

CHORLTON STREET | MANCHESTER

BOULTONHOUSE



TO LET

FULLY REFURBISHED OFFICE ACCOMMODATION
WITH ON-SITE CAR PARKING

www.boultonhousemanchester.co.uk

DESCRIPTION

Boulton House is situated in a well established office district in Manchester City Centre. St Martins Property Investments have recently undertaken a major refurbishment of several floors to provide high quality office space. The entrance and reception area have also recently been refurbished to enhance that all important first impression upon arrival at the building.

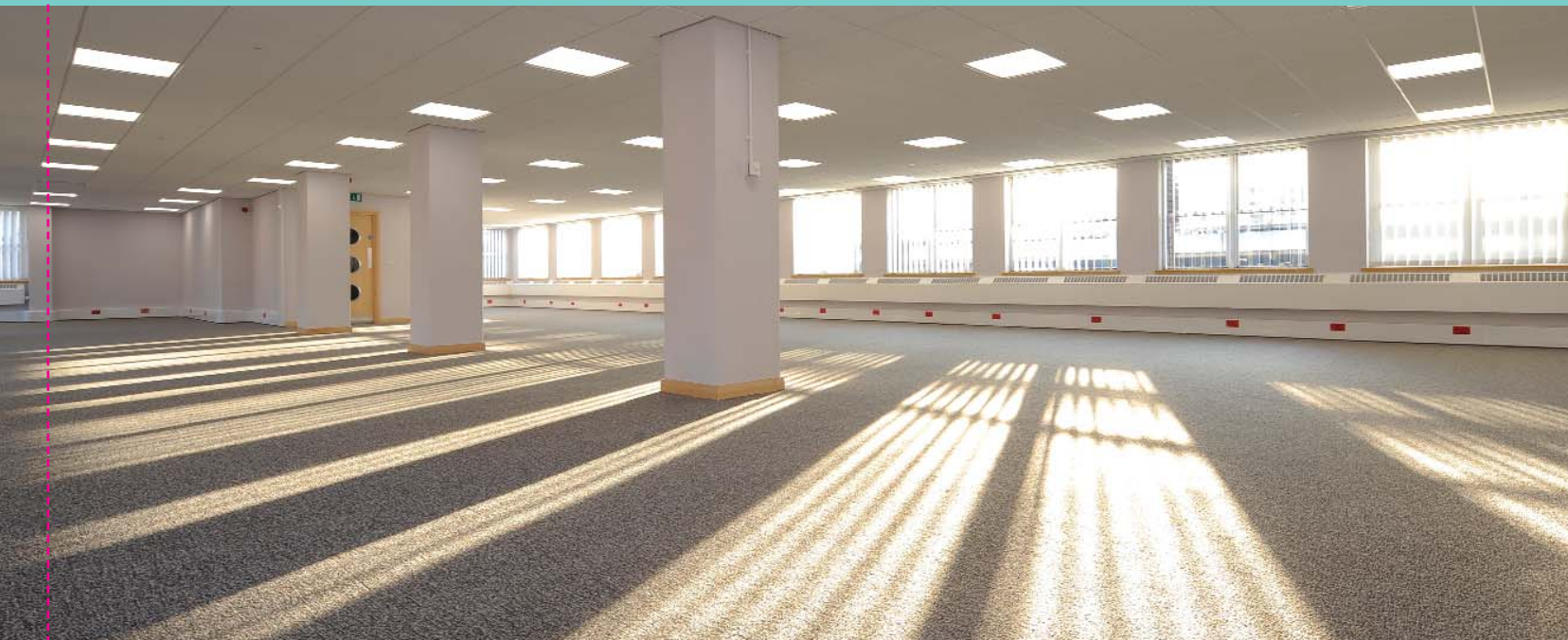


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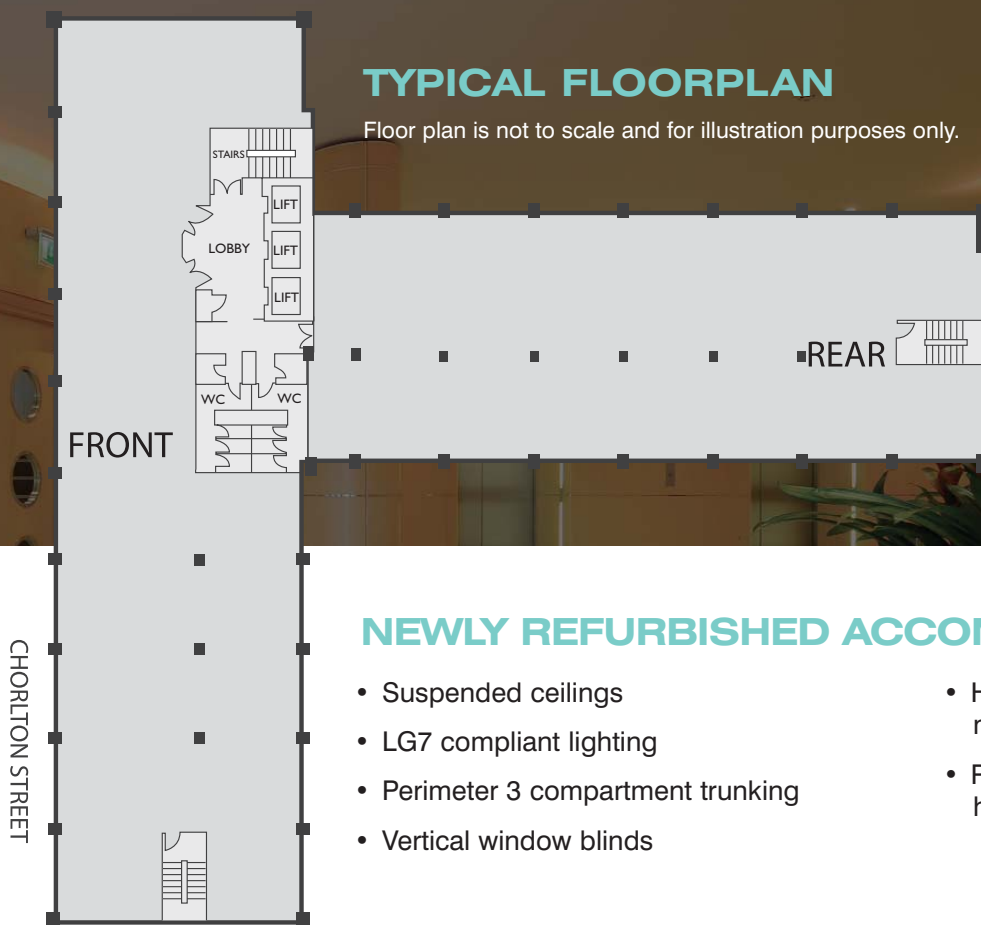
KEY FEATURES OF COMMON AREAS:

