



Queens Court

24 QUEEN STREET, MANCHESTER M2 5HX

**RARE FREEHOLD OFFICE OPPORTUNITY
IN MANCHESTER CITY CENTRE**

PK3
AGENCY

RIDLEYTHAW
COMMERCIAL REAL ESTATE

INVESTMENT SUMMARY

- Rare Freehold Office Opportunity in Manchester City Centre
- Recently refurbished and excellently positioned building benefitting from the successful redevelopment of Lincoln Square into a vibrant public open space with new Grade A offices at 125 Deansgate, The Lincoln and Union
- Manchester has established itself as the economic and cultural capital of the north
- Refurbished, modern office accommodation across Ground to 4th floor with 6 demised car parking spaces
- Total floor area of 11,948 sq ft NIA
- Let to Manchester Credit Union Limited and Sellick Partnership Group
- AWULT of 5.41 years to expiry (3.43 years to breaks)
- Total topped up rental income of £228,575 per annum (c. £20.18 psf)
- Freehold



OFFERS IN EXCESS OF
£3,300,000 (STC)



6.50%
NET INITIAL YIELD



6.68%
REVERSIONARY YIELD (AFTER OCTOBER 2026 FIXED UPLIFT)



£276 PSF
CAPITAL VALUE



RARE FREEHOLD OFFICE OPPORTUNITY IN MANCHESTER CITY CENTRE
QUEENS COURT, 24 QUEEN STREET, MANCHESTER M2 5HX

RIDLEYTHAW

PK3
AGENCY

MANCHESTER

Manchester has established itself as the economic and cultural capital of the north, being the largest financial and business centre outside of London, with an economy that generates wealth equal to Leeds, Liverpool and Sheffield combined (£66bn GVA).

Greater Manchester is home to a population of 2.8 million, with a further 7 million people living within an hour's commute of the city centre.

The city has the largest student population in Europe, with over 100,000 students across four universities and a graduate retention rate of 65%.



THE HIGHEST CONCENTRATION OF E-COMMERCE BUSINESSES IN THE WORLD



THE MAIN DRIVER OF THE NORTHERN POWERHOUSE INITIATIVE, AND HOME TO 80 OF THE FTSE 100 COMPANIES



THE MOST POPULAR LOCATION FOR FOREIGN DIRECT INVESTMENT AFTER LONDON AND THE SOUTH EAST



A CITY COUNCIL WITH A STRONG REPUTATION FOR DRIVING INFRASTRUCTURE AND INVESTMENT IMPROVEMENTS



LARGEST MILLENNIAL POPULATION OF THE UK REGIONAL CITIES



OFFICE BASED EMPLOYMENT GROWTH FORECAST AT 12% OVER THE NEXT 10 YEARS



3RD BEST CITY IN THE WORLD (TIME OUT MAGAZINE)



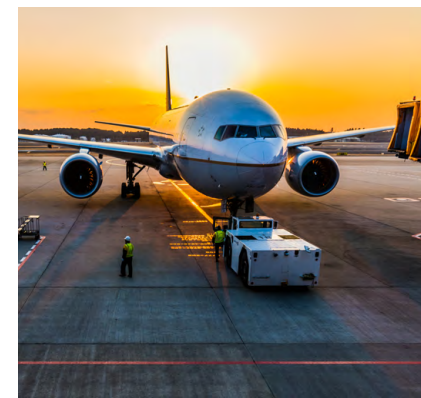
TOP 10 GLOBAL CITY FOR CONNECTIVITY WITH THE UK'S THIRD LARGEST AIRPORT



RARE FREEHOLD OFFICE OPPORTUNITY IN MANCHESTER CITY CENTRE
QUEENS COURT, 24 QUEEN STREET, MANCHESTER M2 5HX

RIDLEYTHAW

PK3
AGENCY



CONNECTIVITY

Manchester is one of the best connected and most accessible cities in the UK.

The city is home to the fourth busiest railway station in the UK with over 23 million annual passengers using Manchester Piccadilly. Manchester International Airport is the third busiest in the UK, providing direct flights to 220 destinations worldwide. The ongoing expansion of the Metrolink service provides connections across the region for 45 million passengers each year.



