



Arlington House

BLOOM STREET | SALFORD | M3 6AJ

City Centre Office with Alternative
Use or Repositioning Potential

Land with Development Potential
available by separate negotiation

**FOR SALE WITH
VACANT POSSESSION**

OBi

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Summary

- An opportunity to acquire a stunning grade II listed building currently configured as offices with an adjoining site suitable for parking or development.
- The property is located on Bloom Street, close to New Bailey, Spinningfields, Enterprise City, Deansgate and key residential developments.
- Arlington House is a striking grade II listed building of significant character.
- Total net internal area of 10,292 sq ft across basement, ground and two upper floors (11,259 sq ft gross internal area).
- Opportunity to reposition Arlington House to best in class character office space or conversion to residential, subject to the usual planning consents.
- There is an opportunity to build on the cleared site and link through to Arlington House, or create a self-contained development, subject to the usual planning consents.

Arlington House - We are instructed to seek offers in excess of **£1,395,000 (One Million, Three Hundred and Ninety Five Thousand Pounds)**, subject to contract and exclusive of VAT.

Car Park Site - Separately, we are seeking offers for the Freehold interest of the development site, subject to contract and exclusive of VAT. Both conditional and unconditional offers are invited.



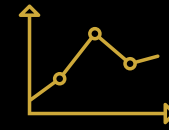
Manchester



Manchester is the premier regional city in the UK, being the largest economic and financial business centre outside of London.



Gross value added of **£66bn**



80 of the FTSE 100 represented in Manchester



Top 20 European Digital City



105,000 student population with 33,000 graduates per year



Highest graduate retention rate outside of London



Manchester airport is the third busiest airport in the UK with flights to over **250** destinations



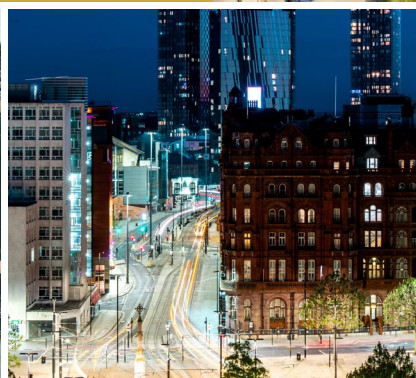
500,000+ population aged 20 – 34, the largest regional millennial population



Named **third** best city in the world in 2021
TIME OUT



Named as one of the highest performing **tech hubs** in 2021
TECH NATION



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Location

Arlington House is located within the Chapel Wharf area of Salford, which adjoins Manchester city centre. The property is well positioned on Bloom Street, within close proximity to Trinity Way (A6042), which forms part of Manchester's inner ring road. Bloom Street connects to Bridge Street which provides access to key areas of Salford and Manchester city centre including New Bailey, Spinningfields, Enterprise City and Deansgate.

The property is also close to Chapel Street (A6) which is a key arterial route connecting Manchester city centre and Salford with key conurbations to the west.

Surrounding uses include residential apartments, offices, retail and leisure. The site is bound to the north by a mid rise residential scheme called Alto, which rises to 16 stories and comprises 327 apartments.



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Description



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Arlington House

Arlington House comprises a gothic style Grade II listed building originally constructed in the late 19th century. It comprises a stunning heritage building that has retained many original features, designed by the renowned Salford and Manchester architect Thomas Worthington.

The accommodation is arranged over basement, ground and two upper floors and is currently configured as offices and storage. The property has the benefit of high ceilings and large windows on three elevations provide excellent natural light throughout.

Bloom Street Site

The site is located to the west of Arlington House and is bound by Bloom Street and William Street. The site extends to 308m² (0.076 acres) and is currently used for car parking, being highly visible from Trinity Way.

There is an opportunity for development to a range of uses, subject to the usual planning consents.