- Prominent entrance from Chorlton Street / Major Street with an imposing stainless steel cladding and glazed canopy
- Refurbished reception area with tiled floor, glazed and stainless steel finishes
- Refurbished male, female and disabled w/c facilities
- Security CCTV system to entrance area and car parking
- Manned reception desk and 24 hour access



TYPICAL FLOORPLAN

Floor plan is not to scale and for illustration purposes only.



NEWLY REFURBISHED ACCOMMODATION OFFERING:

- Suspended ceilings
- LG7 compliant lighting
- Perimeter 3 compartment trunking
- Vertical window blinds
- Heating and cooling VRF system in newly refurbished suites
- Perimeter heating on floors without heating and cooling system

LOCATION

Boulton House occupies a prominent position on Chorlton Street, just off Portland Street, close to the city's financial and professional core.

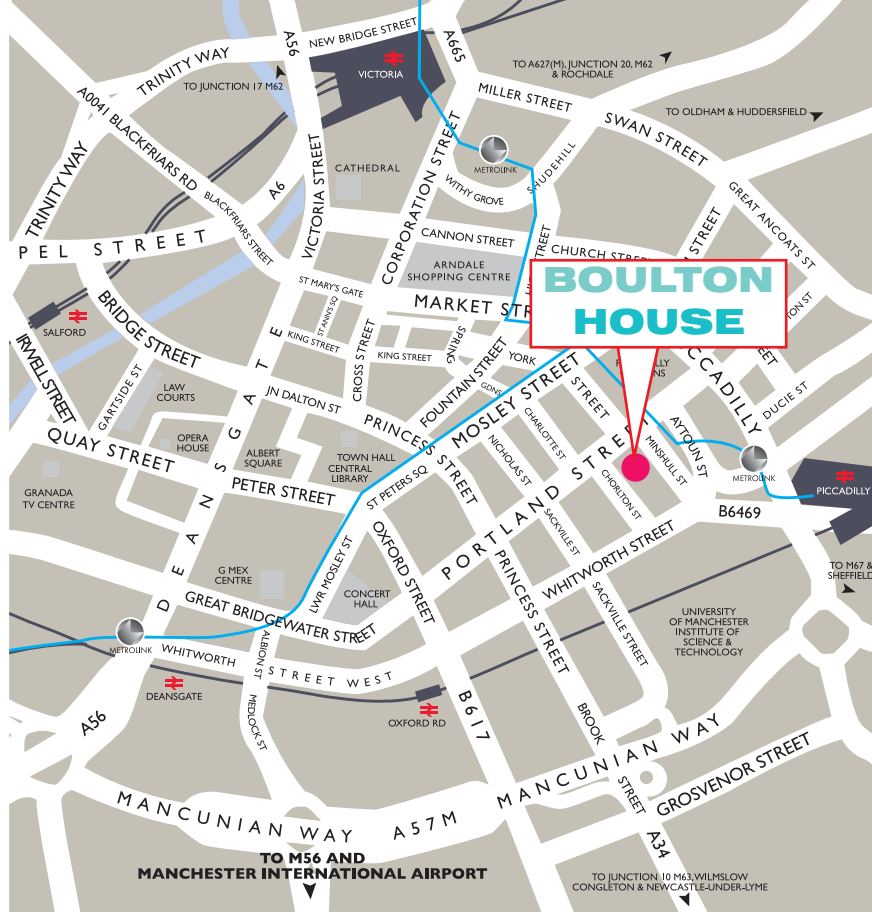
The location benefits from an abundance of cosmopolitan café bars and leisure facilities and Manchester's principal shopping areas are within a few minutes' walk.

TRANSPORT LINKS

- 5 minute walk from Piccadilly mainline station and Piccadilly Gardens, Metrolink and bus terminals
- Located adjacent to Chorlton Street bus station
- 15 minutes from M60 and M62 motorways
- 20 minutes from Manchester International Airport, the UK's second largest airport

CAR PARKING

Generous on-site car parking is available with the accommodation.



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LEASE TERMS AND RENTAL

Upon application to the sole letting agent, CB Richard Ellis.

VIEWING

By appointment with the letting agent CB Richard Ellis.

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A property by

MISREPRESENTATION ACT:

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