



NEW VIC

MANCHESTER

TO LET

EXCEPTIONAL RETAIL / LEISURE
OPPORTUNITIES WITH
PROMINENT FRONTAGE

CORPORATION STREET, MANCHESTER, M4 4DX

ADJACENT TO VICTORIA STATION AND NOMA BUSINESS DISTRICT

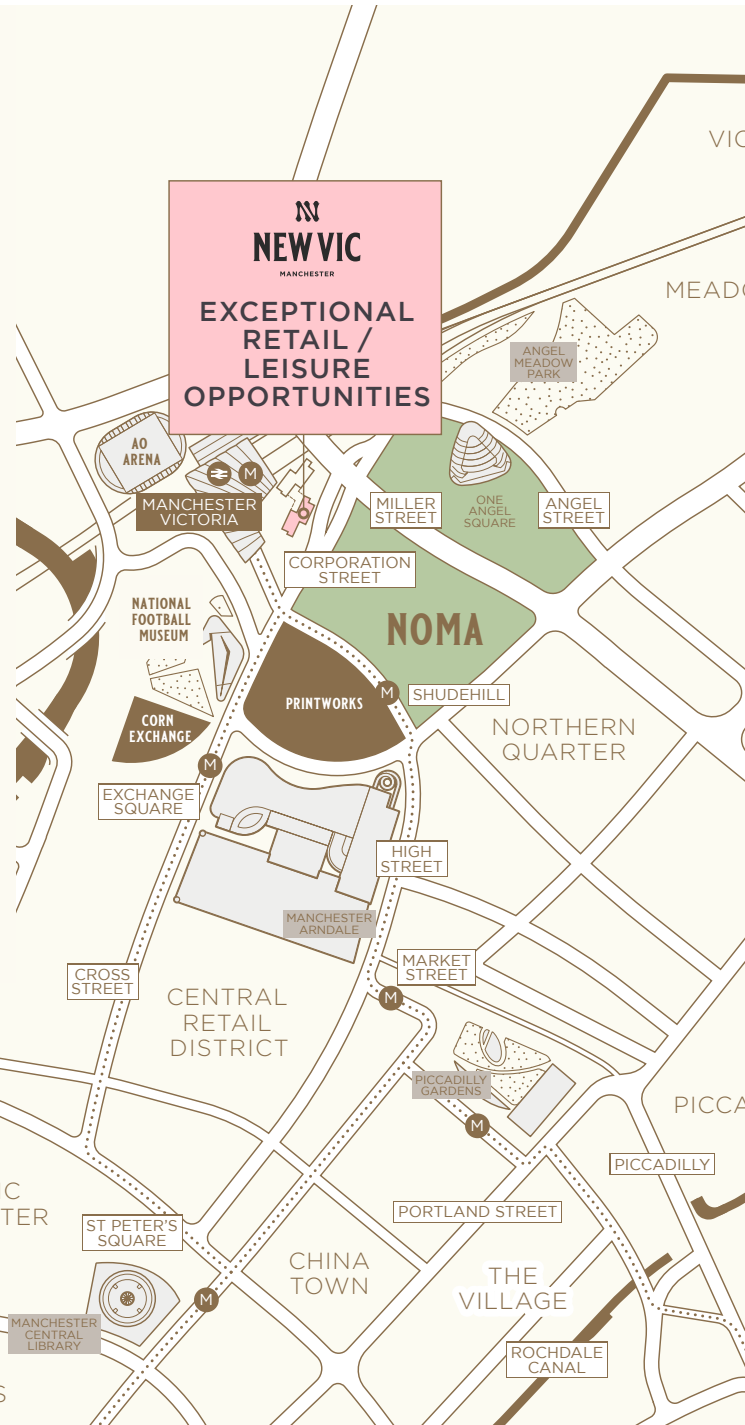


LOCATION

NEW VICTORIA SITS IMMEDIATELY ADJACENT TO VICTORIA STATION WHICH IS ONE OF THE PRIMARY TRANSPORT LINKS INTO MANCHESTER CITY CENTRE.

Approximately 10 million passengers travel through the combined mainline rail station and metro link tram stop per annum.

The location is situated within Manchester's vibrant leisure circuit in close proximity to the AO Arena, The Print Works and the Corn Exchange.



