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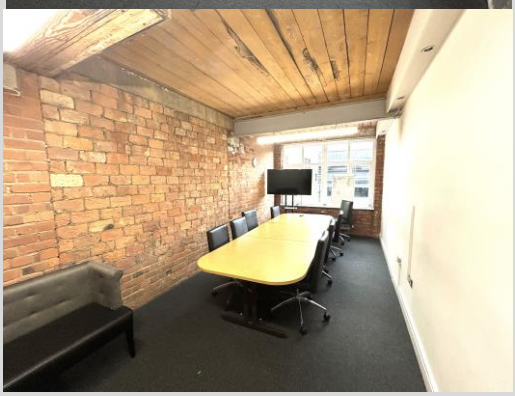
commercial property consultants

TO LET









CHARACTER OFFICE SPACE

1,969 SQ FT

11-13 New Wakefield Street
Manchester
M1 5NJ

- May suit alternative use eg leisure, clinic (subject to any necessary consents)
- Close to all City Centre amenities including retail, hotels, bars, restaurants, transport links etc
- Situated in the heart of Manchester City Centre
- Oxford Train Station is within close proximity

0161 833 9797 www.wtgunson.co.uk

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

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LOCATION

The property is situated on the south side of New Wakefield Street in the heart of Manchester City Centre. All City Centre amenities including retail, bars, restaurants, hotels and transport links are within close proximity. Oxford Road Station is close by.

DESCRIPTION

The property comprises the whole of the third floor within a four storey mid terraced property. It comprises open plan accommodation and three separate meeting rooms together with kitchen and WC facilities. The space benefits from gas central heating and fluorescent strip lighting.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 2nd Edition, the area is as follows:-

Third Floor	**182.94 sqm**	**(1,969 sq ft)**

LEASE

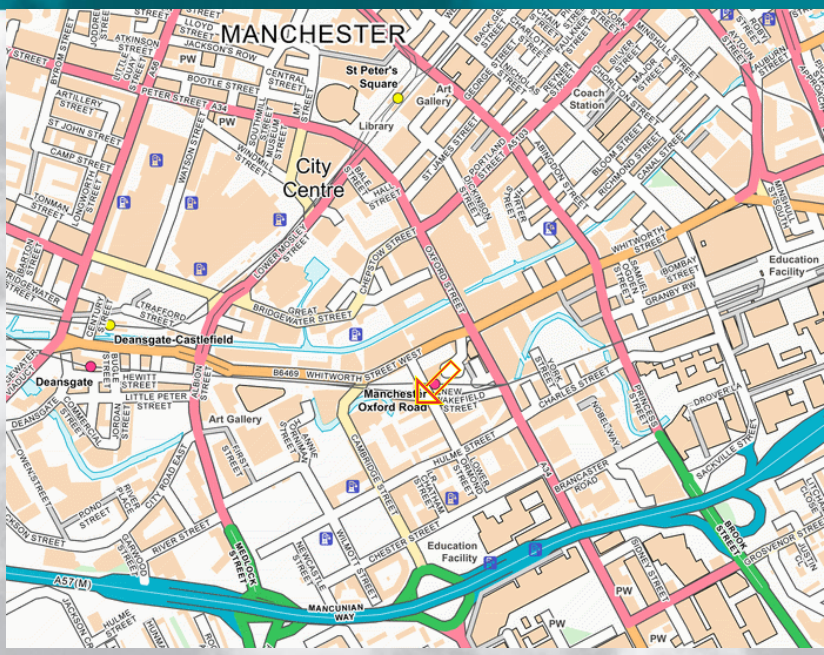
The accommodation is available by way of effectively fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£20,000 per annum.**

SERVICE CHARGE/BUILDING INSURANCE

A service charge for the upkeep of common areas of the building and building insurance will be apportioned to the tenant.

BUSINESS RATES

Third Floor RV £17,250 (2026)
Rates payable £7,452pa (43.2p/£ - 2026/27)



CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

EPC

A copy of the EPC is available upon request.

