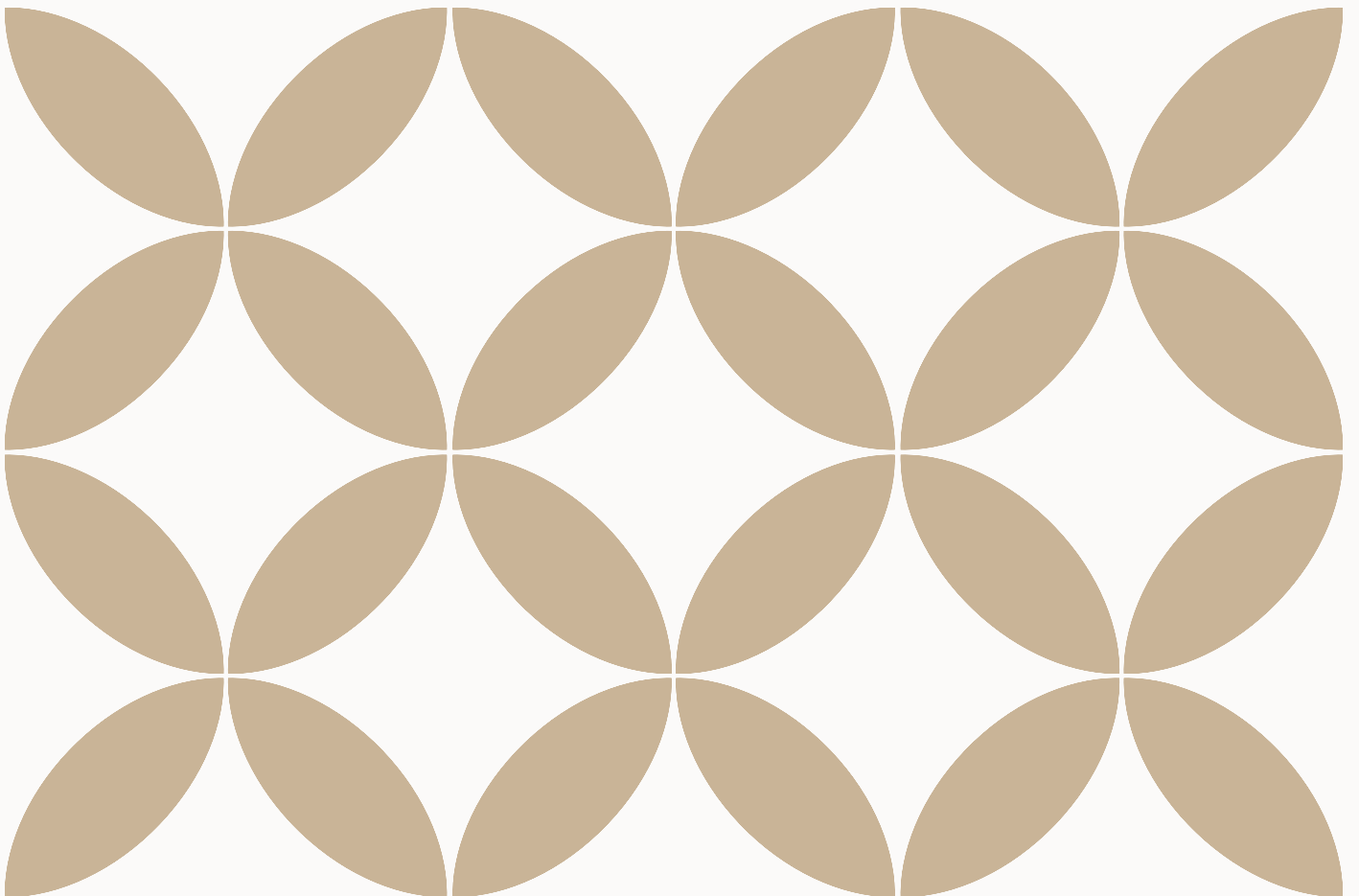
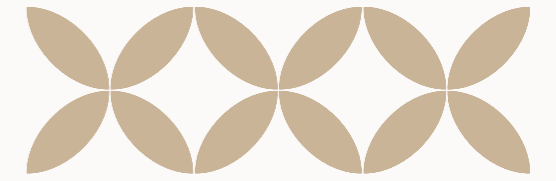


