



# 24 Oxford Court

## MANCHESTER

Fitted & Furnished, HQ Style Office  
Office Space To Let

Over 3,200 sqft





# Welcome to 24 Oxford Court

Welcome to Oxford Court. Situated across ground, 1st and 2nd floors, 24 Oxford Court provides high quality, fitted & furnished workspace. The building entrance fronts onto the private courtyard with a secondary entrance on to Chepstow street near to the crossroads with Portland Street and Oxford Street.

Situated close to key transport links including St Peter's Square and Oxford Road Train Station. There are an abundance of coffee shops, restaurants, hotels and bars on your doorstep.



# Located in the heart of Manchester

## Building Features



24/7  
Access



Tempered  
Mechanical  
Ventilation System



Showers



Raised  
Access Floor



Secure  
Courtyard



LED Lighting



Parking available  
as part of the  
lease



Fast fibre  
connection installed





# The Space

## Property

Ground & First

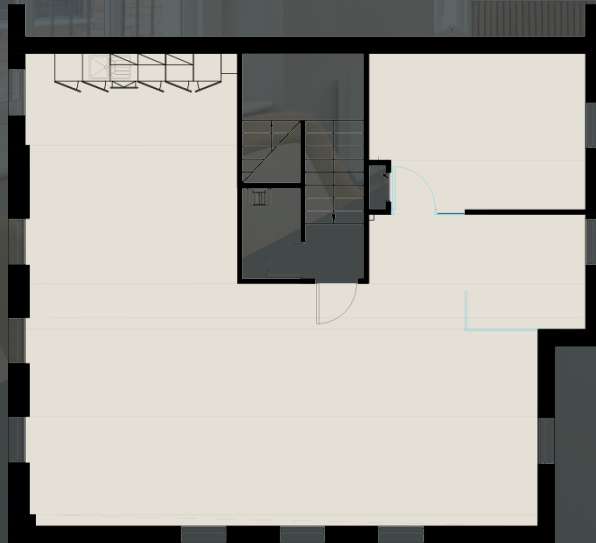
**The property is fully fitted and furnished and benefits from the following:**

- Impressive reception/welcome area
- 20 desks (with the ability to increase)
- Large glazed board room
- 3 smaller glazed meeting rooms
- Fitted kitchens on ground and 2nd floors
- Parking Available
- Estate Service charge for the yr ending 31.12.25 is £3,165 exc VAT





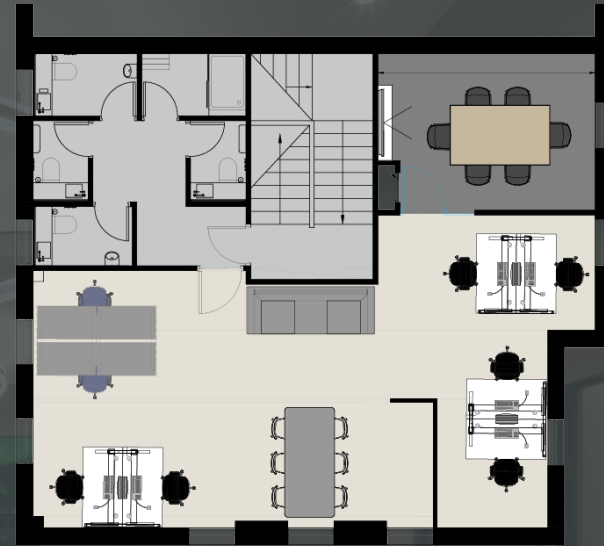




Second Floor – 1228 sqft



Ground Floor – 1,072 sqft



First Floor – 900 sqft





Hilton Hotel



Midland Hotel



Starbucks Coffee



Bridgewater Hall



Albert Schloss



Manchester Central

# Lifestyle & Amenities

## Work, Rest & Play...

Oxford Court is exceptionally well placed for bars, shops, restaurants and other lifestyle amenities including Starbucks, The Bridgewater Hall, Tesco, Palace Theatre, Hilton Hotel, Midland Hotel, Brew Dog and Albert Schloss.

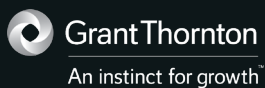
This area of Manchester has experienced a resurgence over the recent years due to the recent investment by Manchester City Council on improving the public buildings, the public realm and the transport infrastructure in and around St Peter's Square.





# Meet the Neighbours

You'll be in great company...



# Location





All of Manchester City Centre's transport links are within walking distance of the buildings central location. Being located on Oxford St. means that employees benefit from the wide transport services connected to this strategically central point of town.



Oxford Court






**Metro Stop**

-  St Peters Square – 1 Min Walk
-  Manchester Piccadilly – 9 Min Walk
-  Manchester Victoria – 14 Min Walk
-  Manchester Oxford Road – 17 Min Walk



**Train Station**

-  Manchester Oxford Road – 6 Min Walk
-  Manchester Piccadilly – 16 Min Walk
-  Manchester Deansgate – 9 Min Walk



- |                    |                     |                  |                    |               |
|--------------------|---------------------|------------------|--------------------|---------------|
| 1 Albert's Schloss | 3 The Midland Hotel | 5 Pret A Manager | 7 Motel One        | 9 Tesco       |
| 2 Rudy's           | 4 Wagamama          | 6 Hilton Hotel   | 8 San Carlo - Fumo | 10 McDonald's |





# 24 Oxford Court

Manchester | M2 3 WQ

## Lease Terms

Accommodation is available on a new full repairing and insuring lease for a term to be agreed.

## Viewings

Viewing by appointment through the letting agent.

## Contact

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