wtgunson

commercial property consultants

TO LET



FIRST FLOOR CHARACTER OFFICE/RETAIL SPACE

FROM 291 – 1,270 SQ FT

First Floor
Barton Arcade
Deansgate
Manchester M3 2BJ

- May suit alternative uses such as clinic, cosmetics, leisure etc (subject to any necessary consents)
- Highly characterful Grade II* listed building
- Central location in the heart of the City Centre close to all amenities

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 within the historic Barton Arcade shopping precinct which has a main entrance fronting onto Deansgate, Manchester City Centre. Access to the offices is via Barton Square which runs just off St Ann's Square. All city centre amenities including shops, bars, restaurants, hotels and transport links are within close proximity.

DESCRIPTION

Various office suites on the first floor within the attractive, historic Barton Arcade Shopping Precinct development.

ACCOMMODATION

Various suites available on effective fully repairing and insuring leases as follows situated on the first floor:

Suites 13-16	1,270 sq ft	£20,000pa
Suite 17	606 sq ft	£12,500pa
Suite 25	437 sq ft	£9,000pa
Suite 26	437 sq ft	£9,000pa
Suite 27	291 sq ft	£7,500pa

See plan overleaf.

SERVICE CHARGE/BUILDING INSURANCE

A service charge will be levied to cover the cost of the maintenance of the common areas of the building and will be recharged on an apportioned basis as will the building insurance cost.

BUSINESS RATES

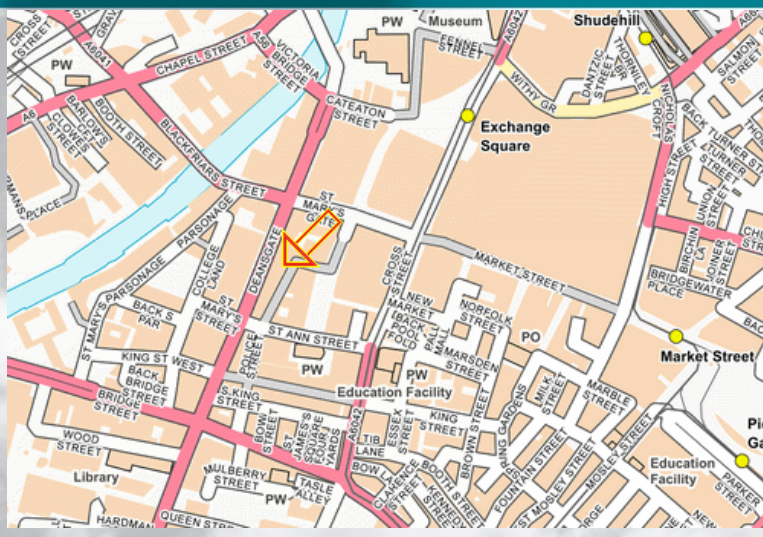
TBC.

EPC

Copies of the EPCs are available upon request.

VAT

All figures quotes are exclusive but may be liable to VAT.





VIEWING

By appointment with the sole agents:

WT Gunson

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Date of preparation: Oct 2026

RICS

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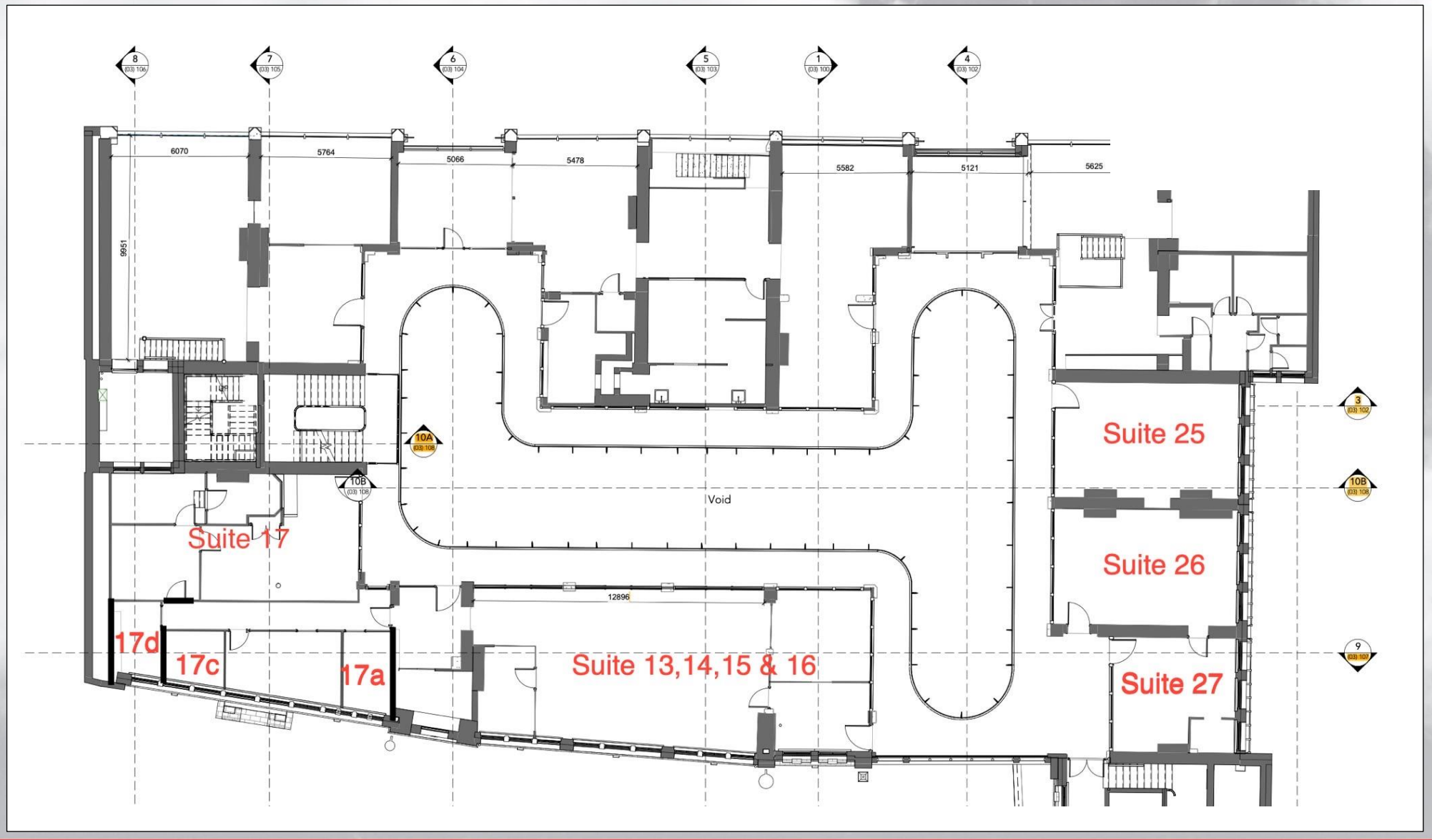