EXCHANGE SQUARE



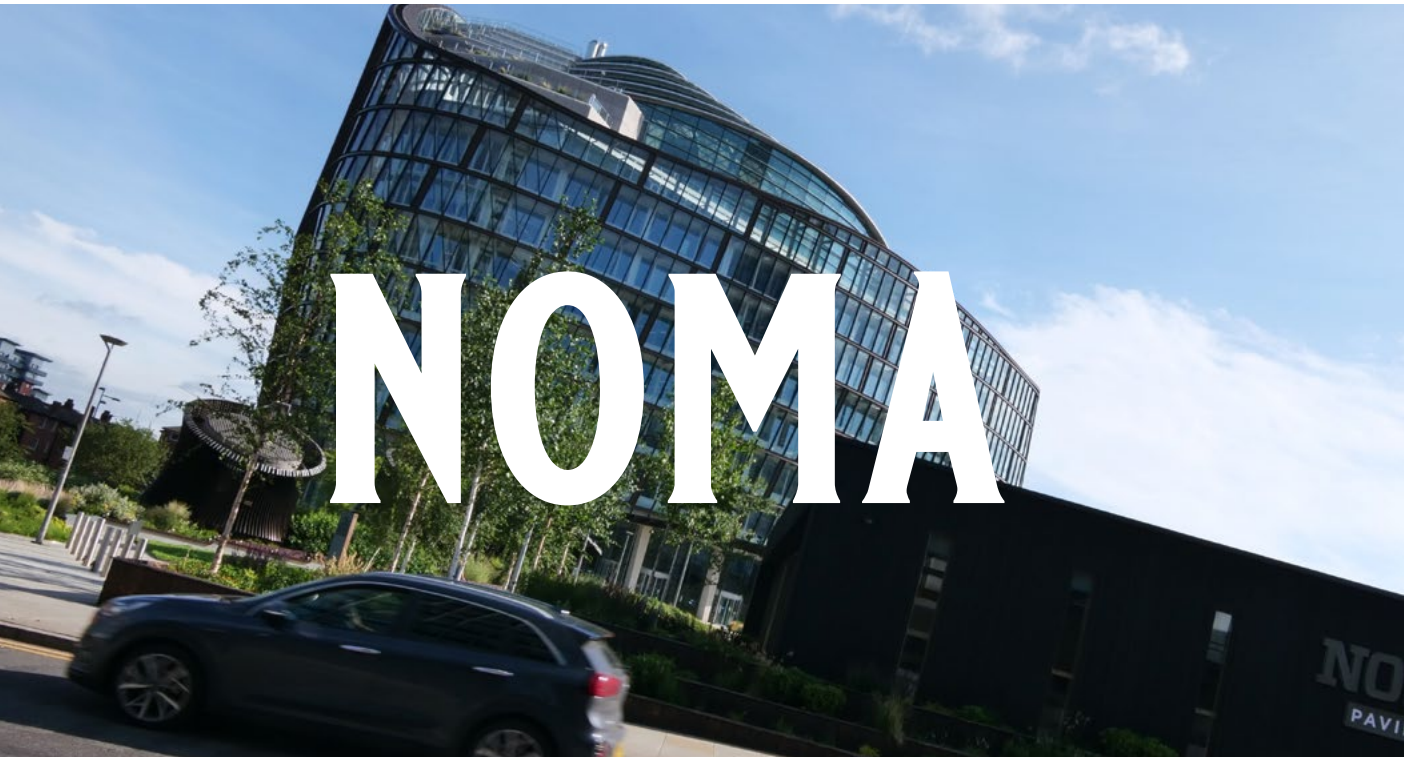
THE PRINTWORKS



VICTORIA METROLINK



NATIONAL FOOTBALL MUSEUM CORPORATION STREET



MILLER STREET - ONE ANGEL SQUARE

