Gifford Dixon
Commercial Property
0161 667 1317

Office
TO LET



4 Naval Street, Ancoats, Manchester, M4 6EW

Character workspace located in the heart of Ancoats

Summary

Tenure	To Let
Available Size	1,519 sq ft / 141.12 sq m
Rent	£40,000 per annum
Service Charge	TBC
Business Rates	TBC
EPC Rating	E (120)

Key Points

- Former warehouse to Sankey's Soap Factory
- Open plan office space with glazed partition
- Located in the vibrant and popular district of Ancoats
- Attractively presented throughout
- Private kitchen and w/c facilities
- Character red brick building with excellent floor to ceiling height and natural light

Description

The property originally formed part of the old naval yard dating back to the 19th Century. This former red brick warehouse has been sympathetically restored to provide bespoke and characterful open plan office space over 3 floors, featuring high ceilings, excellent natural light and exposed brick and beam finishes

The subject of this letting is the first floor office suite, which consists briefly of an open plan office with kitchen facilities and glazed meeting room within, plus smaller office/meeting room off. Private W/C facilities incorporating shower can be found along the common corridor.

Location

Located in the heart of the Ancoats neighbourhood of Manchester, Manchester's historical industrial heartland. It is situated at the junction where Naval Street meets Radium Street and is just a short walk from the New Islington Marina. Ancoats continues to see significant investment in new developments and has transformed in recent years into a trendy residential location with a vibrant restaurant and bar scene.

It is approximately a 5-minute walk to Piccadilly Gardens and the Northern Quarter, and a 10 minute walk to Piccadilly Station and the Arndale Centre. It sits directly opposite the New Islington Metrolink stop and is a 1 minute walk from the popular Cutting Room Square, which provides an abundance of independent and national operators including 'Rudy's Neopolitan Pizza', 'Seven Brothers' craft beer bar and 'Mana' Michelin Star restaurant.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
1st	Main Office	1,400	130.06
1st	Meeting Room	119	11.06
Total		**1,519**	**141.12**

Terms

The units are available on new effective FRI (fully repairing and insuring) lease(s) for a minimum of 5 years with upward only rent review at the end of the third year and other terms to be agreed.

Business Rates

Rates to be reassessed on a floor by floor basis following occupation

VAT

We understand that VAT is applicable to the rent and service charge for this property.

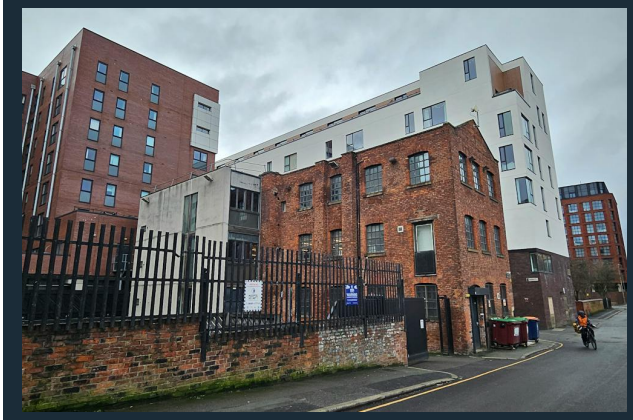
Legal Costs

Each party are to be responsible for their own legal fees in connection with this lease.

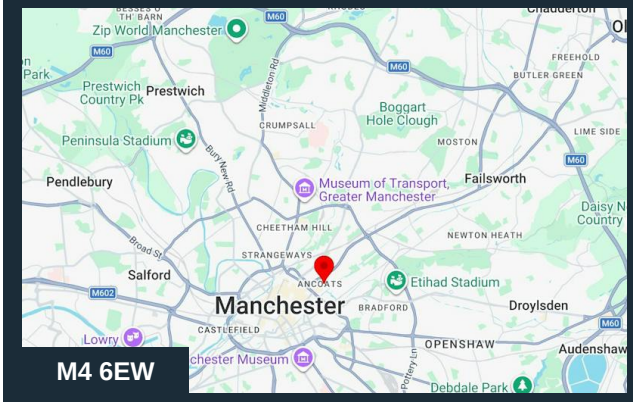
Service Charge

An annual service charge is levied to cover maintenance, management and upkeep of the building and common areas. Further details can be provided on request.









