

# COMMERCIAL WHARF.

## MANCHESTER CITY CENTRE

6 COMMERCIAL STREET M15 4PZ

### TO LET FITTED LOFT-STYLE WORKSPACE

WITH CONTEMPORARY EXPOSED  
BRICKWORK AND WOODEN BEAMS

TOP FLOOR SUITE  
2,271 SQ FT (211M<sup>2</sup>)

LOCATED IN THE FASTEST DEVELOPING  
PART OF MANCHESTER CITY CENTRE

**TENANT  
INCENTIVE**  
FOR EARLY 2024 OCCUPATION

**£35,000 PA /  
£15.41 PSF  
3 MONTHS  
RENT FREE**

SUBJECT TO LEASE & TERMS



SITUATED ON  
COMMERCIAL STREET  
WITHIN THE SOUTHERN  
GATEWAY TO THE CITY

COMMERCIAL  
WHARF.

DEANSGATE SQUARE

JORDAN STREET

COMMERCIAL STREET

DEANSGATE

➔ DEANSGATE STATION

COMMERCIAL WHARF

TO LET FITTED LOFT-STYLE WORKSPACE



**OPEN PLAN, LOFT-STYLE  
WORKSPACE WITH  
EXPOSED BRICKWORK  
AND WOODEN BEAMS**



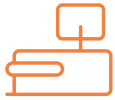
**COMMERCIAL WHARF:**

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# SPECIFICATION

The specification includes the following:



