

Sixteen.

First Street
Manchester
M15 4GU
/// proper.fantastic.salon

Unit 2 2,547 sq ft excl. Mezzanine



Unit 3 1,957 sq ft excl. Mezzanine

Prime Retail Leisure Units To Let

Developer Shell Units 2 & 3 plus 4,370 sq ft Mezzanine available

A unique opportunity suited to innovative brands seeking active Millenials in this thriving Manchester City Centre location





Units 2 and 3 No.8, First Street, Manchester

First Street is a 20 acre mixed-use development in one of Manchester's most vibrant new neighbourhoods. Occupiers include:

HOME - Manchester's centre for contemporary theatre, film art & music.
INNSIDE by Melia - A 208 room, 4 star hotel.

Retailers include **Sainsbury's**, **Indian Tiffin Room**, **Starbucks**, **Pizza Express** and **Gas Works**.

Developments due to complete by the end of 2024 include a 2,224 bed, co-living scheme by Downing and a 204,000 sq ft office building which is largely pre-let to the government.

Opposite 8 First Street there are two proposed developments, One City Road and One Medlock Street, each scheme in excess of 370,000 sq ft of office development.

The office element of No 8 First Street comprises over 160,000 sq ft of offices and is over 90% occupied.

Tenants include **Odeon**, **WSP** and **Towers Watson**.
Retail tenants at No8 include **Pure Gym** and **Ribeye Steakhouse**.

- Both units are fitted to shell and core
- Unit 2 has a floor to ceiling height of 3m and Unit 3 is double height to 6m
- There is a mezzanine floor which is available to be leased, as a whole to either unit, or split
- Potential for outdoor seating

1ST FACTS



Over 5500 additional beds across student or hotel accommodation in development within 5 mins walk from the site.

Source & Clickable Link:
[MCR Development Map](#)



11,272 Passing Vehicles everyday with access to the pull-in bays adjacent to Unit 3 on Frist Street.

Source & Clickable Link:
[DfT](#)



Over 1 million visitors visit Home Contemporary Theatre and this thriving cultural and social area of the city every year.

Source & Clickable Link:
[HOME](#)



CASTLEFIELD

VIADUX

GREAT NORTHERN TOWER

DEANSGATE SQUARE

HILLTOP APARTMENTS

MANCHESTER CENTRAL

DEANSGATE LOCKS

GREAT BRIDGEWATER HALL

INSIDE HOTEL

HOME

RIVER STREET TOWER

No.8
First Street

Q PARK

PREMIER INN

UNIT 3

NUMBER ONE FIRST STREET

UNIT 2

VITA

WHITWORTH STREET WEST

FUTURE OFFICE DEVELOPMENTS

First Street Plot 9A
130,900 sq ft of Grade A office space
Started in Oct 22
Completion August 2024

Future Plot 9b - Circa 150,000 sq ft

First Street Plot 10a
217,000 sqft office space - Start on site July 2023
PC August 2025. This will be called 7 First Street

First Street Plot 10b / House of Social
576 bed student accommodation by Vita
Started on site July 2023
PC August 2025. To be known as 7 First St Vita

MEDLOCK STREET

MANCUNIAN WAY

DOWNING RESIDENTIAL SCHEME

Square Gardens
2,224 Beds Co-Living Development
Started in May 23
Completion July 2024 first 2 phases
2nd phase June 2025

Units 2 and 3

**Available separately
or as one expanded unit.**

Price*

Price on application.

Tenure

Available now by way of a new lease for a term to be agreed.

Rates* (2023)

Units are still to be assessed by the VOA.
Rates will be dependent on use and configuration.

