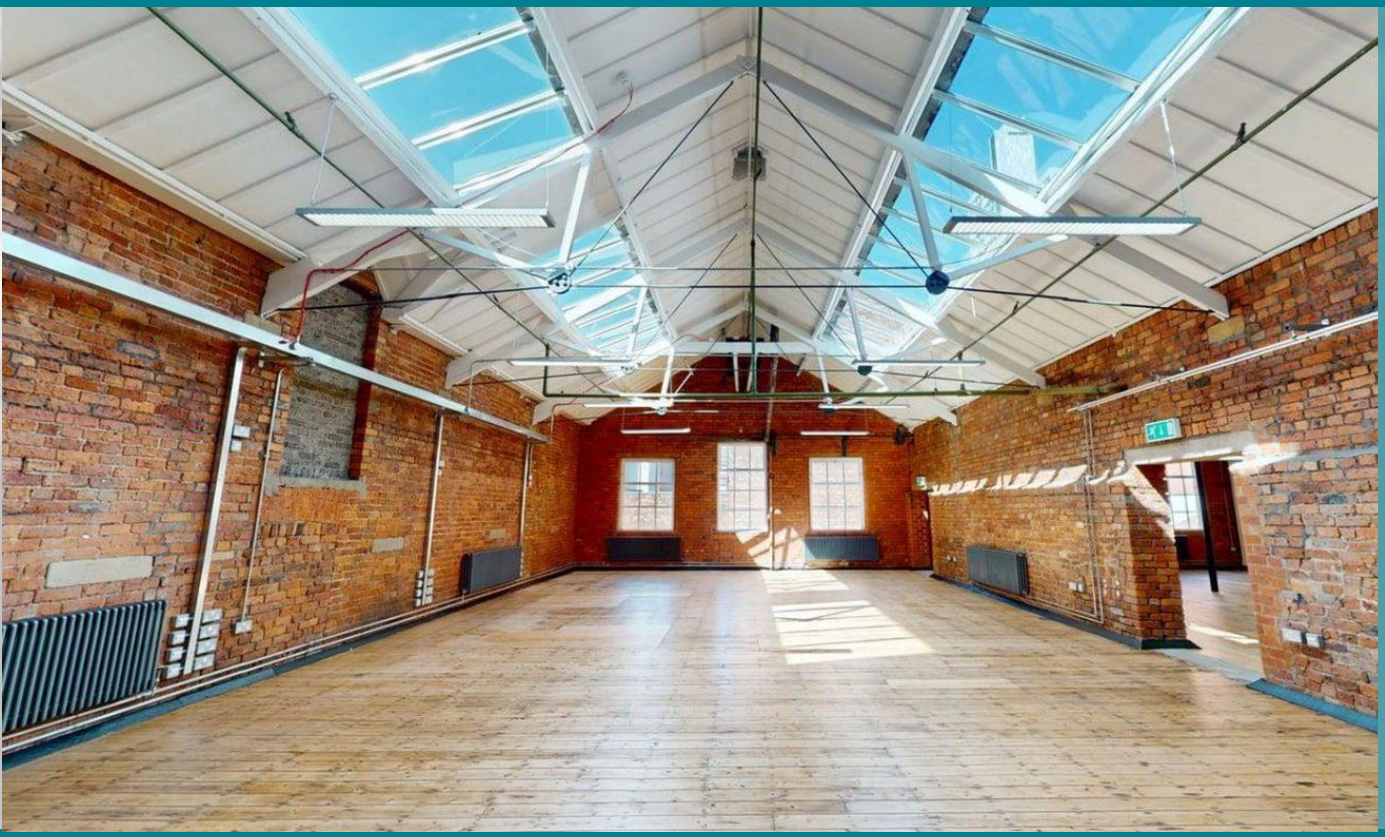
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TO LET

