



UNIT: L4

Vita Living East

Available Now

circlesquaremanchester.com



Vita Living East


Unit L4

Circle Square Oxford Road, Manchester, M1 7ED
Permitted use : A1, A3, A4, A5

SCHEDULE OF ACCOMMODATION

The premises are arranged over ground & mezzanine floors providing the following approximate gross internal floor areas:

TOTAL SIZE

 **1,573 sq ft**
Ground floor

1,341 sq ft
Mezzanine floor

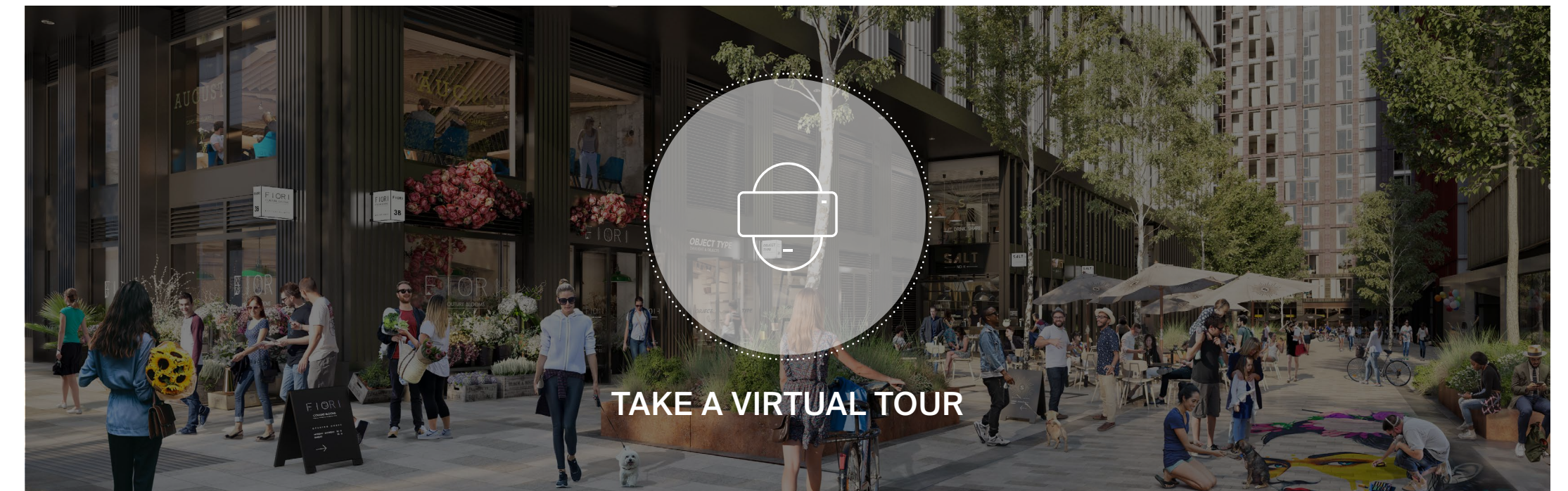
TERMS

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

RENT

£49,000 per annum exclusive of VAT. A service charge is payable on these premises.
Further information is available upon request.

