

# THE CHAMBERS

King Street / Police Street, Manchester

Exceptional contemporary offices suites from 480 sq ft - full floors of 3,197 sq ft





A prominent location at the corner of King Street & Police Street

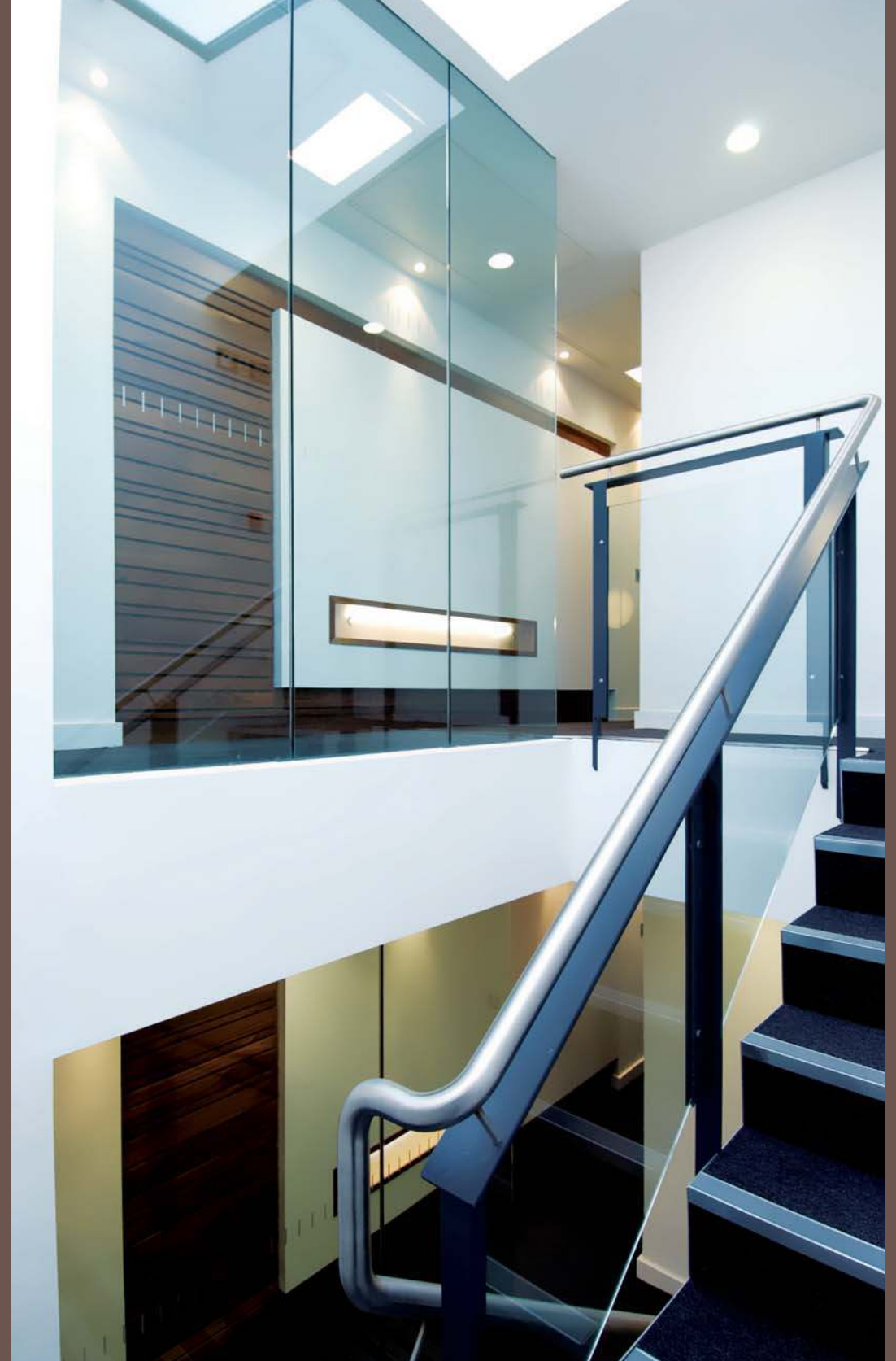
# THE CHAMBERS

The Chambers represents a unique opportunity to acquire high quality contemporary office accommodation set within the heart of Manchester City Centre. The building has undergone an exciting transformation to provide Grade A offices behind a striking Grade II Listed façade.

The Chambers is an architecturally stunning landmark building, prominently located on the corner of King Street and Police Street. The premises are arranged over first, second, third and fourth floors, which are accessed via an exclusive glazed entrance.