ROAD

Greater Manchester benefits from a highly developed transport infrastructure with the Orbital M60 Motorway providing connectivity around Greater Manchester and the arterial M56 Motorway connecting the area with the M6 to Birmingham and the South, as well as Edinburgh and Glasgow in the North.

The M62 runs to the north of Greater Manchester and connects the area with Liverpool in the west and Yorkshire in the east.



ROAD

Manchester Piccadilly and Manchester Victoria are the two primary city centre railway stations supported by local stations of Deansgate, Oxford Road and Salford Central.

The mainline railway stations provide connectivity across the country including three services per hour directly to London Euston with a fastest journey time of 120 minutes. All stations are linked by free shuttle buses and the Metrolink tram system connecting to Manchester airport.



AIR

Manchester Airport is considered the gateway to the North of England.

One of Europe's fastest growing airports, the airport is a major employer in the region with over 19,000 employees and provides connections to over 200 destinations for approximately 27m passengers each year.



RARE FREEHOLD OFFICE OPPORTUNITY IN MANCHESTER CITY CENTRE
QUEENS COURT, 24 QUEEN STREET, MANCHESTER M2 5HX

RIDLEYTHAW

PK3
AGENCY



OXFORD ROAD

OXFORD RD

CIRCLE SQUARE

MANCHESTER CENTRAL

DEANSGATE/CASTLEFIELD

ST PETERS SQ

ST PETERS SQ

TOWN HALL / ALBERT SQUARE



PICCADILLY GARDENS

CROSS STREET

SPINNINGFIELDS

PRIME OFFICE CORE

KING STREET

KING STREET

DEANSGATE

MANCHESTER ARNDALE

CROSS STREET



RARE FREEHOLD OFFICE OPPORTUNITY IN MANCHESTER CITY CENTRE
QUEENS COURT, 24 QUEEN STREET, MANCHESTER M2 5HX

RIDLEYTHAW

PK3 AGENCY

SITUATION

Queens Court is located on Queen Street and faces onto Lincoln Square, the main pedestrian route linking Deansgate and Spinningfields, through to Albert Square and the traditional office core of Manchester city centre.

The property is located within a 5-minute walk of the St Peter's Square Metrolink stop which is serviced by all Metrolink lines. The Metrolink provides access around the city centre and to all surrounding Manchester Airport in the south. The property is also within 1 mile of all four of city centre railway stations.

The location benefits from good access to Manchester's retail core with well-known retailers such as Emporio Armani, Ted Baker, DKNY and Mulberry all within a short walk of the premise, as well as a host of Manchester's favourite restaurant and bar offerings including Albert Schloss, El Gato Negro and 20 Stories.



RARE FREEHOLD OFFICE OPPORTUNITY IN MANCHESTER CITY CENTRE
QUEENS COURT, 24 QUEEN STREET, MANCHESTER M2 5HX

RIDLEYTHAW

PK3
AGENCY

THE NEIGHBOURHOOD



A 125 Deansgate

Owned by Worthington Properties, a new 125,000 sq ft Grade A office scheme wrapped in a red skin of bespoke terracotta fully let to Spaces, a national co-working provider.



B Union

A Bruntwood owned, 60,000 sq ft Grade A office scheme recently refurbished. offers a blend of high-quality, flexible workspace, wellness facilities, breakout spaces and coffee shop Ditto with the rental tone £27.50 psf.



C Centurion House

Bruntwood owned recently refurbished Grade A office building achieving rents of £25.00 psf



D Trinity

TRINITY provides 56,694 sq ft of exceptionally crafted commercial workspace for Manchester's business community. Landlord Helical have been achieving rents of £34.00 psf on most recent lettings.



E The Lincoln

The replacement of Brazennose House with a new 100,000 sqft Grade A office building owned by M&G.



F St Michaels

The proposed £200m redevelopment of Jackson's Row and Bootle Street by Relentless Group. Plans include 147,000 sq ft offices, 32,000 sq ft leisure, 170 apartments over 19 stories and a 200 bed hotel over 12 stories.