HIGH QUALITY CHARACTER WORKSPACE

FROM 4,004 SQ FT – 9,103 SQ FT





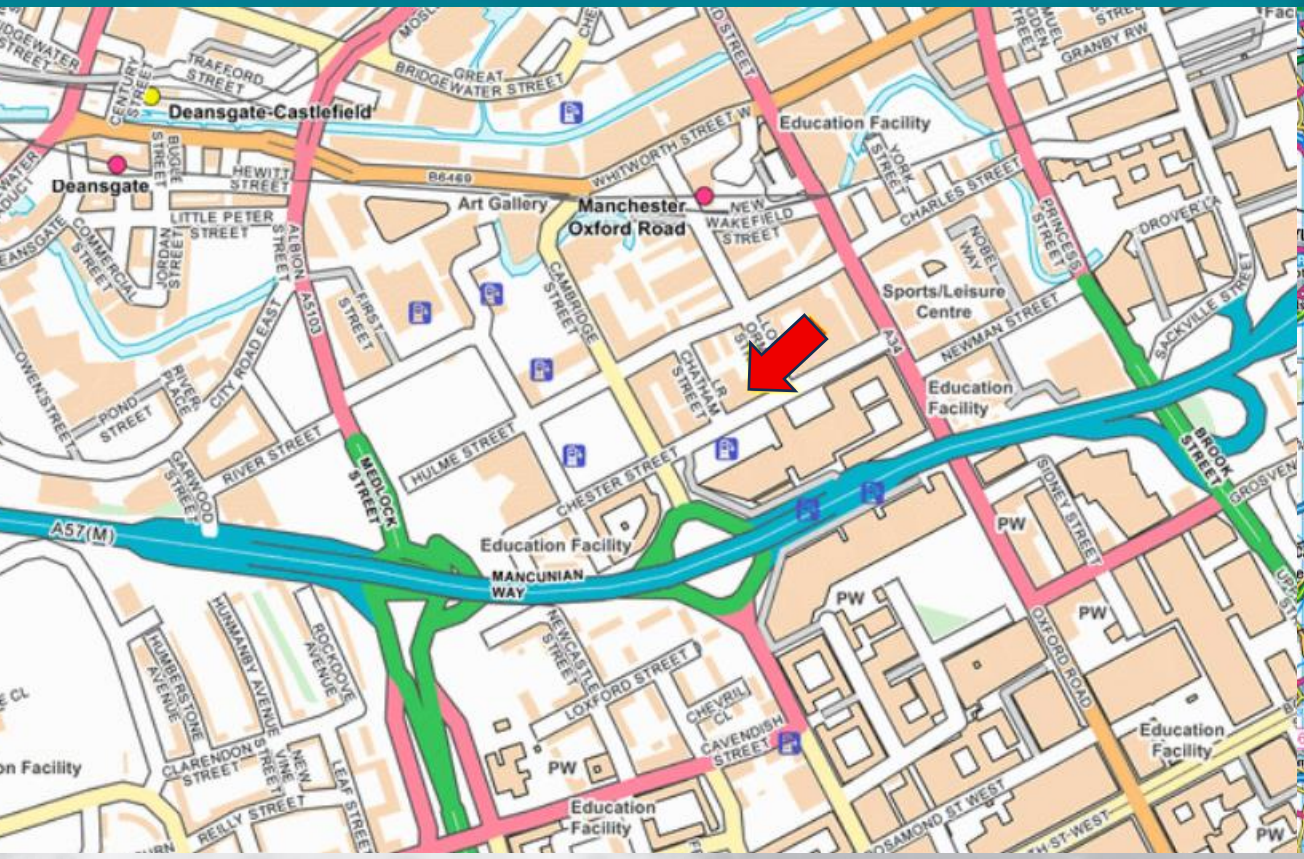
- Situated in the heart of Manchester City Centre's student area
- Directly opposite MMU's new state of the art Dalton Building
- Close to the exciting Circle Square and First Street developments
- Oxford Road Railway Station within close proximity
- Close to an array of amenities including bars, restaurants, retailers, hotels etc

