

# TOP



GROUND FLOOR UNIT,  
SUITABLE FOR A VARIETY  
OF USES

5,560 SQ FT  
(516 SQ M)

Units 4 & 5,  
Angel Gardens  
Manchester M60 OAG



OFFICE



RESTAURANT



RETAIL



HEALTHCARE



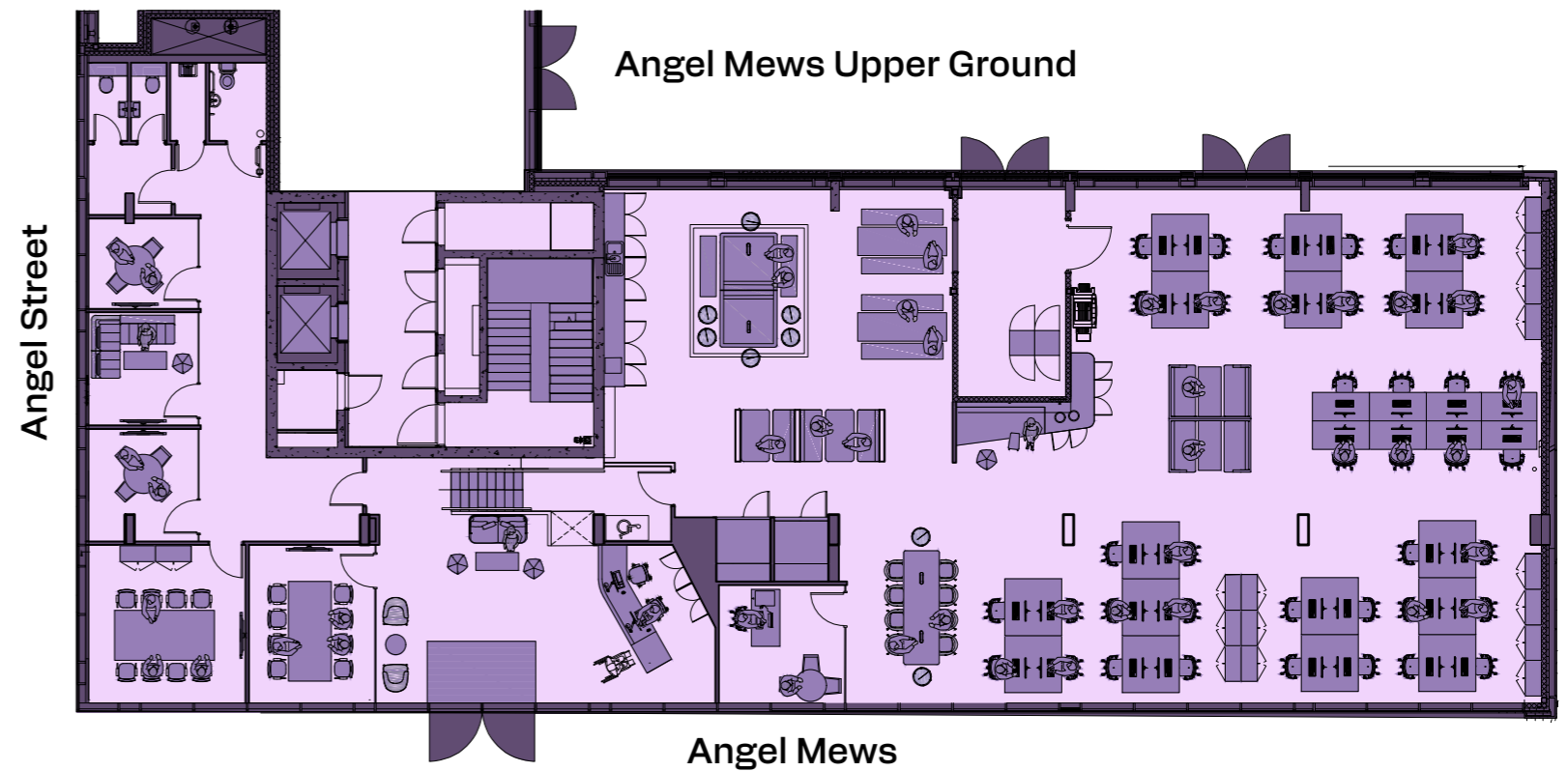
# Description

A rare opportunity to secure a prominent corner site for retail, leisure or other uses subject to planning.

