



# BYRON HOUSE

10-12 KENNEDY STREET, MANCHESTER M2 4DE

CHARACTER OFFICE SPACE TO LET  
SUITES AVAILABLE FROM  
1,382 SQ FT – 3,266 SQ FT



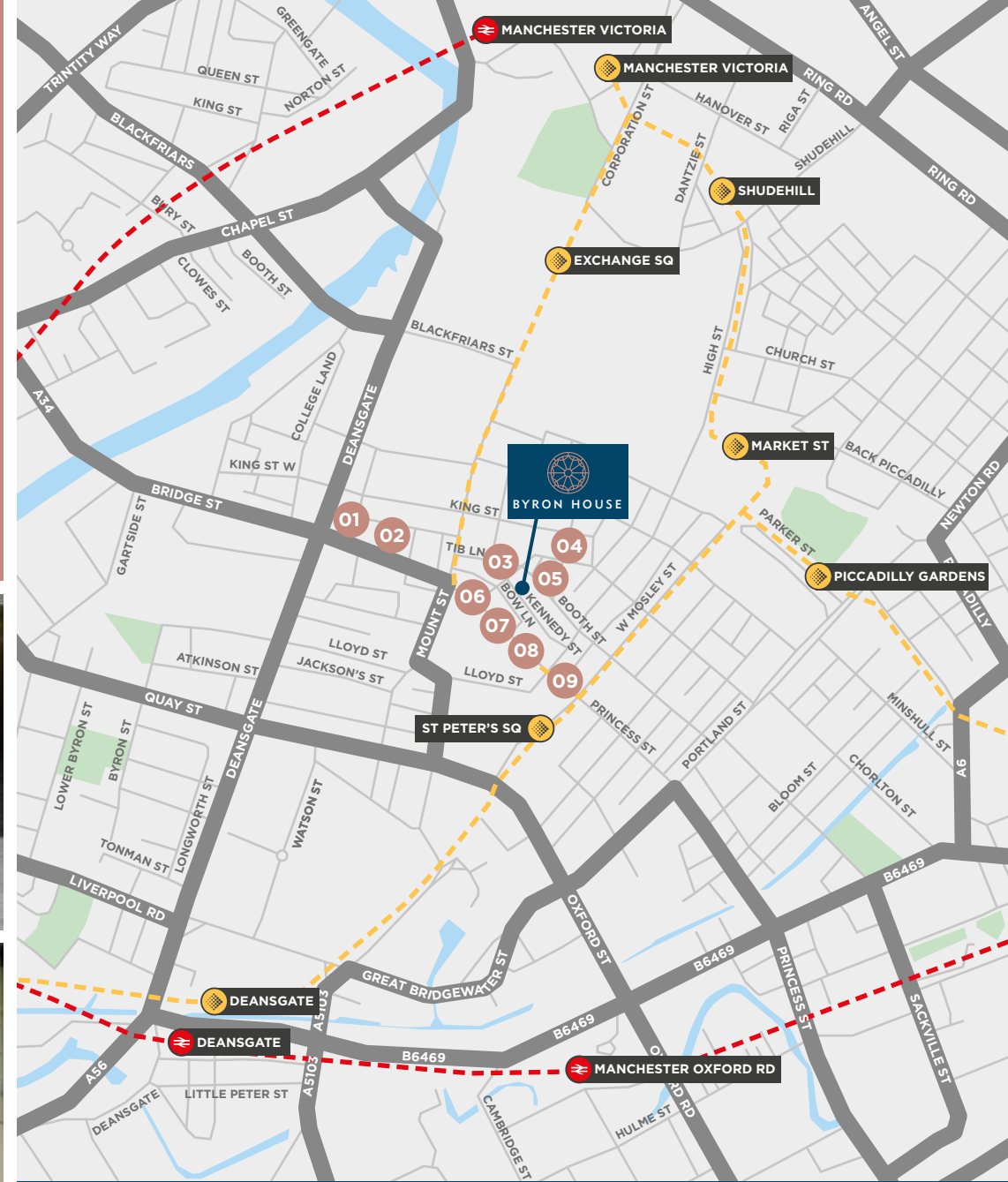


# LOCATION

Nestled in the heart of Manchester's traditional prime core sits Byron House, a property with a wealth of amenity on its doorstep.

St Peter's Square Metrolink Station is only a 3 minute walk away which provides direct access to Manchester Piccadilly and is a hub for all of the regional Metro lines. For mainline train services, Piccadilly, Oxford Road, Salford Central, and Victoria Stations are all less than 15 minutes walk away.

Around Byron House sits some of the city's most popular bars, cafes and restaurants so there are plenty of options for a morning coffee, a quick lunch, a drink after work, or an evening meal in the immediate vicinity.



## AMENITIES

- 01 KATSOURIS DELI
- 02 SALVI'S CUCINA
- 03 THE TOWN HALL TAVERN
- 04 VESPER
- 05 KING STREET TOWNHOUSE HOTEL
- 06 PICCOLINO
- 07 HAMPTON & VOUIS
- 08 COSTA COFFEE
- 09 TESCO EXPRESS



# AVAILABILITY

Floor Size	(Sq ft)
First Floor	1,382
Second / Third Floor	1,884
Total	3,266

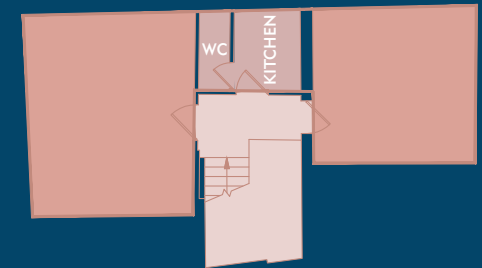
## SECOND FLOOR



## FIRST FLOOR



## THIRD FLOOR



# DESCRIPTION

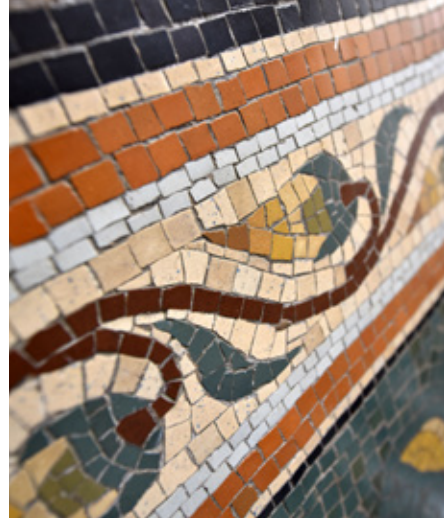
Few offices around Manchester will match the first impressions at Byron House with its stunning period entrance. The feature stone surround leads through into the stained-glass inner lobby followed by Grade II listed mosaic wall tiling leading up to the first floor.

The first floor office measures 1,382 sq ft with stunning natural light, large sash windows on 3 external elevations and two additional inner lightwells. There is a good-sized original meeting room / private office in place with ornate ceiling and original wood panelling. The remainder of the office is open plan with fitted kitchen and WCs.

The second floor is a similar layout and specification, with an additional third floor 'duplex' space consisting of two small private offices set either side of a central kitchen. Byron House is a character building with original features complimented by modern finishes and LED lighting.







# CONTACT

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