

FIFTYFOUR

PRINCESS STREET

GROUND FLOOR 3,818 SQ FT

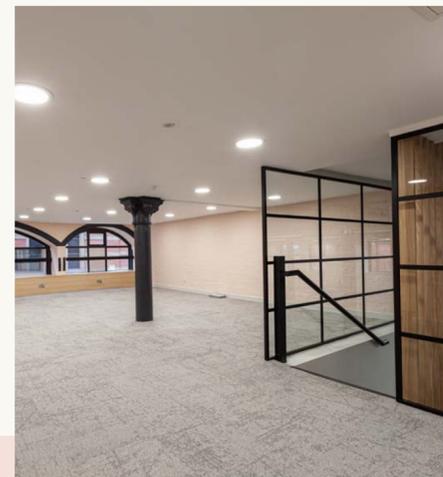
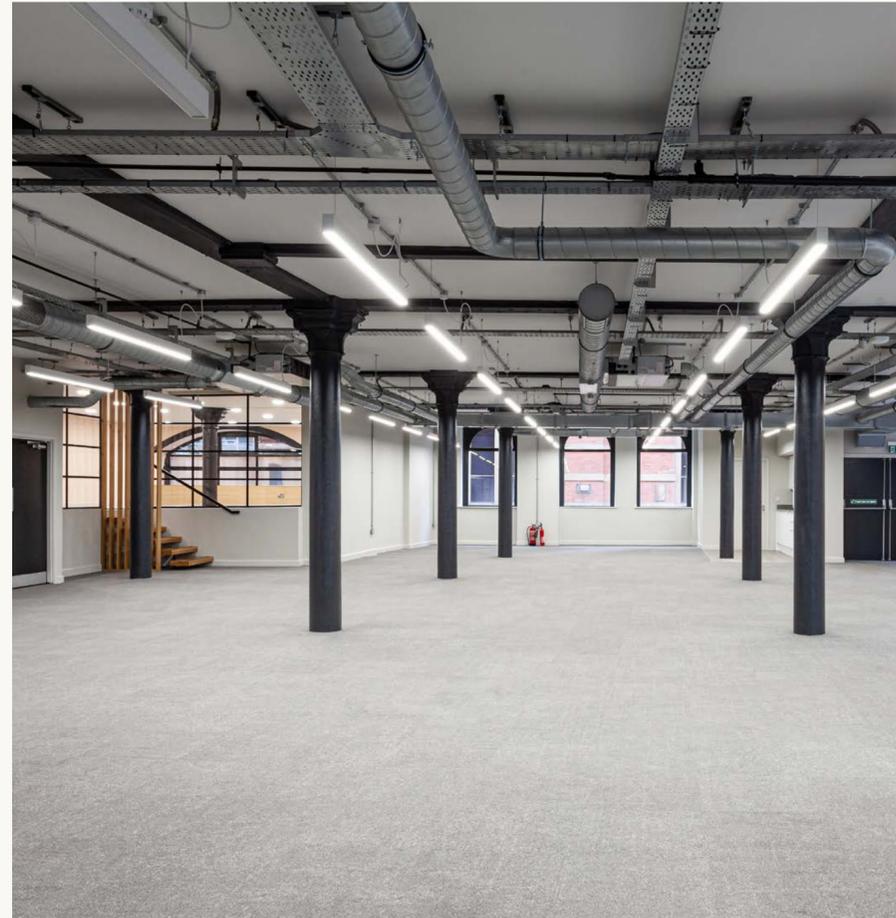
THE SPACE