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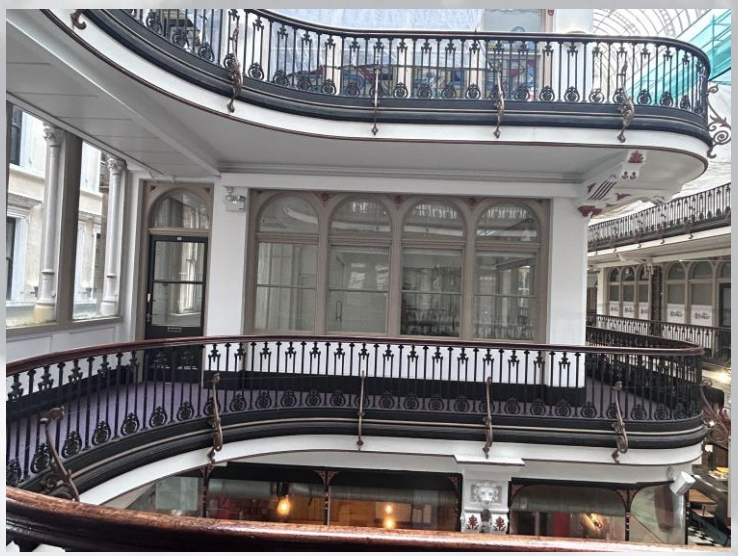

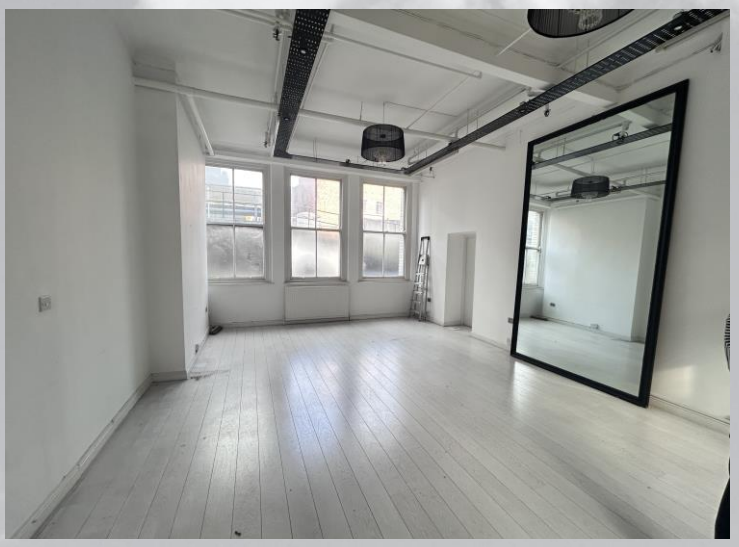

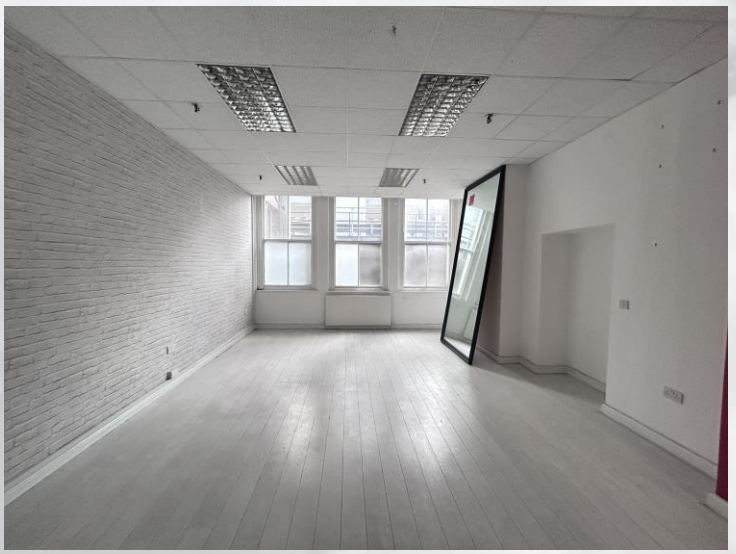



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