16,272 sq ft of Fully Fitted
and Furnished Grade A
workspace – To Let

M2 3AA

Two St. Peter's Square



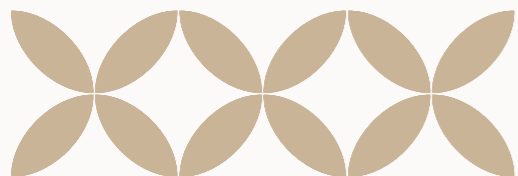


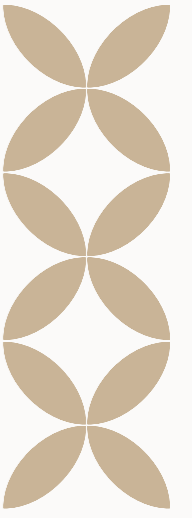
The Building

Two St. Peter's Square provides workspace truly anchored in the high quality public realm of St. Peter's Square.

St. Peter's Square is a world class public space to which the building is a valuable and fitting addition.

Two St. Peter's Square's elegant, reconstituted Portland stone and glass facades are contemporary and sustainable. The facade, together with the gable elevations with their distinctive filigree tracery, reflect the quality of the setting in one of the finest civic quarters in the city.

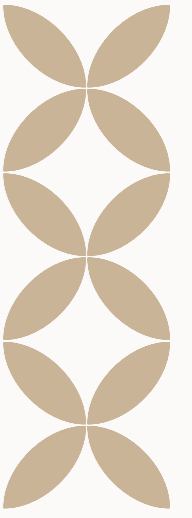


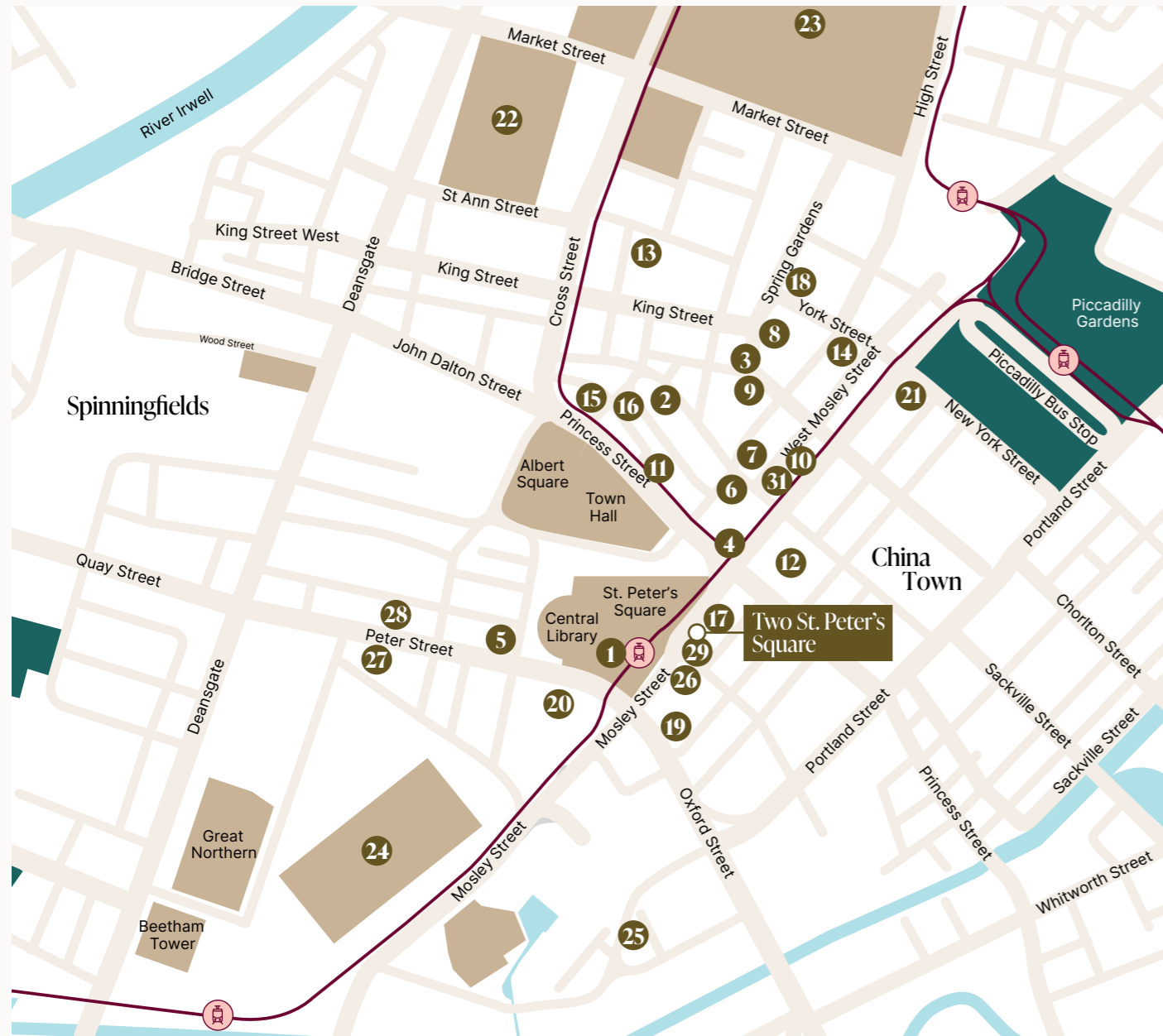
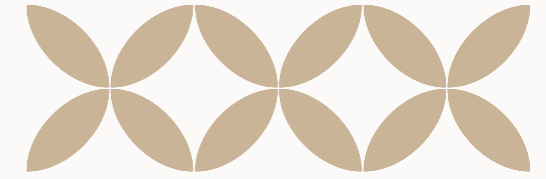