GROUND FLOOR

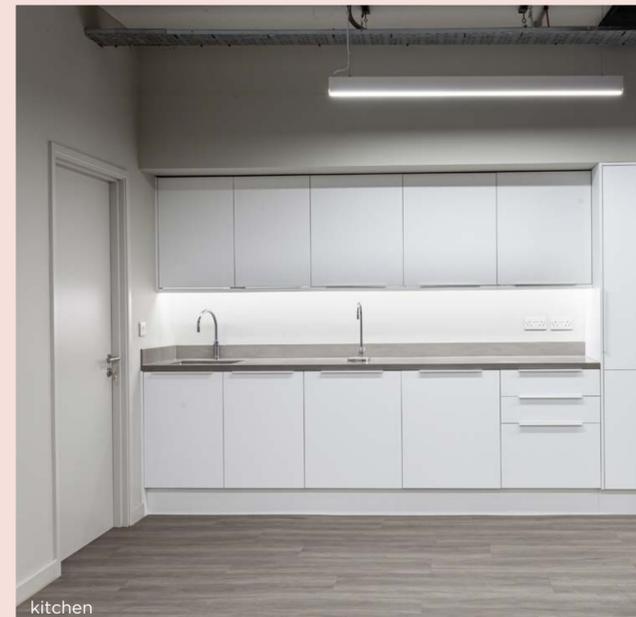
This unique self-contained ground floor workspace on Princess St has recently completed a full refurbishment. The workspace now boasts a brand new VRF Air Conditioning System, a new fully fitted kitchen with appliances, a feature glazed private reception, fitted meeting room and the suite is fully equipped with underfloor Power & Data.

The ground floor has recently completed a refurbishment to the following specification:

- Dedicated Princess Street entrance
- Original features, including cast iron columns and beams
- Large windows providing natural light and ventilation
- LED pendant light fittings and a cable tray management system
- Fitted kitchen
- WC's
- VRF Air Conditioning



