



MERCHANT EXCHANGE

WHITWORTH STREET WEST
MANCHESTER M1 5WG



TO LET

REFURBISHED GRADE A OFFICE SPACE
SUITES FROM 4,085 SQ FT



THE BUILDING



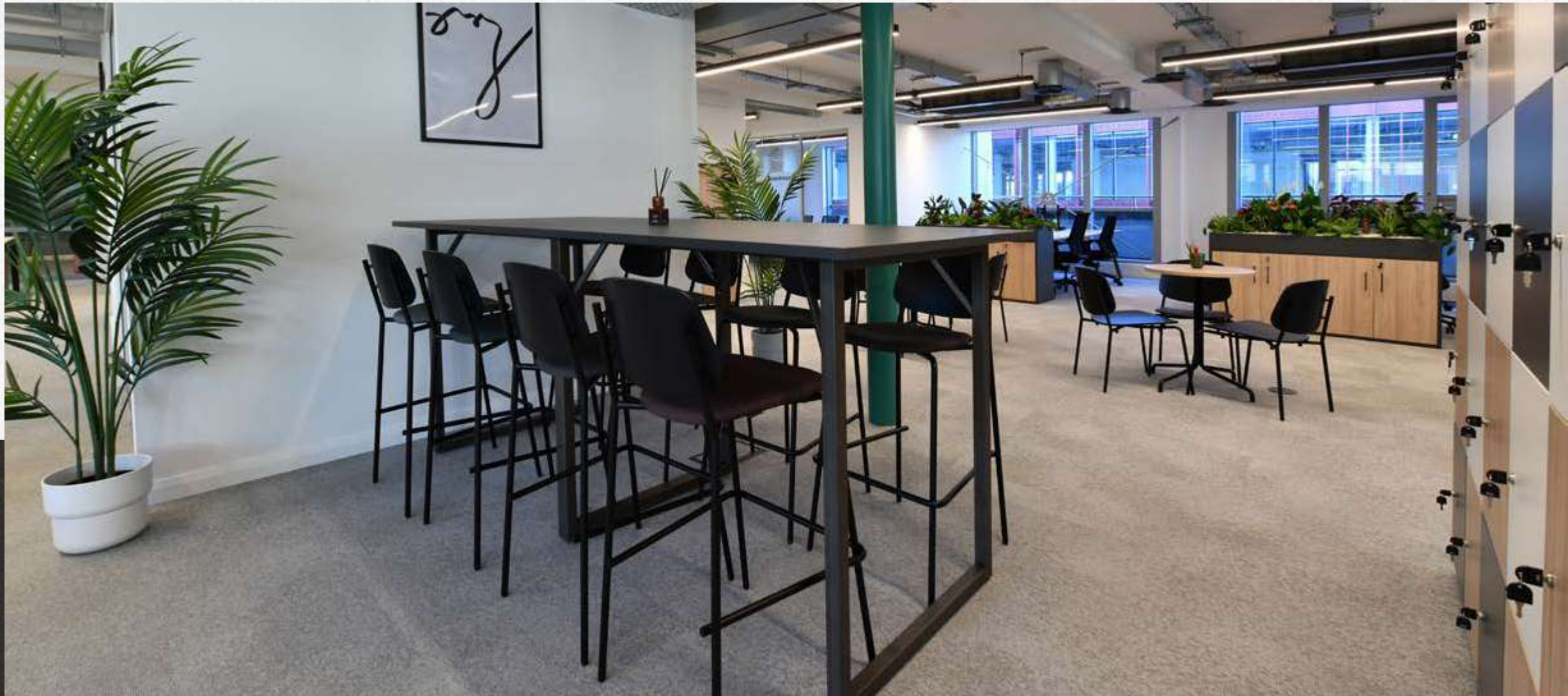
Merchant Exchange is an impressive period property fronting the B6469 Whitworth Street at the southern gateway to Manchester city centre, close to the commercial, F&B and cultural amenities of First Street, Barbirolli Square, St Peter's Square and Castlefield, a short walk from Oxford Road railway station and overlooking the Rochdale Canal. Recently fully refurbished, the property provides Grade A air conditioned office space with secure basement amenity and car parking.

