

**Royal  
Space**  
COMMERCIAL UNITS  
TO LET



ESTD 1797  
**Royal  
Mills**  
ANCOATS, MANCHESTER



## Royal Mills is a Grade II\* listed building.

Set on the banks of the Rochdale Canal Royal Mills was constructed in 1912. A significant investment programme has enhanced many of the unique features of Royal Mills in recent years and has rejuvenated the building. Royal Mills now comprises 325 residential flats and over 30,000 sq ft of commercial space ideally suited for both office and retail users.

The public sector has invested more than £60m into Ancoats in recent years in an effort to transform the area into an attractive new extension to Manchester City Centre.

This investment has involved the delivery of a stunning new public square, work to restore the original public realm and the renovation of various Victorian Mill buildings and other heritage assets.

Ancoats is now successfully reaping the benefits of this investment, with the area having become home to a massive influx of new residents and businesses – including retailers, food and drink operators and businesses from the creative and cultural sectors such as Gate Films, The Halle Orchestra and Manchester Creative Academy.

With plans to develop a further 1,500 homes in Ancoats over the next 3 years – in addition to the anticipated redevelopment of Ancoats Retail Park – Royal Mills is fast becoming the region's most exciting and dynamic business location.

Just over the Rochdale Canal is New Islington with a number of new buildings now complete along with a new water park which will become one of Manchester's most existing and vibrant places to be.



## Ancoats is rich in industrial and architectural heritage.

The area spans the development of urban cotton spinning and related activities from the late 18th century to the early 20th century. It was designated a Conservation Area in 1989 containing some 14 listed buildings, 7 of which are Grade II\*.

Situated in the heart of Ancoats, Royal Mills is located just off Great Ancoats Street, adjacent to the Northern Quarter. The building enjoys a prime city centre location, in close proximity to key retail, commercial and is on the doorstep of the city's transport hubs.

Royal Mills is also close to Cutting Room Square which has seen a number of restaurant and bar operators opening over the last couple of years, and has become a social meeting place for residents and businesses in the area, with outside eating and fantastic food and drink options.

Royal Mills is easily accessible by car via Great Ancoats Street linking to the M60 orbital motorway and the wider motorway network.

