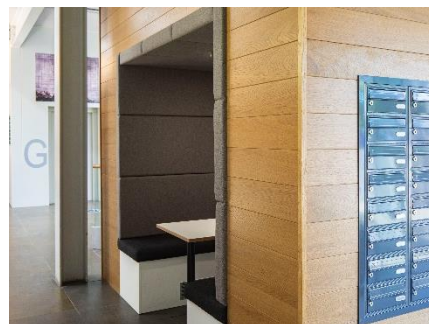
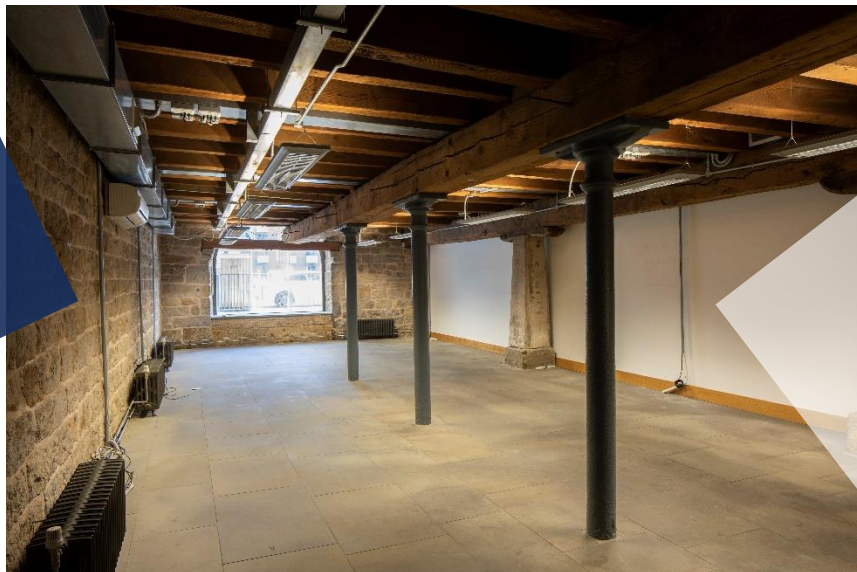


# OFFICE SPACE TO LET:

PART GROUND FLOOR

## CARVERS WAREHOUSE

DALE STREET  
MANCHESTER  
M1 2HG



## ACCOMMODATION:

- Grade II Listed Mill
- Northern Quarter Location
- Close to Piccadilly Station
- Extensive refurbishment completed in 2020
- Exposed beams & stone walls
- Showers/Cycle facilities
- Contract parking available
- On site café/deli

### RENT

£21,840 per annum (+VAT)

### TENURE

The unit is available by way of a new effectively full reporting & insuring lease on terms to be agreed

### RATES

- Rateable Value: Subject of a current appeal.
- Rates Payable (2020/21):  
Currently subject to ratings appeal to reduce rateable value

### SERVICE CHARGE

The on account service charge budget for the current year (2020/21): £7,962 per annum (+VAT)

## SIZE:

**PART GROUND FLOOR    1,040 SQ.FT    97 SQ.M**

## FOR VIEWING & FURTHER INFORMATION:

**AVISON  
YOUNG**

**Rupert Barron: 0161 956 4091/07500 840 978**

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**Scott Meakin: 0161 956 4126/07891 810 251**

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**Andrew Crabtree: 0161 237 1717/07436 145 983**

Acrabtree@obiroperty.co.uk

### LEGAL COSTS

Each party responsible for their own legal and professional costs incurred in this transaction

### EPC RATING

C

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Securities**  
tcs-plc.co.uk



## THE LOCATION

# CARVERS

# WAREHOUSE

Manchester

The property is situated on Dale Street on the fringe of the City's Northern Quarter, a short walk away from Piccadilly Rail & Metro Stations & also close to Great Ancoats Street (inner ring road).

Stunning character suite located within the oldest stone built warehouse remaining in Manchester city centre.

Located in the heart of the vibrant Northern Quarter, Carvers Warehouse provides excellent public transport links with Piccadilly station. The waterside property is also located to the ring road (A665) which in turn provides quick access to the M60 and other regional motorway networks.

## Rail/Tram

Piccadilly Train Station is less than a 5 min walk away with routes to all major UK cities and direct trains to London King's Cross every 20 mins.

Victoria Train Station is also an 18 min walk away with fantastic regional links.