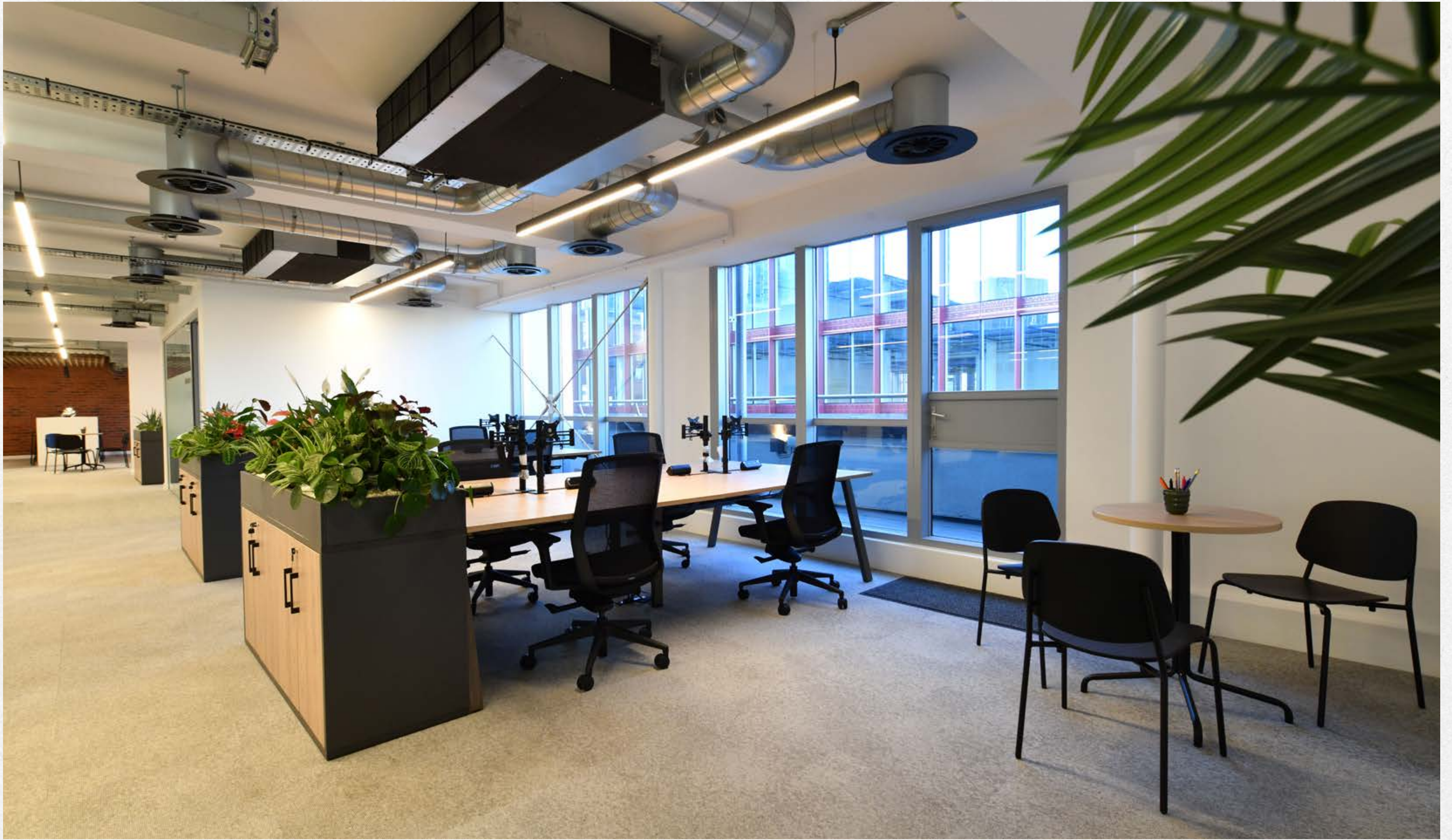
Other occupiers in the building include BIMM & Gardiner Theobald.



