

QUEENS CHAMBERS

JOHN DALTON STREET • MANCHESTER CITY CENTRE • M3 2BQ



NEWLY REFURBISHED GRADE II LISTED OFFICE BUILDING

TO LET

CHARACTER OFFICE SPACE IN MANCHESTER CITY CENTRE

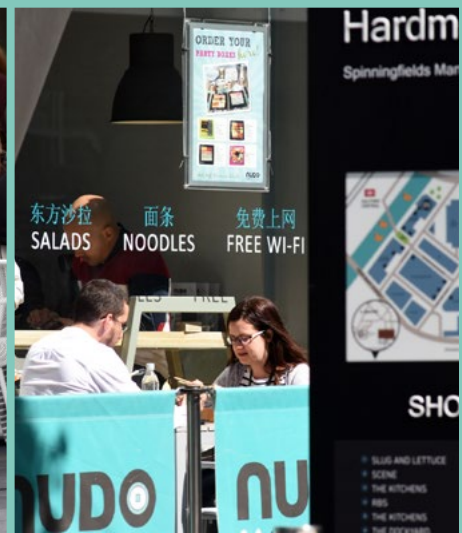


LOCATION

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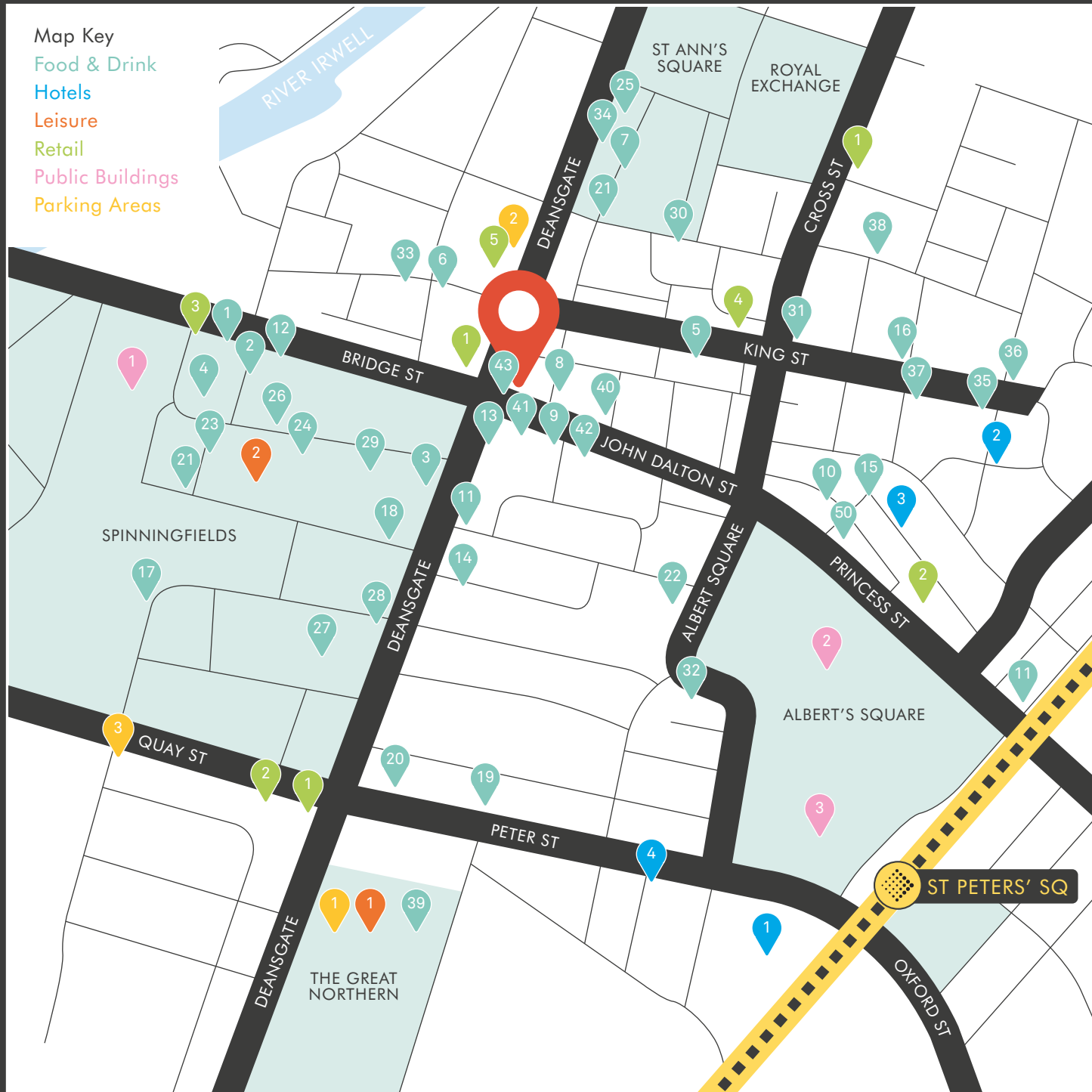
Queens Chambers is located within the prime core of Manchester City Centre on the corner of John Dalton Street and Deansgate.

