

# To Let - A3/A4 use

## Unit 2, Two St Peter's Square Manchester M2 5PD

Available for fit out July 2017

[www.twostpeterssquare.com](http://www.twostpeterssquare.com)



- **Situated between:**  
**Wagamama - Now Open (July 2017)**  
**Drake & Morgan (Sept 17 opening)**  
**Fumo (trading)**
- **Ground Floor:** 1834 sq.ft. (GIA)  
**(Potential Mezzanine:** c958 sq.ft. (GIA))
- **Rent: £85,000 pax**
- **A3 / A4 occupiers only**
- **Highly visible unit, external terrace, fronting St Peter's Square.**
- **St Peter's Square – £185M new vehicle free public square. Prime Grade A office location and with the benefit of the busiest Metro/Tram stop in Europe (100,000+ passengers p/w)**
- **Immediately available**

## Location

St Peter's Square, is connected via the Metrolink to Victoria Station, Piccadilly Station, The Arndale, Corn Exchange and Manchester Airport. St Peters Square Tram Stop has in excess of 100,000 passengers boarding and alighting each week.

Two St Peter's Square comprises a 166,000 sq.ft. Grade A office scheme with confirmed occupiers including Ernst Young,

DWP (Dept. of Work & Pensions) and Distrelec.

One and Two St Peter's Square office schemes will house c4,500 employees (Q2/2017) with the neighbouring developments known as The Landmark and Scottish Mutual House, expected to house a further 3,000 employees.

## Description

Wagamama and Drake & Morgan sit either side of Unit 2 and have categorised the new sites as their 'flagship' units within the City. Fumo (operating under the San Carlo Group of Restaurants) has traded successfully since opening mid 2015.

Three St Peter's Square, immediately adjacent to Unit 2, is being developed by Property Alliance Group for a 'twin hotel' scheme comprising 328 bed Motel One and a 262 bed Aparthotel. Unit 2 is directly adjacent to the office foyer of Two St Peter's Square.

## Accommodation

	Area	Floor to floor height
<b>Ground floor</b>	1,834 sq.ft. (170.38 sqm)	5.845m
<b>(Plus potential mezzanine)*</b>	up to c958 sq.ft. (89.00 sqm)	2.460m

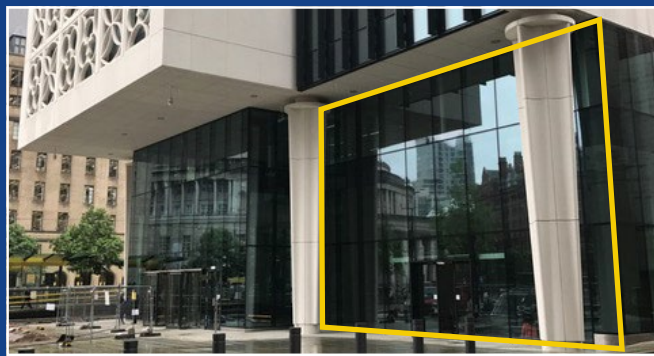
\*Mezzanine to be installed by tenant.  
External Area: subject to licence.

[Click here to view floor plans](#)

## Specification

A full detailed specification is available on request. The unit has a dedicated riser up to an allocated plant area (roof level) .

Planning consent has been secured and authorises A3/A4 Uses under Planning Application No: 102357/CC/2013/ C2. A5 (hot food takeaway) is prohibited.



July 2017. Subject to Contract.

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CGI of Motel One & Aparthotel

## Lease Terms

A new commercial lease on effective FRI terms, to be agreed between the parties.

**Rent:** c£85,000 pax

## Service Charge

The estimated budget service charge for 2017 is £2.57 psf.

## Rateable Value

To be assessed upon occupation.

## EPC

This can be forwarded upon request.

## VAT

Prices, outgoing and rentals are exclusive of but maybe liable to VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

## Viewing

Strictly by appointment through the agent:

## Jeremy Collins



[jc@jenics.com](mailto:jc@jenics.com)



0161 832 2201



[www.jenics.com](http://www.jenics.com)

