

# ALBION WHARF

19 Albion Street  
Manchester  
M1 5LN



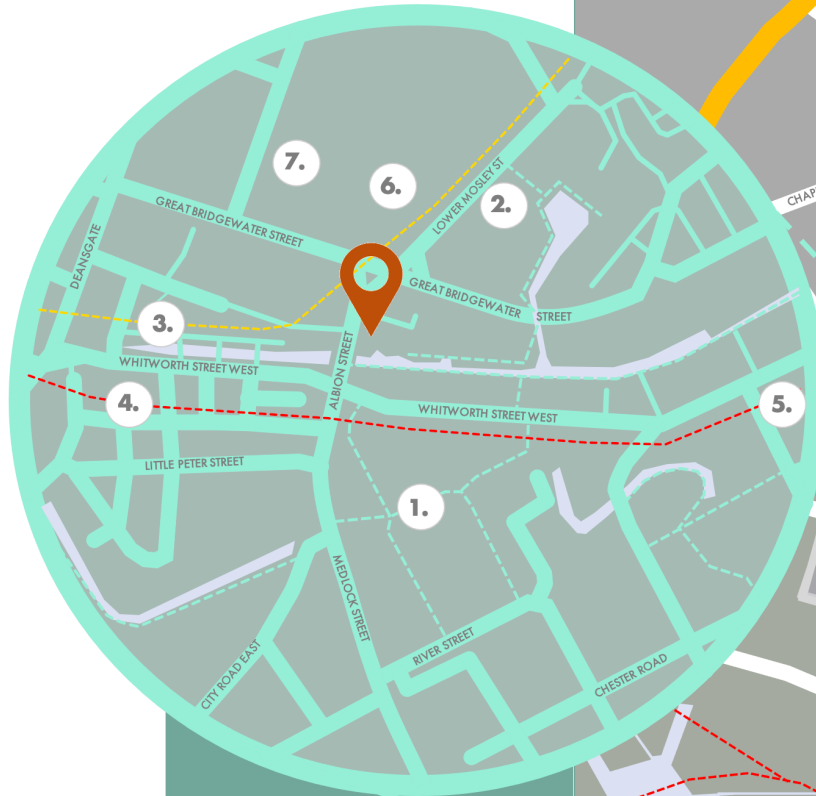
TO LET > First floor Office | 1,607 - 3,607 sq ft