RETAIL UNIT L4



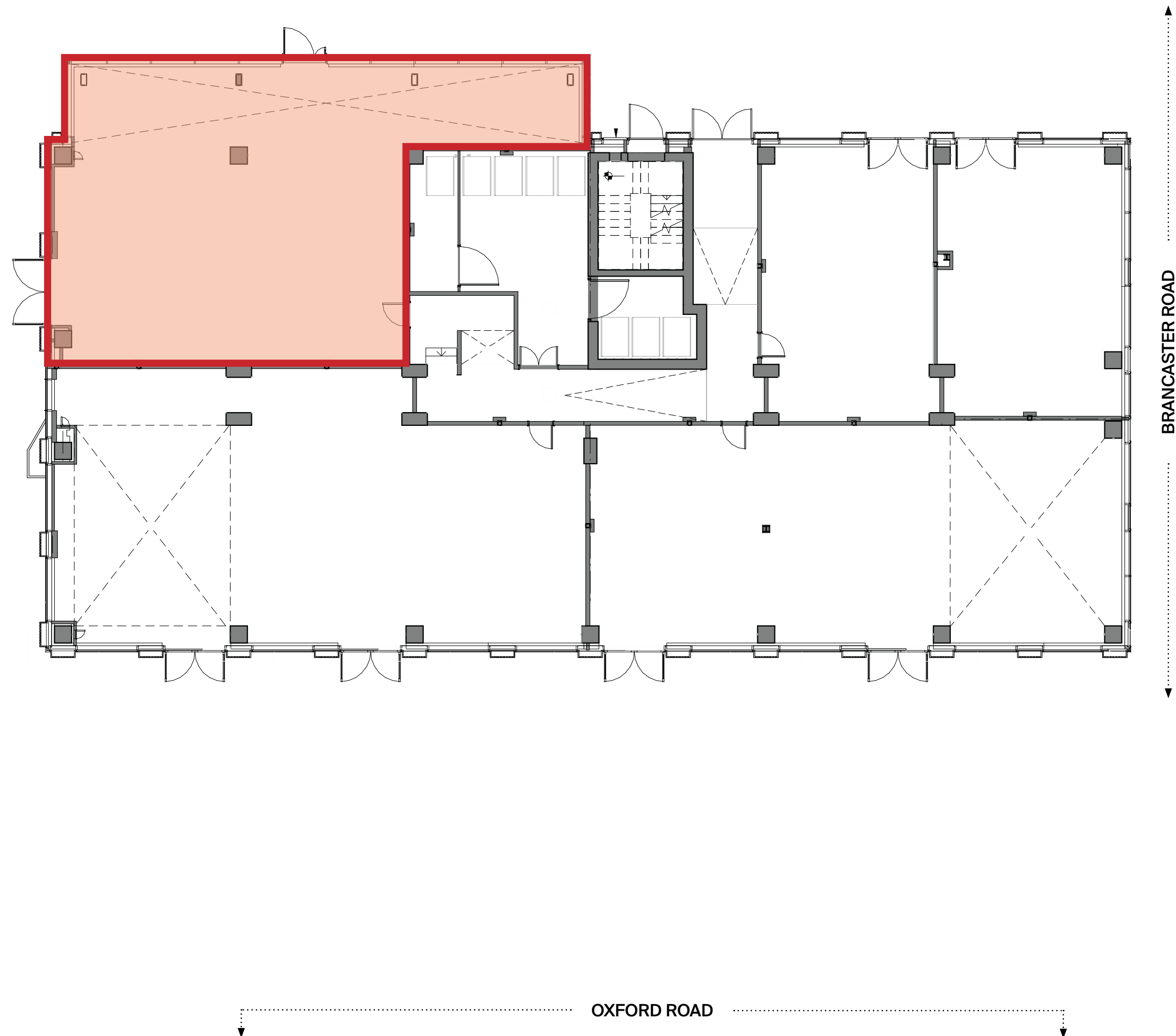
EAT. DRINK. SHOP.

