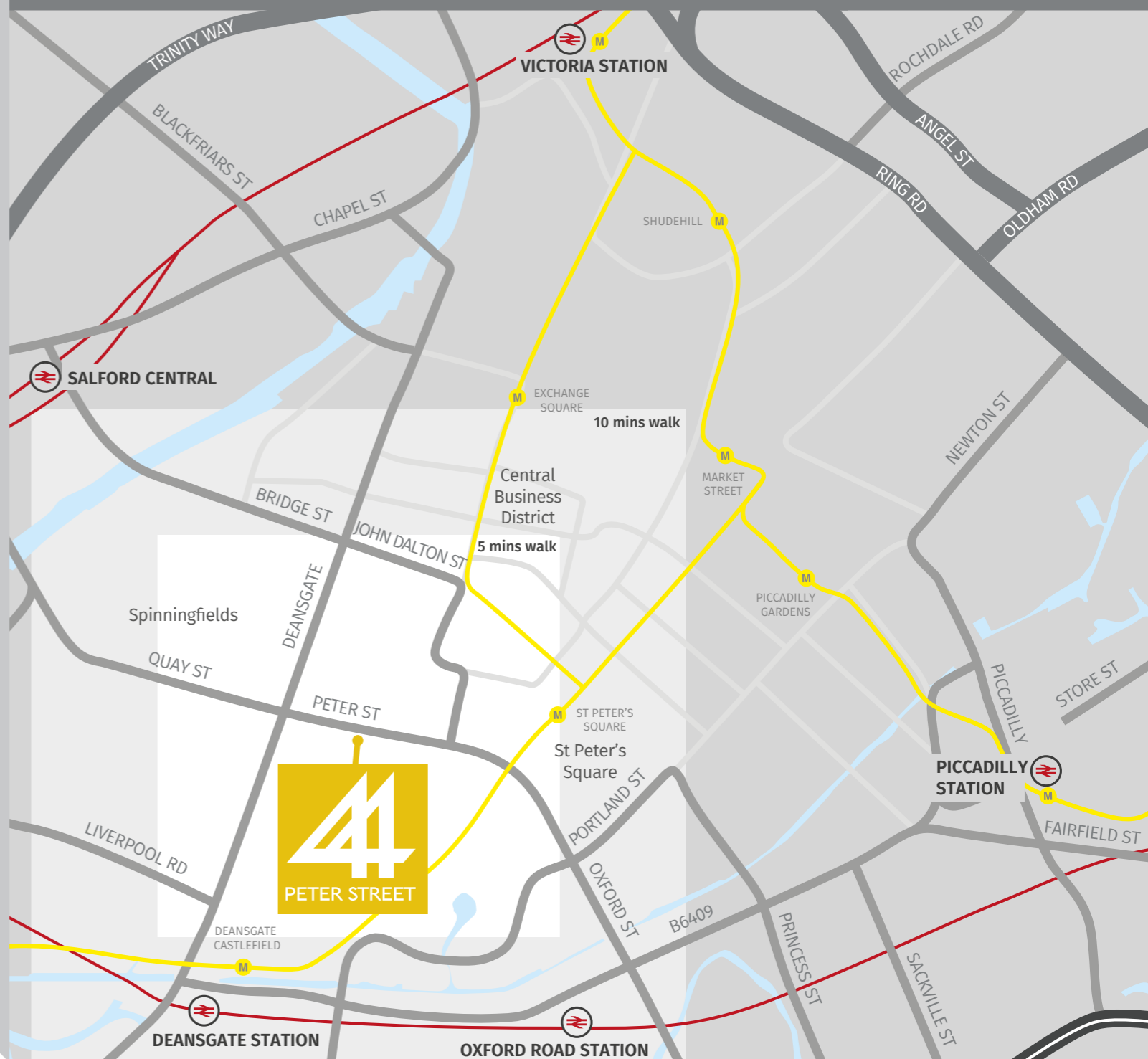
44 Peter Street occupies a very central location within Manchester City Centre, adjacent to the 5 Star Radisson Edwardian Hotel and equidistant between two key Manchester City Centre office developments, namely: St Peter's Square and Spinningfields- both within 150 metres of the property.

In addition to being a recognised office address the immediate location is regarded as the City's conference and upscale hotel area with Manchester Central Plaza and Conference Centre immediately to the rear of the property. 44 Peter Street is ideally situated offering easy access to public transport and a range of amenities to include Great Northern, Albert Schloss and Revolution de Cuba.

The building is a short walk from St Peter's Square Metrolink Interchange and just a few minutes' walk from Oxford Road, Deansgate and Salford Central Railway stations.

Railway Stations				
	(miles)	(mins)	(mins)	(mins)
Deansgate	0.4	10	5	5
Manchester Oxford Road	0.4	10	5	5
Salford Central	0.6	12	5	5
Manchester Victoria	0.8	17	7	6
Manchester Piccadilly	0.8	18	7	6

Tram Stations				
	(miles)	(mins)	(mins)	(mins)
St Peter's Square	0.2	3	1	1
Deansgate Castlefield	0.3	6	3	3
Exchange Square	0.5	11	4	5
Piccadilly Gardens	0.7	15	6	6





Further Information

EPC

This property has been graded as C57.

CONTACT



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ANOTHER PROPERTY ASSET MANAGED BY:



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