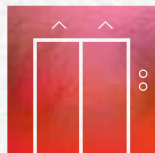
*WHERE
TIMELESS
ELEGANCE
MEETS MODERN
WORK-LIFE.*

THE
SPACE





EXCELLENT SPECIFICATIONS



8 person passenger lift



Full access raised floors



Communal showers



New VRF Air conditioning



Suspended LED lighting



Basement parking



3 Private balconies on 4th floor



Fitted kitchens



EV charging points



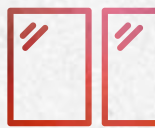
Gym



Male, female & disabled WCs



Overlooking Rochdale Canal



Glazed feature entrance



Exposed services



Secure cycle store



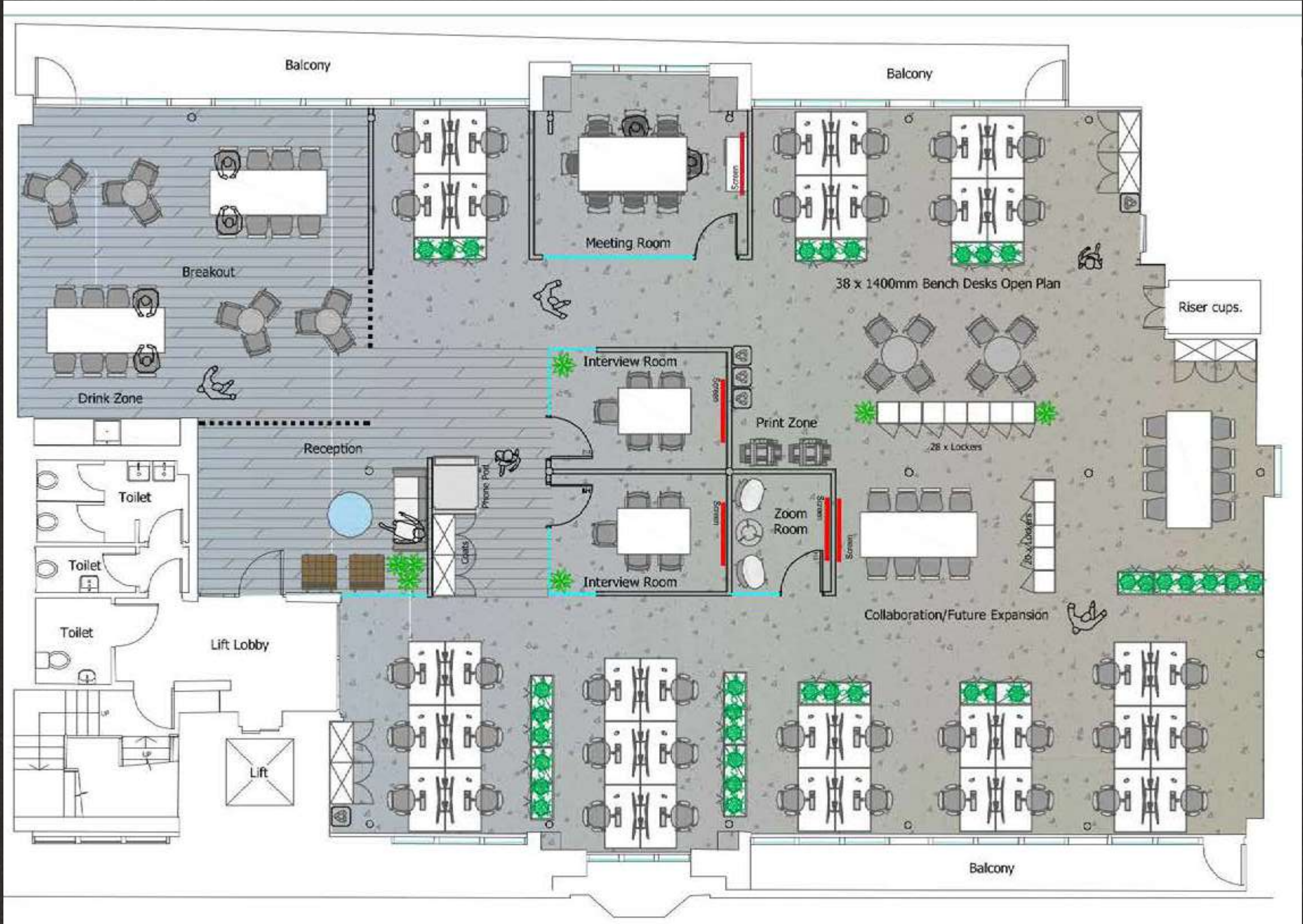
HIGH-SPEC OFFICE SPACE, TAILORED FOR SUCCESS.

AVAILABLE SPACE

FLOOR	SQ FT	SQ M
First	4,479	416.1
Third	4,584	425.8
Fourth	4,085	379.6
Fifth	4,119	382.7
TOTAL	17,267	1,604.2

FOURTH FLOOR PLAN

Fully fitted suite with 2 balconies



FIFTH FLOOR INDICATIVE LAYOUT



A PRIME LOCATION

Merchant Exchange is prominently situated on Whitworth Street West at the southern gateway to Manchester City Centre. The area is an established office and mixed use location, in close proximity to First Street, Circle Square, Barbirolli Square and St. Peter's Square. It is also only moments away from the major city centre events locations, Bridgewater Hall and The Manchester Convention Centre.

First Street has established itself as one of Manchester's most significant new mixed-use neighbourhoods with occupiers including HOME (Manchester's centre for contemporary theatre, film art and music), INNSIDE Hotel, Sainsbury's, numerous restaurants and bars, and Vita student accommodation.

AMENITIES

- | | |
|---------------------------|-------------------|
| 01 Starbucks | 10 Stack |
| 02 Bunny Jacksons | 11 Bundobust |
| 03 Home | 12 Asda Express |
| 04 Indian Tiffin Room | 13 Philpotts |
| 05 Pizza Express | 14 Pret A Manager |
| 06 The Britons Protection | 15 Society |
| 07 Gorilla | 16 Tesco Express |
| 08 Sainsburys | 17 Sainsbury's |
| 09 Refuge | 18 Pure Gym |







Hatch, Oxford Road



Home, First Street



Refuge



First Street



Manchester Central



Metrolink Tram Network



Peveril Of The Peak



Circle Square

*A WHOLE HOST
OF AMENITIES
ON YOUR
DOORSTEP.*

GALLERY



MERCHANT EXCHANGE



FURTHER INFORMATION

EPC

An EPC certificate is available upon request.

TERMS

On application.

RENT

On application.



CONTACT

For further information, please contact the agents:



RICHARD WHARTON
07970 938 698
richard.wharton@jll.com

JAMES DAVIES
07436 145 983
jdavies@obiproperty.co.uk

SAM CORBY
07752 467 402
sam.corby@jll.com

CLAUDIA BARNES
07552 473 128
cbarnes@obiproperty.co.uk



**MERCHANT
EXCHANGE**
WHITWORTH STREET WEST,
MANCHESTER M1 5WG

IMPORTANT NOTICE: OBI & JLL give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated March 2026.