100,000 students across four universities and a graduate retention rate of 65%



7 million people living within an hour's commute of Manchester City Centre




Manchester is UK's leading city for attracting FDI outside London



Manchester was voted the UK's Most Liveable City by the Economist in 2022



DESCRIPTION

The property comprises a four-storey city centre office building with modern, comprehensively refurbished office suites.

The building is accessed by way of a contemporary reception area with a lift accessing the four upper floors.

The accommodation benefits from the following:



COMFORT COOLING



PERIMETER TRUNKING



SUSPENDED CEILING INCORPORATING
CATEGORY 2 LG3 COMPLIANT LIGHTING



MALE, FEMALE & DISABLED TOILETS



CARPET TILED THROUGHOUT



REDECORATION THROUGHOUT



NEWLY FITTED KITCHEN



CONTEMPORARY REFINISHED
OFFICE RECEPTION



EXTERNALLY THERE IS DEMISED PARKING FOR
6 VEHICLES TO THE REAR OF THE PROPERTY



TENANCY SCHEDULE

AWULT TO EXPIRY:
5.41

AWULT TO BREAKS:
3.43

Unit	Tenant	Area (sq ft)	Rent (per annum)	Rent (psf)	Lease Start	Rent Review	Break	Expiry	EPC	Comments
Ground Floor	Manchester Credit Union Limited	2,095	£39,950	£19.07	16/06/2018	21/06/2023	-	15/06/2028	D-92	Rent reviewed to OMRV five yearly. Service charge capped at £6.25 at the beginning of the lease with annual increases linked to RPI.
First Floor	Manchester Credit Union Limited	2,515	£37,725	£15.00	05/10/2022	05/10/2023	-	15/06/2028	C-70	1 parking space included. Service charge currently capped at £6.75 psf to be reviewed annually in line with RPI. Annual stepped rent until October 2026. Y1 - £25,150 pa, Y2 - £31,437.50 pa, Y3 £37,725 pa, Y4 - £44,012.50 pa, Y5 onwards - £50,300 pa. Vendor to provide top up to 3rd year's fixed uplift.
Second Floor	Sellick Partnership Group Limited	2,515	£50,300	£20.00	06/12/2019	06/12/2024	06/12/2025	05/12/2028	C-70	2 parking spaces included. Rent reviewed to OMRV five yearly.
Third Floor & Fourth Floor	Sellick Partnership Group Limited	4,823	£100,600	£20.86	06/12/2019	06/12/2024	06/12/2025	05/12/2028	C-70	2 parking spaces included. Rent reviewed to OMRV five yearly.
TOTAL		11,948	£228,575	£20.18						

TENURE

The property is held Freehold (ref: GM215190).

SERVICE CHARGE

Management of common parts is governed by way of a service charge. The tenants are liable for full payment of the service charge which currently runs at £6psf. Full information provided within the dataroom.

