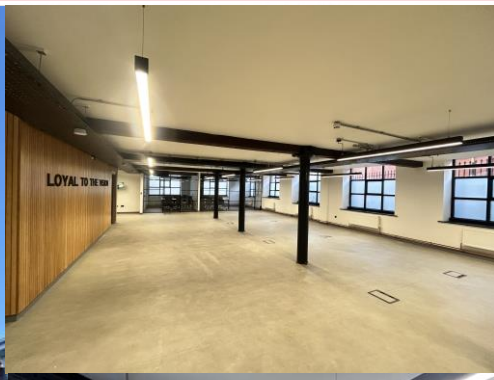
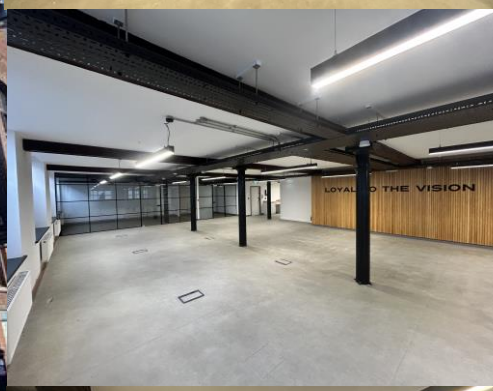
wtgunson

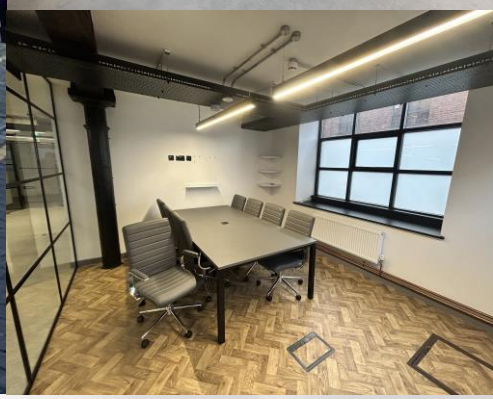
commercial property consultants

TO LET









CHARACTER OFFICE SUITE - 2,535 SQ FT

Lower Ground Floor
15 Little Peter Street
Manchester
M15 4PS

- Exciting area of redevelopment
- Close proximity to Deansgate Metrolink Station
- All city centre amenities are within easy reach

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

LOCATION

The site is located in the Knott Mill area of Manchester City Centre on the south side of Little Peter Street at its junction with Constance Street. Deansgate A56 is within close proximity providing easy access to the inner road Mancunian Way A57(M). Deansgate Railway Station and Metrolink Station are within close proximity. Deansgate Locks, First Street and Castlefield are close by and provide an excellent range of bars and restaurants. All city centre shops, hotels etc are also within easy reach.

The surrounding location has undergone large scale redevelopment with several 50 plus storey apartment towers having been built at Deansgate Square and numerous other developments are currently underway with various others in the pipeline.



DESCRIPTION

The property comprises a lower ground floor office suite with its own self contained ground floor entrance. The suite provides high quality characterful office space. It is largely open plan layout but also has, 4 separate meetings rooms, a kitchenette and WC/Shower facilities.

ACCOMMODATION

As measured on a net internal basis the suite has an area as follows:

2,535sqft

LEASE

The accommodation is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at a quoting rent of **£19.50/sqft**.

SERVICE CHARGE/BUILDING INSURANCE

A service charge will be levied to cover the cost of the maintenance of the common parts of the building. Building insurance will also be apportioned and recharged to the tenant. The service charge is currently budgeted at TBC and buildings insurance at TBC.

BUSINESS RATES

The property has a rateable value of £23,750 (April 2026).
The rates payable are £10,260pa (43.2p/£ - 2026/27).

