



**Be
Here.**
Boulton
House.

17 Chorlton Street
Manchester
M1 3HY.



Flexible Deals • Lease Length Options • Fitted Suites Available

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

17 Chorlton Street, Manchester, M1 3HY.



Be here.

To let Refurbished offices with on-site car parking.

Suites from 2,120 sq ft to 21,359 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.

Owned by Palace Capital plc the building entrance area & reception has undergone a remodelling & refurbishment to enhance that all important first impression upon arrival at the building. Several floors have been refurbished to provide high quality office space throughout.



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Be stylish.

A sleek and stylish new fit out

Boulton House has undergone a modern and stylish remodelling of its entrance, and reception and common areas including a feature wall, dynamic lighting design and new reception desk. Creating a lasting impression, the new reception includes, 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
- Refurbished common areas to each floor
- Secure cycle racks and shower facilities

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.

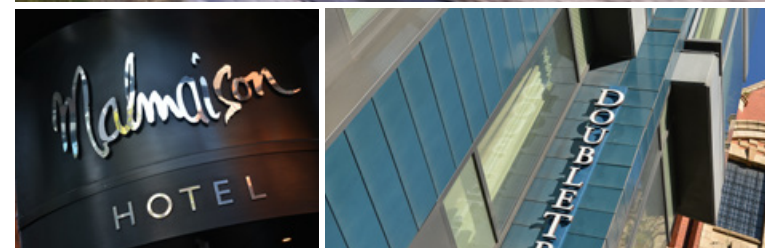
Superbly placed directly opposite Manchester Central coach station providing National Express services nationwide, the Metrolink, together with the main bus terminal, is within a few hundred metres at Piccadilly Gardens.

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:



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↓ Amenities map ↓ Aerial



Boulton House occupies a prominent position on Chorlton Street, just off Portland Street, close to the city's financial and professional core.

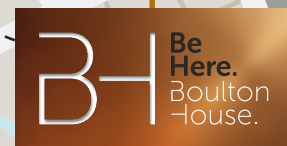
The location benefits from an abundance of cosmopolitan café bars and leisure facilities and Manchester's principal shopping areas are within a few minutes' walk.

Key / distance

- | | |
|--|--|
| ■ Transport | ■ Retail |
| 1 Manchester Central Coach Station | 20 Market Street |
| 2 Piccadilly Metrolink Station | 21 Manchester Arndale |
| 3 Piccadilly Train Station | 22 Northern Quarter |
| 4 Oxford Road Train Station | |
| ■ Restaurants and bars | ■ Hotels |
| 5 Upper Crust | 23 Mecure, Piccadilly |
| 6 Pizza Express | 24 Britannia |
| 7 Ask Italian | 25 Malmaison |
| 8 Grill on New York Street | 26 DoubleTree by Hilton |
| 9 The Alchemist | 27 Holiday Inn |
| 10 Giovannis Deli | |
| 11 Philpotts | |
| 12 Starbucks | |
| 13 Cafe Nero | |
| 14 Zizzis | |
| 15 Bella Italia | |
| 16 Tesco Express | |
| 17 Pret | |
| 18 Wrap it Up | |
| 19 China Town | |