DIRECTLY OPPOSITE IS NOMA

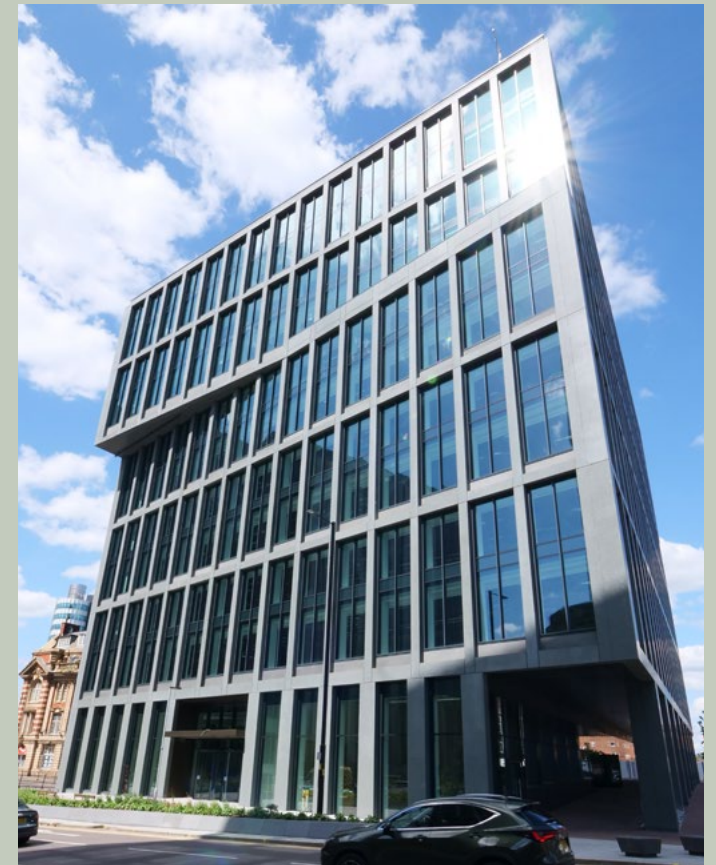
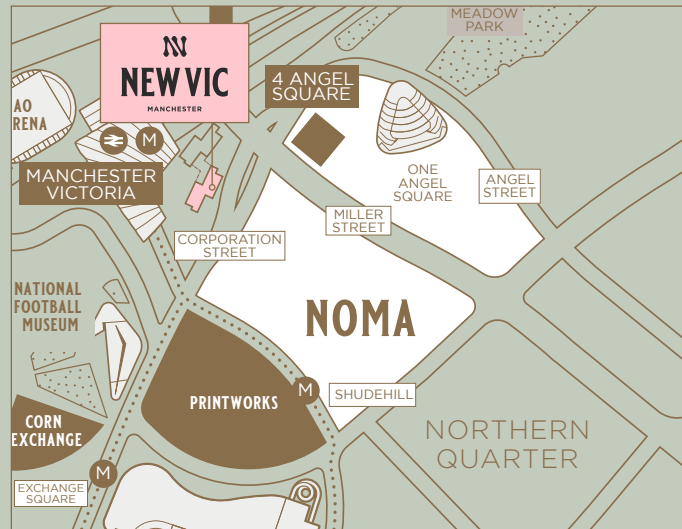
A MAJOR BUSINESS DISTRICT INCLUDING OCCUPIERS SUCH AS



wework.