# LOCATION

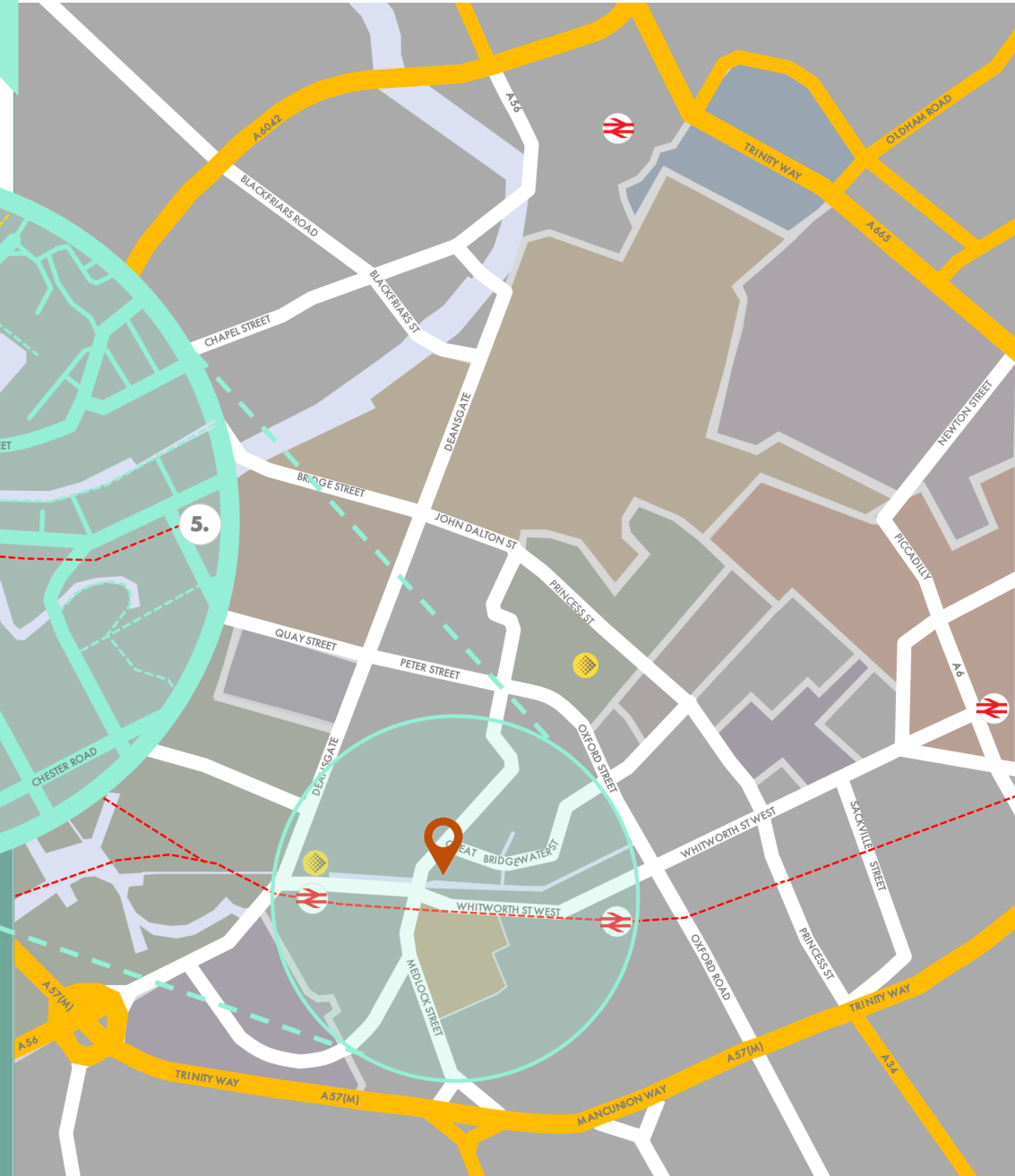
Albion Wharf occupies a prominent position within the southern quadrant of Manchester city centre, ideally situated between Deansgate and Oxford Road stations.

By road, Albion Wharf is easily accessible, situated 0.3 miles from the junction of Princess Parkway and A57(M) inner ring road. There is ample public and contract car parking available nearby, including electric charging spaces, with Manchester Central NCP being directly opposite.

The property has excellent public transport links with Deansgate-Castlefield Metrolink just 2 minutes from the front door, offering services across Greater Manchester. Manchester Oxford Road is one of Manchester's busiest train stations, providing mainline services countrywide, and can be reached within a 5 minute walk.



1. First Street
2. Bridgewater Hall
3. Deansgate-Castlefield Metrolink
4. Deansgate Train Station
5. Oxford Road Train Station
6. Manchester Central Convention Centre
7. Great Northern Warehouse



# WORKSPACE

Albion wharf is a purpose built canal-side office building behind a beautifully restored Grade II listed façade.

The available space on the first floor at Albion Wharf has been newly refurbished and sub-divided to create two individual open-plan office suites with kitchens. The two suites can potentially be combined to create one larger open-plan office if required.

AREA	SQ FT	SQ M
SUITE A	1,607	149
SUITE B	2,000	186
TOTAL	3,607	335

The available space benefits from large period double-glazed windows to 4 elevations, providing excellent natural light.

There is a shared office entrance fronting Albion Street with 24/7 secure fob entry and a passenger lift.



## Specification

- > New carpets throughout
- > New suspended pendant LED light fittings
- > New kitchenettes
- > Perimeter trunking
- > Wall mounted electric heaters
- > Male and Female W/C's
- > Shower
- > 24/7 fob access
- > Passenger lift





# NEIGHBOURHOOD



Albion Wharf is situated in the heart of the city centre, with exciting neighbours in every direction. The area immediately surrounding the building benefits from a number of bars and restaurants, including Society, The Britons Protection, Peveril of The Peak and Rain Bar, alongside cultural offerings at Bridgewater Hall and Manchester Central Convention Centre. In addition, HOME theatre and cinema is a stone's throw from the building at First Street, one of Manchester's most vibrant destinations.

# TERMS

## Tenure

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

£19.50 per sq ft pa, plus VAT.

## Service Charge

A service charge will be levied for the cost of maintenance, repair and running of the property.

## VAT

All prices quoted are subject to VAT.

## EPC

Full certificate available on request.





# CONTACT

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