EPC

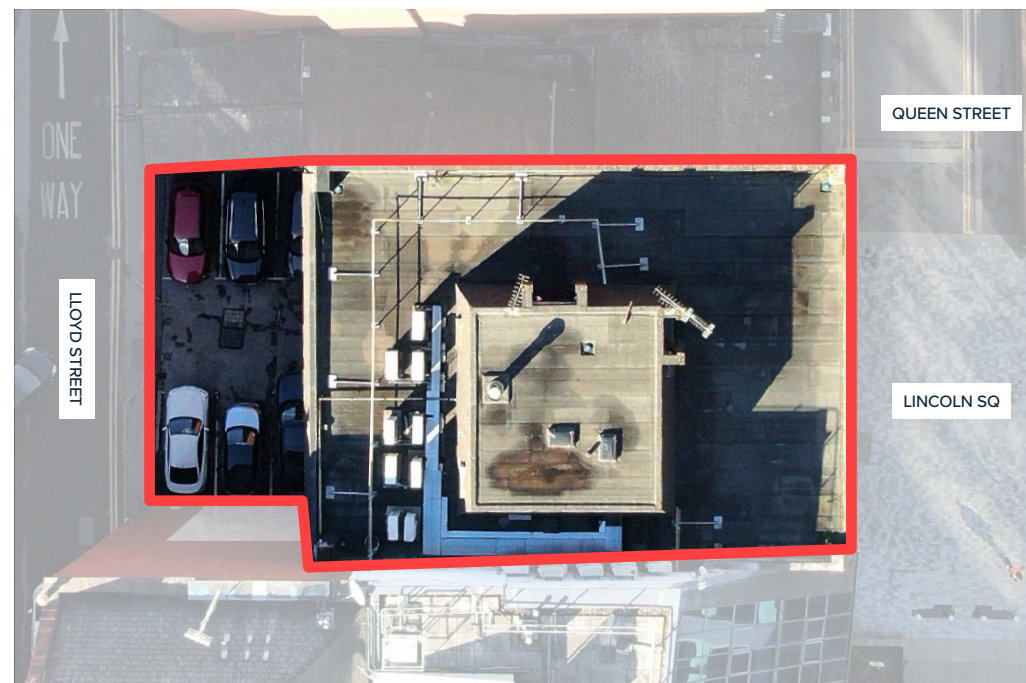
EPC ratings for each floor are provided in the tenancy schedule above. The certificates and recommendation reports are made available in the dataroom.

DATAROOM

A dataroom has been created with the following information:

- Leases
- Title (Register and Plan)
- EPCs
- EPC Recommendation Reports
- Service charge information

Please get in touch with one of the team for access.



COVENANT STATUS



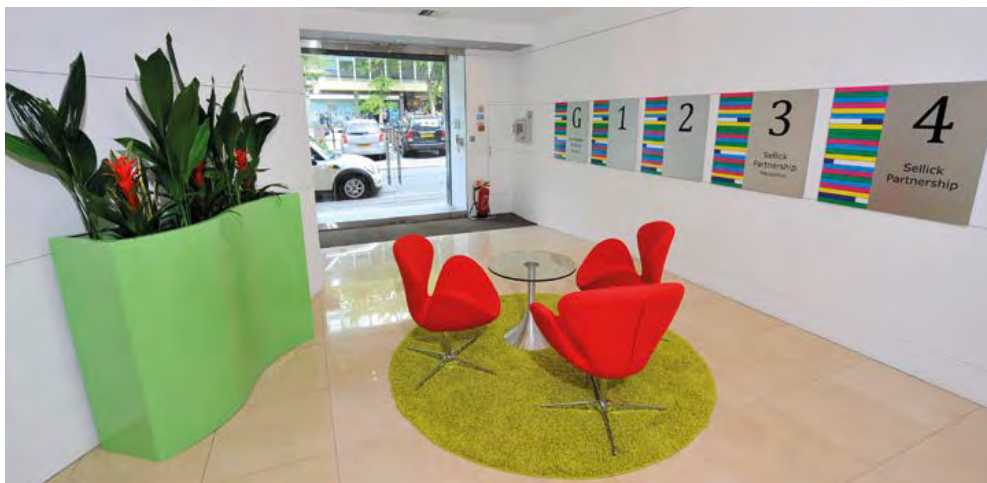
Manchester Credit Union Limited is a financial co-operative, owned and controlled by its members and has been established for over 30 years.

Over the years the organisation has amalgamated with a number of other smaller credit unions in Greater Manchester including Hattersley, Moneyspinner, Gorton and Wythenshawe.

As a co-operative and ethical financial organisation, it exists to support those on lower incomes and today MCU boasts a total of 30,000 members.

A summary of their latest accounts is provided below:

Manchester Credit Union Limited	30 Sept 2022	30 Sept 2021	30 Sept 2020
Cash at end of Year	£3,043,956	£5,257,364	£4,801,630
General Reserve	£3,093,900	£2,574,639	£2,236,865



Sellick Partnership Group are a market-leading professional services recruitment specialist in the legal, finance and accountancy and HR sectors, as well as others.

Established in 2001, they have been placing high-quality candidates in organisations across the public, private and not-for-profit sectors for years on a permanent, temporary and interim basis. In 2019, Samsic, one of Europe's largest soft service providers acquired a majority stake of the business.