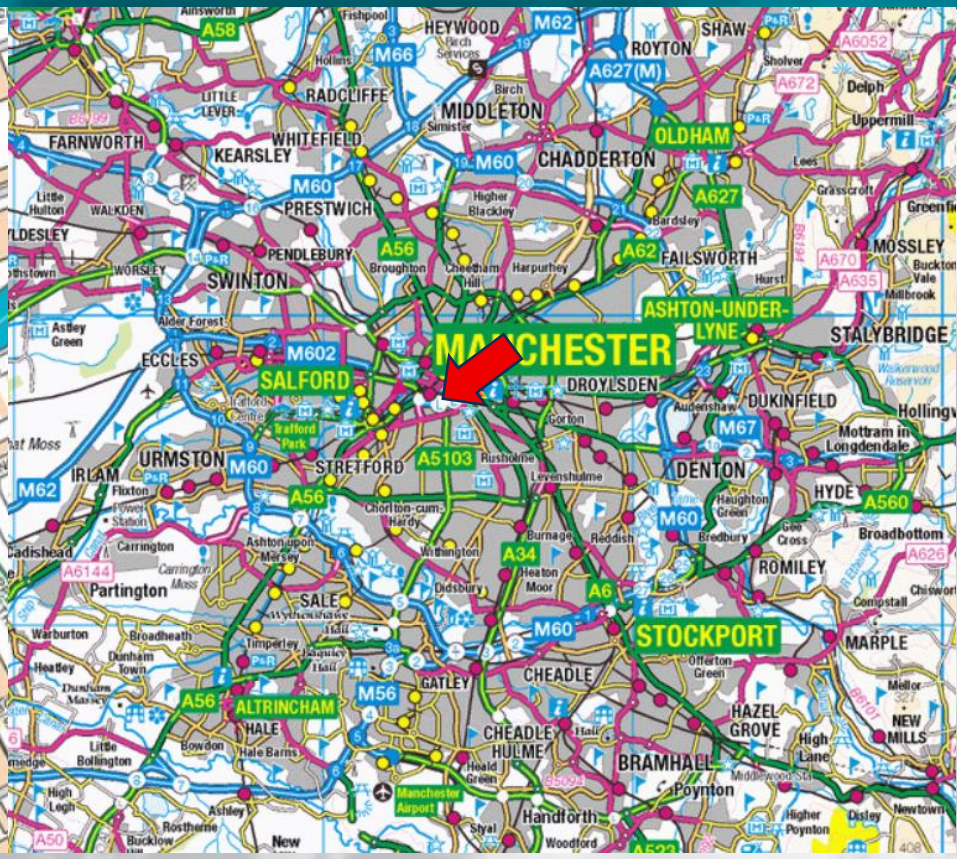
FIRST FLOOR, CHATHAM MILL, 8 CHESTER STREET, MANCHESTER M1 5GE

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LOCATION

Chatham Mill is a Grade II Listed former cotton mill that has been lovingly restored to provide high quality workspace, whilst retaining all of its raw industrial character. This wonderfully unique office is situated directly opposite MMU's new state of the art Dalton building, and a stone's throw from both Circle Square and First Street.

Chester Street has transformed in recent times, with MMU's Dalton building development providing an impressive landscaped square directly opposite the property. Oxford Road Railway Station is within close proximity. The amenities immediately surrounding the property are superb with an array of cafes, restaurants, bars, retailers and hotels.

RICS

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DESCRIPTION

The first floor suite has been fully refurbished in recent years to provide occupiers with open plan, highly efficient, office space whilst retaining the original character and charm of the mill.

The workspace benefits from the following features:-

- Fitted kitchenette
- Fully IT cabled
- Exposed brickwork
- Original timber floors and beams
- Boardroom and meeting room facilities
- Cycle store
- WCs and shower
- Suspended LED lighting
- Cast iron radiators