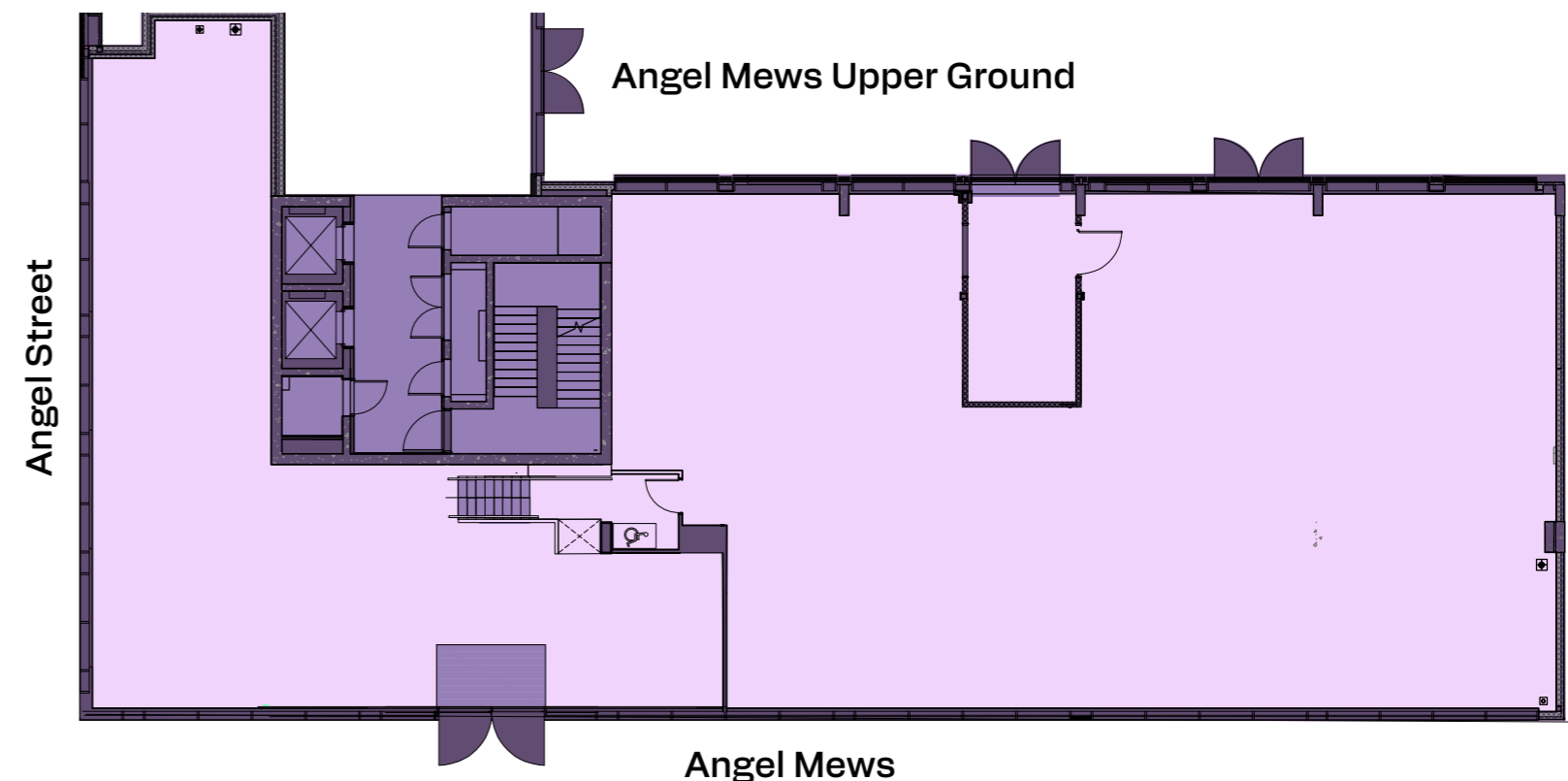
Situated on the ground floor of Angel Gardens, a 35 storey high quality residential scheme with over 466 rental apartments in the NOMA district. The premises are directly opposite the Co-op UK Head Quarters. Occupiers to Angel Gardens include Hero Training Gym, with 250 classes per week and the renowned local coffee brand Pot Kettle Black. Angel Gardens forms part of the exemplary and flourishing NOMA neighbourhood, which has seen significant growth of residents and office occupiers in the last few years.