## Bus

Most local bus routes can be accessed from Great Ancoats Street, a 1 min walk away & Piccadilly Gardens.

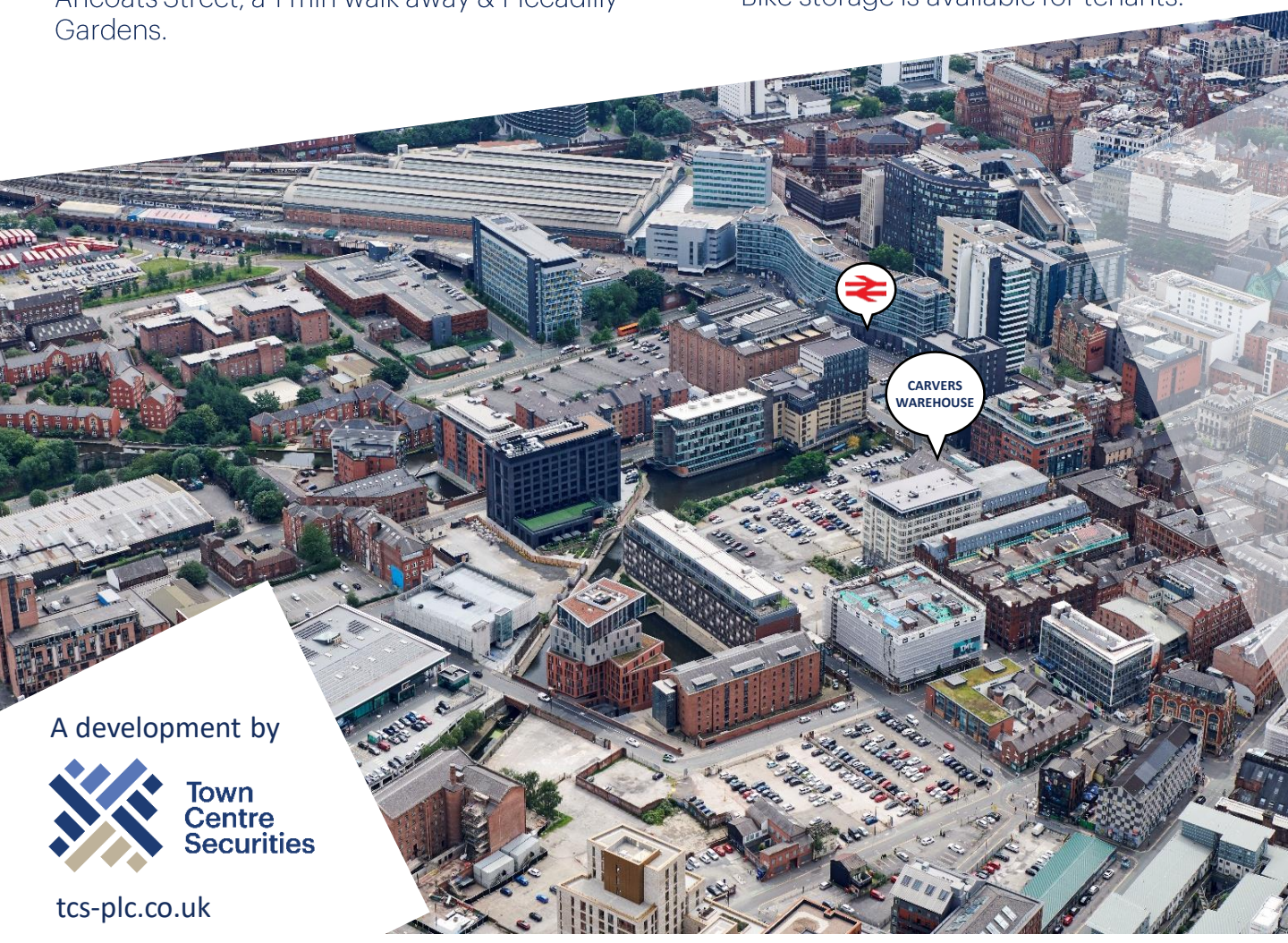
## Car

Carvers Warehouse has its own car park for permit holders. The following are also less than a 5 min walk:

CitiPark Tariff Street, M1 2FG  
CitiPark 75 Dale Street, M1 2EG  
CitiPark Port Street, M1 2EG

## Bike

Bike storage is available for tenants.