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the joint agents:

W T Gunson
Neale Sayle
neale.sayle@wtgunson.co.uk

wt gunson
0161 833 9797
www.wtgunson.co.uk

Josh Hill
josh.hill@wtgunson.co.uk
Tel: 0161 833 9797

Canning O'Neill
John Nash
john@canningoneill.com
Tel: 0161 244 5500

CANNING O'NEILL
canningoneill.com
0161 244 5500

Date of Preparation: Feb 2026

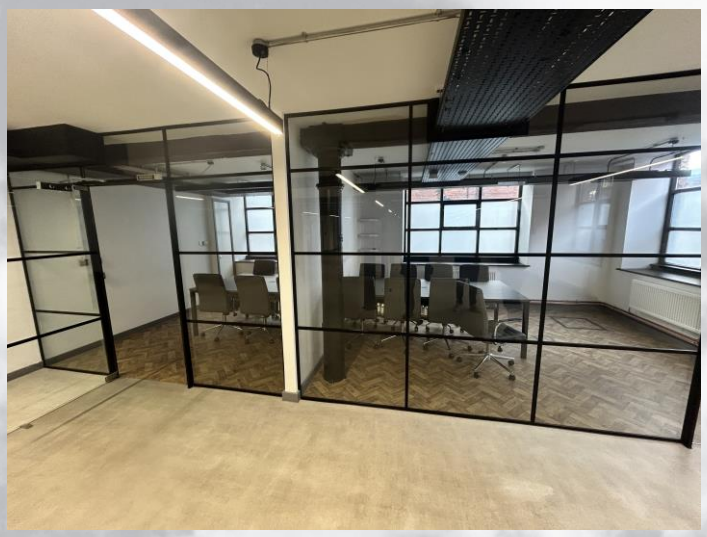
RICS

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

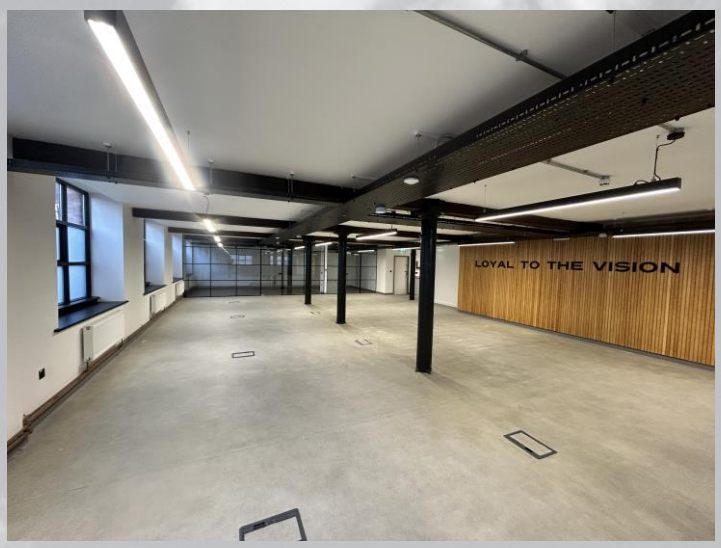
Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