Highly modern interior





impressive common parts



a shower room on each floor

# A fusion of original features and new contemporary Grade A finishes

The accommodation has been comprehensively refurbished and offers the following specification:

- Air conditioning
- Access raised floors / perimeter trunking
- Surface-mounted luminaires
- Suspended ceilings with integrated lighting in the small suites
- Feature American Walnut panelling
- New passenger lift
- Disabled WC's
- Shower facilities
- Video entry intercom system

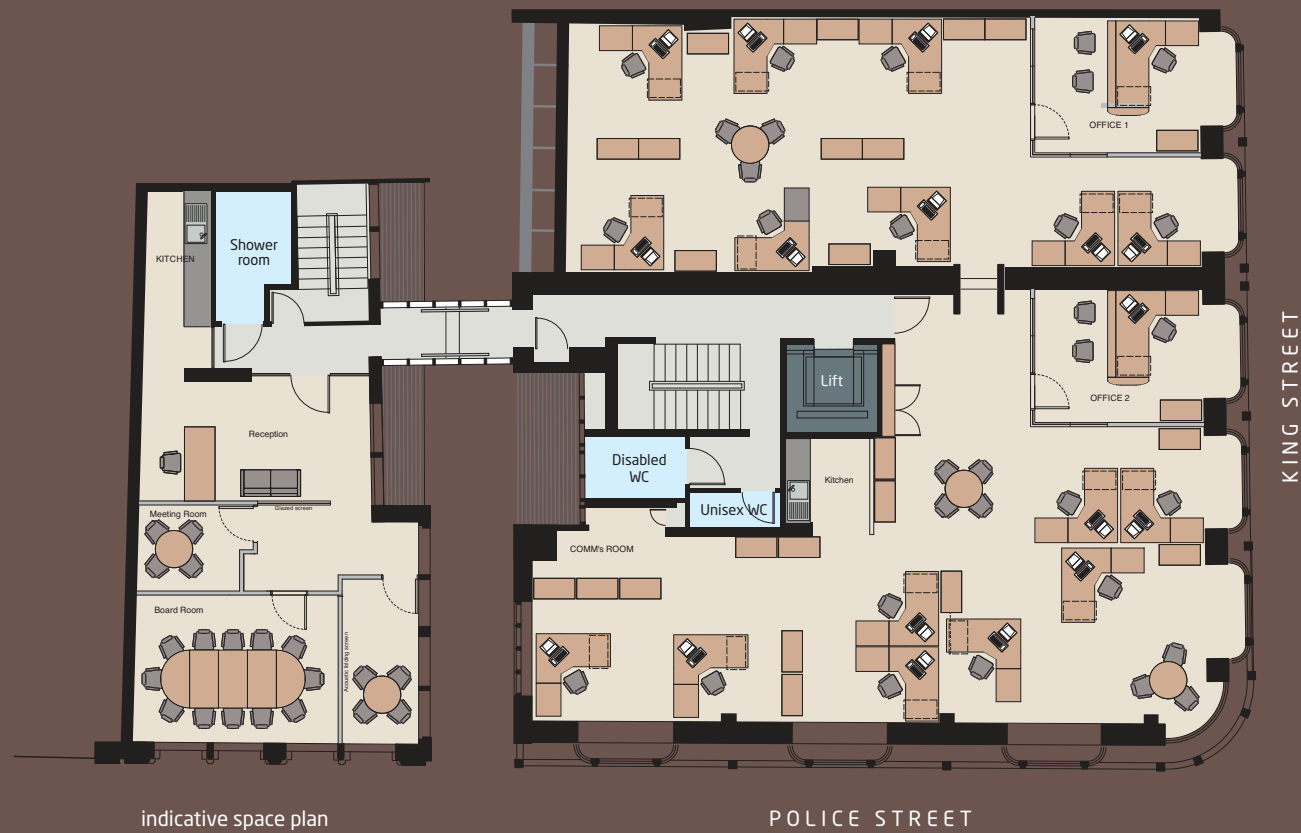


the perfect meeting room/executive office



# accommodation

The accommodation comprises one suite on the 1st floor and two suites on each of the 2nd, 3rd and 4th floors each with two wings. The large suites have frontage to both King Street and Police Street. The contemporary open plan office suites benefit from excellent natural light and are refurbished to a high standard. The configuration of the floor plate enables a wide range of occupational fit outs.



