



**Be
Here.**
Boulton
House.

17 Chorlton Street
Manchester
M1 3HY.



Be here. Be stylish. Be there. Be individual. Be flexible. Be stunning. Be in touch.

17 Chorlton Street, Manchester, M1 3HY.



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To let Refurbished offices
with on-site car parking.

**Suites from 892 sq ft
to 9,785 sq ft.**

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

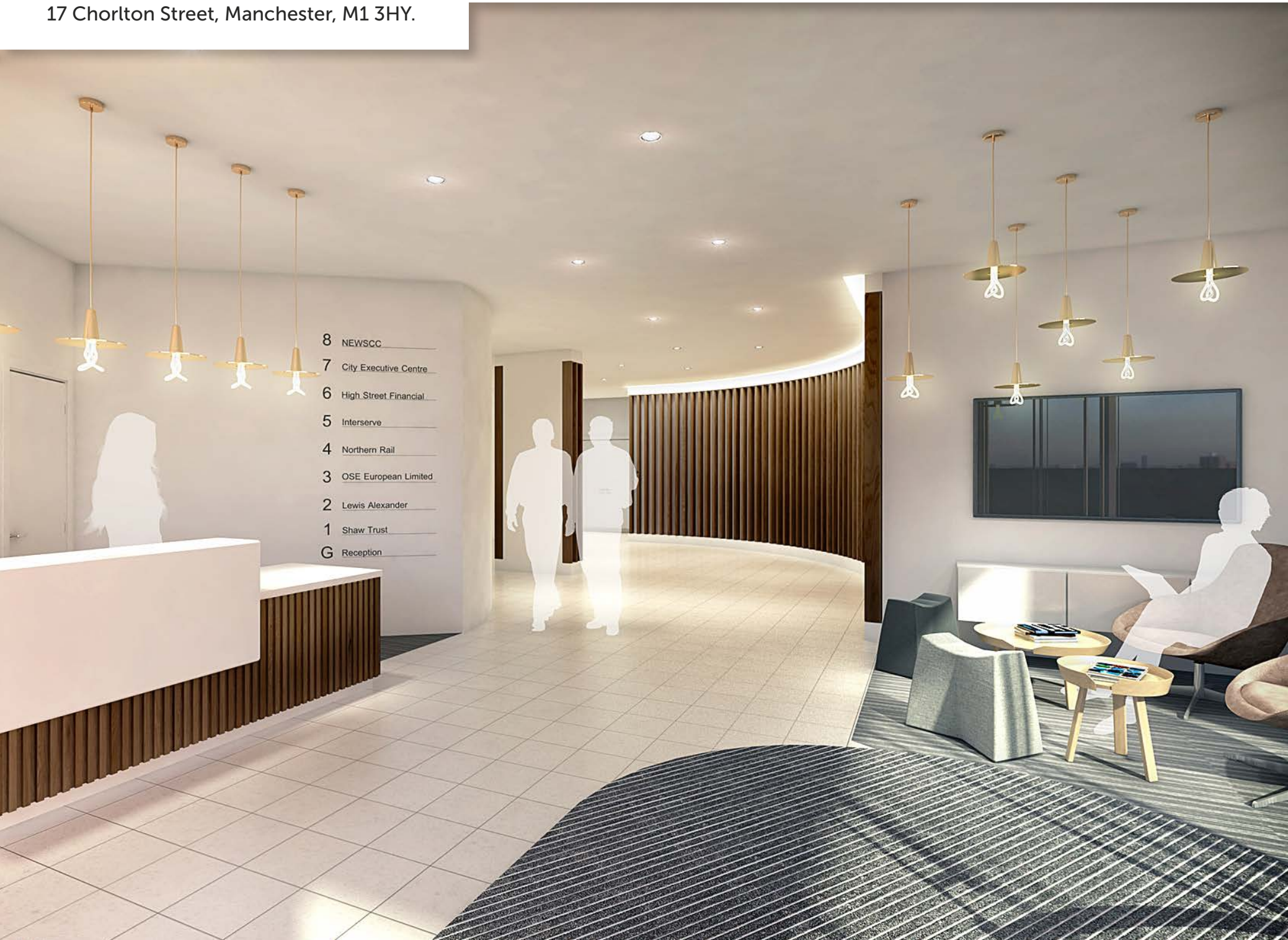
Boulton House is situated in a well-established office district in Manchester City Centre surrounded by great amenities & communications.