Internal layout plan



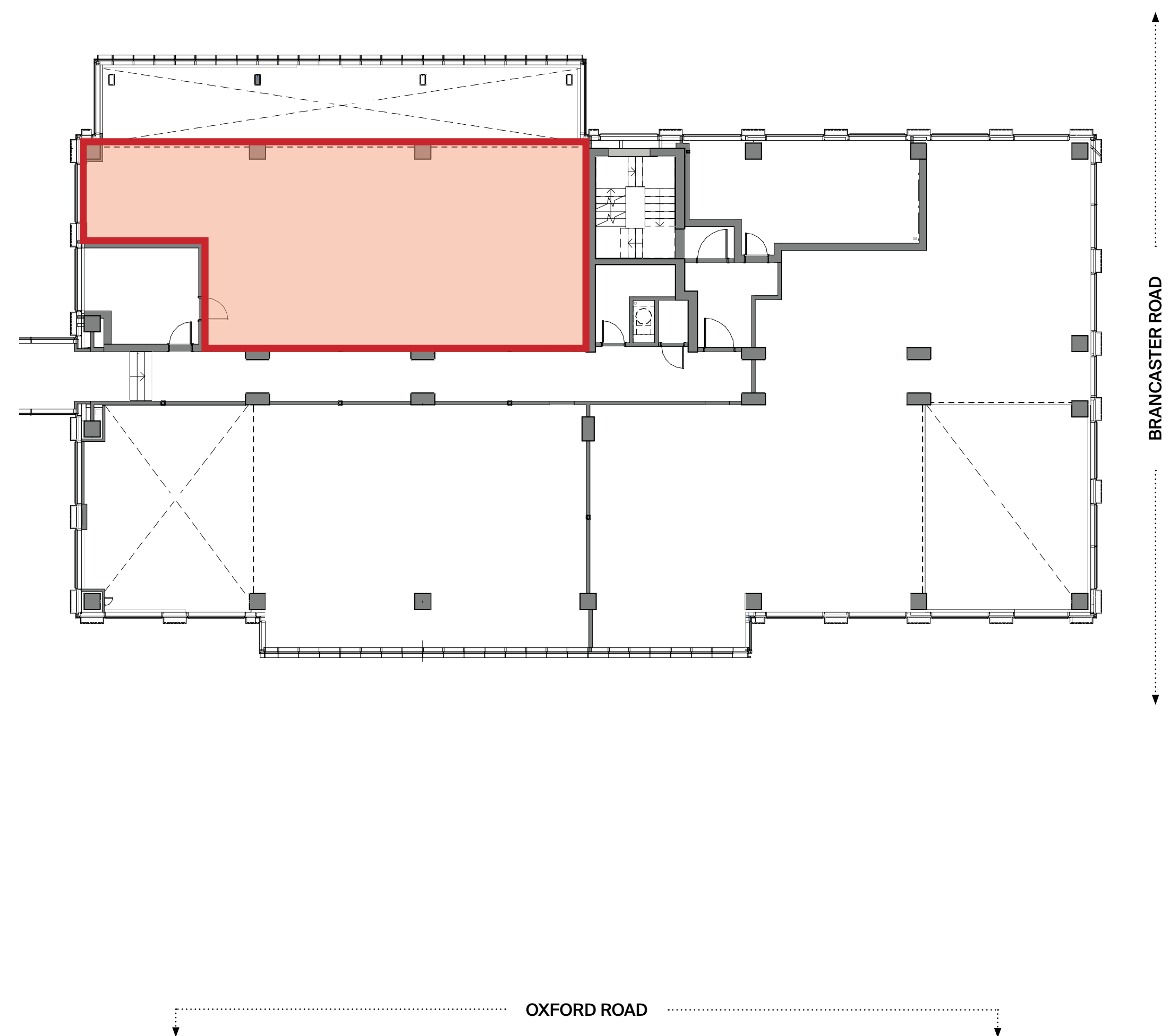
GROUND FLOOR

1,573 sq ft



MEZZANINE FLOOR

1,341 sq ft



Masterplan: Retail

KEY

● Completed ● In Legals / Under Offer ● Available

01 **CANVAS**

02 **TAHI**
ESTERY

03 **LAP**
BICYCLE WORKSHOP

04 Available

05 Available

06 **FEDERAL**
CAFE & BAR

07 Available

08 **TRIB3**

09 **HELLO ORIENTAL**
MARKET

10 Available

11 **N B**

12 **Uncle T**

13 **Boo.**

14 **In Legals**
STRAIGHT LINES CIRCLES

15 Available

16 Fiori by E L & N
LONDON

17 Puisin Cosmetics

18 **Mr Su's Noodles and Dumplings**

19 One Home Minimart

20 **In Legals**

21 **bird of prey**

22 **TSUJIRI**
SINCE 1860

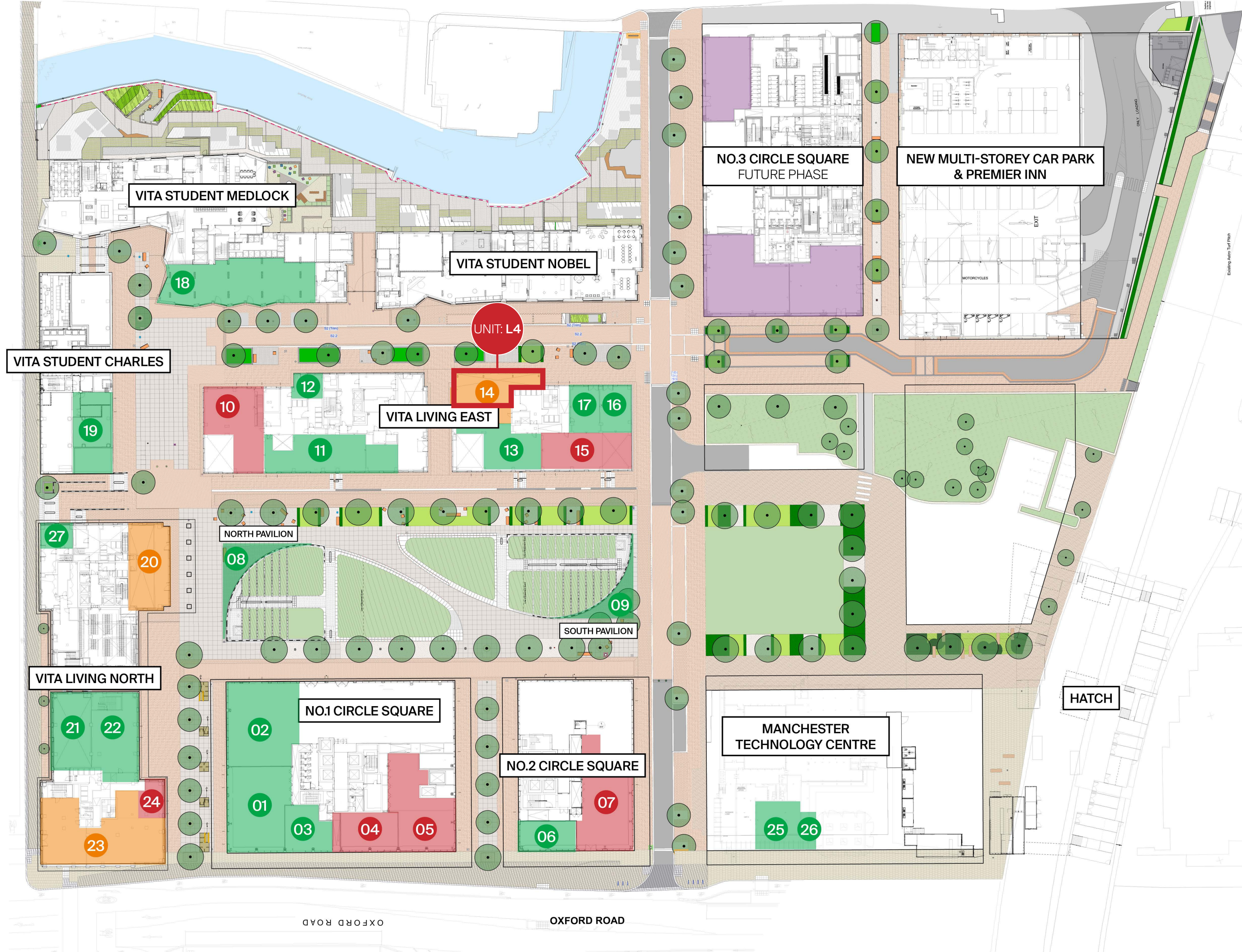
23 **ASDA** In Legals

24 Available

25 **TESCO**


26 **little farm**
MARKET


27 Nicholls & Co Barbers





Location


Transport & Connectivity


- 
20 minutes by car
to Manchester Airport


- 
10 minutes walk
to Piccadilly Train Station


- 
Six car parks
within a 10 minute walk

- 
2 minutes walk
to Oxford Road Train Station

- 
Europe's best
connected public transport route

- 
8 minutes walk
to St Peter's Square Metrolink Interchange

- 
Direct connections
to all major rail networks

- 
St Peter's Square provides direct routes to Victoria Station, Piccadilly Station, Manchester Airport, East Didsbury, Altrincham, MediaCityUK, Ashton-under-Lyne, Bury and Rochdale Town Centre.