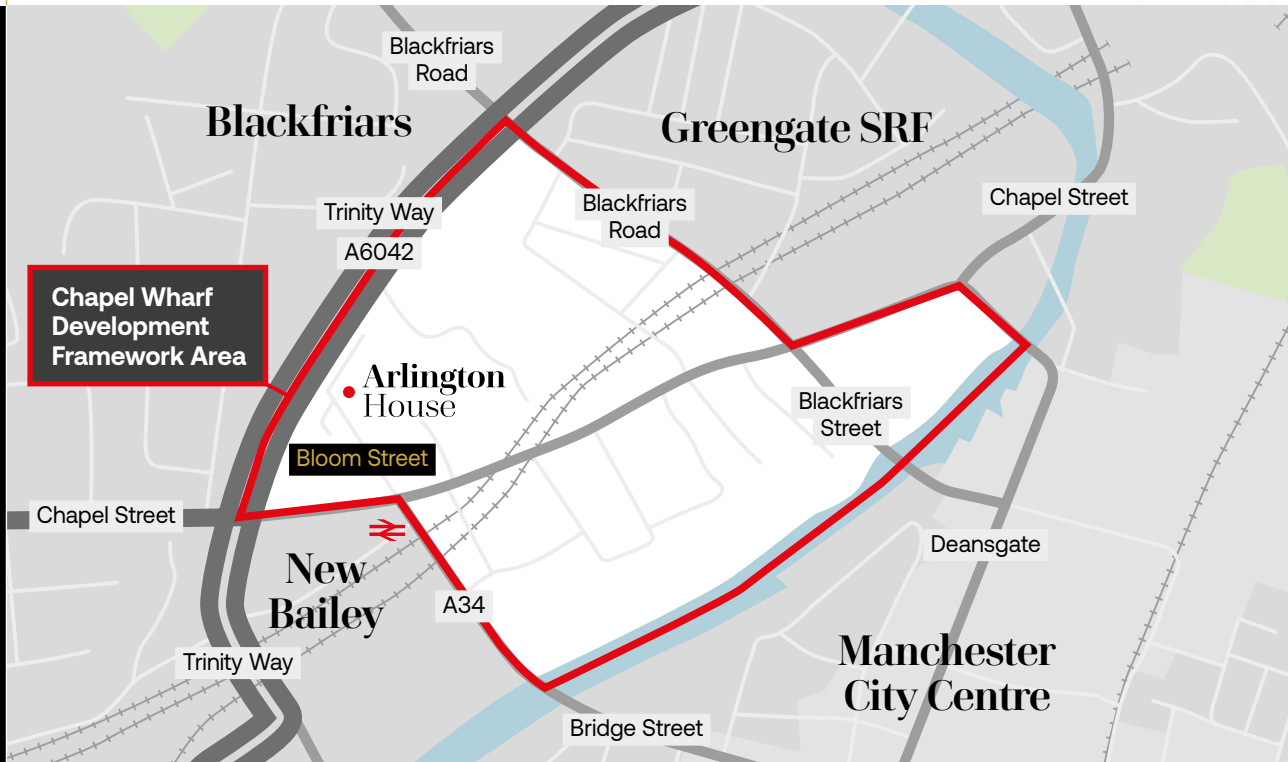


[Click here](#)
for Google Maps Link

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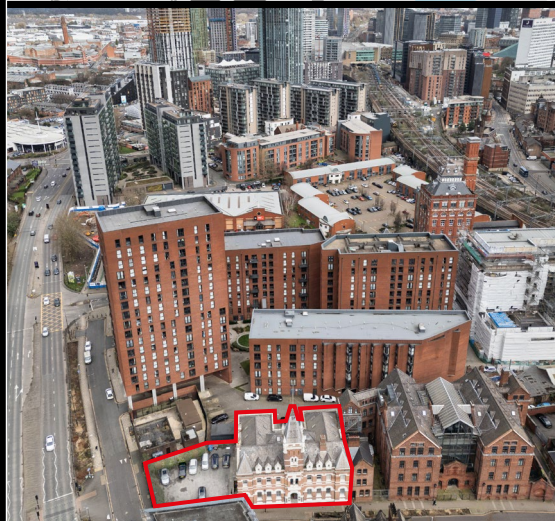
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Planning

The site is within the Chapel Wharf Development Framework which was adopted by Salford City Council in May 2022. The framework sets the vision and strategy for the Chapel Wharf area through to 2042 to create a vibrant new city district. The Chapel Wharf development framework has typically been supportive of residential development.

Arlington House is Grade II listed and the site is not within a conservation area.



Accommodation

The property extends to the following areas:

Floor	GIA Sq M	GIA Sq Ft	NIA Sq M	NIA Sq Ft
Second	170	1,830	166	1,787
First	299	3,218	266	2,861
Ground	317	3,412	282	3,039
Basement	260	2,799	244	2,605
Total	1,046	11,259	956	10,292

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Tenure

Part freehold under title LA346484
Part freehold under title MAN232030
Part leasehold under title LA349478

VAT

The property is elected for VAT.

Anti-money Laundering

In accordance with Anti-money Laundering regulations, source of funding and identification will be required from the successful bidder prior to instructing solicitors.



Contacts

Scott Gemmell

sgemmell@obiproperty.co.uk
07834 199 288

James Board

jboard@obiproperty.co.uk
07425 331 226



Proposal

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