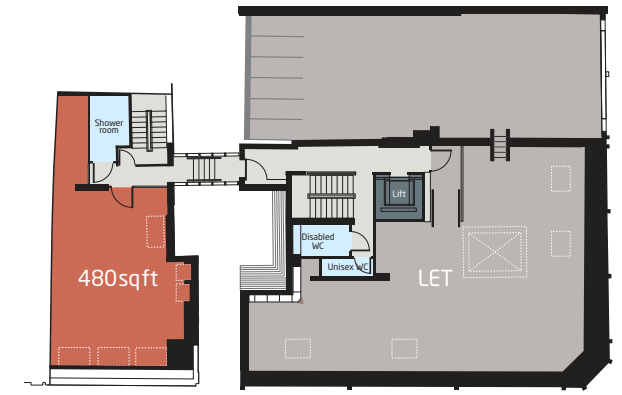
indicative space plan

POLICE STREET

KING STREET



4th floor Police Street elevation

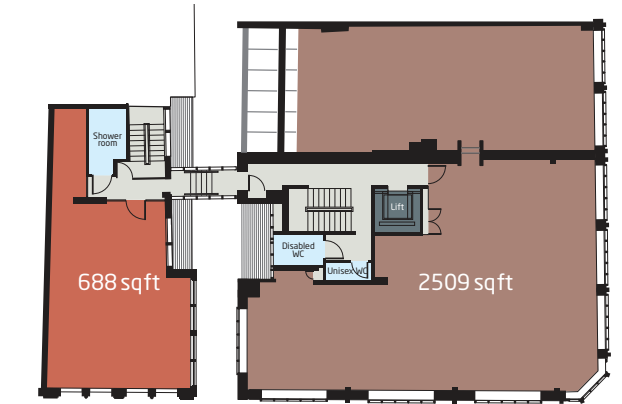


POLICE STREET

KING STREET



3rd floor Police Street elevation

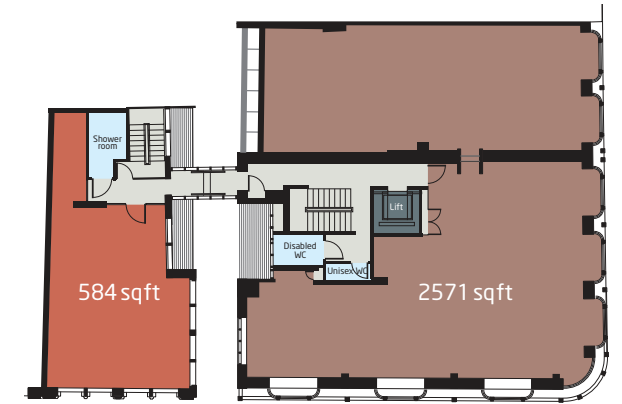


POLICE STREET

KING STREET



2nd floor Police Street elevation

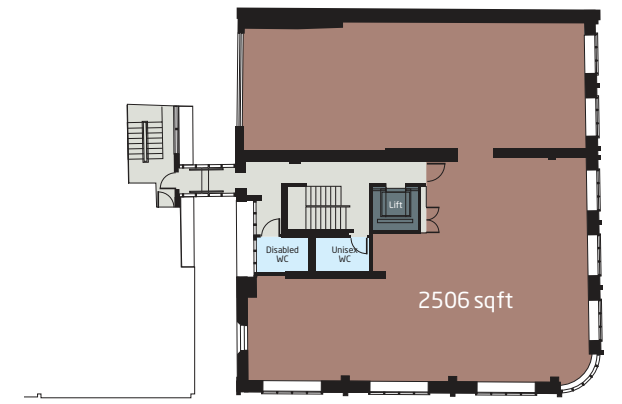


POLICE STREET

KING STREET



1st floor Police Street elevation



POLICE STREET

KING STREET



King Street is Manchester's most prestigious business address, located in the city's vibrant and sophisticated commercial core. King Street is the heart of cosmopolitan Manchester and home to a number of high calibre professional occupiers. This highly desirable and much sought after commercial destination is endorsed by a number of high quality office developments currently being constructed within the immediate vicinity of the area.

A wide range of high quality niche retail and leisure operators combine to offer a variety of amenity adding to the appeal of this highly desirable location.

King Street enjoys convenient access to Manchester's comprehensive transport network including Piccadilly, Oxford Road, Victoria and Deansgate railway stations, as well as being within a short walk of St Peters Square Metrolink Station.

#### TERMS

The accommodation is available by way of new full repairing and insuring lease(s) for a term of years to be agreed.

#### FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint letting agents WHR Property Consultants LLP or Lambert Smith Hampton.

#### JOINT LETTING AGENTS

**Lambert Smith Hampton**  
0161 228 6411

**WHR**  
whrproperty.co.uk  
0161 228 1001

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