Amenities

- | Restaurants / Bars | Cafes / Coffee Shops | Points of Interest | Hotels | Shops |
|-----------------------|-------------------------|-------------------------------|------------------------------------|----------------------|
| 01 Fumo | 01 Ditto Coffee | 01 Palace Theatre | 01 The Midland | 01 Tesco Express |
| 02 Gorilla | 02 Nudo Sushi Box | 02 Dog Bowl | 02 Kimpton Clocktower | 02 Sainsbury's Local |
| 03 Nando's | 03 Chango's Burrito Bar | 03 The Deaf Institute | 03 Holiday Inn Express | 03 Tesco Express |
| 04 Hatch | 04 Starbucks | 04 Manchester Aquatics Centre | 04 Hyatt Regency Hotel | 04 Co-op |
| 05 Refuge | 05 Pret a Manger | 05 Manchester Museum | 05 The Premier Inn - Circle Square | 05 Utility |
| 06 Five Guys | 06 Takk | 06 HOME | | 06 Blackwells |
| 07 Navarro Lounge | 07 R&V | 07 RNCM | | 07 One Time |
| 08 Mowgli | 08 Caffè Nero | 08 Bridgewater Hall | | |
| 09 Brew Dog | 09 The Eighth Day Cafe | 09 Manchester Art Gallery | | |
| 10 YES | | | | |
| 11 Wood | | | | |
| 12 Street on 1st | | | | |
| 13 The Gas Works | | | | |
| 14 Indian Tiffin Room | | | | |
| 15 Bundobust | | | | |



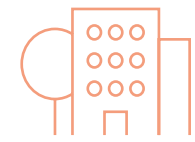
Masterplan



480,000 sq ft
commercial office space



1,100 high quality
student apartments



683 private rented
sector apartments

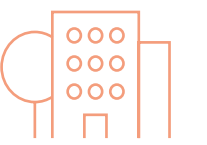
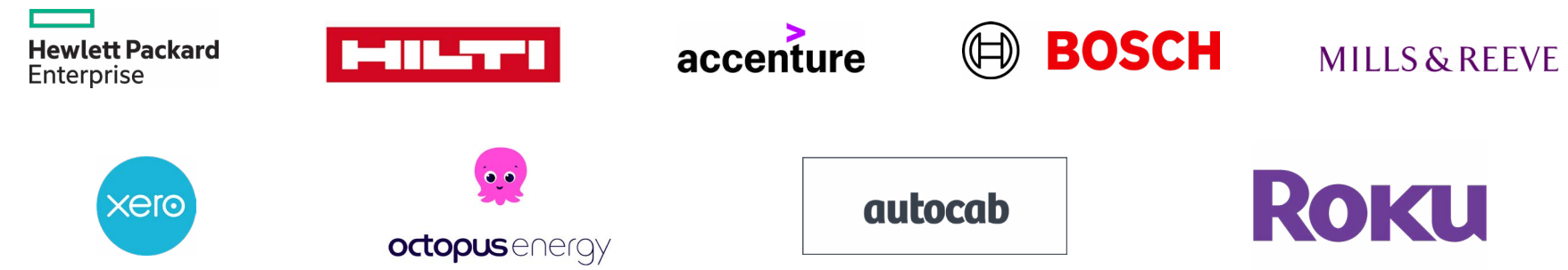


Who's here

Leading digital technology businesses



Occupiers include:



Residents

Vita Living East (266 apartments) **100% occupied**

Vita Living North (411 apartments) **100% occupied**



Students

1,100 apartments across three buildings

Current occupancy 100%



91,000

Oxford Road **average weekly footfall**



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A development by:

bruntwood
SciTech



February 2023. Subject to Contract.

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