The Reception

The reception is impressive for both the volume of space and materials used, utilising natural, hard-wearing, and high-quality finishes.

As a result of the column free span of 18 metres from the north elevation and the positioning of the core to the south, the building offers flexible and highly efficient office accommodation.





-  Tram hub with connections across the city
-  3 train stations within a 10 minute walk
-  20 minute train to Manchester Airport
-  Bike store available on site
-  10 minute walk to Piccadilly Train Station
-  1 minute walk to St. Peter's Sq Tram stop

- 1. St. Peter's Square Metrolink
- 2. King Street Townhouse
- 3. Hotel Gotham
- 4. Caffé Nero
- 5. Starbucks
- 6. Salut
- 7. The Directors Box
- 8. Rosso
- 9. Six by Nico
- 10. Sainsbury's
- 11. Tesco
- 12. Manchester Art Gallery
- 13. Mash Tun
- 14. Moose Coffee
- 15. Caffé Grande
- 16. Piccolino Croma
- 17. Wagamama
- 18. Browns
- 19. Fumo
- 20. Midland Hotel
- 21. The Alchemist
- 22. St. Ann's Square
- 23. Arndale
- 24. Manchester Central
- 25. Costa Coffee
- 26. The Anthologist
- 27. Peter Street Kitchen
- 28. Brewdog
- 29. Black Sheep Coffee
- 30. Albert's Schloss
- 31. Brewski

