

# NEWTON ST. — NQ

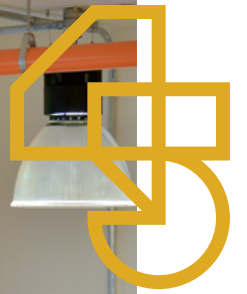
45 NEWTON STREET | NORTHERN QUARTER | MANCHESTER

TO LET

3,060 SQ FT

SELF CONTAINED  
OFFICE | RETAIL



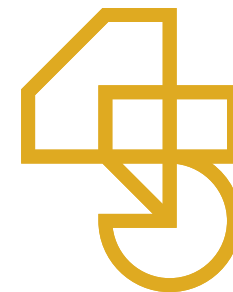


**ORIGINAL  
CHARACTER  
FOR ORIGINAL  
TENANTS**

**NEWTON  
ST.**



# CHARACTER & CHARM



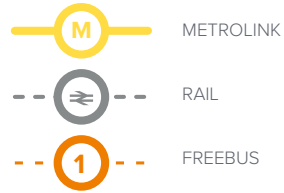
## INTRODUCTION

Vibrant and stylish surroundings to enjoy and inspire

45 Newton Street offers refurbished character accommodation within Manchester's Northern Quarter. With stunning original features and an established commercial destination 45 Newton Street offers the perfect base for your needs.



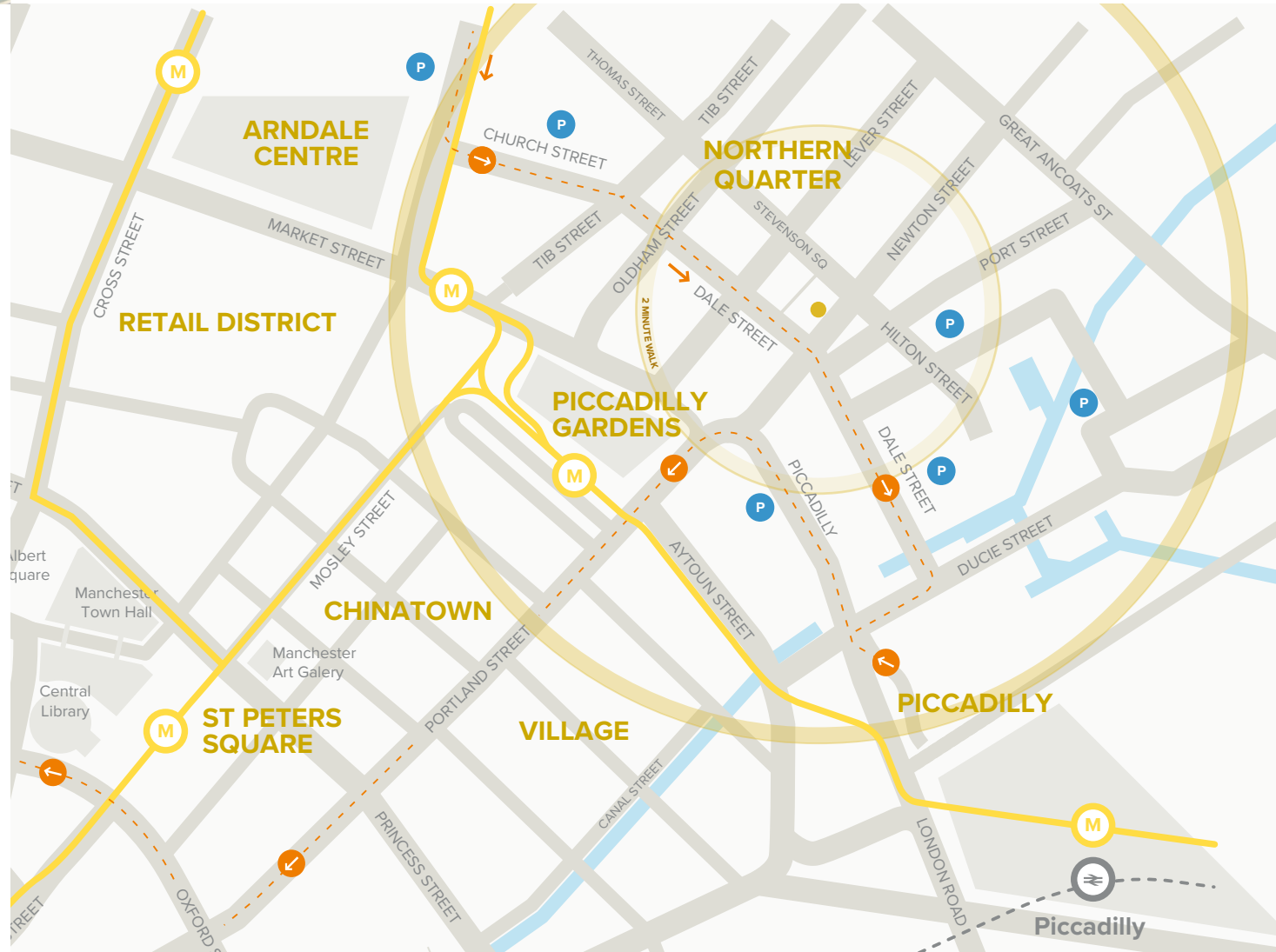
NEWTON  
ST.



