



ALBION WHARF

19 Albion Street,
Manchester M1 5LN



CHARACTER BUILDING

FOR SALE

(Upper Floors)

10,430 SQ FT

LOCATION



Albion Wharf occupies a prominent position within the southern quadrant of Manchester city centre, ideally situated between Deansgate and Oxford Road stations.

By road, Albion Wharf is easily accessible, situated 0.3 miles from the junction of Princess Parkway and A57(M) inner ring road. There is ample public and contract car parking available nearby, including electric charging spaces, with Manchester Central NCP being directly opposite.

The property has excellent public transport links with Deansgate-Castlefield Metrolink just 2 minutes from the front door, offering services across Greater Manchester. Manchester Oxford Road is one of Manchester's busiest train stations, providing mainline services countrywide, and can be reached within a 5 minute walk.



AERIAL



MANCHESTER VICTORIA STATION

AO ARENA

NOMA

MANCHESTER ARNDALE

MANCHESTER TOWN HALL

ST PETER'S SQUARE

MANCHESTER CENTRAL

DEANS_GATE-CASTLEFIELD
METROLINK STATION

DEANS_GATE TRAIN STATION

ANCOATS

CO-OP LIVE

ETIHAD CAMPUS

PICCADILLY GARDENS

PICCADILLY TRAIN STATION

OXFORD ROAD TRAIN STATION

NEW BAILEY

SPINNINGFIELDS

ENTERPRISE CITY

CAMPFIELD

SCIENCE & INDUSTRY MUSEUM

FACTORY INTERNATIONAL

CASTLEFIELD BOWL

CASTLEFIELD

CASTLEFIELD VIADUCT

DEANS_GATE SQUARE

FIRST STREET

M602

M56

MANCUNIAN WAY



DESCRIPTION



Albion Wharf is a purpose built canalside business centre behind an elegant, Grade II listed facade. Located close to the Greater Manchester Exhibition Centre and the Bridgewater Hall, surrounded by a mix of bars and restaurants at Deansgate Locks and other great attractions to enjoy and explore.

The business centre comprises of furnished and unfurnished offices with 24/7 access, meeting / conference rooms, telephone system, mail handling, showers, kitchen facilities and reception areas.

The available accommodation comprises part of the first floor, along with the full second and full third floors, providing flexible workspace options to suit a variety of business needs.

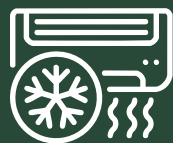
There is a shared office entrance fronting Albion Street with 24/7 secure fob entry and a passenger lift.



FEATURES & AMENITIES



24/7 access



Air Conditioning



Bike Racks



Cleaning Services



DDA Compliant



Event Spaces



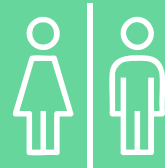
Kitchen



Meeting Rooms



Furnished



Male and Female
W/C's



Shower



Passenger Lift

ACCOMMODATION



As measured on a net internal basis the areas are as follows:

Part First Floor	1,030 sq ft
Second Floor	4,700 sq ft
Third Floor	4,700 sq ft
TOTAL	10,430 SQ FT



OFFICE MARKET COMMENTARY

THE CITY

- Manchester continues to demonstrate its position as the largest and fastest-growing regional office market outside of London.
- We are seeing significant shifts in positive North shoring of London based occupiers.
- Access to talent – 100,000 students / 60%+ retention and a workforce of 7.2 million within 50 miles of Manchester.
- Recognition as a world leading tech and digital city – benefiting from both inward investment and organic growth.
- Manchester Airport is a Global transport hub.

SUPPLY AND DEMAND

- Manchester city centre experienced the strongest office take-up in six years.
- Take-up in the first half of 2025 of 581,542 sq ft, across 102 transactions saw the region record the strongest levels of demand in the first half of the year since 2019.
- Stand out transactions in the latest quarter included Softcat acquiring 35,391 sq ft at Manchester Goods Yard, Enterprise City and Havas taking 31,000 sq ft at Bruntwood SciTech’s 3 Circle Square.
- New build completions resulted in Grade A vacancy rising over the quarter, although supply should peak over the remainder of the year.



H1 2024 Take-up
510,885 sq ft



102 Deals
Signed in H1 2024



No new build committed
Beyond 2025



Grade A Rents
Expected to hit £60 psf by 2026

Date	Building	Occupier	Size (sq ft)	Rent	% of Total Take Up
February 2025	3 Circle Square	Trader Media	130,000	£40.00	22%
April 2025	Manchester Goods Yard	Softcat	35,391	£32.50	6%
May 2025	3 Circle Square	Havas	31,000	£40.00	5%
March 2025	Arthur House	Elizabeth School of London	24,780	£24.00	4%
March 2025	Express Building, Great Ancoats	DF Capital	22,876	£23.50	4%
June 2025	5 New York Street	Fitch Ratings	19,372	£29.50	3%
March 2025	Linley House	UKCAB	17,389	£21.00	2%
January 2025	Heron House	The Office for National Statis	13,657	£32.50	2%
January 2025	Two Hardman Street	Arden University	12,642	£35.00	2%
May 2025	One Angel Square	Unison	11,927	£35.00	2%

Q1 2025 Take-Up:
319,995 sq ft across 53 deals

Q2 2025 Take-up:
261,547 sq ft across 49 deals

H1 2025 Total:
581,542 sq ft across 102 deals

GALLERY



FURTHER INFORMATION



EPC

A copy of the EPC is available on request.

VAT

We are informed that VAT will be applicable to the purchase price.

TENURE

The property is available on the basis of a sale of the long leasehold interest as follows:-

Part First Floor Lease – The lease was granted to Unit 1C on 16 March 1990 for a term of 150 years.

Second Floor Lease – The lease was granted to the second floor Units on 20 April 1990 for a term of 150 years.

Third Floor Lease – The lease was granted to the third floor Units on 6 June 1991 for a term of 150 years.

TITLE NUMBERS

First Floor - Unit 1C Albion Wharf, 19 Albion Street, Manchester M1 5LN registered under title number GM532683.

Second Floor - Unit 2A, 2B and 2C Albion Wharf, Albion Street registered under title number GM535589.

Third Floor - Under 3A, 3B and 3C Albion Wharf, Albion Street registered under title number GM573604.

BUSINESS RATES

To be confirmed.

PURCHASE PRICE

Offers in the region of £2.1 million.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, identification, and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

By appointment:



STEVE BRITTLE

steve.brittle@fishergerman.co.uk
07787 152 996

ERICA SAXON

erica.saxon@fishergerman.co.uk
07816 264 550



DAN RODGERS

danrodgers@roger-hannah.co.uk
07891 172 418

ROBYN EGAN

robynegan@roger-hannah.co.uk
07929 039 855

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