reception



kitchen

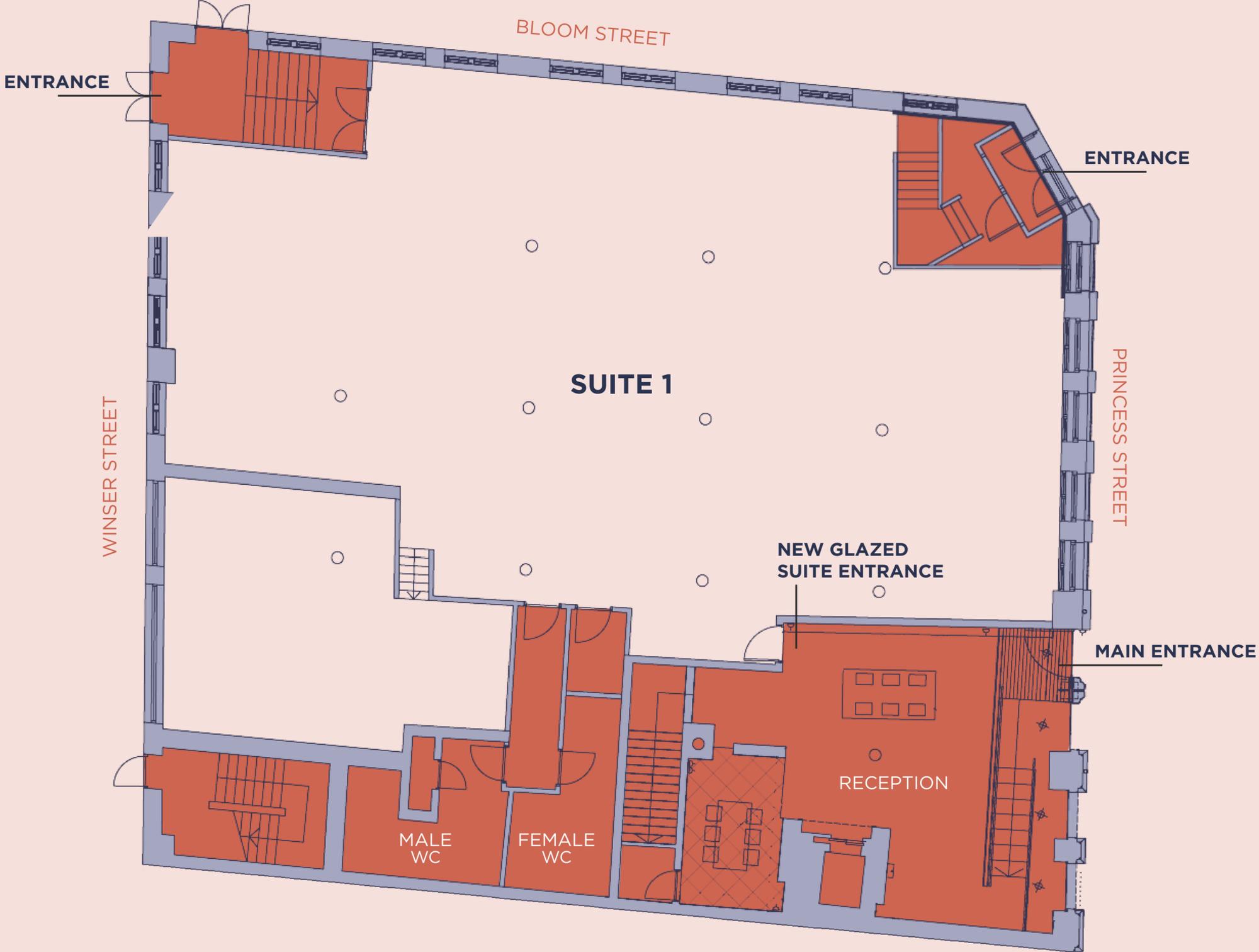
SPECIFICATION

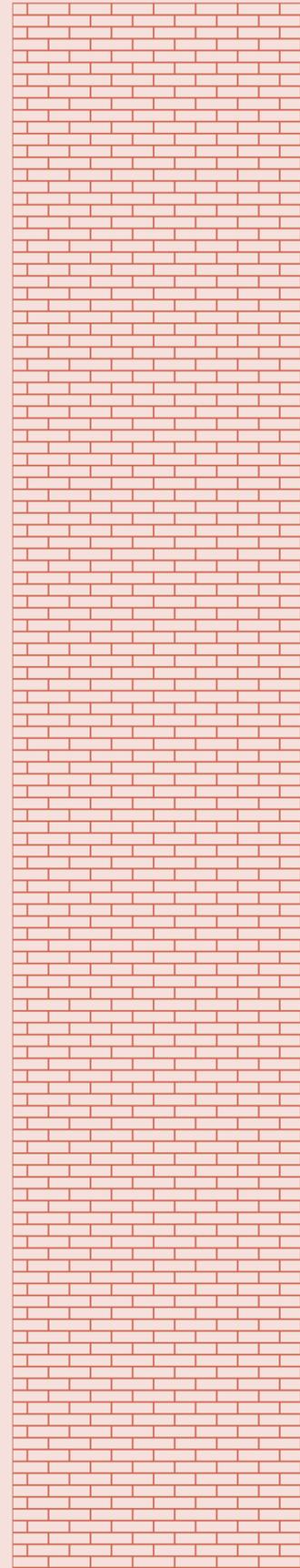
- Superb Grade II listed office building
- Dedicated ground floor entrance
- Retention of all the original features with a contemporary twist
- Exposed brickwork/ steel and timber beams
- Stunning, fully refurbished reception area with collaborative work space
- 8 person passenger lift
- Secure basement car parking
- Bike storage and changing facilities with four showers
- Workspace fitted with Power & Data
- VRF Air Conditioning



GROUND FLOOR

3818 SQ FT





THE BUILDING

Formerly a shipping warehouse, this 19th century Grade II listed building has been transformed into a stunning office space. Combining original features with contemporary finishes, it provides the perfect blend for businesses looking for a space with character.

A slice of New York in the heart of Manchester, 54 Princess Street offers stripped back workspaces, with high ceilings, exposed brickwork, steel and timber beams, cast iron pillars and sash windows reminiscent of a New York style loft.

All suites and communal areas are refurbished to an excellent standard, with a striking ground floor reception area and collaborative workspace.