Legal Costs

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

Planning

Property benefits from Class E consent

EPC

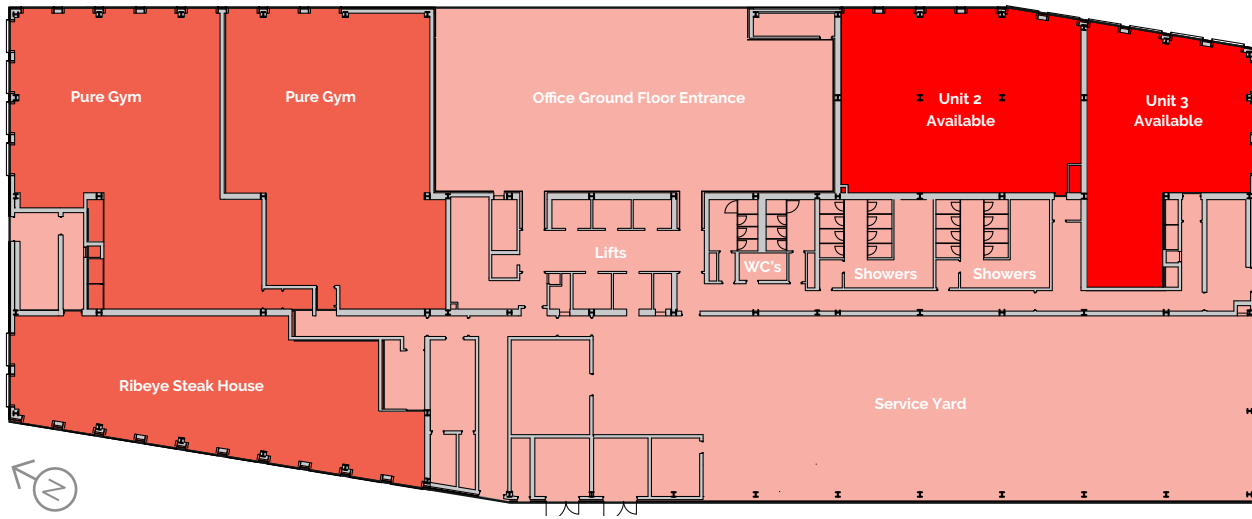
EPC Rating - B

Viewings

Strictly by appointment via Sixteen Real Estate
by contacting Alex Haigh or Nicola Harrington
on +44 (0)161 461 1616.



Ground Floor Plans



Available accomodation (red)

Unit 2 Ground Floor NIA	2,547 sq ft	236.62 sq m
Unit 3 Ground Floor NIA	1,957 sq ft	181.81 sq m

Notes

Unit 3 includes a double-height, floor to ceiling retail area extending up to the Mezzanine level.

The Mezzanine area shown below can be taken with Unit 3 or 2, or split.

Mezzanine Floor Plan



Available accomodation (blue)

Mezzanine Retail NIA	4,370 sq ft	405.99 sq m
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Notes

The Mezzanine area can be taken with Unit 3 or 2, or split.



HOME



INNSIDE
BY MELIÄ

Sainsbury's

indian
tiffinroom

FIRST STREET

TONY WILSON
PLACE



WOOD

BUNNY
JACKSON'S



Q PARK

ISABELLA BANKS ST.



