



# TO LET

## OFFICE PREMISES / SHOWROOM

4 STOREY GEORGIAN TOWNHOUSE  
GRADE II LISTED

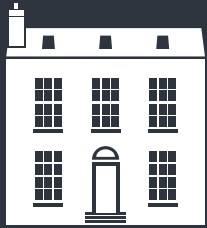
2,892 SQ FT (268.79 SQ M)

- 5 on site car parking spaces.
- Situated just off Ardwick Green Conservation Area.
- Suitable for alternative uses (subject to planning).



# 21 MANOR STREET

ARDWICK, MANCHESTER M12 6HE



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## DESCRIPTION

The property comprises an attractive mid-Georgian former townhouse arranged over three floors plus converted cellars.

Internally, the building presents well and has been refurbished to a good standard and provides predominantly open plan offices/showroom accommodation.

The cellars have been upgraded to provide a kitchen/staff room, office space/stores and a shower room.

There are separate single male and female WC's on the ground and first floors together with further office suites/rooms and a kitchen on the second floor. To the rear is a small enclosed courtyard.

## ACCOMMODATION

The premises have been measured on a Net Internal Area and provides the following area:

Ground	765 sq ft	71.14 sq m
First	867 sq ft	80.56 sq m
Second	543 sq ft	50.47 sq m
Basement	717 sq ft	66.62 sq m
Total NIA	2,892 sq ft	268.79 sq m

In addition 5 car parking spaces are included at the front of the premises.







# AN ATTRACTIVE MID-GEORGIAN FORMER TOWNHOUSE

LESS THAN 1 MILE FROM THE CITY CENTRE





## LOCATION

21 Manor Street is just a short walk from Piccadilly Station, the Northern Quarter and the wider city centre.

The neighborhood is undergoing a massive transformation, situated close to Mayfield, one of Manchester's most exciting mixed-use regeneration projects as well as the future HS2 terminal.



## VIEWING

Strictly by appointment with the agents:

**Sixteen.**  
sixteenrealestate.com  
**0161 461 1616**

**Scott Shufflebottom**  
07715 683 369  
scott@sixteenrealestate.com

**Knight Frank**  
0161 833 0023  
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**Mark Bamber**  
0161 833 0023  
mark.bamber@knightfrank.com

## NEARBY

	Walk	Drive
Ardwick Green Park	1	-
M57 Mancunian Way	-	1 Mins
Piccadilly Station & Metrolink	9 mins	2 mins
Northern Quarter	15 mins	7 mins
Piccadilly Gardens	18 mins	-
Market Street/ Arndale	20 mins	-
Manchester University & MMU	10 ñ 15 mins	-

## TERMS

The premises are available to lease for a term of years to be agreed.

## RENT

Upon application.

## EPC

Available upon request.

## BUSINESS RATES

Interested parties should make their own enquiries with the local rating authority.

## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

Misrepresentation Act 1967, Unfair Contract Terms Act 1977, The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2022. Subject to contract.