5



kitchen



reception



reception



GRAB A
SIDE SEAT
Princess Street
0161 834 1717
SHARON ALDEN@OBI.COM
SHARONALDEN@OBI.COM

TO LET
Character Fitted
Workspace
1000 sq ft
Call Sharon Alden
0161 834 1717

FIFTY FOUR PRINCESS ST

GROUND
FLOOR SELF
CONTAINED
OPPORTUNITY

SPACE
TO LET

AMAZING
FITTED
CHARACTER
WORKSPACE

1000
SQ FT

OBI
0161 237 1717
SHARON ALDEN
0161 834 1717
AGENT JOHN MASH

LOCATION

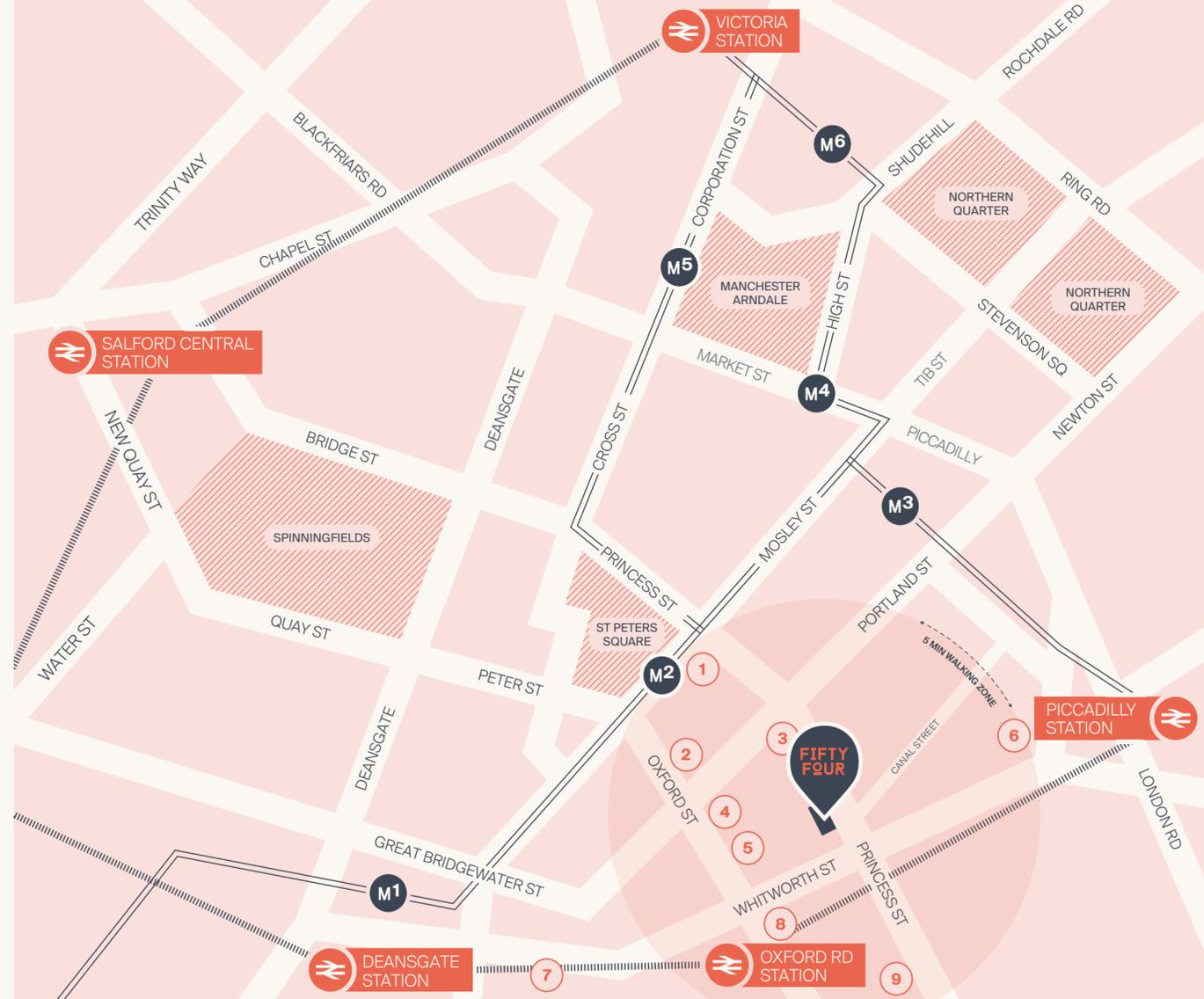
Located in the Oxford Road Corridor, Manchester's innovation district, and on the edge of the Village Quarter, 54 Princess Street is at the cosmopolitan heart of the city.