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



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

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Be stylish.

A sleek and stylish new fit out

Boulton House is undergoing 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 contemporary lighting system
- Security CCTV system to entrance area and car parking
- Manned reception desk
- New tenant signage
- New timber clad reception desk and feature wall

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.

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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.

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 are numerous bus stops and the property has close access to the A57(M) Mancunian Way, getting to and from work has never been easier.

Get there

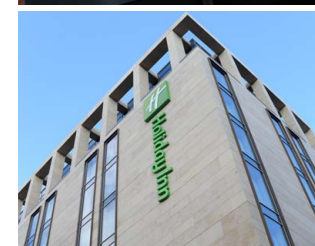
- 5 5 minute walk from Piccadilly mainline station and Piccadilly Gardens, Metrolink and bus terminals
- ↓ Located adjacent to Chorlton Street Coach Station
- 15 15 minutes from M60 and M62 motorways
- 20 20 minutes from Manchester International Airport, the UK's second largest airport

See all the amenities Boulton House benefits from:



↓ Amenities map

↓ Aerial



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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

1

Manchester Central Coach Station

2

Piccadilly Metrolink Station

3

Piccadilly Train Station

4

Oxford Road Train Station

Retail

20

Market Street

21

Manchester Arndale

22

Northern Quarter

Restaurants and bars

5

Upper Crust

6

Pizza Express

7

Ask Italian

8

Grill on New York Street

9

The Alchemist

10

Giovannis Deli

11

Philpotts

12

Starbucks

13

Cafe Nero

14

Zizzis

15

Bella Italia

16

Byron

17

Pret

18

Wrap it Up

19

China Town

Hotels

23

Mecure, Piccadilly

24

Brittania

25

Malmaison

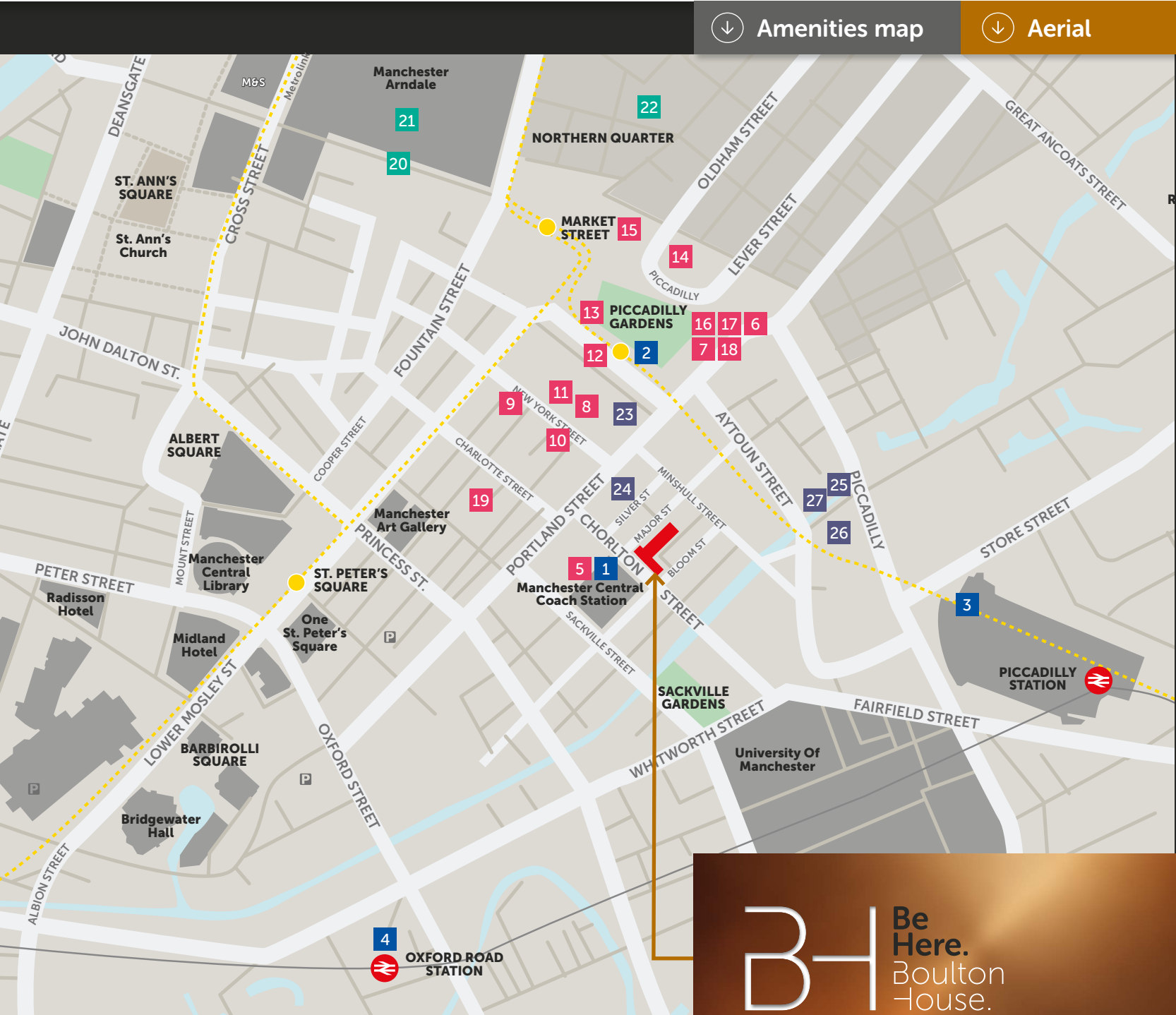
26

DoubleTree by Hilton

27

Holiday Inn

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↓ Amenities map

↓ Aerial



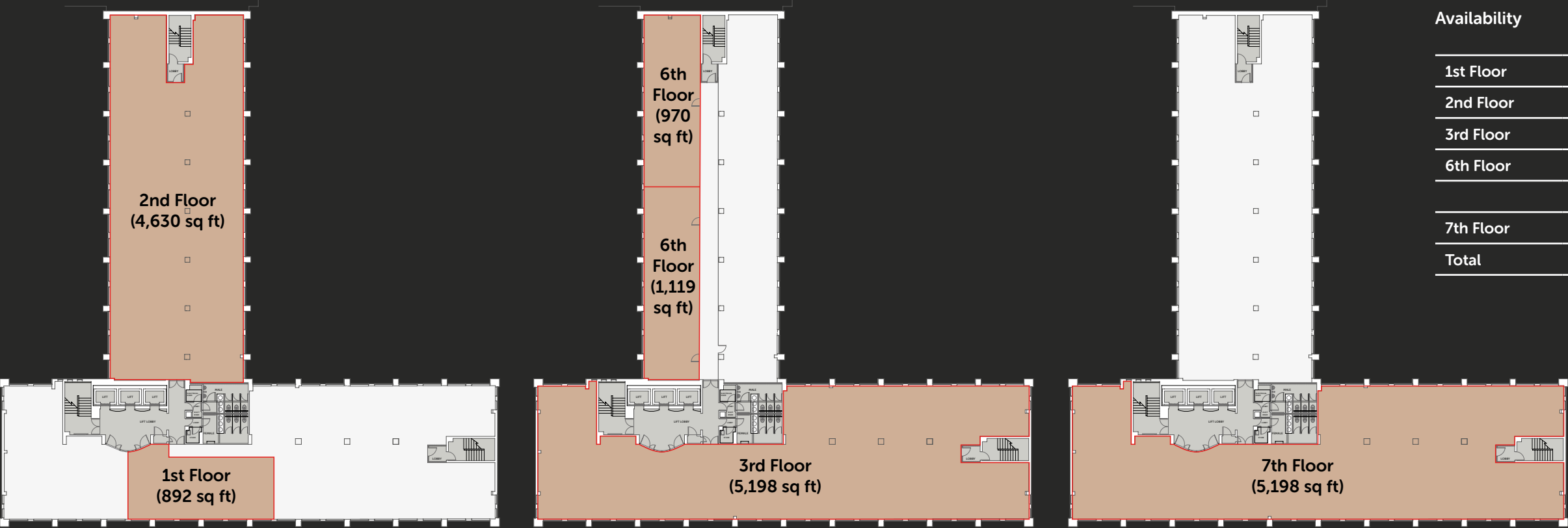
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Be individual.