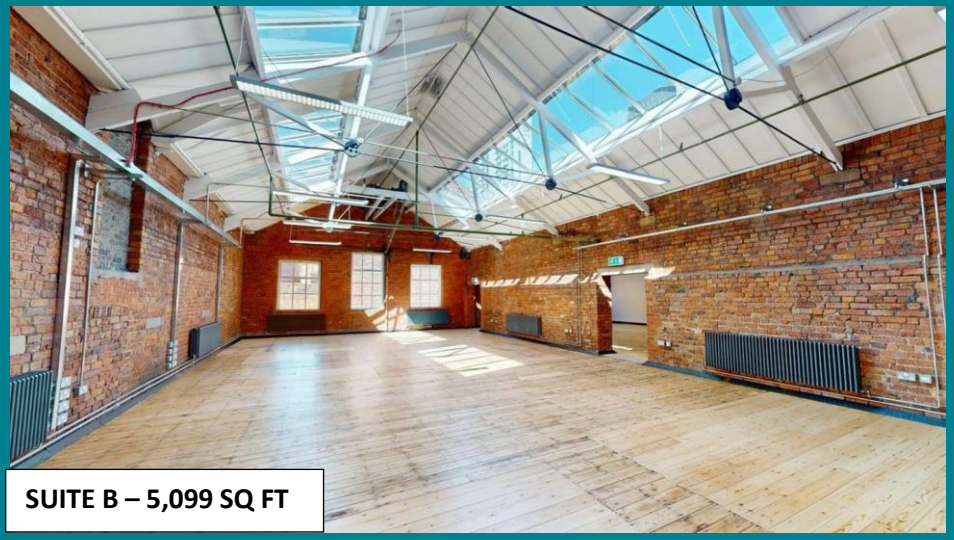
ACCOMMODATION

We have been provided with the following net internal areas:-

	SQ FT	
Suite A	4,004	
Suite B	5,099	(available from July 2027)
Total	**9,103**	



SUITE A – 4,004 SQ FT



SUITE B – 5,099 SQ FT

RICS

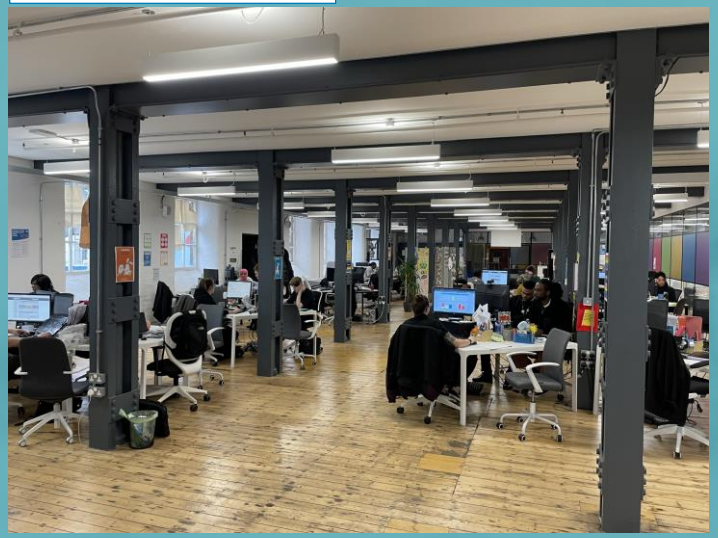
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SUITE A - 4,004 SQ FT

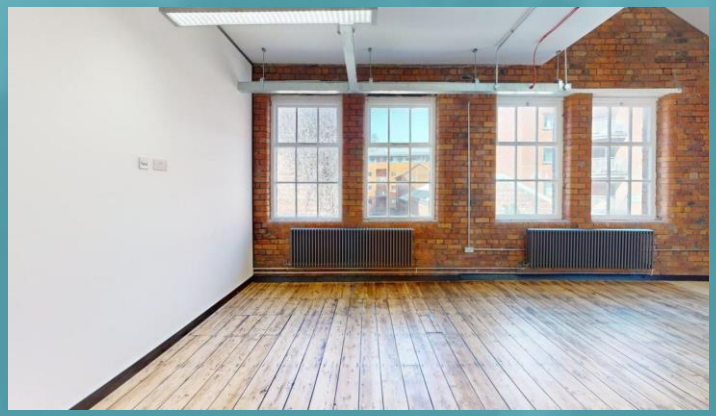








SUITE B - 5,099 SQ FT





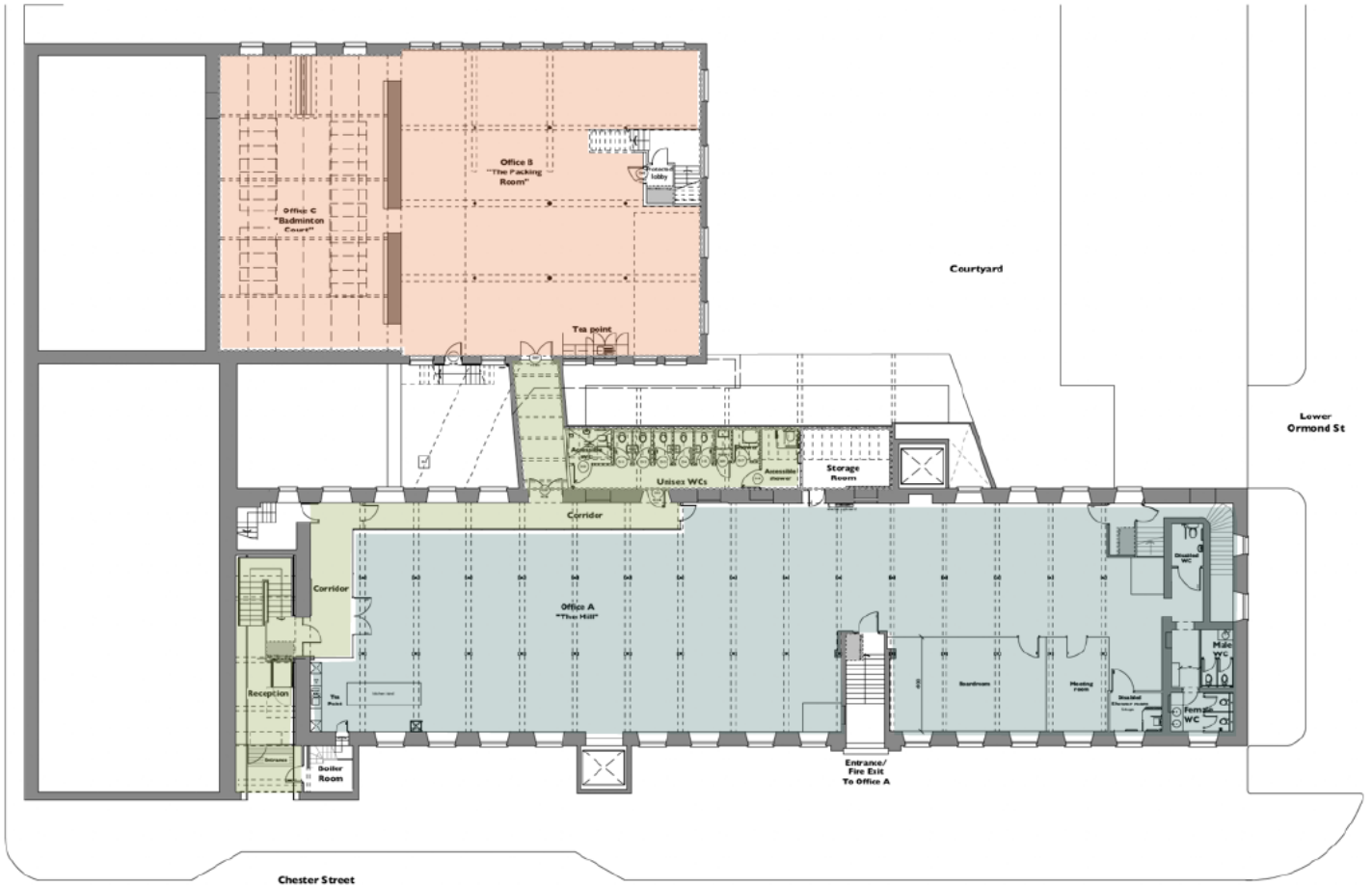
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FIRST FLOOR PLAN