Sellick Partnership has seen positive growth and expansion across specialisms and to continue to invest in the training and development of its staff and new technology. Most recently, turnover has increased by 30% for the year ending December 2022.

A summary of their latest accounts is provided below:

Sellick Partnership Limited	31 Dec 2022	31 Dec 2021	31 Dec 2020
Turnover	£95,048,016	£72,703,386	£55,456,438
Pre-tax Profits	£3,797,957	£3,193,364	£1,922,551
Net Worth	£10,102,241	£7,049,325	£4,470,236

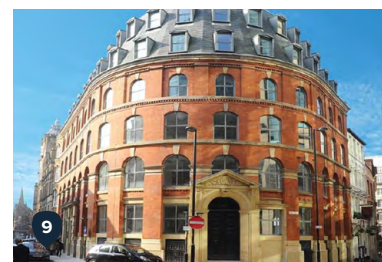
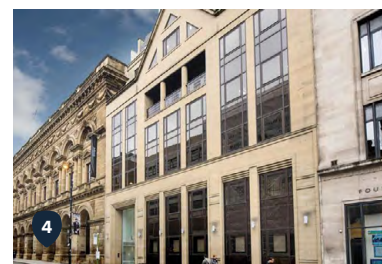


COMPARABLE EVIDENCE

The strength of the wider Manchester macro-economy, together with the strong performance of the occupational market has meant the office investment market has shown resilience with prime yields in Manchester city centre remaining at 5.00% NIY. Some of the latest comparable transactions are given below:

Address	Date	Area (sq ft)	Price	NIY	£psf
1 Onward Buildings, Deansgate M2 5NH	Under Offer	11,669	£3,000,000*	-	£257
2 Rational House, Bridge Street M3 3BN	Under Offer	20,797	£5,250,000*	5.40%	£252
3 22 St John Street, M3 4DA	Q4 2022	9,008	£2,280,000	-	£253
4 44 Peter Street, M2 5GP	Q2 2022	25,200	£6,950,000	-	£276
5 Trinity, John Dalton Street, M2 6JP	Q2 2022	58,688	£33,000,000	5.00%	£562
6 Ship Canal House, King Street	Q2 2022	72,960	£33,650,000	5.07%	£461
7 Canada House, Chepstow Street, M1 5FW	Q1 2022	67,809	£21,800,000	5.42%	£385
8 17 Quay Street, M3 3HN	Q1 2022	58,094	£12,350,000	-	£212
9 Clarence House, Clarence Street, M2 4DW	Q4 2021	17,500	£7,000,000	6.10%	£400
10 35 Dale Street, M1 2HF	Q3 2020	56,209	£21,000,000	5.05%	£374

*Quoting price



PROPOSAL

We are instructed to seek offers in excess of

£3,300,000

for our client's freehold interest, subject to contract.

A purchase at this level reflects the following investment profile, after deducting the usual purchaser's costs of 6.48%:



6.50%
NET INITIAL YIELD



6.86%
REVERSIONARY YIELD
(AFTER OCTOBER 2026 FIXED UPLIFT)



£276 PSF
CAPITAL VALUE

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

The building is not elected for VAT.

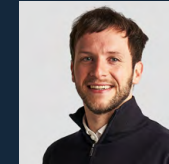
Capital Allowances

There are no unclaimed Capital Allowances available with the property.

MISREP: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained here in is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. PK3 Agency nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable or fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. March 2023.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



Sam Beckett
T: 07765 623 800
E: sam@pk3.agency



Mark Powell
T: 07825 077 724
E: mark@pk3.agency

PK3
AGENCY

PK3 Agency LLP
Canada House
3 Chepstow Street
Manchester M1 5FW



Paul Witts
T: 0161 669 4000
E: pw@rtllp.co.uk



Nathan Stringer
T: 0161 669 4000
E: ns@rtllp.co.uk

RIDLEYTHAW
COMMERCIAL REAL ESTATE

Ridley Thaw LLP
Vie Building
Water Street
Manchester M3 4JU