



**CITRUS**

COMMERCIAL CIRCLE



## St. John Street, Manchester, M3

### City Centre Commercial / Office Unit – To Let

2,000 sq ft - £3,995 PCM

6,000 sq ft - POA

- Prestigious Manchester City Centre location
- Prominent corner building with excellent frontage
- Character features retained throughout
- Spacious accommodation arranged over multiple floors
- Excellent natural light throughout the property
- Walking distance to Spinningfields and St Peter's Square
- Suitable for professional services, salon, studio and consultancy uses
- Available for immediate occupation

## St. John Street, Manchester, M3

Available immediately is this impressive corner building occupying a prominent position in one of Manchester City Centre's most sought-after and established commercial locations. Arranged over multiple floors, the property offers an exceptional opportunity for a wide variety of occupiers seeking a prestigious address with excellent connectivity and strong surrounding amenities.



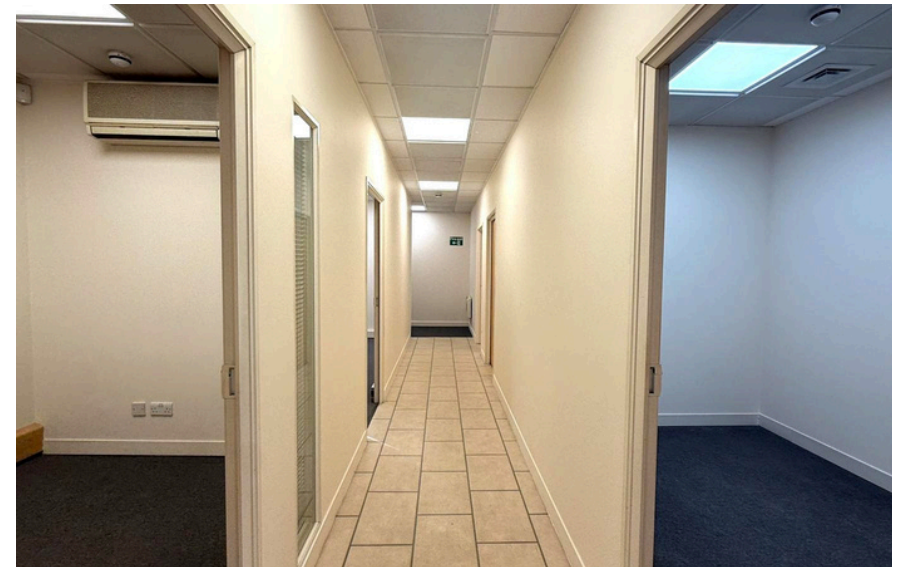
The accommodation is immaculately presented throughout and retains a wealth of attractive original character features, blended carefully with modern finishes and practical workspace. Features include high ceilings, decorative detailing, excellent natural light and spacious accommodation across each level. W/C and ancillary facilities are provided throughout the building.

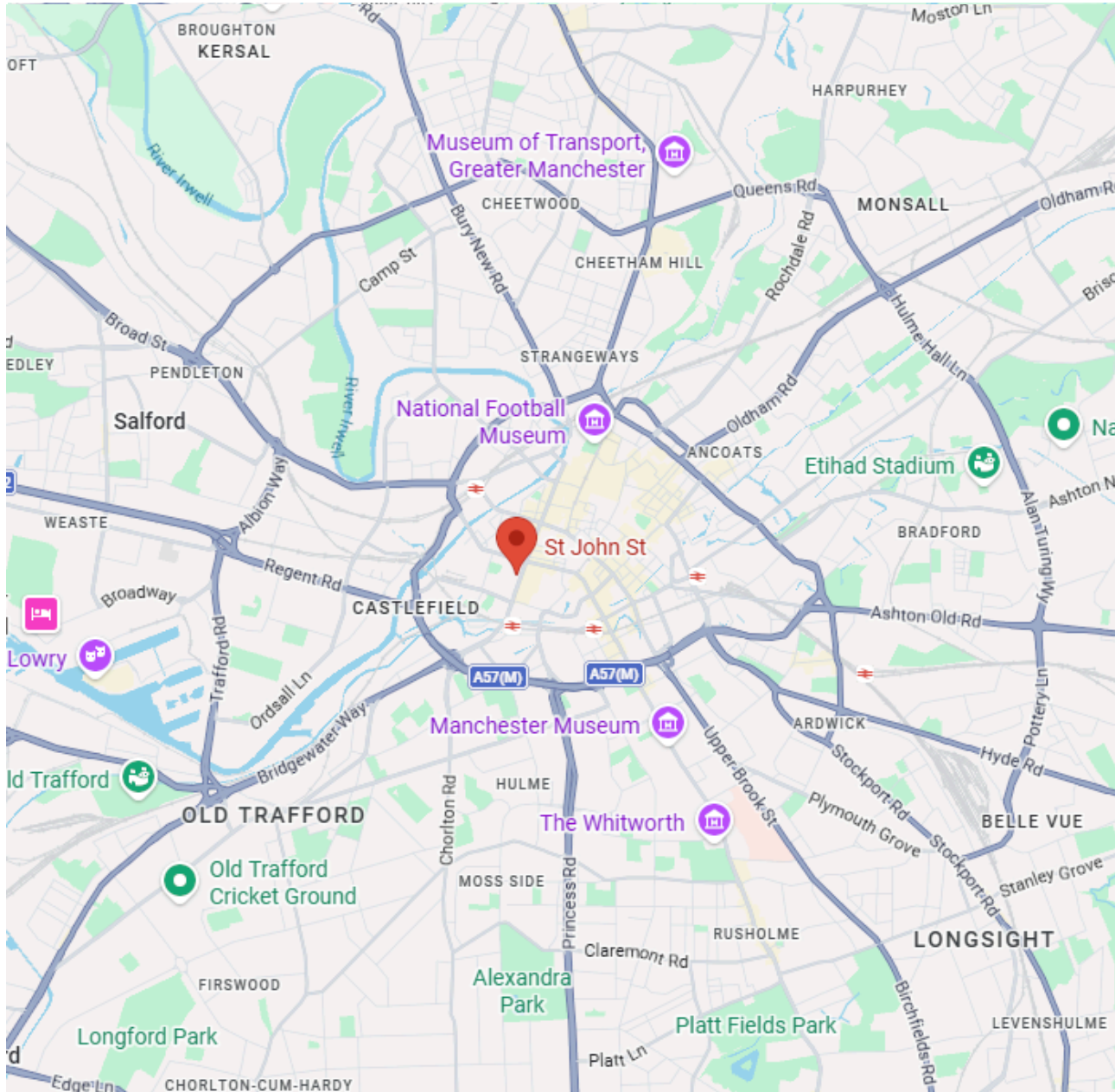
Deansgate, from which the property is directly accessed, has long been established as the beating heart of Manchester City Centre. The surrounding area benefits from an excellent mix of professional occupiers, hospitality venues, independent businesses and residential developments, creating a thriving and vibrant commercial environment. Spinningfields, Manchester's renowned financial and professional district, lies only a short walk away, whilst St Peter's Square Metrolink and Manchester's main railway stations are all within easy walking distance.

The property would suit a variety of occupiers including opticians, dental practices, solicitors, accountants, estate agencies, professional services, consultancy firms, beauticians, hair salons, studio operators and a range of other business uses, subject to the necessary approvals.

On-street parking is available nearby.

Business Rates and VAT may be applicable.





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## Viewings

Viewings by arrangement only.

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