Reception area



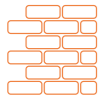
4x WCs plus shower room



Open plan, loft-style workspace



2x locker hubs



Exposed brickwork and wooden beams



Gas central heating



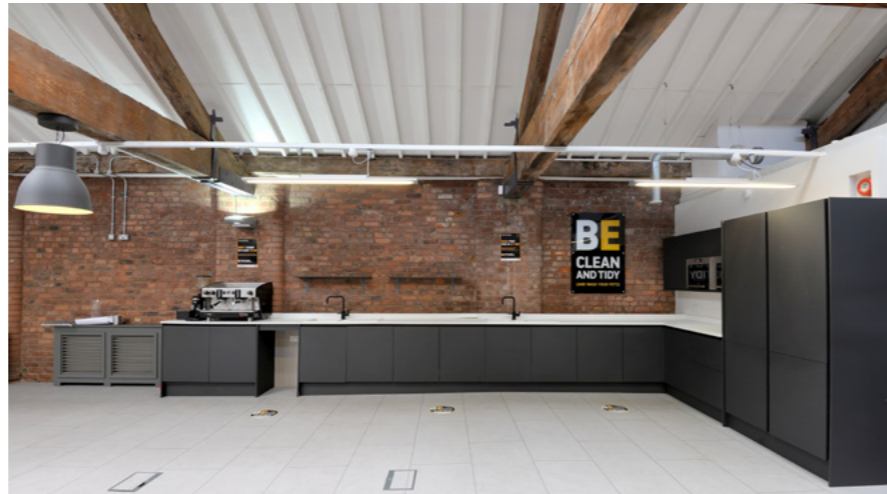
Raised floorboxes



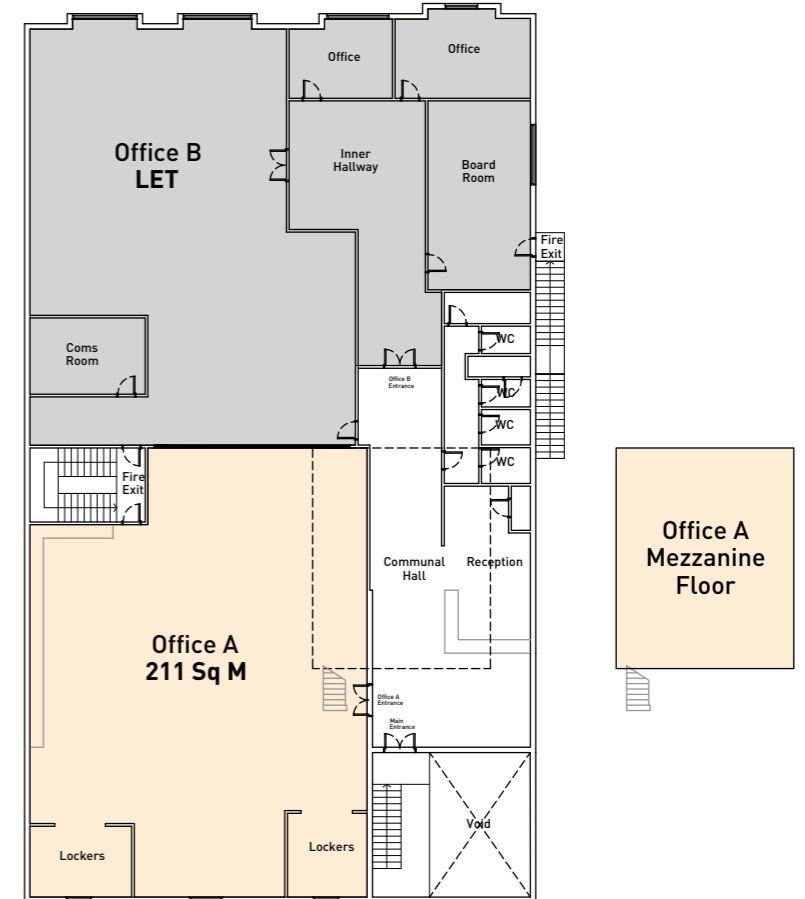
2 external parking spaces, directly adjacent to the premises



Fitted kitchen



# FLOORPLAN & ACCOMMODATION



As measured according to IPMS 3 in accordance with RICS Property Measurement (2nd Edition), the suite has the following floor areas:

