

**TO LET**

**New Retail / Leisure / Food & Beverage Units**

**SWAN  
STREET  
HOUSE**

**NEW CROSS  
MANCHESTER**

Greater Manchester is the 2nd largest city region economy in UK with a GVA of £74.9bn

Manchester is the UK's most liveable city\* and is ranked #46 in the world

Greater Manchester is home to 2.77m people

119 million visitors per year, 11 million of whom stay

Northern Quarter is widely known as the home for creative industries and is regularly used for TV and film locations

\* The Economist 2022



# SWAN STREET HOUSE

- 👉 New BTR development comprised of 385 no 1, 2 and 3 bed luxury apartments including 12 serviced apartments across two towers of 32 & 14 stories.
- 👉 The scheme features two prominent retail opportunities over GF and mezzanine fronting a key arterial route on the Rochdale Road / Swan Street junction.
- 👉 Situated within New Cross area of the £1bn Northern Gateway regeneration area of Manchester.
- 👉 Popular nearby operators include Mackie Mayor, Ramona, The Firehouse and Pot Kettle Black.
- 👉 New Cross sits in close proximity to the NOMA and Northern Quarter neighbourhoods and adjacent to the popular area of Ancoats. Its increased levels of developments have facilitated its transformation and successful integration into the wider city centre.