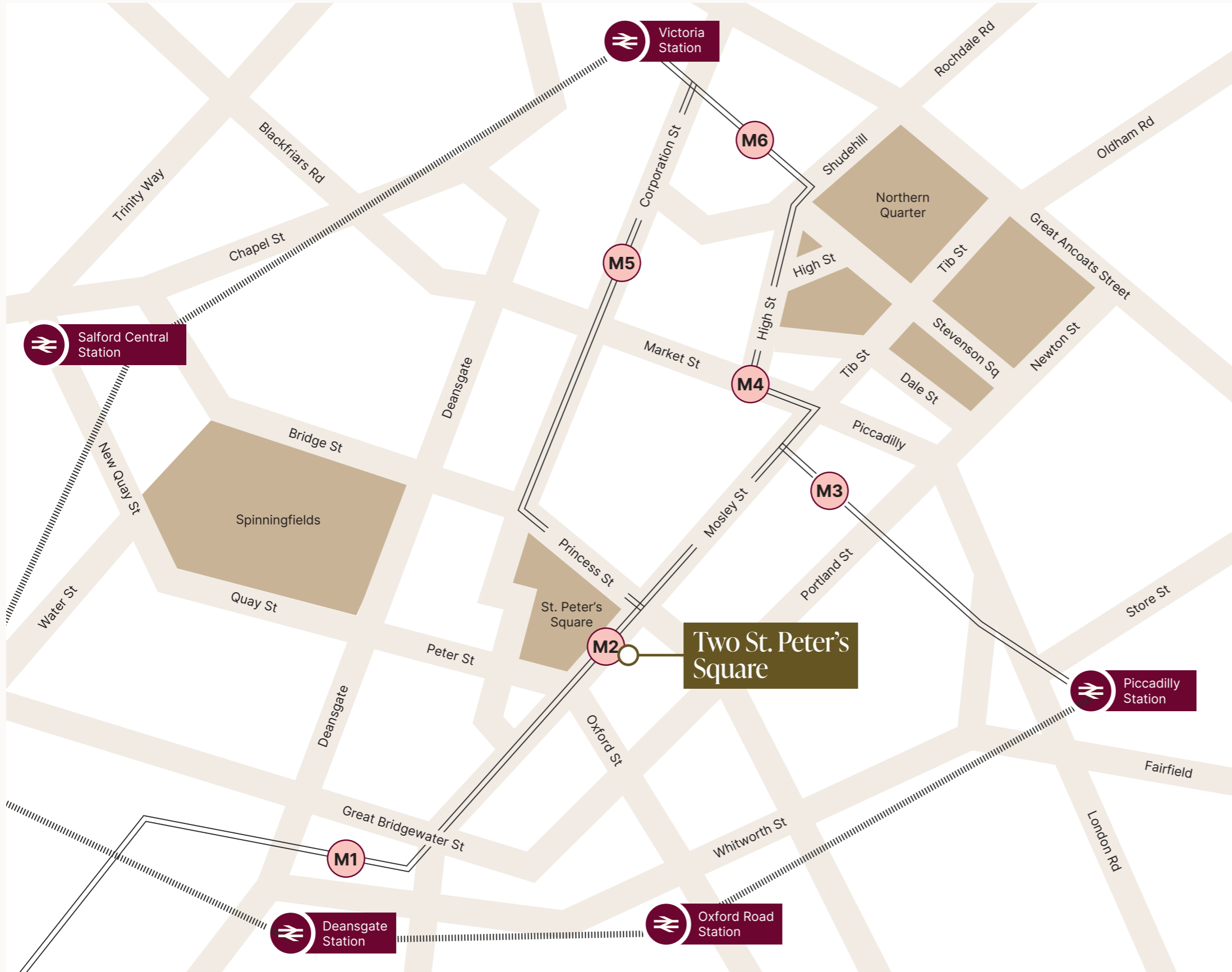
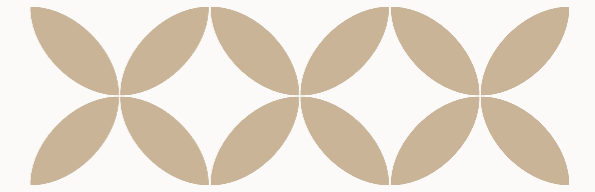


The Location


Ranked as one of the best cities for business in Europe and in a globalised economy, Manchester remains at the leading edge in innovation and creativity, with St. Peter's Square the heart of the city.