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THE OPPORTUNITY

# CARVERS WAREHOUSE Manchester

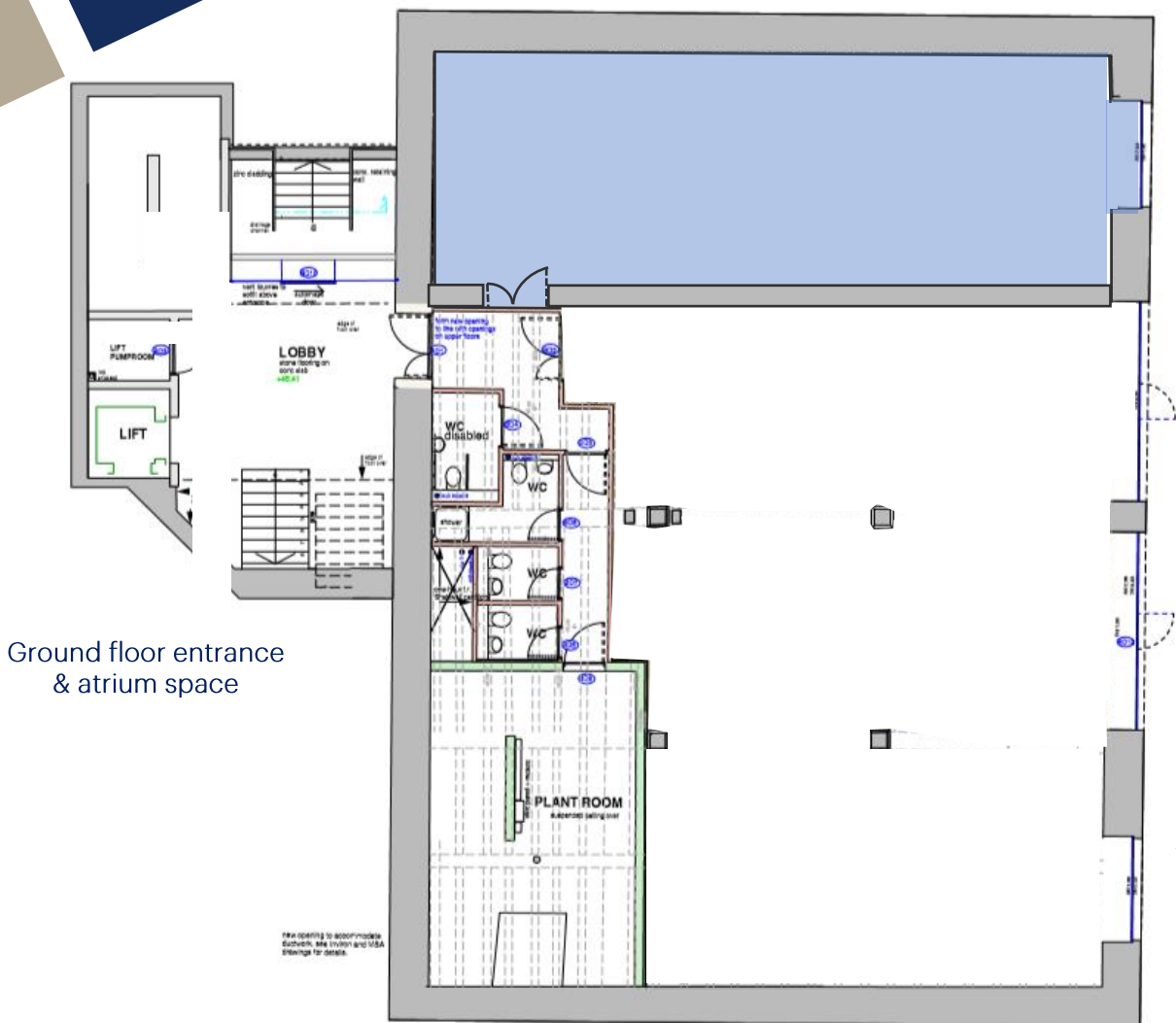
SIZE:

PART GROUND  
FLOOR

1,040 SQ.FT

97 SQ.M

## LOWER GROUND FLOORPLATE



Ground floor entrance  
& atrium space

Carvers Warehouse has been our Manchester home for over 10 years and affords the business a prime office location within close proximity to the rail networks for both clients and consultants travelling to the office from around the UK. //

- Dave Evans, Director of The Harris Partnership, existing tenants at Carvers Warehouse

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Centre  
Securities**  
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