# SWAN STREET HOUSE

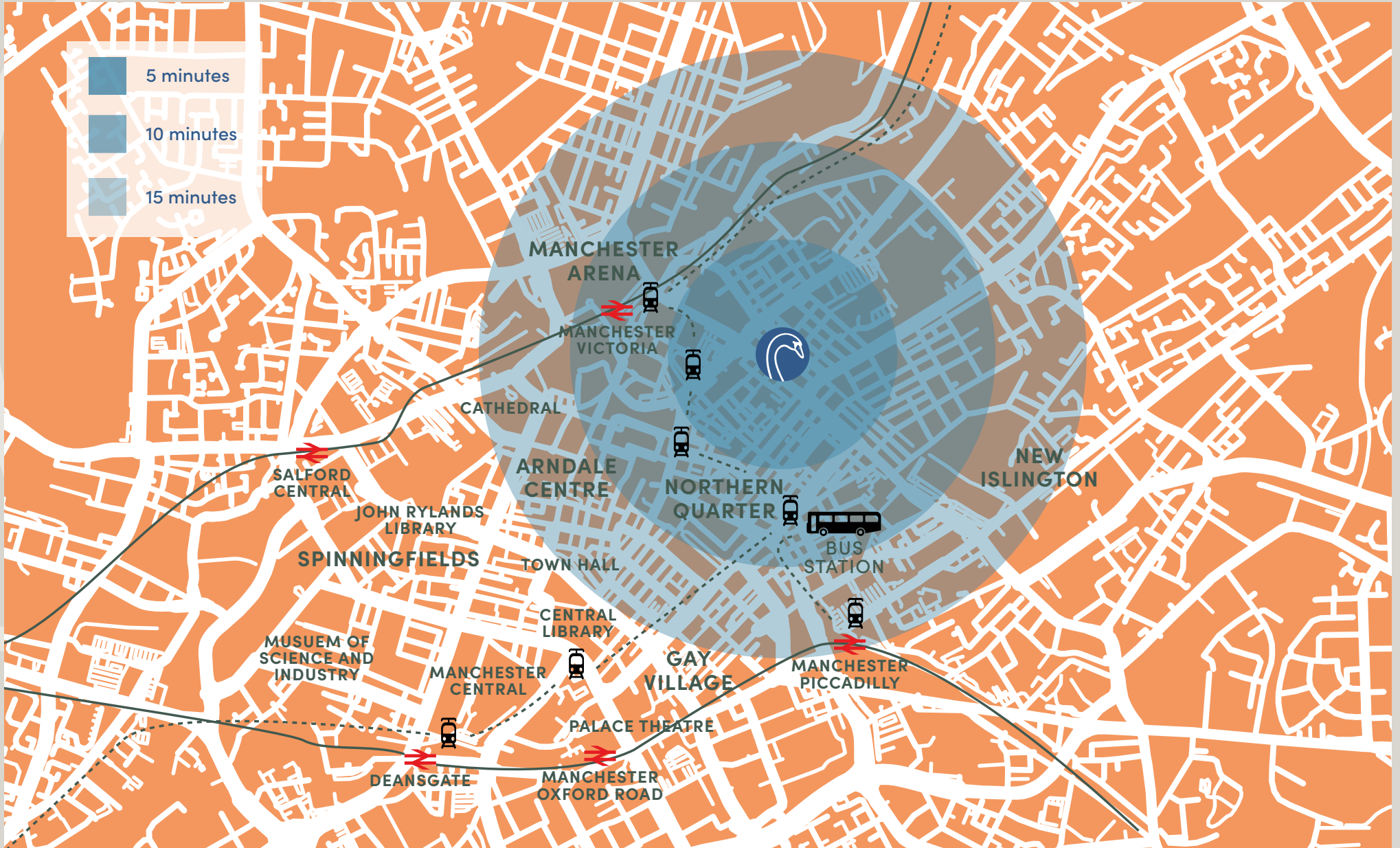
NEW CROSS



# LOCATION



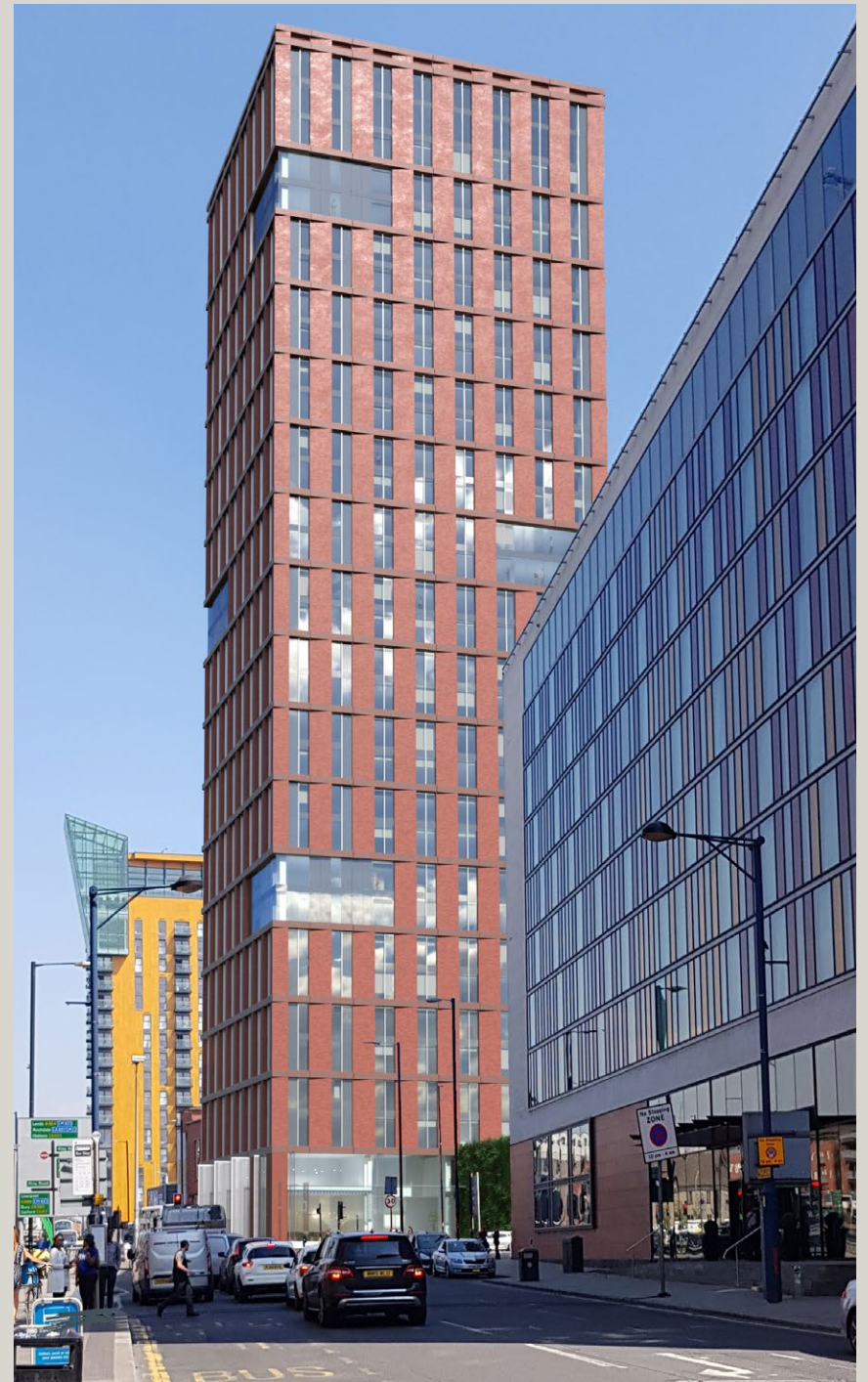
# WALKING DISTANCES



# OPPORTUNITY

- Retail/Leisure/Food and Beverage Units
- **Unit 1** – 1,862 sqft (173.0 sqm)\*
- **Unit 2** – 2,699 sqft (250.8 sqm)\*
- New 10 year effective FRI leases subject to a service charge
- Rents on application
- Rateable Values to be reassessed
- Completion / Handover – Q1 2024