VAT

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

VIEWING

By appointment with the sole agent:
W T Gunson for the attention of:

Neale Sayle
Email: (Neale.sayle@wtgunson.co.uk)

Josh Hill
Email: (Josh.hill@wtgunson.co.uk)

Tel: 0161 833 9797

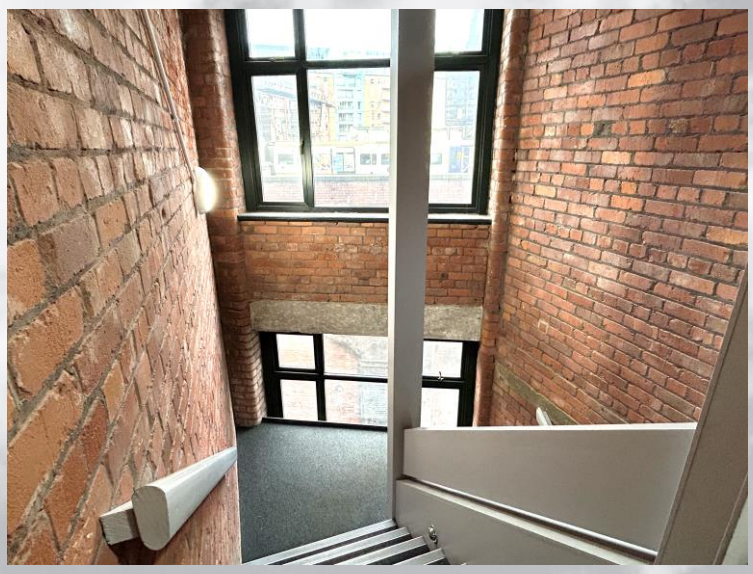
Date of Preparation: April 2026 (updated August 2026)

RICS

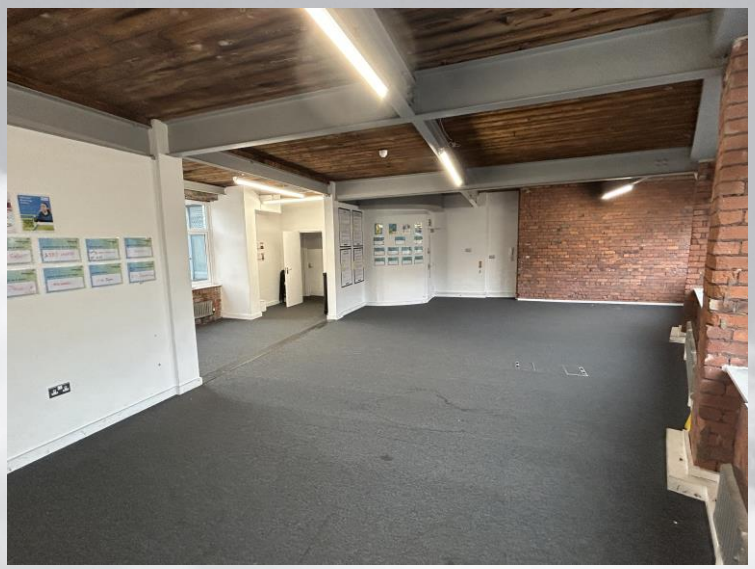
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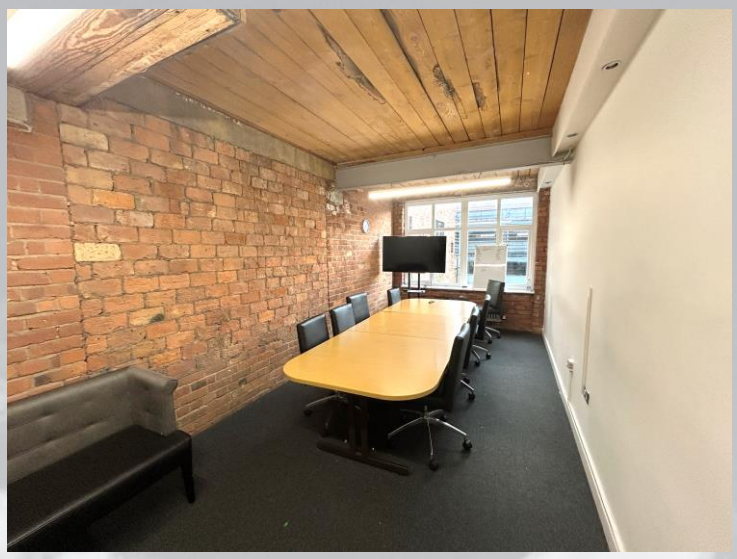
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