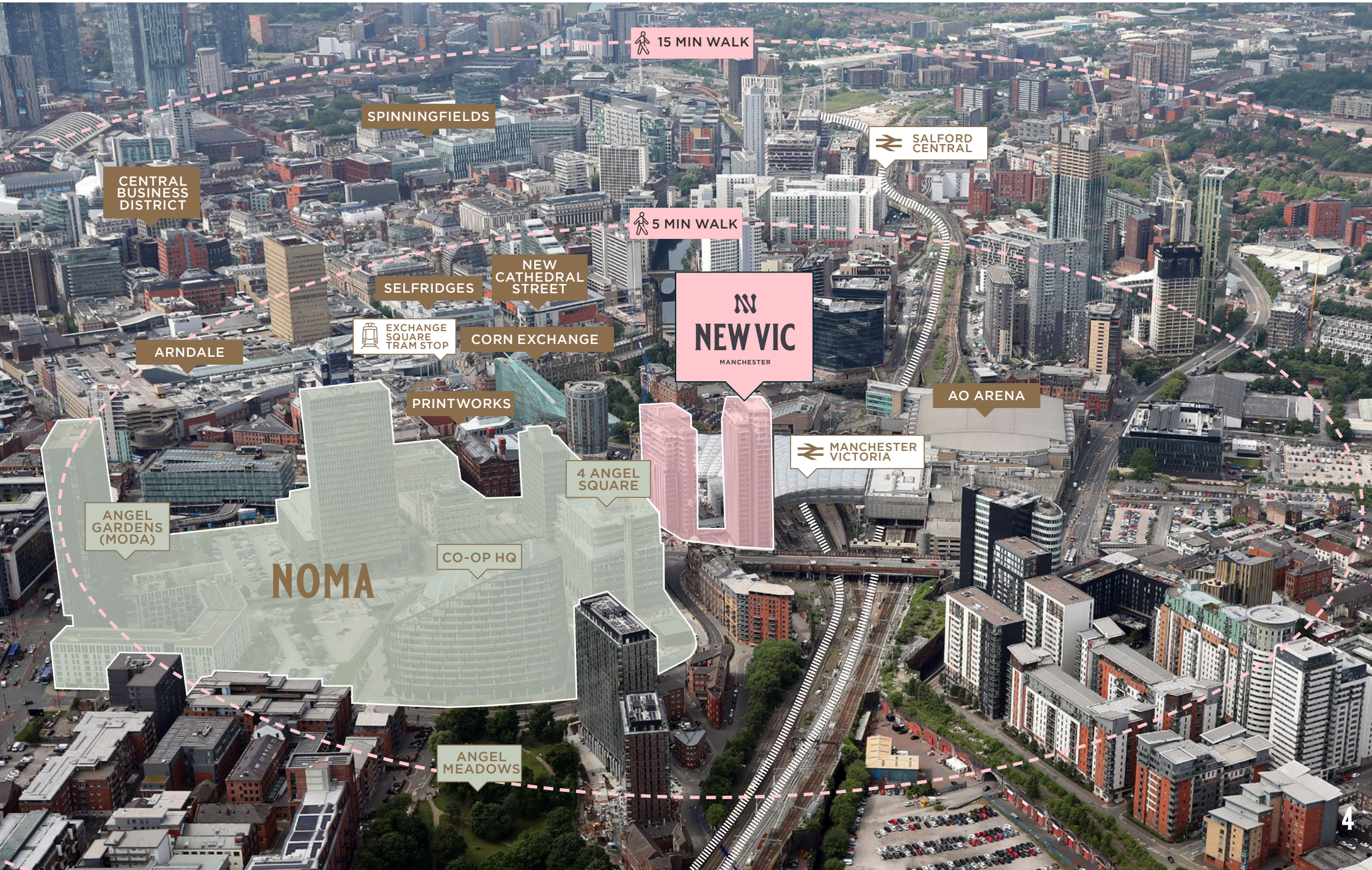
Deloitte.



MILLER STREET - 4 ANGEL SQUARE

4 ANGEL SQUARE

A GRADE A OFFICE BLOCK COMPRISING C.22,000 SQ M OF GRADE A ACCOMMODATION IS ALSO IN THE FINAL STAGES OF CONSTRUCTION WHICH LOOKS ACROSS TO NEW VIC.



15 MIN WALK

SPINNINGFIELDS

SALFORD CENTRAL

CENTRAL BUSINESS DISTRICT

5 MIN WALK

SELFRIDGES

NEW CATHEDRAL STREET

N
NEW VIC
MANCHESTER

EXCHANGE SQUARE TRAM STOP

CORN EXCHANGE

ARNDALE

AO ARENA

PRINTWORKS

MANCHESTER VICTORIA

4 ANGEL SQUARE

ANGEL GARDENS (MODA)

CO-OP HQ

NOMA

ANGEL MEADOWS



NEW VIC

MANCHESTER

RETAIL/LEISURE OPPORTUNITIES

TO LET
UNIT A
1,573 SQ FT

NEW VIC
MANCHESTER

1, 2 & 3 BED
LUXURY
APARTMENTS
FOR RENT
AVAILABLE
SUMMER 2022
NEW-VIC.CO.UK

TO LET
UNIT B
3,021 SQ FT

CORPORATION STREET
RETAIL FRONTAGE AND EXTERNAL GARDENS



NEW VIC IS A LANDMARK BUILD TO RENT SCHEME AND ONE OF THE LARGEST OUTSIDE OF LONDON. VISUALLY STRIKING NEW VIC WILL COMPRISE 520 PRIVATE APARTMENTS FOR RENT, BUILT TO A HIGH SPECIFICATION AND HOME TO OVER 1,000 PEOPLE ONCE COMPLETED.