# BE — CONNECTED

## CONNECTIONS

The property is only a short walk to rail, bus and metro stations, several car parks and the City's prime commercial and retail cores.

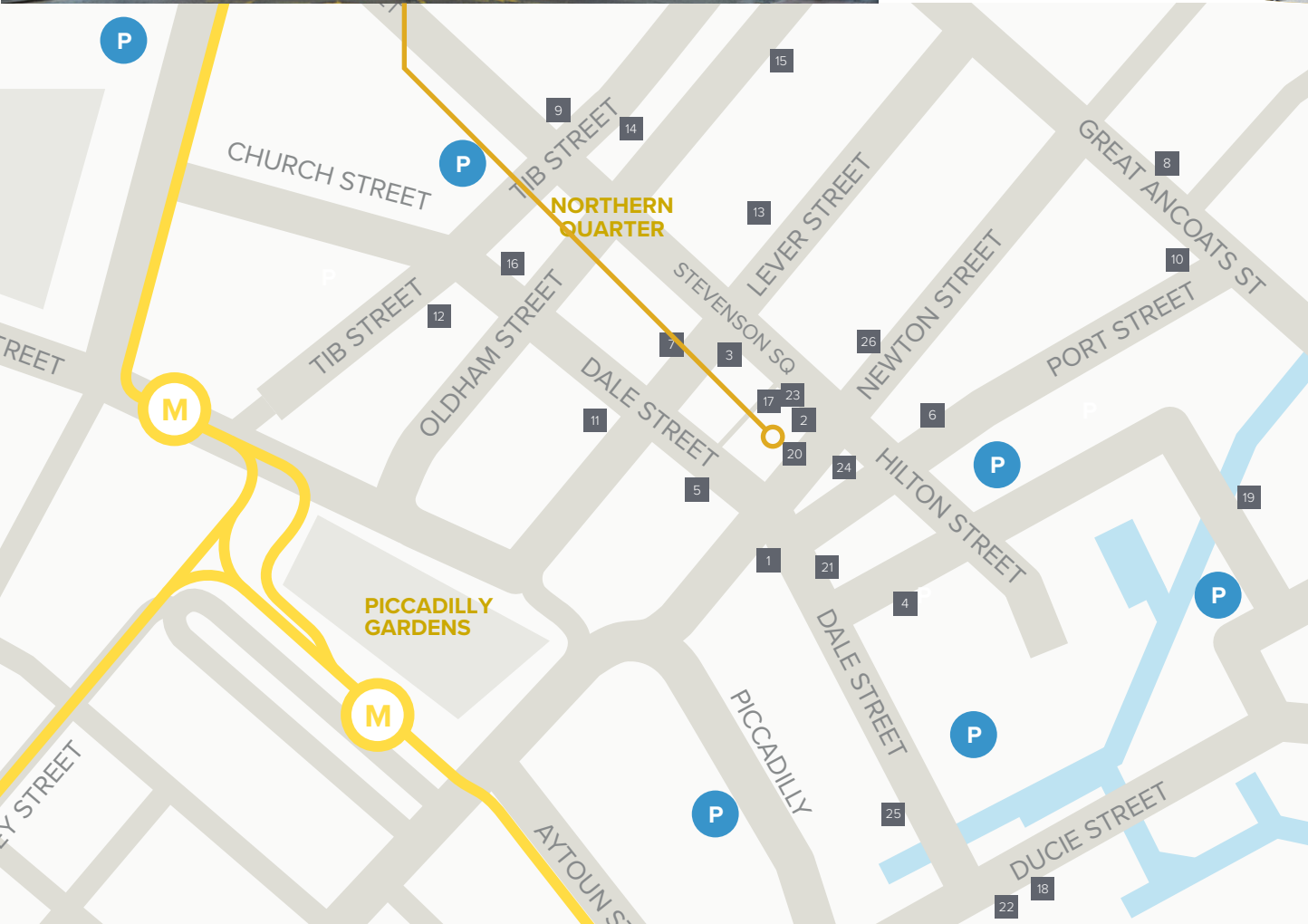




# LIFE + STYLE

The property is located on Newton Street in the heart of the City's Northern Quarter with numerous bars, restaurants and shops close by, including Cottonopolis, Ezra & Gil and PLY.





#### BARS AND RESTAURANTS

- |                      |                   |
|----------------------|-------------------|
| 1 Cottonopolis       | 10 Street Urchin  |
| 2 Ezra & Gil         | 11 Chapter One    |
| 3 PLY                | 12 Crazy Pedros   |
| 4 Takk               | 13 Pie & Ale      |
| 5 Alloment           | 14 Matt & Phred's |
| 6 Port St Beer House | 15 The Koffee Pot |
| 7 Federation Coffee  | 16 Tokyo Ramen    |
| 8 Viet Shack         | 17 BAB NQ         |
| 9 Evuna NQ           | 18 Cultureplex    |

#### GYMS

- 19 Pure Gym
- 20 KOR
- 21 VIBE Fitness
- 22 BLOK
- 23 Yoga Soul

#### HOTELS

- 24 EasyHotel
- 25 Premier Inn
- 26 Cow Hollow Hotel



# 3,060 sq ft self-contained space

## SPECIFICATION

- Comprehensively refurbished character office accommodation
- Office, retail or showroom use