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↓ Aerial

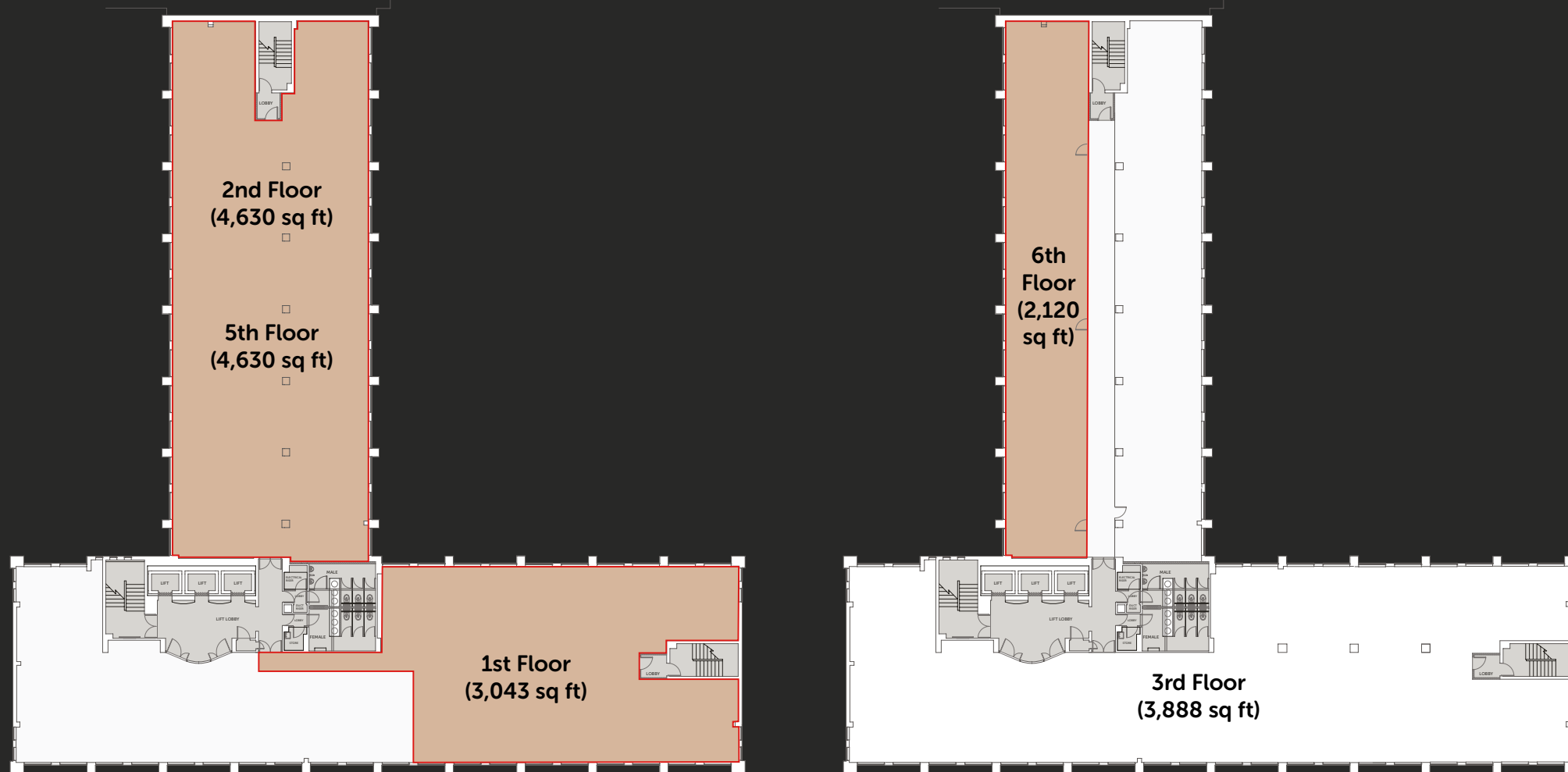


Be there.

To A57(M)

17 Chorlton Street, Manchester, M1 3HY.

↓ Floor plans ↓ Space Plans



Indicative position of suites on available floors

Be individual.

Choose the space and make it your own.

Availability

| | | |
|-----------------|---------------------|---------------------|
| 1st Floor Front | 3,043 sq ft | 282.7 sq m |
| 2nd Floor Front | 3,048 sq ft | 283.1 sq m |
| 2nd Floor Rear | 4,630 sq ft | 430.1 sq m |
| 3rd Floor Front | 3,888 sq ft | 361.2 sq m |
| 5th Floor Rear | 4,630 sq ft | 430.1 sq m |
| 6th Floor | 2,120 sq ft | 196.9 sq m |
| Total | 21,359 sq ft | 1,984.2 sq m |

Be connected.

Through IT provider Backbone Connect, Boulton House can offer a range of business connectivity, telephony and cloud solutions. Services can be installed and operational within 5 days.