SUITE B | 5,099 sq ft

SUITE A | 4,004 sq ft

COMMON AREAS

RICS

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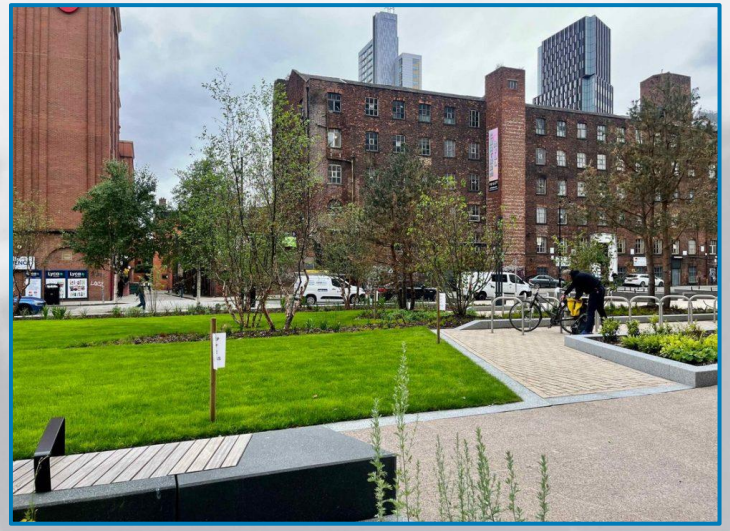
LEASE
The accommodation is available by way of a fully repairing and insuring lease for a term of years to be agreed at a highly competitive quoting **rent of £12.50/sq ft.**

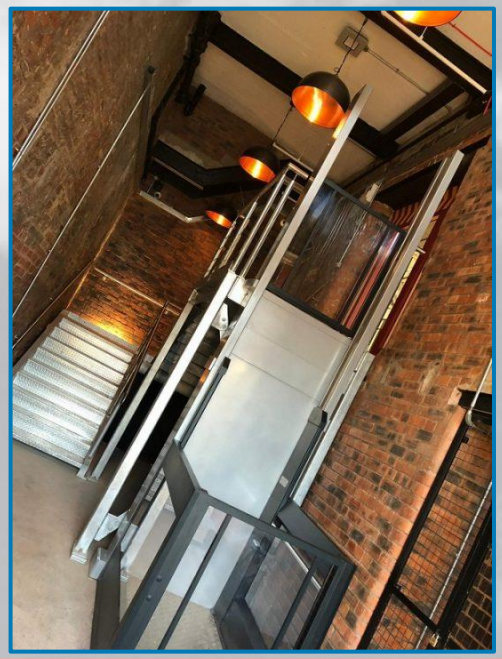
SERVICE CHARGE/BUILDING INSURANCE
A service charge will be levied to cover the maintenance of the common areas of the building and will be recharged on an apportioned basis as will the building insurance cost.

RATES
TBC.

EPC
A copy of the EPC is available on request.

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





VIEWING
Strictly by appointment with the sole agents:-

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