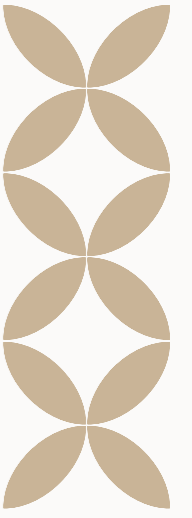
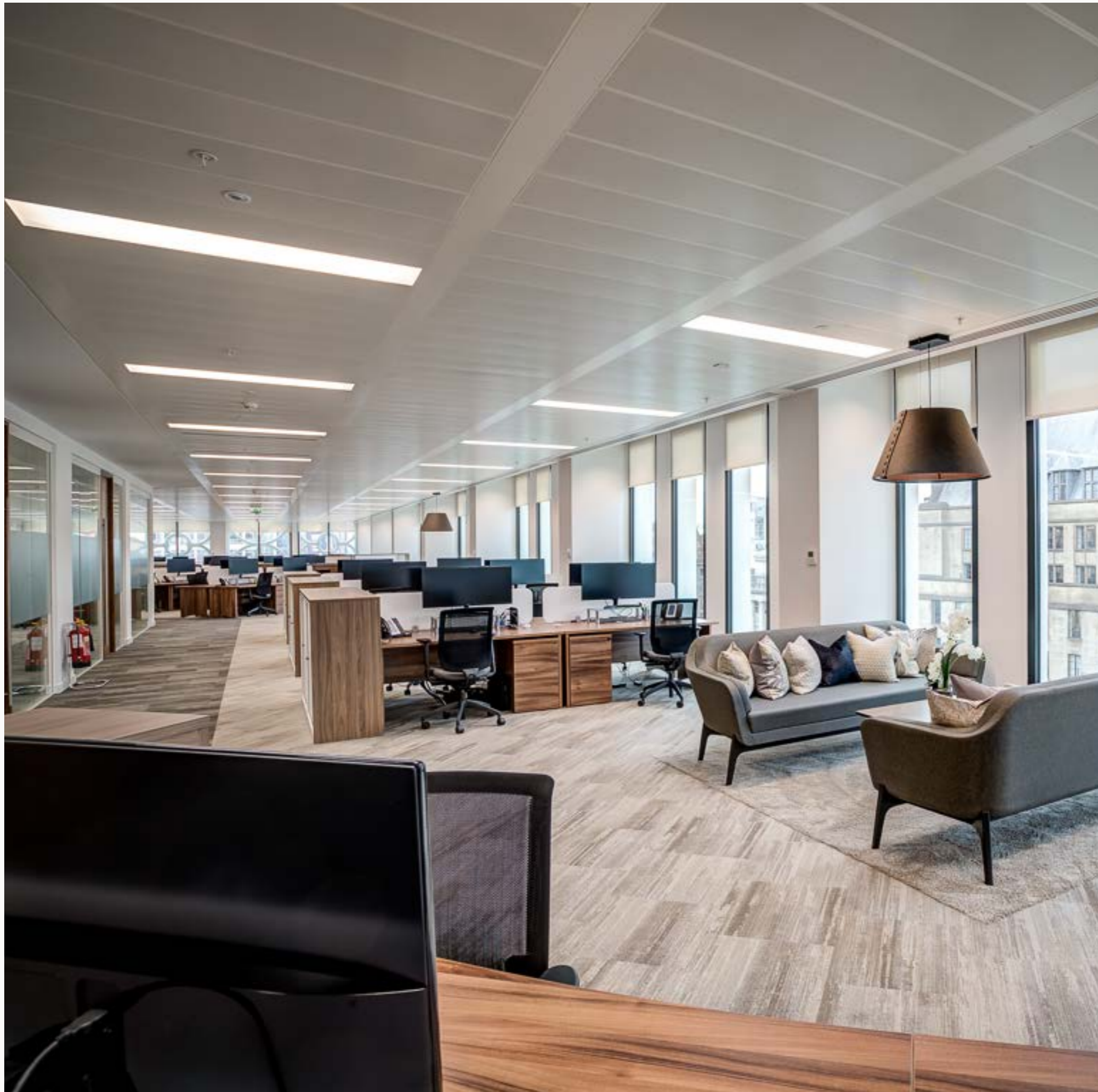
The Square also acts as a showcase for some of the country's finest civic architecture and is a major gateway and transport hub, making it the ideal business location.

Connectivity



Metrolink

	
M1 Deansgate/Castlefield	10 Minutes
M2 St. Peter's Square	1 Minute
M3 Piccadilly Gardens	6 Minutes
M4 Market Street	6 Minutes
M5 Exchange Square	11 Minutes
M6 Shudehill Interchange	13 Minutes