TARGETED AT THE YOUNG PROFESSIONAL MARKET, THE DEVELOPMENT WILL OFFER BEST IN CLASS RESIDENT ONLY AMENITIES INCLUDING:



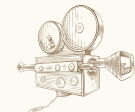
FITNESS SUITE



LOUNGE



CO-WORKING SPACE



CINEMA



EXTERNALLY LANDSCAPED GARDENS

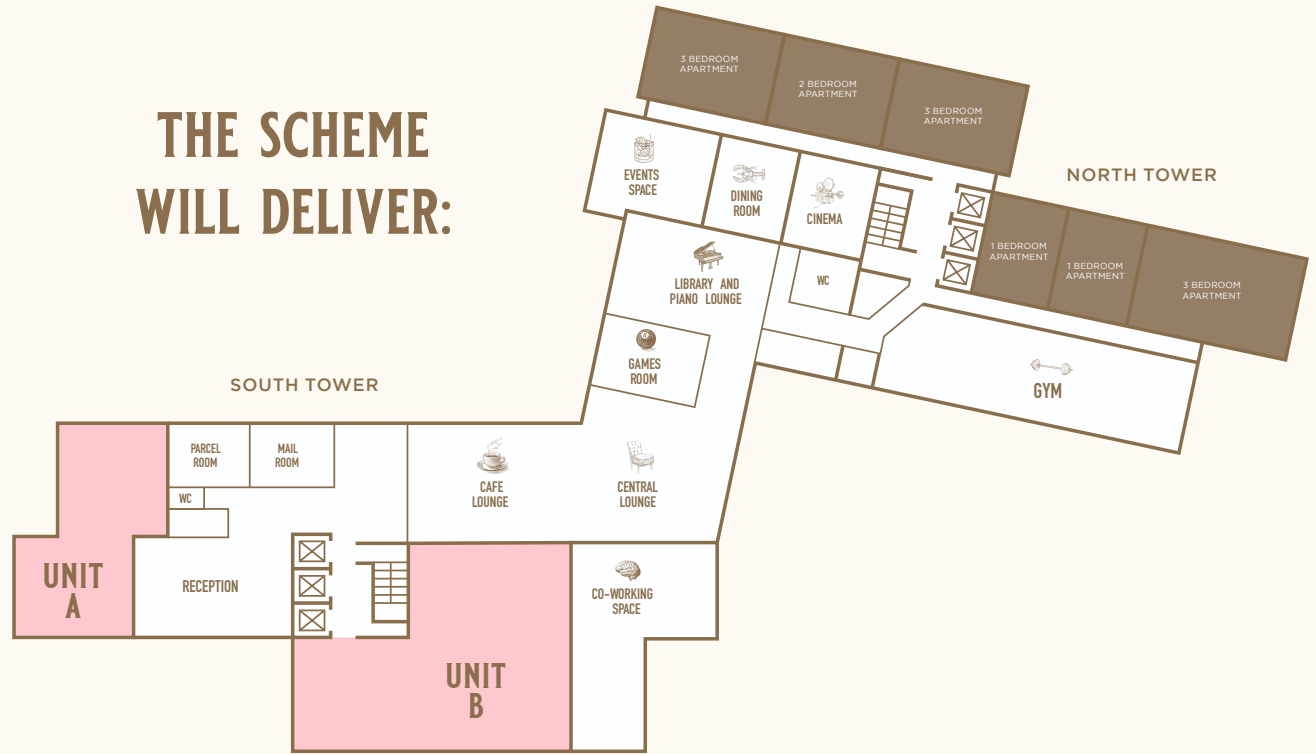
THE ADJOINING SITE IS IN ITS FINAL DESIGN STAGES FOR A NEW 8 STOREY 180,000 SQ FT GRADE A OFFICE.

FLOOR PLAN

THERE ARE TWO COMMERCIAL UNITS AVAILABLE TO LEASE WHICH OCCUPY THE GROUND FLOOR OF THE SOUTH TOWER, FRONTING CORPORATION STREET.



THE SCHEME WILL DELIVER:



UNIT A 1,573 SQ FT

UNIT B 3,021 SQ FT



NEW-VIC.CO.UK



RENT

PRICE ON APPLICATION

BUSINESS RATES

TO BE ASSESSED FOLLOWING PRACTICAL COMPLETION OF THE DEVELOPMENT.

TIMING

PRACTICAL COMPLETION ON TRACK FOR Q3 2023

CONTACT

FOR ALL RETAIL / LEISURE ENQUIRIES, PLEASE CONTACT

NIK MCCARTHY
07960 960 207
NIKM@BARKERPROUDLOVE.CO.UK