- Exposed brick and original timber flooring
- Gas fired central heating - option to add air conditioning
- New LED lighting throughout
- New kitchen facility
- New contemporary shower & W/C's
- Communal bike storage



SPACE TO  
CREATE &  
INSPIRE



NEWTON  
ST.





45 NEWTON STREET | NORTHERN QUARTER | MANCHESTER

#### LEASE

The premises are to be made available on the basis of a new lease for a term to be agreed.

#### EPC:

EPC Rating: C

#### CONTACT:

Belvedere  
12 Booth Street  
Manchester  
M2 4AW  
[savills.co.uk](http://savills.co.uk)   
**0161 236 8644**

**DANIEL HARRIS**   
**0161 237 9393**  
[www.dh-property.co.uk](http://www.dh-property.co.uk)

**AVISON YOUNG**  
**0161 228 1001**

#### DANIEL BARNES

[dbarnes@savills.com](mailto:dbarnes@savills.com)

07870 186 410

#### DANIEL HARRIS

[dh@dh-property.co.uk](mailto:dh@dh-property.co.uk)

07973 761 848

#### MATT PICKERSGILL

[matt.pickersgill@avisonyoung.com](mailto:matt.pickersgill@avisonyoung.com)

07837 032488

#### ANDREW COOKE

[acooke@savills.com](mailto:acooke@savills.com)

07814 991 637

Savills, Daniel Harris and Lambert Smith Hampton give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.  
Published October 2020. [wearelandmark.co.uk](http://wearelandmark.co.uk)