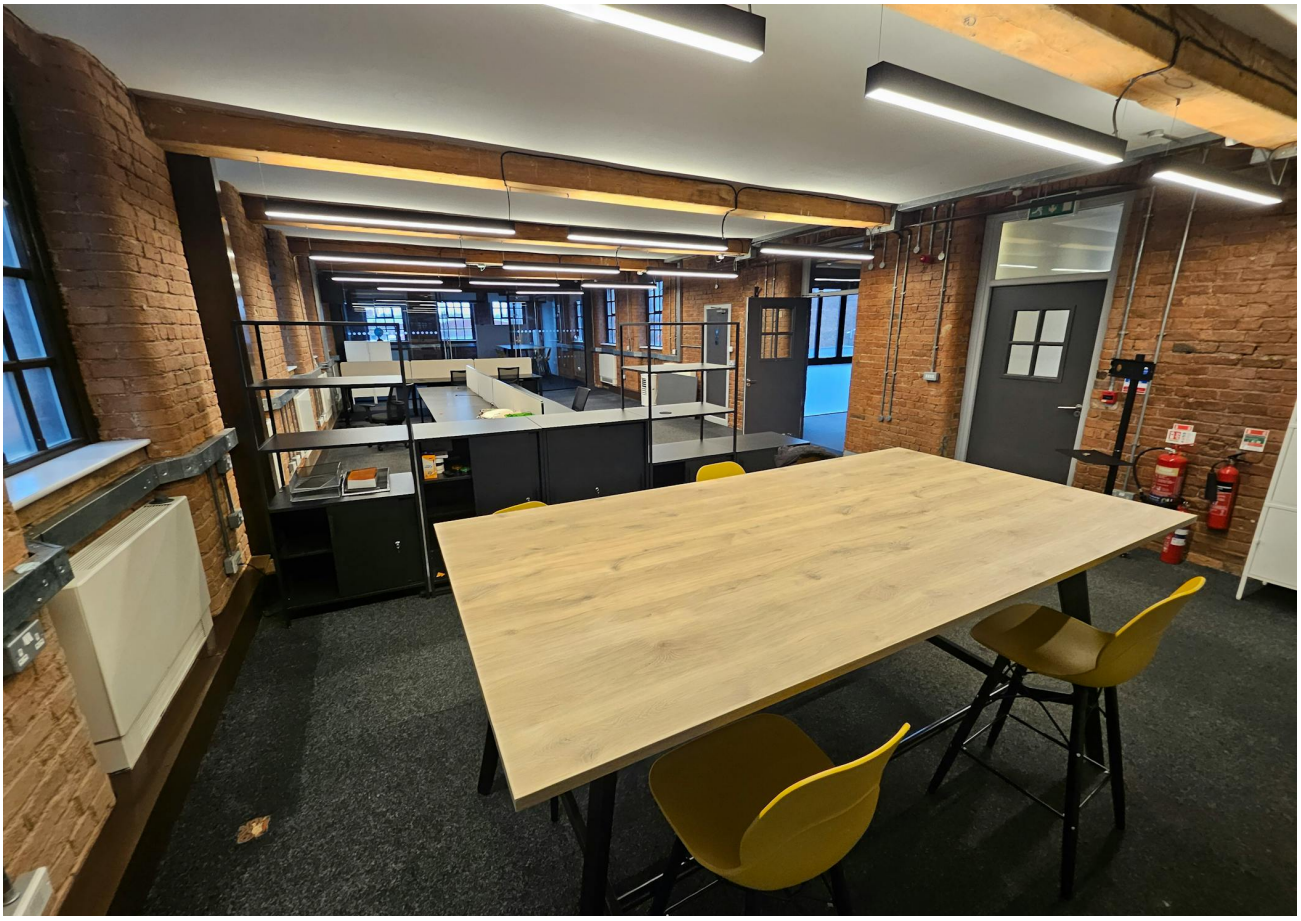
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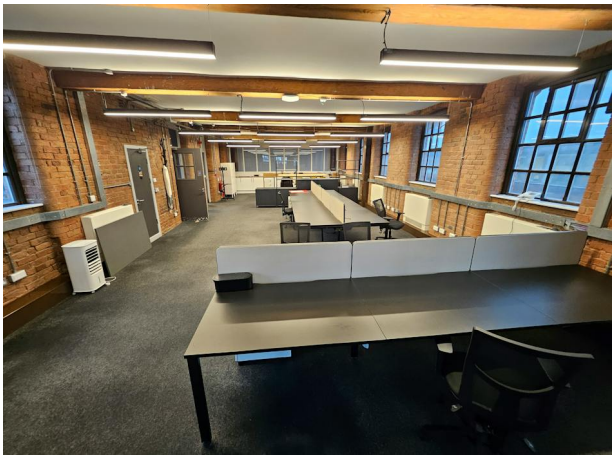
Viewing & Further Information