## Chris Lewis



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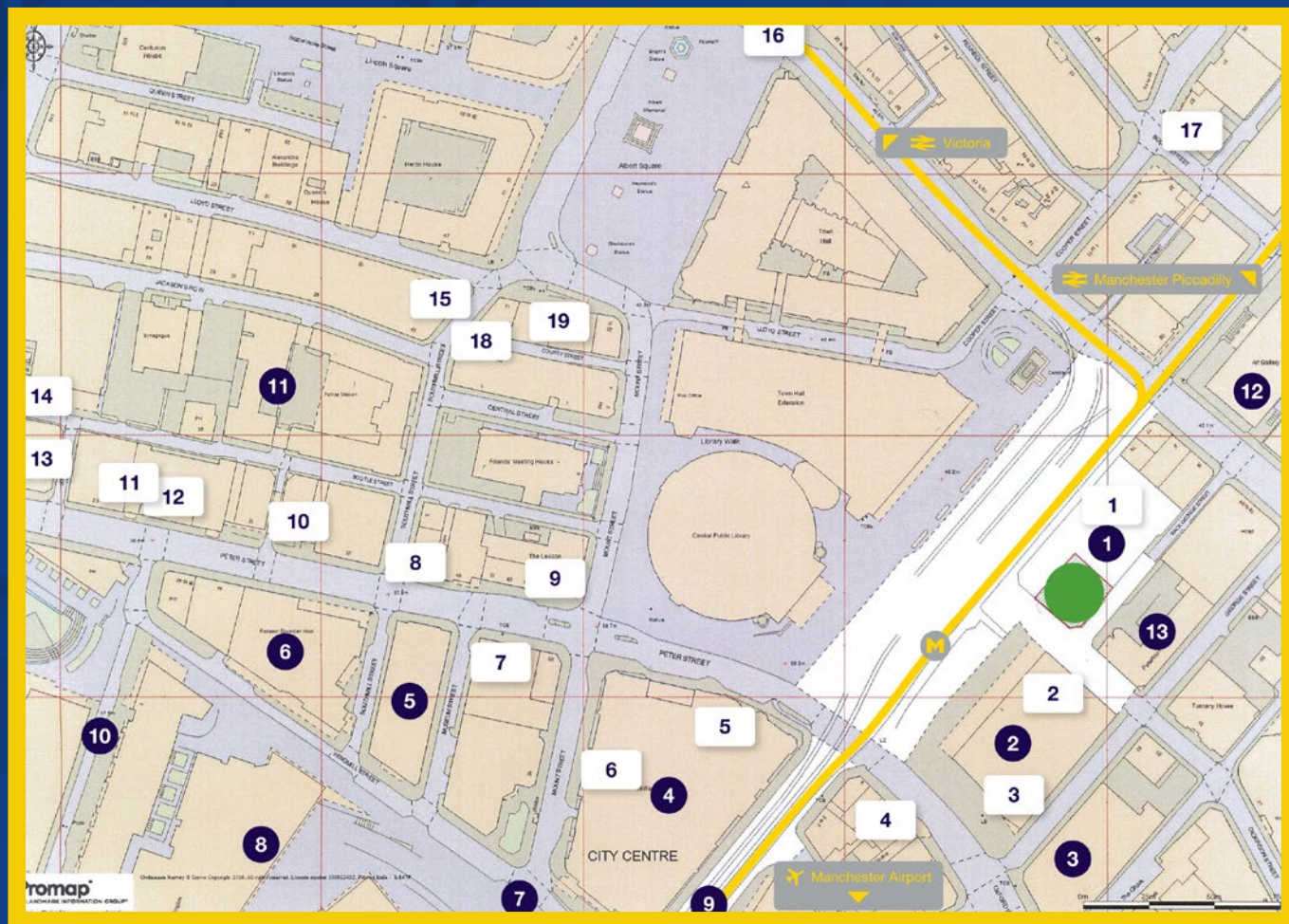
0161 832 2201



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# Location Map



## Unit to let

- |                                       |                                 |   |
|---------------------------------------|---------------------------------|---|
| <b>1</b> Wagamama                     | <b>13</b> Revolucion de Cuba    | <b>5</b> Radisson Blu Hotel   |
| <b>2</b> Drake & Morgan               | <b>14</b> Tapeo and Wine        | <b>6</b> Radisson Blu Annexe  |
| <b>3</b> San Carlo                    | <b>15</b> Red's True Barbecue   | <b>7</b> Manchester Central (formerly G-Mex)                                |
| <b>4</b> Don Giovanni / Rump & Ribs   | <b>16</b> Grande Café Piccolino | <b>8</b> International Convention Centre                                    |
| <b>5</b> The French (Midland Hotel)   | <b>17</b> Beef & Ale            | <b>9</b> Bridgewater Hall (concert venue) and Barbirolli Square Offices     |
| <b>6</b> Mr Cooper's                  | <b>18</b> Albert's Chop House   | <b>10</b> Great Northern Warehouse (leisure scheme)                         |
| <b>7</b> Pizza Express                | <b>19</b> Tampopo               | <b>11</b> St Michael's (mixed use scheme)                                   |
| <b>8</b> Asha                         | <b>1</b> Two St Peter's Square  | <b>12</b> Whitworth Art Gallery   |
| <b>9</b> Starbucks                    | <b>2</b> One St Peter's Square  | <b>13</b> Three St Peter's Square (proposed hotel / aparthotel - 590 rooms) |
| <b>10</b> Brew Dog                    | <b>3</b> The Landmark           |   |
| <b>11</b> Albert Schloss              | <b>4</b> Midland Hotel          |   |
| <b>12</b> Albert Hall (concert venue) |                                 |   |

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