

# To Let



## Manchester

1-5 New Wakefield Street, M1 5NP

Ground Floor: 948 sq ft (88.07 sq m)  
Rent on Application

## Location & Description:

- The unit is located on New Wakefield Street, very close to the junction with the busy Oxford Road, one of Manchester's main arterial routes and University area of the city. The unit also benefits from its proximity to Oxford Road Station, one of Greater Manchester's busiest railway stations and landmark Palace Theatre.
- Neighbouring occupiers include Revolution, Holiday Inn, Costa and Sainsburys.
- The unit provides a ground and first floor retail/leisure unit beneath a 32 storey tower with over 600 beds which forms a new landmark in the city.

### Demise:

Ground Floor 948 sq ft (88.07 sq m)

First Floor 1,229 sq ft (114.18 sq m)

### Rent:

Available upon request.

### Lease:

Available on a new FRI lease for a term of years to be agreed.

### Service Charge:

Available upon request.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

The premises are yet to be assessed. For further details please visit Gov.uk or contact the Business Rates Department at the Local Authority.

### Date Prepared:

January 2025

### Contact Us:

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Manchester Central



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