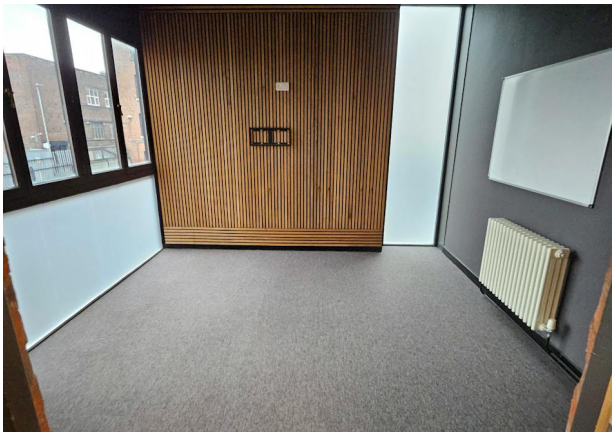
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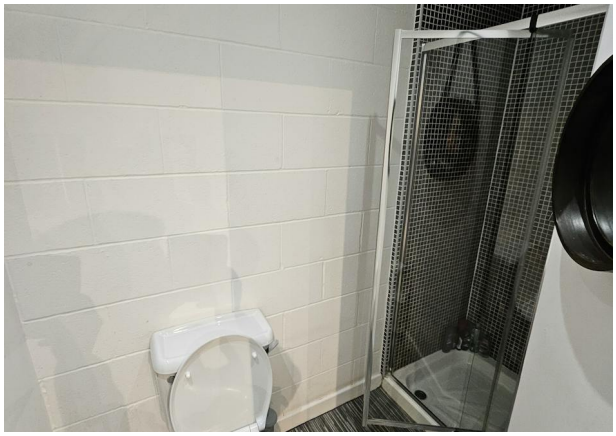
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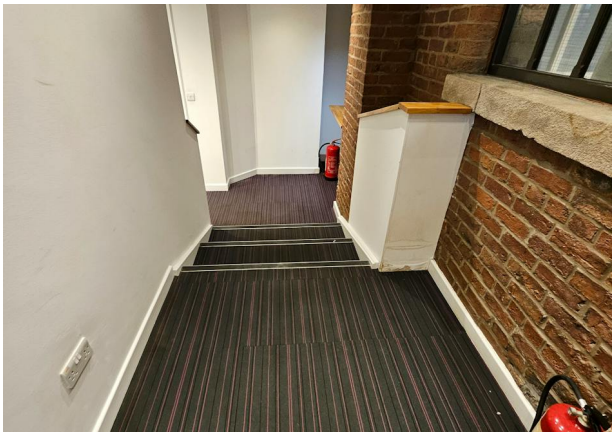