Just a stone's throw away is the vibrant Canal Street and Kampus, a new £250 million neighbourhood, which will be home to a secluded garden lined with independent shops, bars and eateries.

Perfectly situated for socialising, the building has some of Manchester's coolest venues on its doorstep, from Gorilla and Refuge to Yes Bar and Hatch – the ideal spot to grab a bite to eat with over 30 street food traders on offer. An oasis in the city, Sackville Gardens is just a two-minute walk away, providing lush green space for a moment of rest and reflection during a busy workday.

54 Princess Street has excellent transport links. Manchester Oxford Road Station, Piccadilly Station and St Peter's Square Metrolink are all in walking distance, with fast connections to the rest of Greater Manchester and beyond. Driving is also an option as the building boasts secure basement parking.

- ST PETERS SQUARE — 5 MIN WALK
- OXFORD ROAD STATION — 5 MIN WALK
- PICADILLY STATION — 7 MIN WALK
- PICADILLY GARDENS — 7 MIN WALK

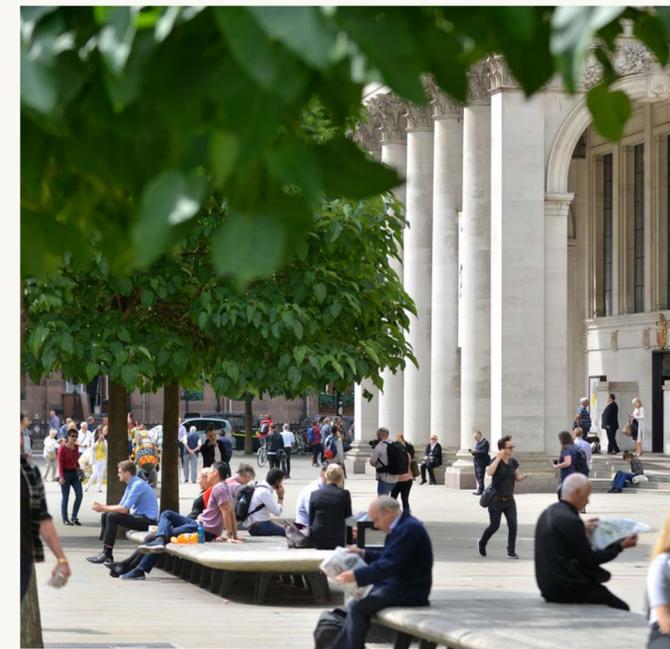


KEY

- FIFTY FOUR — 54 PRINCESS STREET
- METROLINK
- ORDSALL CHORD
- M1 — DEANSGATE-CASTLEFIELD
- M2 — ST PETERS SQUARE
- M3 — PICCADILLY GARDENS
- M4 — MARKET STREET
- M5 — EXCHANGE SQUARE
- M6 — SHUDEHILL
- M7 — PICCADILLY STATION
- 1 — WAGAMAMA
- 2 — TURTLE BAY
- 3 — 101 BRASSERIE & BAR
- 4 — PHILPOTTS
- 5 — TESCO EXPRESS
- 6 — KAMPUS
- 7 — HOME
- 8 — REFUGE
- 9 — YES



HOME



ST PETERS SQUARE

CONTACT

For further information, or to arrange a viewing,
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