

TO LET

SELF-CONTAINED LOWER GROUND FLOOR UNIT  
4,241 SQ FT [394 SQ M]

12-14

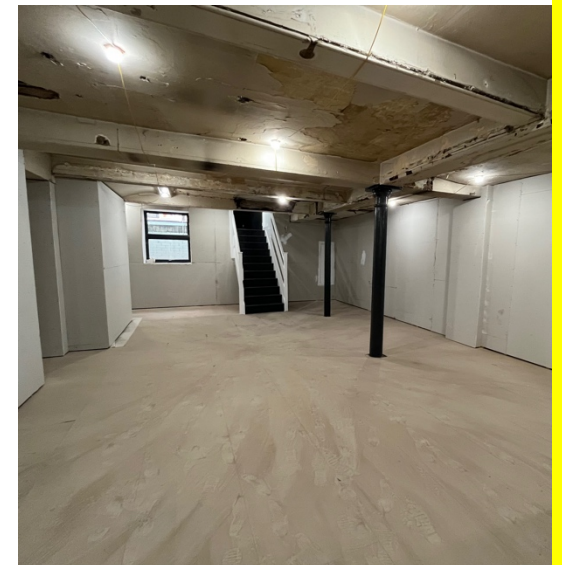
Lever  
Street







**Self-contained lower ground floor unit situated in the heart of the Northern Quarter, close to Stevenson Square**

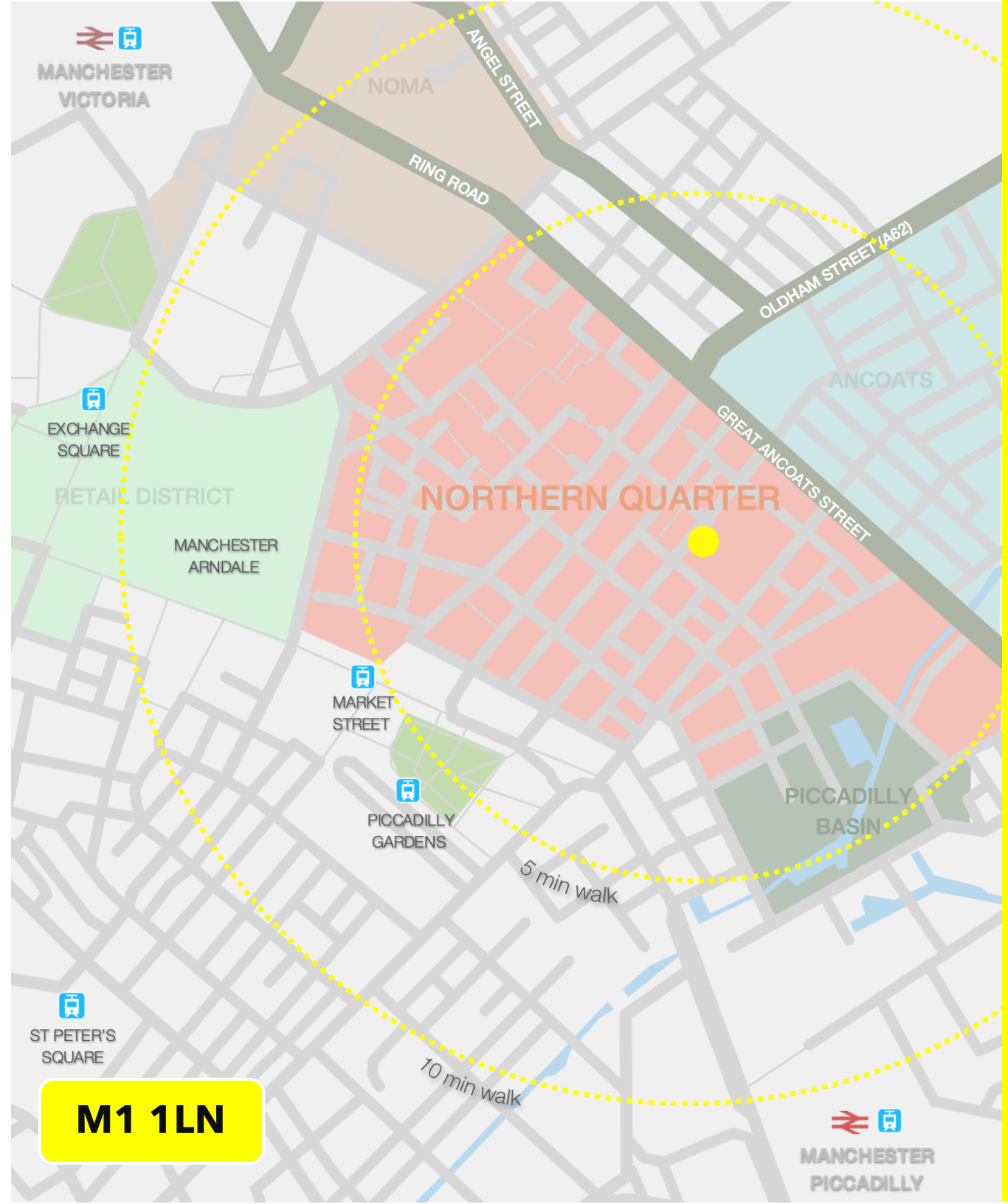


# Location

The Northern Quarter continues to be one of Manchester's most popular locations to live, work and socialise.