**Piccadilly Gardens**

**9 minutes walk (0.4 miles)**

**Piccadilly Station**

**13 minutes (0.6 miles)**

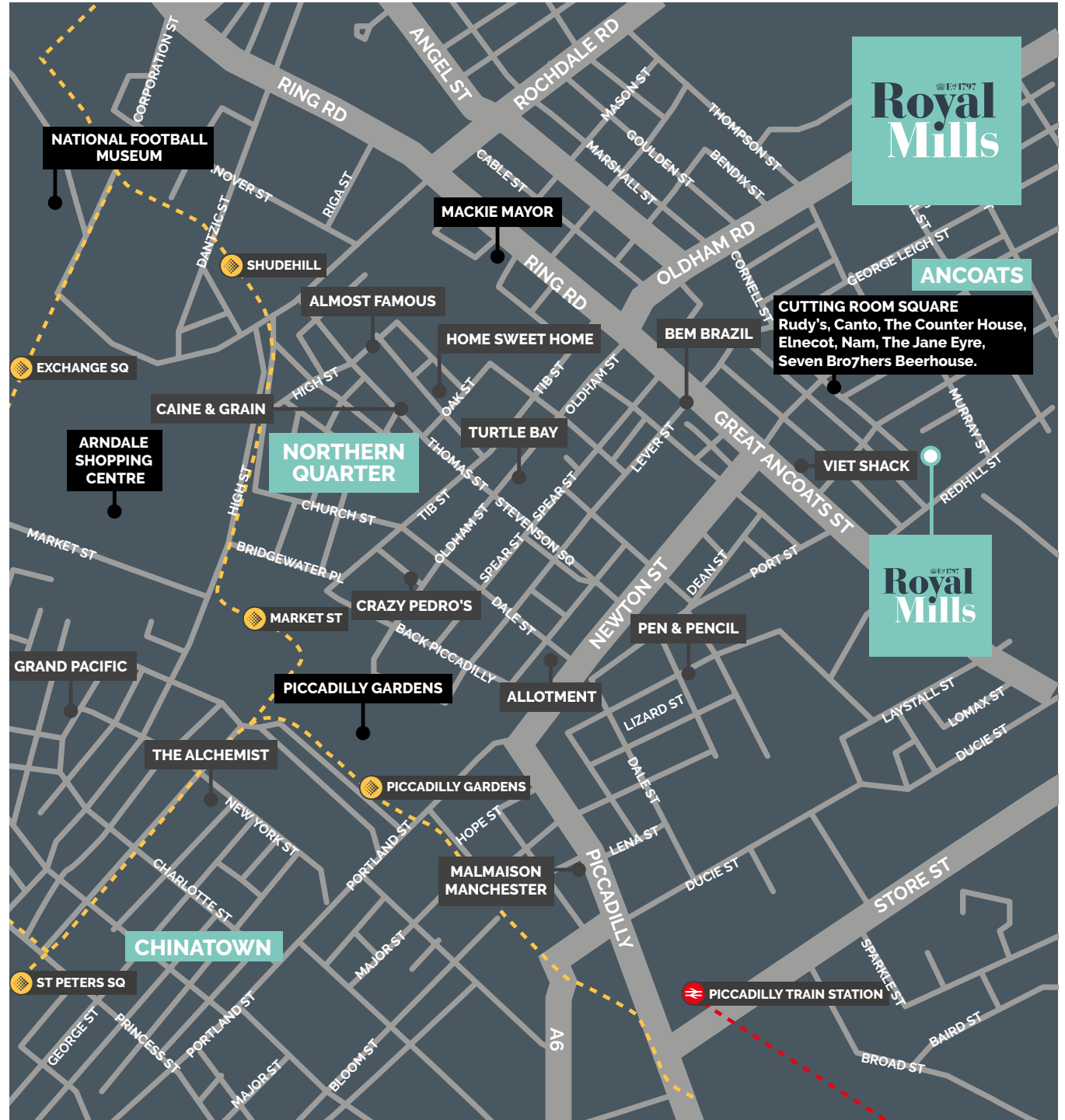
**Victoria Station**

**15 minutes (0.8 miles)**

[Click here for location map](#)

[Click here for aerial](#)







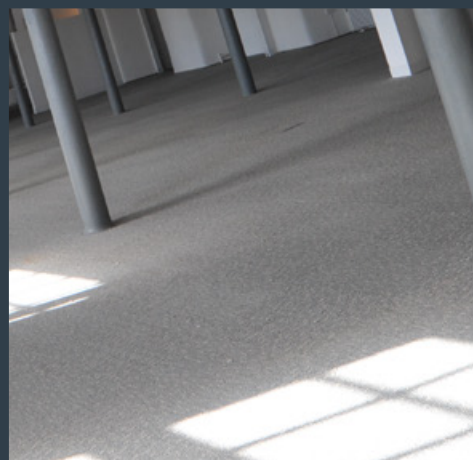
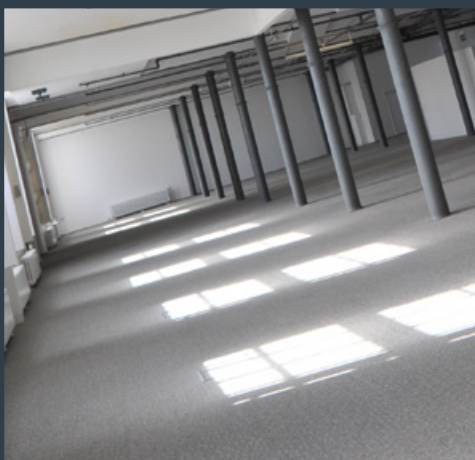
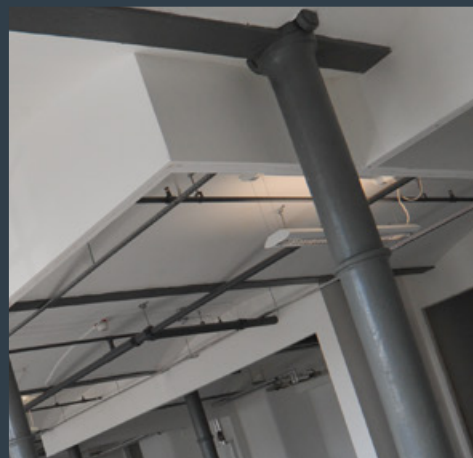


## Royal Mills boasts a range of commercial units many of which can be fitted out to specific tenants requirements.

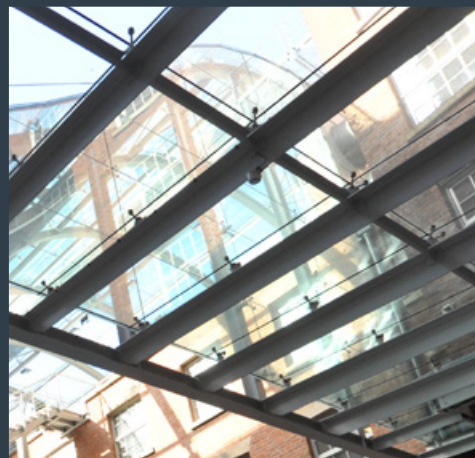
Ancoats Coffee Co is also a popular amenity to Royal Mills and has become a hub for coffee lovers, where they bring together community, hospitality, and great shared experiences around wholesome food and fantastic coffee.

The specification includes the following :

- Raised access floors
- LG7 lighting
- Exposed beams/walls
- Manned reception
- Meeting room facilities
- 24/7 access
- Stunning curved glass atrium
- Stone flagged courtyard
- Car parking
- Male / female WCs







There are various sizes of suites available within Royal Mills. Please contact the agents for a full breakdown.





















## Rent

Quoting rents are available upon request.

## Service Charge

A service charge is applicable for the upkeep and maintenance of the estate.

## VAT

All rents will be subject to VAT.

## Parking

On site car parking is available for all units.

## Planning

All of the units are available with B1 Planning Use. Alternative uses will be subject to planning permission from Manchester City Council. For further enquires please contact [www.manchester.gov.uk/planning](http://www.manchester.gov.uk/planning)

## EPC Rating

The building has an EPC rating of B48. The full certificate is available on request.

The units are suitable for a variety of uses, subject to planning.



**For further information or to  
arrange a viewing, please contact  
the letting agents:**

**AVISON  
YOUNG**

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**MANCHESTER PLACE**

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