\* potential to subdivide the accommodation to suit requirements

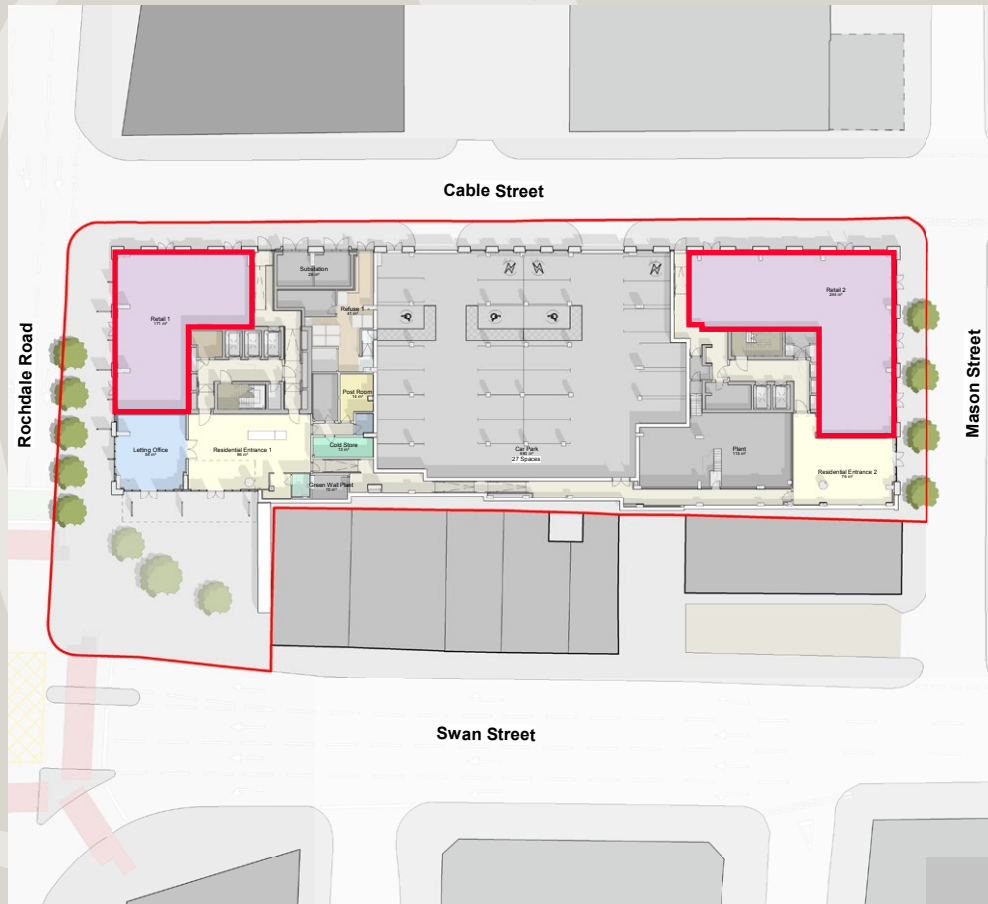


# CENTRAL LOCATION – COMPLETION DUE IN Q1 2024

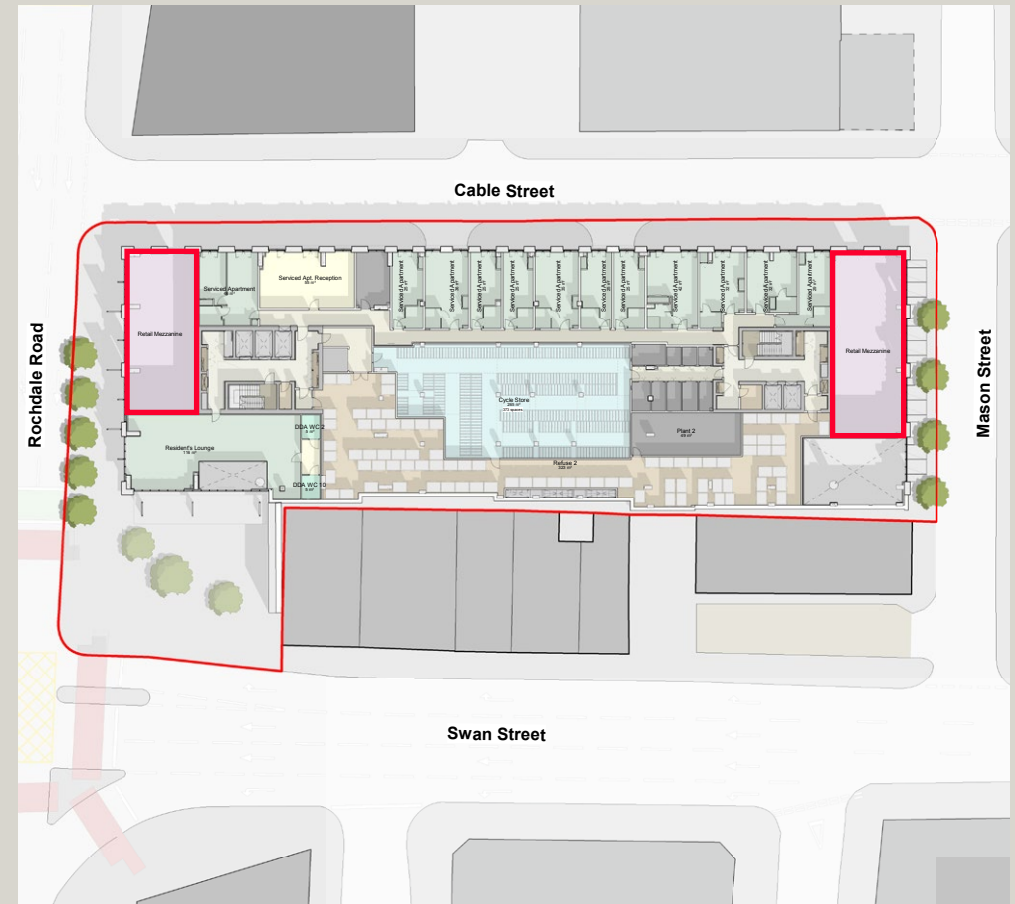


# FLOOR PLANS

## Ground Floor



## Mezzanine



Ground Floor	Area (sqft)	Area (sqm)
Retail unit 1	1,862 sqft	173.0 sqm
Retail unit 2	2,699 sqft	250.8 sqm
	<b>Total: 4,561 sqft</b>	<b>Total: 423.8 sqm</b>





# SWAN STREET HOUSE

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Designed by 