Overflowing with independent traders, creatives, and SME's, this vibrant neighbourhood has a lot to offer.

Key transport hubs at Manchester Piccadilly, Piccadilly Gardens and Victoria are within a short walk of the building.





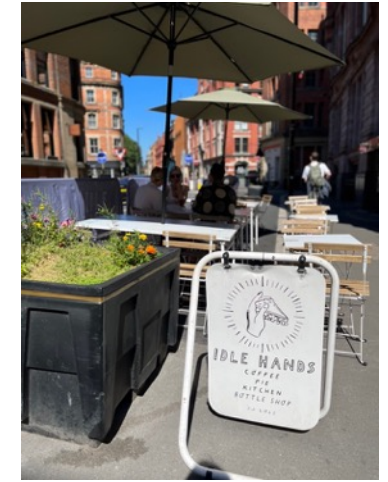
# Situation

Stevenson Square has been fully pedestrianised since 2021 and is now a bustling European style square offering al fresco seating for an array of independent cafes, bars and restaurants.





# Neighbours





# The Space

Situated on the lower ground floor of 12-14 Lever Street, a red brick office building home to leading tech company Safety Culture, this self-contained space is in shell condition and could be suitable for a variety of uses, subject to planning.



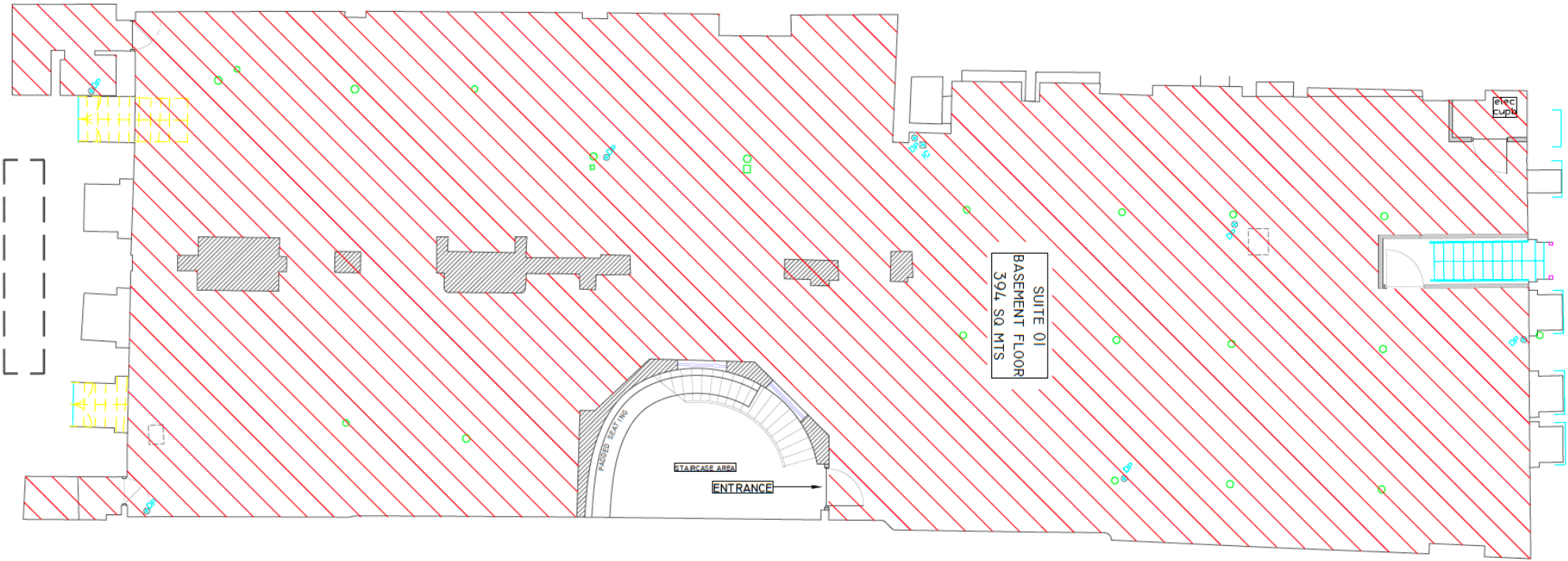
**The windows and entrance doorways offer fantastic branding opportunities for an ingoing occupier and, with the original cast iron columns throughout, there is the opportunity to create a unique space full of character.**

**There is access the property at street level from both Lever Street and to the rear of the property fronting Little Lever Street.**



# Floor Plan

**LEVER STREET**



**LITTLE LEVER STREET**



# Terms

## **LEASE**

By way of a new effective full repairing and insuring lease for a term of years to be agreed.

## **RENT**

Upon application the agent.

## **SERVICE CHARGE & INSURANCE**

A service charge will be payable, inclusive of building insurance.

## **VAT**

The property is elected for VAT and therefore VAT will be payable on the rent.

## **EPC**

Certificate available on request.







## CONTACT

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**Edwards & Co**