**TOP FLOOR SUITE**

**2,271 SQ FT (211M<sup>2</sup>)**



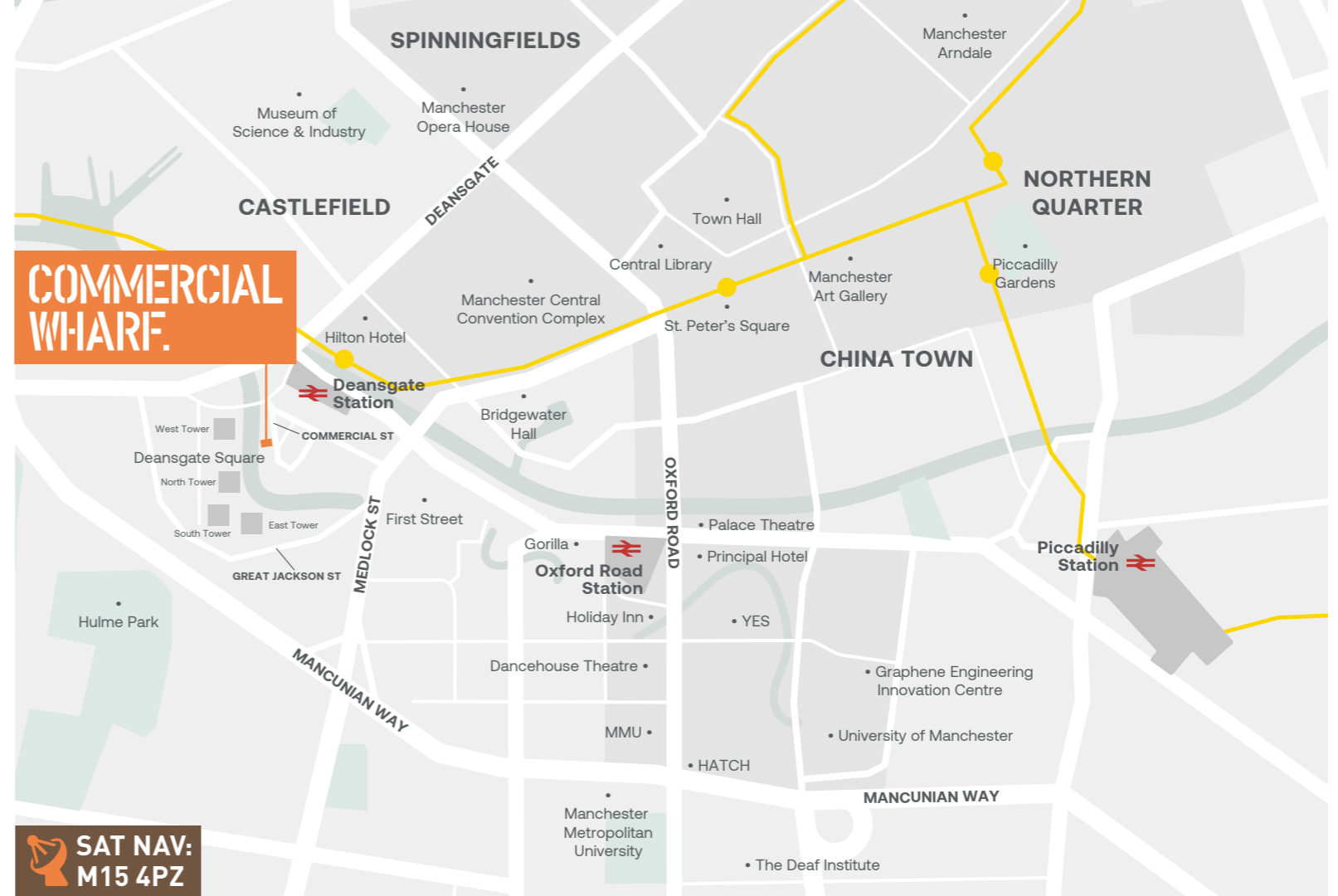
# LOCATION

The property is situated on Commercial Street within the Southern Gateway to the city centre, and backing onto the river Medlock and overlooking Deansgate Square.

Deansgate Square comprises 4x residential apartment towers designed by Simpson Haugh and developed by Renaker in 2021. They provide 1,508 homes along with a number of commercial units to the ground floor. There are a number of other forthcoming developments nearby, including Renaker's Three60 (443 apartments) and The Blade (414 apartments). The property is also within a short walk of Deansgate and its associated retail / food & beverage offer, and First Street which includes further retail / food and beverage operators.

Transport to the property is excellent, with easy access from the Mancunian Way (A57) and Deansgate Station, Deansgate Metrolink and Castlefield Metrolink stations are also within a few minutes' walk. The M602 is circa 5 minutes' drive, which in turn provides access to the national motorway network.

2 parking spaces are provided on site, with various further car parks within walking distance including Q-Park (First Street), the Bridgewater Hall car park and SIP car parking on Commercial Street itself.



## COMMERCIAL WHARF. EXCELLENT CONNECTIVITY

**P** Q-Park Manchester  
2 mins walk

 Deansgate Tram Stop  
3 mins walk

 City Core  
5 mins walk

 Oxford Road Train Station  
5 mins walk

 Manchester Coach Station  
15 mins walk

 Manchester Piccadilly  
18 mins walk

 Manchester Airport  
18 mins drive



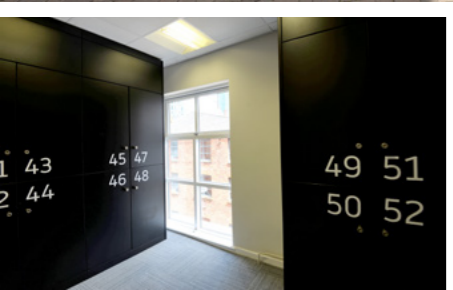
# COMMERCIAL STREET HAS ABUNDANT AMENITIES ON ITS DOORSTEP INCLUDING DEANSGATE, FIRST STREET & DEANSGATE SQ.



First Street has an unbeatable atmosphere with the combination of bars, restaurants, arts and leisure facilities.







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MANCHESTER M15 4PZ

A WUKPG property

## Lease

The accommodation is available by way of a new effective fully repairing and insuring lease for a term of years to be agreed at an initial rent of £15.41 per sq ft / £35,000pa subject to lease terms.

## Service Charge

A service charge will be levied to cover the maintenance of the common areas of the building.

## Business Rates

Interested parties should make their own enquiries with the local authority..

## EPC

C (72).

## VAT

All sums quoted are exclusive of but liable for VAT at the prevailing rate.

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

## Viewings

By appointment with the sole agent, WT Gunson:



**Neale Sayle**  
neale.sayle@wtgunson.co.uk

**Josh Hill**  
Josh.hill@wtgunson.co.uk

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