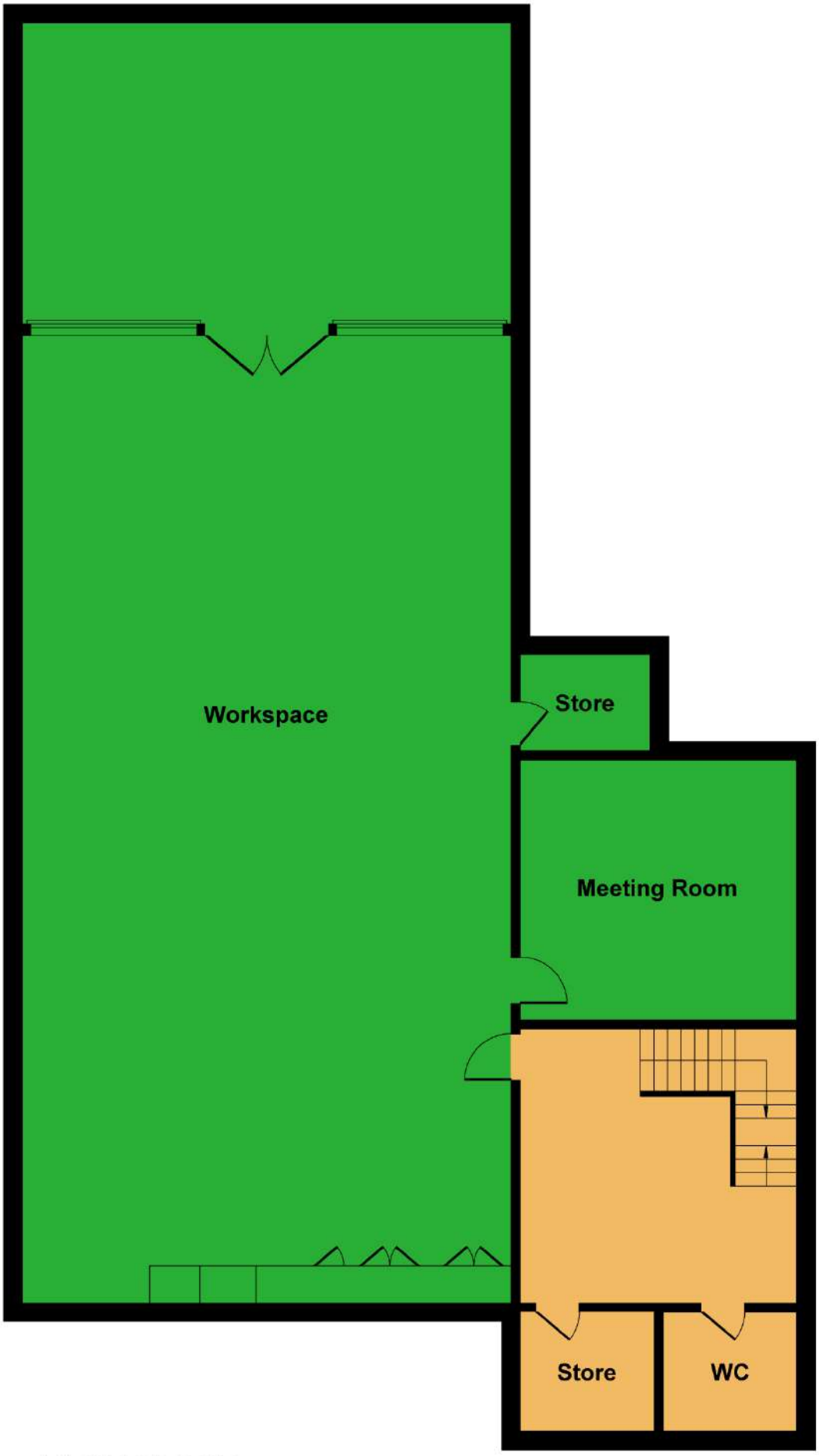








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FIRST FLOOR

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