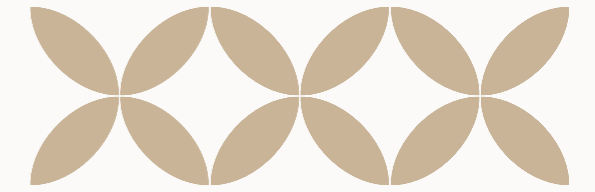


The Space

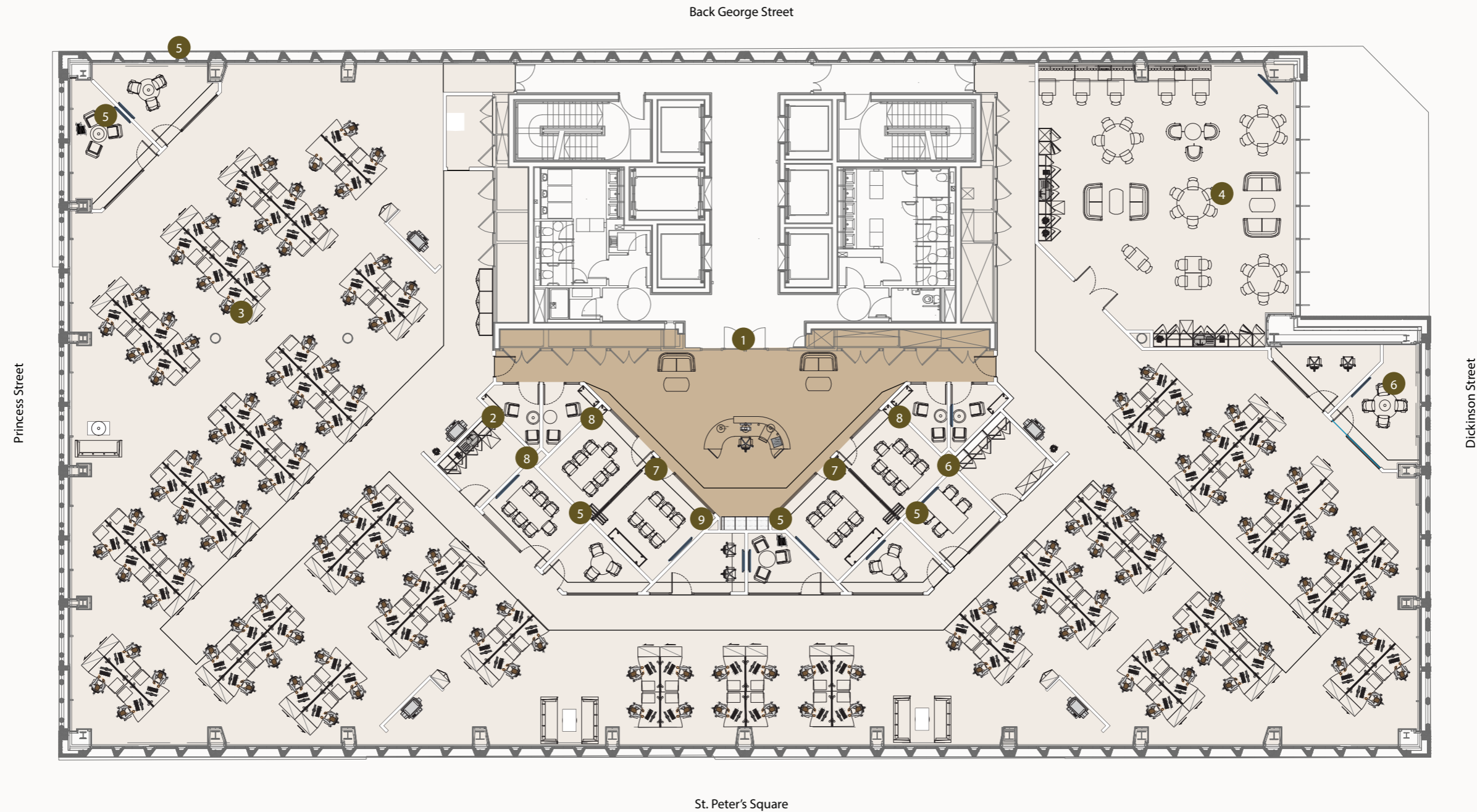
2 St. Peter's Square provides a move-in-ready workspace that is fully equipped and furnished, ensuring a seamless transition.

Featuring a variety of meeting rooms, breakout areas, and amazing views of St. Peter's Square, this presents an incredible opportunity to be at the heart of the city centre within one of Manchester's most premier buildings.

Floorplan

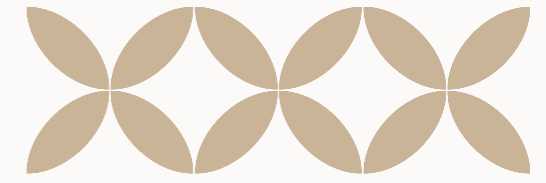


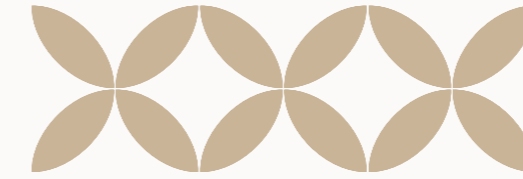
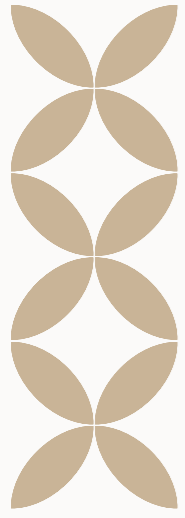
16,272 sqft (1,511 sqm) Fully fitted and furnished

