

TO LET

# JACKSONS WAREHOUSE

20 Tariff Street, Manchester, M1 2FJ

# Welcome to Jacksons Warehouse

A UNIQUE WATERFRONT OFFICE PREMISES

Jacksons Warehouse was originally named Rochdale Canal Warehouse. The warehouse was built in 1836 and is listed as a Grade II since 1974.

With its stunning character features including exposed brick, beams and columns. Jacksons Warehouse offers a boutique office option on the edge of the Northern Quarter offering a self-contained office with its own entrance from Piccadilly Marina.



A stylish and contemporary office building in the heart of the City Centre.

Recently refurbished to a high specification office. The building in 2003 was full renovated to provide residential accommodation and self-contained commercial space on the ground floor.

Jacksons Warehouse is uniquely located fronting Piccadilly Marina waterfront. The locality is popular with a range of independent commercial occupiers such as La Collina, Northern Monk, The Pen and Pencil, The Whiskey Jar, Idle Hands Coffee and Ezra and gill. There are also numerous studios, workspaces and residential schemes within the immediate vicinity creating an integrated business environment.

JACKSONS WAREHOUSE

Jacksons Warehouse provides 2,789 sq ft office space

40 Workstations

Plug & Play

Self-contained and private entrance

Ideal for a variety of uses (STP)

Meeting rooms /  
Kitchen / Staff breakout space

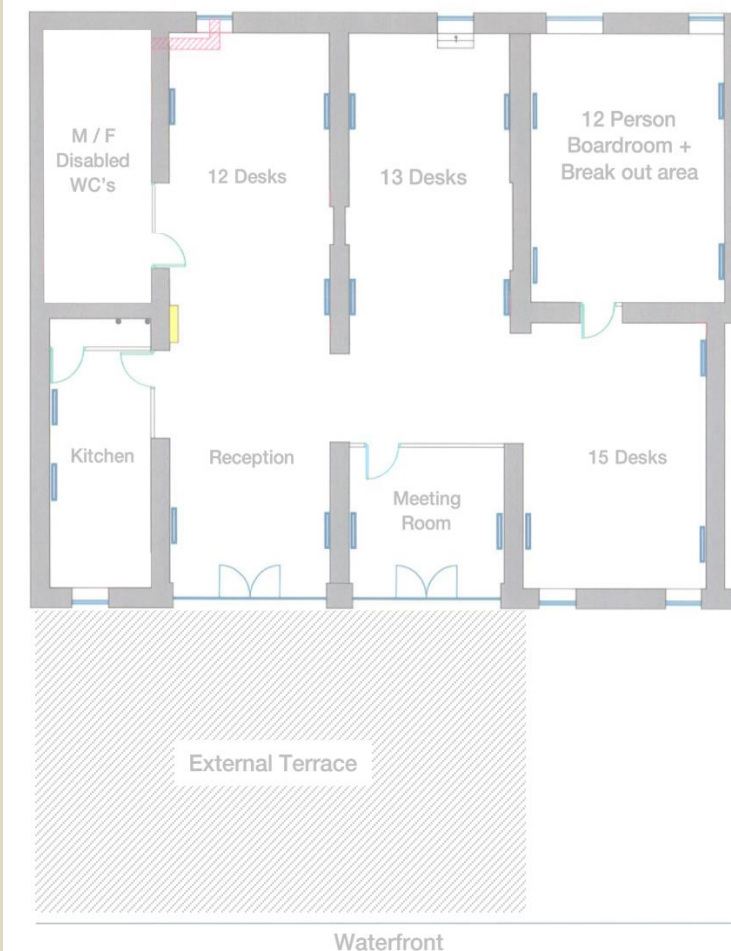
Character features with exposed brick,  
columns and beams