The building is within a 5 minute walk of the newly regenerated St Peters Square transport hub which links the north and the south of Greater Manchester. The building is also on the doorstep of Spinningfields which has plenty of bars, restaurants and coffee shops to enjoy. The main shopping areas of King Street, Market Street and the Arndale are all close by.



WHAT'S NEARBY

- | | |
|--------------------------|---------------------------|
| 1 Manchester House | 31 Zizzi |
| 2 Artisan | 32 Albert's Chophouse |
| 3 Australasia | 33 San Carlo |
| 4 The Oast House | 34 Subway |
| 5 El Gato Negro | 35 Jamie's Italian |
| 6 Bem Brasil | 36 Rosso |
| 7 McDonalds | 37 Pizza Express |
| 8 The Grill on the Alley | 38 Chaophraya |
| 9 Panacea | 39 Almost Famous |
| 10 Piccolino | 40 Salvis |
| 11 Café Nero | 41 Bill's Restaurant |
| 12 Costa Coffee | 42 Restaurant Bar & Grill |
| 13 Byron Burger | 43 Katsouris |
| 14 Starbucks | 1 Midland Hotel |
| 15 Croma | 2 Hotel Gotham |
| 16 All Bar One | 3 King Street Townhouse |
| 17 Carluccio's | 4 Radisson Edwardian |
| 18 Wagamama | 1 All Star Lanes |
| 19 Albert Schloss | 2 Pure Gym |
| 20 Revolution de Cuba | 1 Sainsbury's |
| 21 Pret A Manger | 2 Tescos |
| 22 Slug & Lettuce | 3 Waitrose |
| 23 The Alchemist | 4 Boots |
| 24 Thaikhun | 5 House of Fraser |
| 25 Be At One | 1 Crown Court |
| 26 Fazenda | 2 Town Hall |
| 27 Nando's | 3 Central Library |
| 28 Handmade Burger Co | 1 The Great Northern |
| 29 WAHU | 2 House of Fraser |
| 30 Frankie & Benny's | 3 Quay Street |



DESCRIPTION

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Grade II listed building which has undergone a significant refurbishment to create unique modern workspace.

Communal meeting room

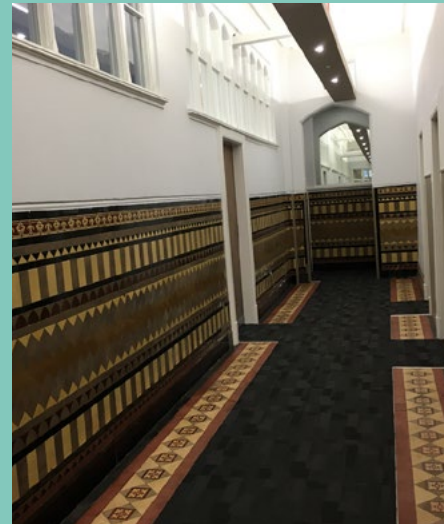
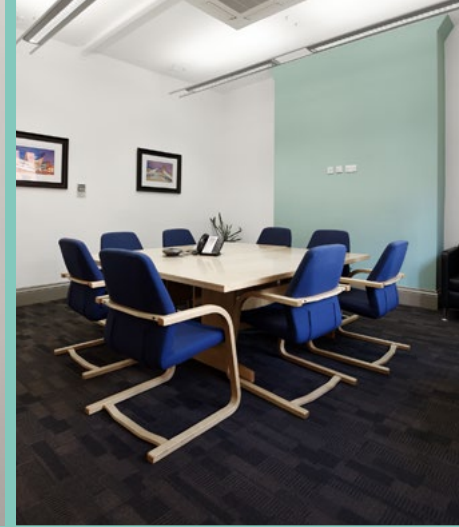
Communal kitchens

Impressive floor to ceiling height

Air conditioned

Floor boxes provided

Original features retained



→ AVAILABILITY

AVAILABILITY

Forth Floor

4A 1,950 sq ft (181 sq m)
(132 sq ft storage)



LOCATION

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AVAILABILITY

TERMS & CONTACT

TERMS

LEASE

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms.

SERVICE CHARGE

A fixed service charge will be payable.

EPC

An EPC certificate can be provided on request.

BUILDING INSURANCE

The Tenant shall pay a proportionate cost of building insurance.

VAT

All prices quoted are excluding but may be liable to VAT.

LEGAL COSTS

Each party to bear their own costs incurred in the proposed transaction.

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CONTACT

For further information, or to arrange a viewing, please contact the joint agents;



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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.