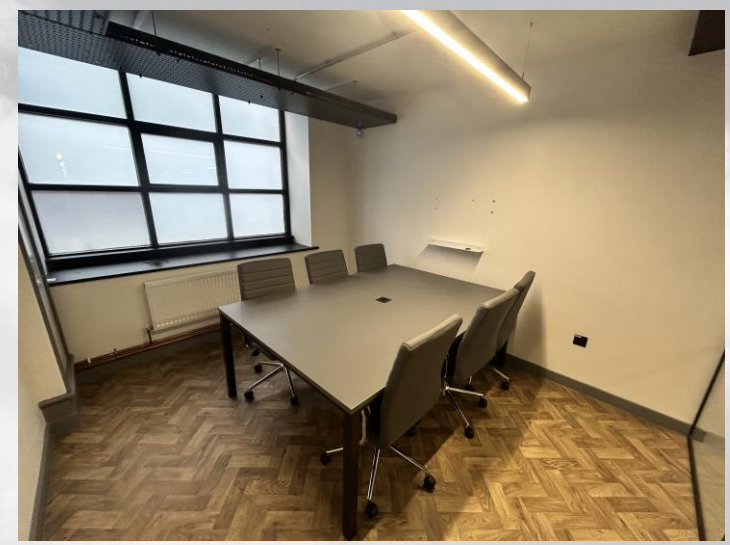












These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

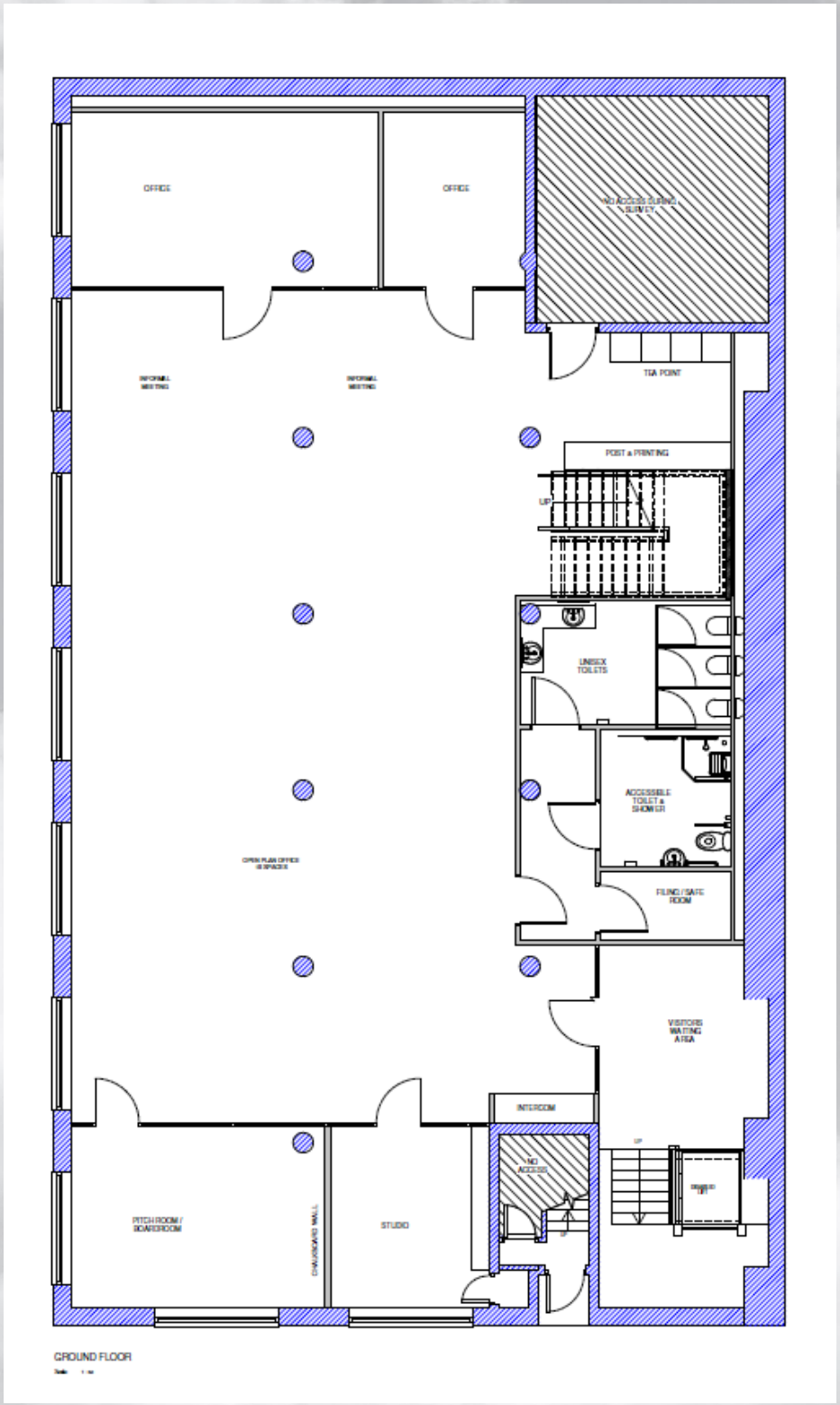
RICS

0161 833 9797
www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

FLOOR LAYOUT



These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

RICS