External Terrace

Three-minute walk from Piccadilly  
Station

Six-minute walk to Spinningfields

Three-minute walk to Piccadilly Gardens

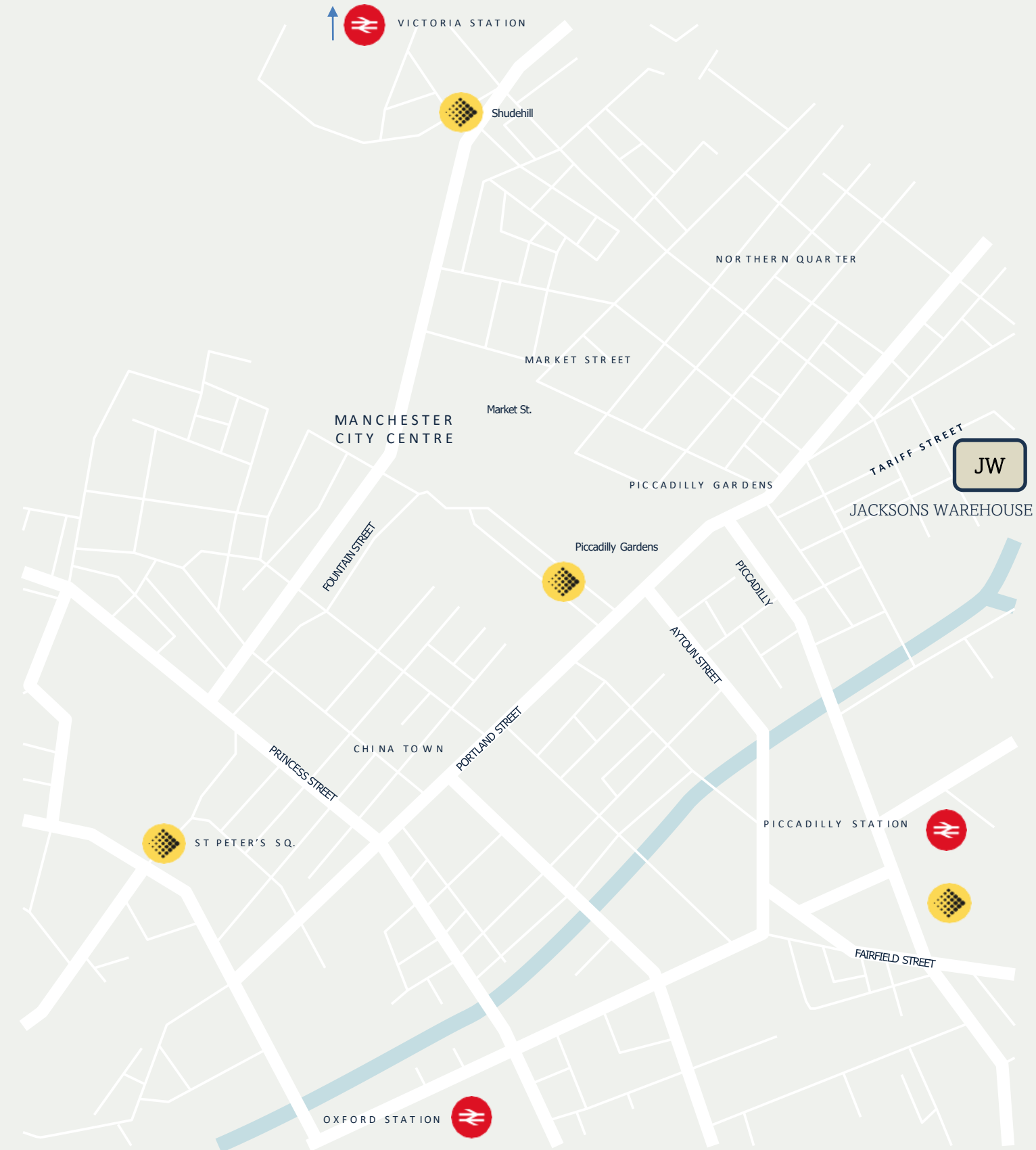
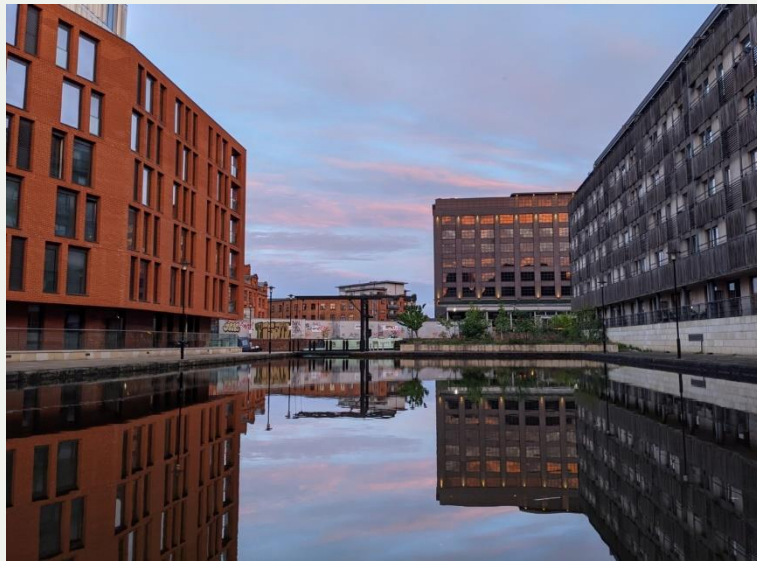


# All of Manchester City Centre's transport links are within walking distance of Jacksons Warehouse.

Located on the edge of the Northern Quarter and Piccadilly the most popular areas of the city centre offers an array of independent restaurants, bars and boutiques, alongside workspaces, studios and residential accommodation, creating a truly integrated community.

Retail and leisure amenities along with the main shopping district are just a stone's throw away. Manchester's famous independent neighbourhood, The Northern Quarter, is just a five-minute walk from the office meaning that employees are never too far away from that Friday evening drinks venue or the newest up and coming restaurant in town.

Jacksons Warehouse sits on the edge of the Northern Quarter and Piccadilly Marina, within a network of small streets that boast some of the most popular cafes and bars in Manchester, including The Pen and Pencil, The Whiskey Jar, Feel Good Club, Ezra & Gil and Takk.



-  Manchester Piccadilly 8 Minute Walk
-  Manchester Victoria 15 Minute Walk
-  Manchester Oxford Road 18 Minute Walk
-  Manchester Piccadilly 8 Minute Walk
-  St Peters Square 14 Minute Walk
-  Shudehill 10 Minute Walk
-  Manchester Victoria 15 Minute Walk
-  Manchester Oxford Road 18 Minute Walk

Metro Shuttle Bus is a free bus service throughout Manchester City Centre and routes 1,2 and 3 all pass through the nearby Piccadilly Station and Gardens.

## LEASE

The premises are available by way of new full repairing and insuring lease terms for a term of years to be agreed.

## QUOTING RENT

£70,000 per annum exclusive.

## SERVICE CHARGE

A service charge of £4,051.32 per annum will be payable.

## INSURANCE

Building insurance will be payable at £1,700 per annum.

## EPC

Energy Performance Certificate Rating available upon request.

## BUSINESS RATES

The premises have a rateable value of £24,250.

Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

Viewing strictly by appointment, please contact



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