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	5,198 sq ft	482.9 sq m
6th Floor	970 sq ft	90.1 sq m
	1,119 sq ft	103.9 sq m
7th Floor	5,198 sq ft	482.9 sq m
Total	18,007 sq ft	1,672.8 sq m

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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.

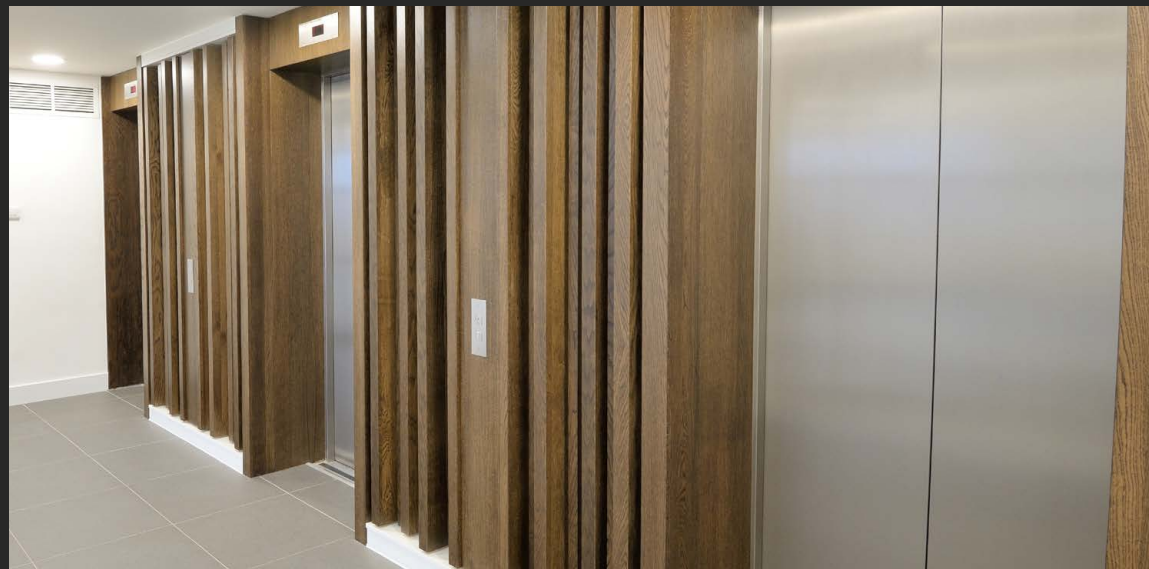
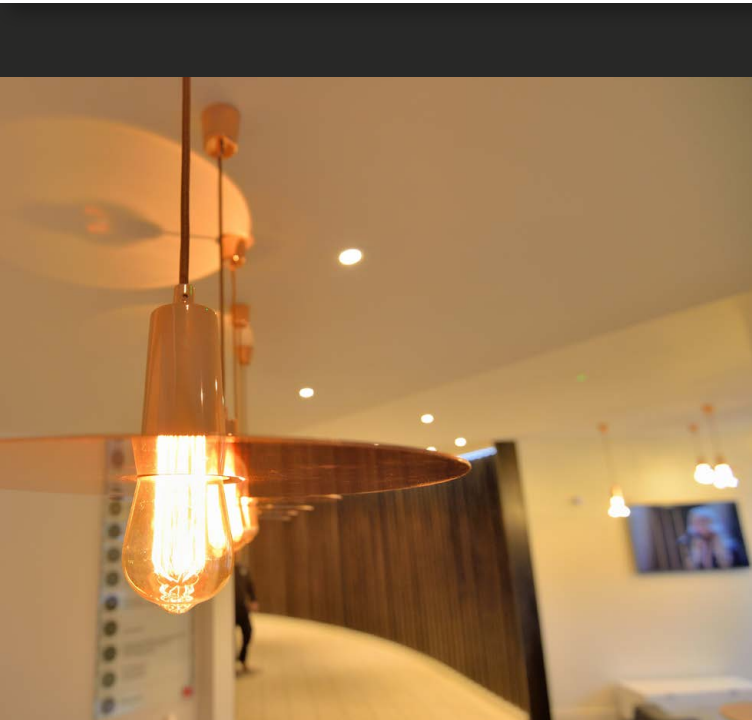
VAT

We understand the property is elected for VAT.



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Further Information

Further details & rents are available from the joint letting agents, GVA and Edwards & Co.

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