JACOBS

Trader
Media Group

NUMBER ONE



VITA
STUDENT

MEDLOCK STREET

RIBEYE



No.8




First Street

Unit 2

Unit 3

JAMES GRIGOR
SQUARE

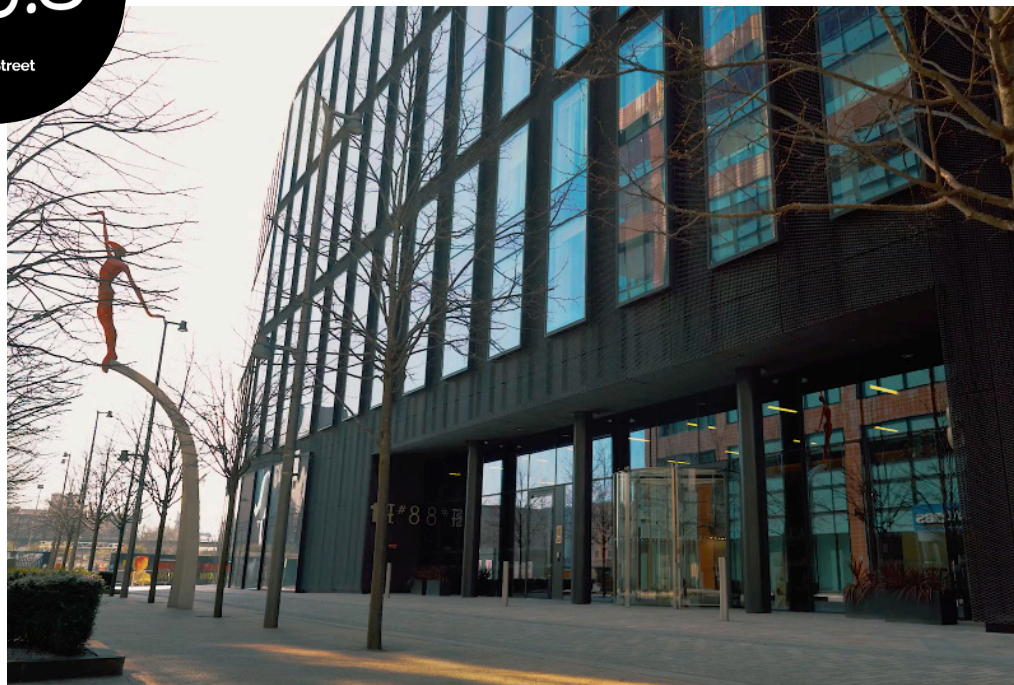
Key

-  Let
-  Under Offer
-  Available

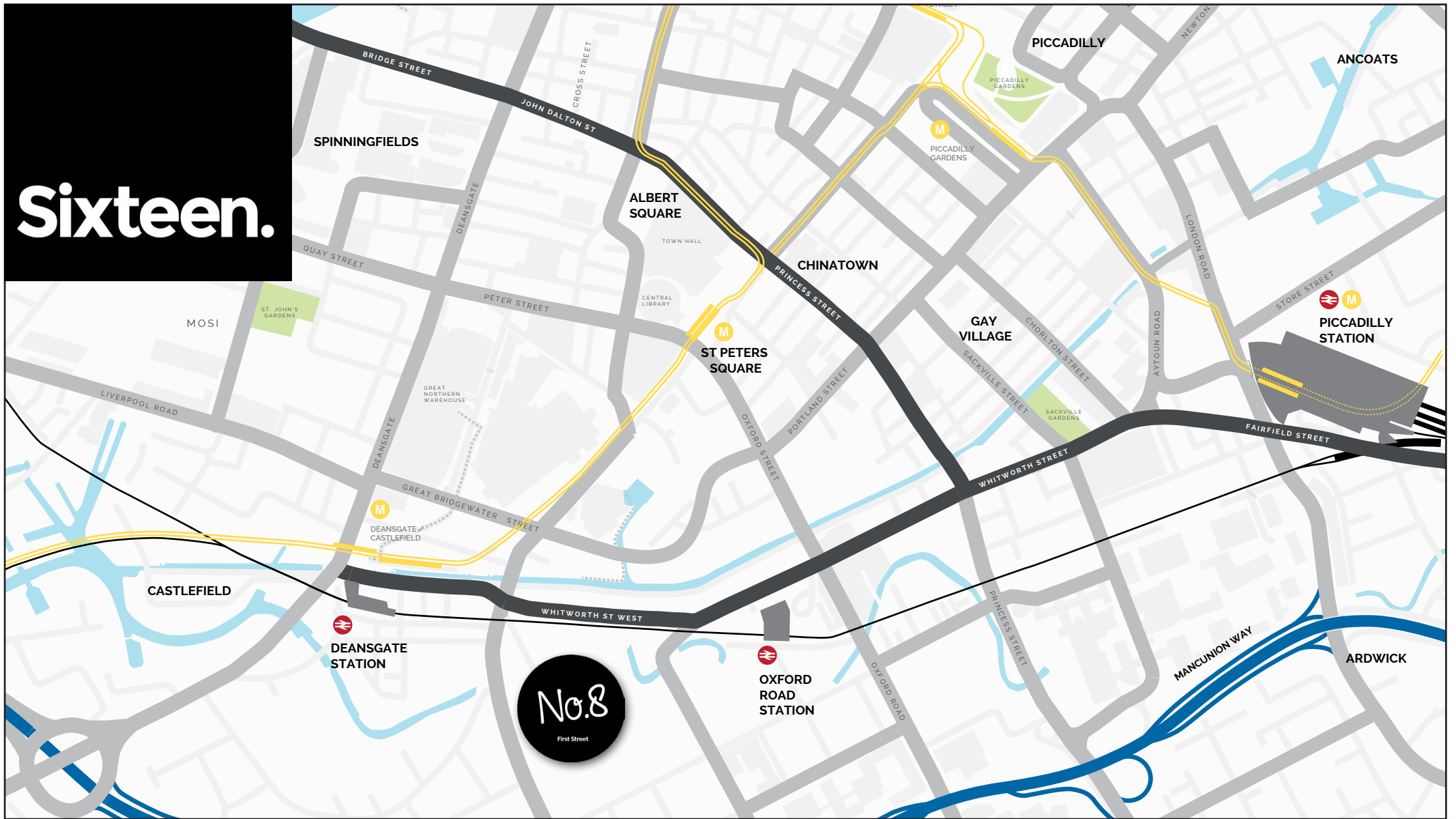
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No.8
First Street






Sixteen.






Contact Us

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