# Specification

The premises are fully glazed and left in shell condition with capped services and prepared access routes for extraction and plant.



Indicative Office Layout



Open Plan Layout



- 1 Manchester Arena
- 2 Printworks
- 3 National Football Museum
- 4 Corn Exchange
- 5 Arndale Centre
- 6 Selfridges
- 7 Royal Exchange
- 8 St Anne's Square
- 9 Town Hall
- 10 Central Library
- 11 Beetham Tower
- 12 Bridgewater Hall
- 13 Palace Theatre
- 14 Piccadilly Gardens
- 15 University of Manchester
- 16 Manchester Metropolitan University

- METROLINK**
- A Exchange Square
  - B Victoria
  - C Shudehill
  - D Market Street
  - E Piccadilly Gardens
  - F St Peter's Square
  - G Deansgate

- TRAIN STATIONS**
- A Deansgate
  - B Oxford Road
  - C Piccadilly
  - D Victoria

# Location

The premises are situated on the corner of Angel Street and Angel Mews, which is part of the inner ring road and has the benefit of access onto Angel Gardens.

Angel Gardens is a significant landmark and benefits from excellent road and rail transport links plus nearby parking and amenity. On the current vacant site between 1 Angel Square and Angel Gardens, plans are being progressed to develop 2 & 3 Angel Square which will provide over 477,000 Sq Ft of office space – enough to house approximately 3,250 full-time workers – and 13,000 Sq Ft of ground floor new leisure and retail and almost 500 cycle spaces.

# Aerial



Piccadilly Train Station

Piccadilly Gardens

Piccadilly Gardens Metrolink

Northern Quarter

Market St Metrolink

Market Street

Arndale Centre

Rochdale Rd

Crown Plaza Hotel

Shudehill Metrolink

The Printworks

Exchange Sq Metrolink

Selfridges

Ancoats

Units 4 & 5 Angel Gardens

Miller St

Hotel Indigo

The Corn Exchange

Angel Street

Co-op Group 1 Angel Square

National Football Museum

Victoria Train & Metrolink Station

Chethams School Of Music

Angel Meadows Park

Ao Arena

## LEASE TERMS

A new sub-lease is available for a term of years to be agreed, subject to a rent review on the 10th March 2025, in line with the existing headlease terms. Further detail is available upon request.

## RENT

£65,000 per annum exclusive of rates and service charge payable quarterly in advance.

## SERVICE CHARGE

A service charge is levied by the owners of Angel Gardens. Further details upon request.

## RATEABLE VALUE

The rateable value is £63,000.

## EPC

The EPC for a shell and core pre fit, has an energy rating of B, expiring 1st June 2031.

## PLANNING

Whilst the sub-lease would allow for A1, A2 or A3 uses, current planning consent is for A1 use and any use outside of A1 would require planning consent and superior landlord's consent.

# Contact Details



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