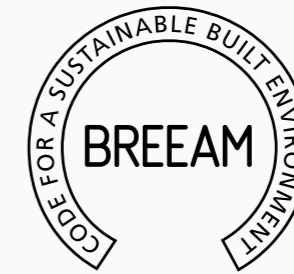


Key Features

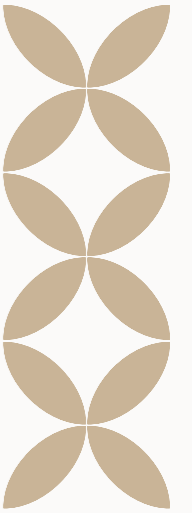
- 1 Reception area
- 2 Tea Room
- 3 144 desks
- 4 1x Breakout area
- 5 5x 3 person meeting rooms
- 6 2x 4 person meeting rooms
- 7 2x 6 person meeting rooms
- 8 3x 7 person meeting rooms
- 9 2x Quiet working rooms














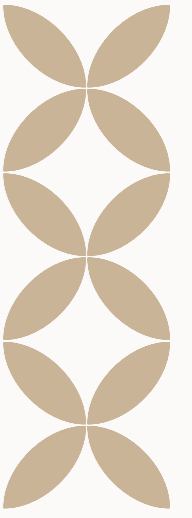


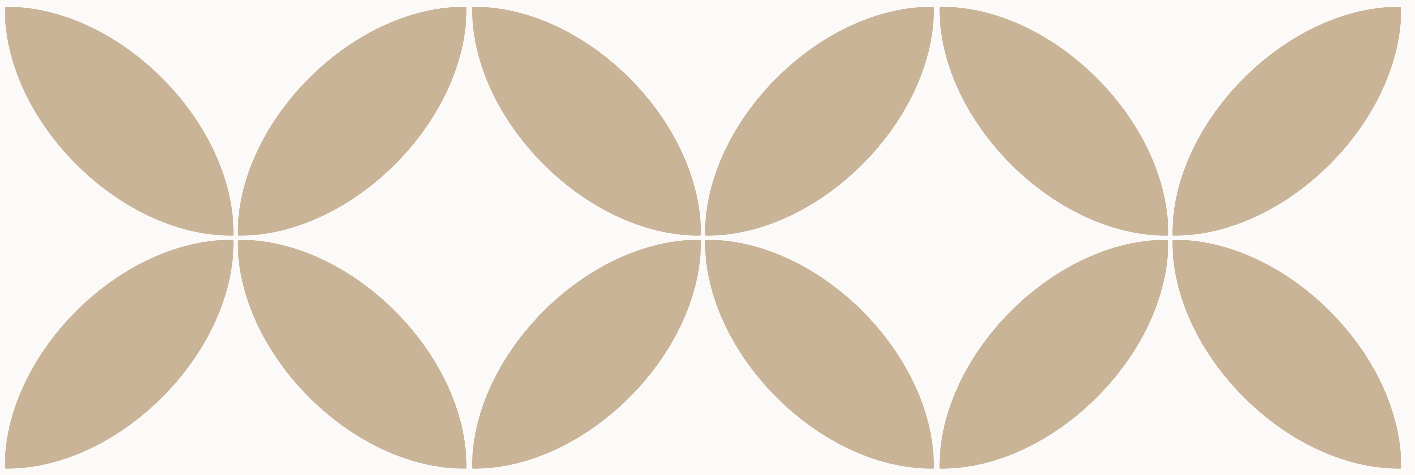
BREEAM 'Excellent'



Specification

-  5 x 21 Person Lifts
-  Design density: 1/10 sq m with the ability to accommodate 1/8 sq m.
-  WC Provisions: Designed to an occupational density of 1/8 sq m.
-  Floor to Ceiling heights: Typically 2.8m.
-  Air conditioning
-  75 Bicycle parking racks
-  Showers: 6 x unisex shower cubicles with associated drying room and cubicles.
-  10 Car parking spaces included in the lease
-  Raised access floor: clear raised access floor of 115mm
-  Metal panel suspended ceiling
-  Recessed LED lighting





Contact Us

Available on Assignment or Sublet
until 13th December 2027.

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