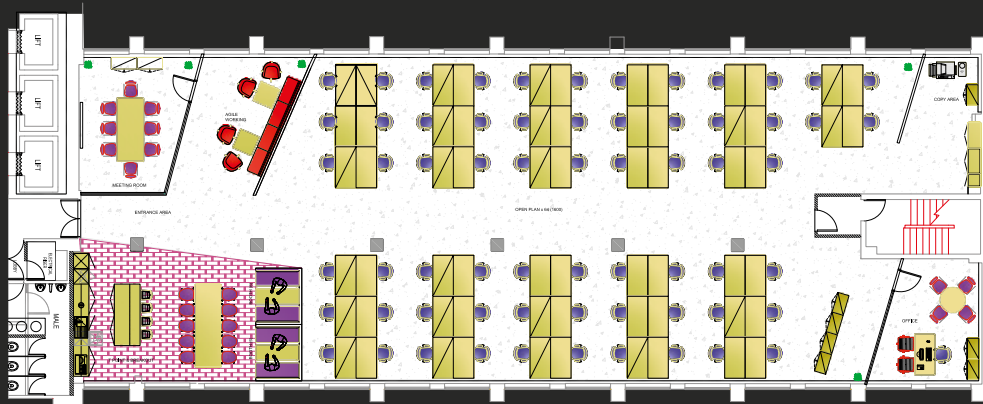
IT support, firewall security, cctv security and cloud and data centre services are all available to occupiers of Boulton House.

The building also has a WiredScore platinum classification

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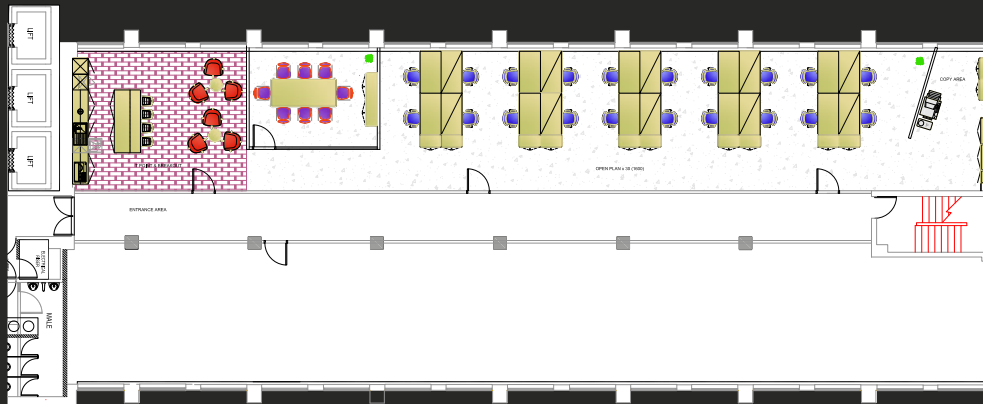
- ↓ Floor plans
- ↓ Space Plans

2nd & 5th Floor Space Plan



- Open Plan Work Stations 64
- Office 1
- Tea Point 1
- Breakout Area 1
- Agile Working Areas 4
- Meeting Room (8) 1
- Copy Area 1

6th Floor Suite Space Plan



- Open Plan Work Stations 30
- Tea Point 1
- Breakout Area 1
- Meeting Room (8) 1
- Copy Area 1

Indicative space plan layouts

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Be flexible.

Great Terms and Competitive Rents

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- Lease Length Options
- Fitted Suites Available

Lease Terms/Rents

Flexible short & medium terms leases combined with competitive rents make Boulton House an attractive proposition for any business.

Car Parking and Cycle Racks

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. Secure cycle racks and shower facilities are available to occupiers.

EPC

A full copy of the certificate can be provided upon request.

VAT

The building is elected for VAT.



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Further Information

Further details & rents are available from the letting agents, Savills.

Andrew Cooke

E acooke@savills.com
M 07814 991 637
DD 0161 602 8218

John Nash

E john@canningoneill.com
M 0777 133 0497
DD 0161 244 5500

Daniel Barnes

E dbarnes@savills.com
M 07870 186 410
DD 0161 602 8240

James Dickinson

E james@canningoneill.com
M 07876 654062
DD 0161 244 5500

