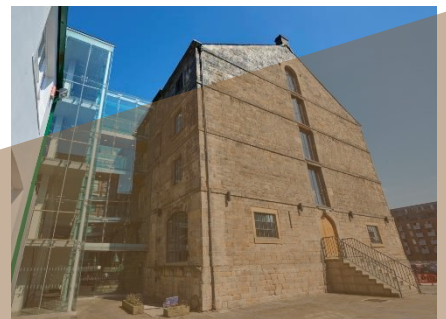
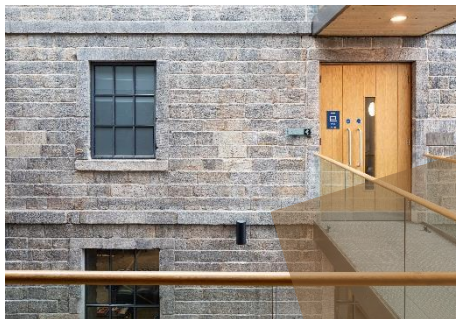


TO LET:

SUITE 1A
467 sq.ft/44 sq.m

CARVERS WAREHOUSE

DALE STREET
MANCHESTER
M1 2HG



ACCOMMODATION:

- Grade II Listed Mill
- Northern Quarter Location
- Close to Piccadilly Station
- Extensive refurbishment in 2020
- Exposed beams & stone walls
- Showers/Cycle facilities
- On site café/deli
- Communal break out space
- On-site parking available by way of licence at £2,000 p.a

RENT

£12,000 per annum

TENURE

The unit is available by way of a new effective full repairing and insuring lease on terms to be agreed

RATEABLE VALUE:

Current RV: £8,193. Occupiers are advised to make their own enquiries with the local rating authority.

SERVICE CHARGE

Budgeted service charge for the 2021/2022 is £3,996 per annum.

LEGAL COSTS

Each party responsible for their own legal and professional costs incurred in this transaction

EPC RATING

C

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dh@dh-property.co.uk

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ACrabtree@obiproperty.co.uk

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Carvers Warehouse

SUITE 1A THE LOCATION

The property is situated on Dale Street on the fringe of the City's Northern Quarter, a short walk away from Piccadilly Rail & Metro Stations & also close to Great Ancoats Street (inner ring road).

Suite forms part of the oldest stone built warehouse remaining in Manchester city centre.

Located in the heart of the vibrant Northern Quarter, Carvers Warehouse provides excellent public transport links with Piccadilly station. The waterside property is also located to the ring road (A665) which in turn provides quick access to the M60 and other regional motorway networks.

Rail/Tram

Piccadilly Train Station is less than a 5 min walk away with routes to all major UK cities and direct trains to London King's Cross every 20 mins.

Victoria Train Station is also an 18 min walk away with fantastic regional links.

Bus

Most local bus routes can be accessed from Great Ancoats Street, a 1 min walk away & Piccadilly Gardens.

Car

Carvers Warehouse has its own car park available by way of licence. The following are also less than a 5 min walk:

CitiPark Tariff Street, M1 2FG
CitiPark 75 Dale Street, M1 2EG
CitiPark Port Street, M1 2EG

Bike

Bike storage is available for tenants.



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Carvers Warehouse

SUITE 1A
THE OPPORTUNITY

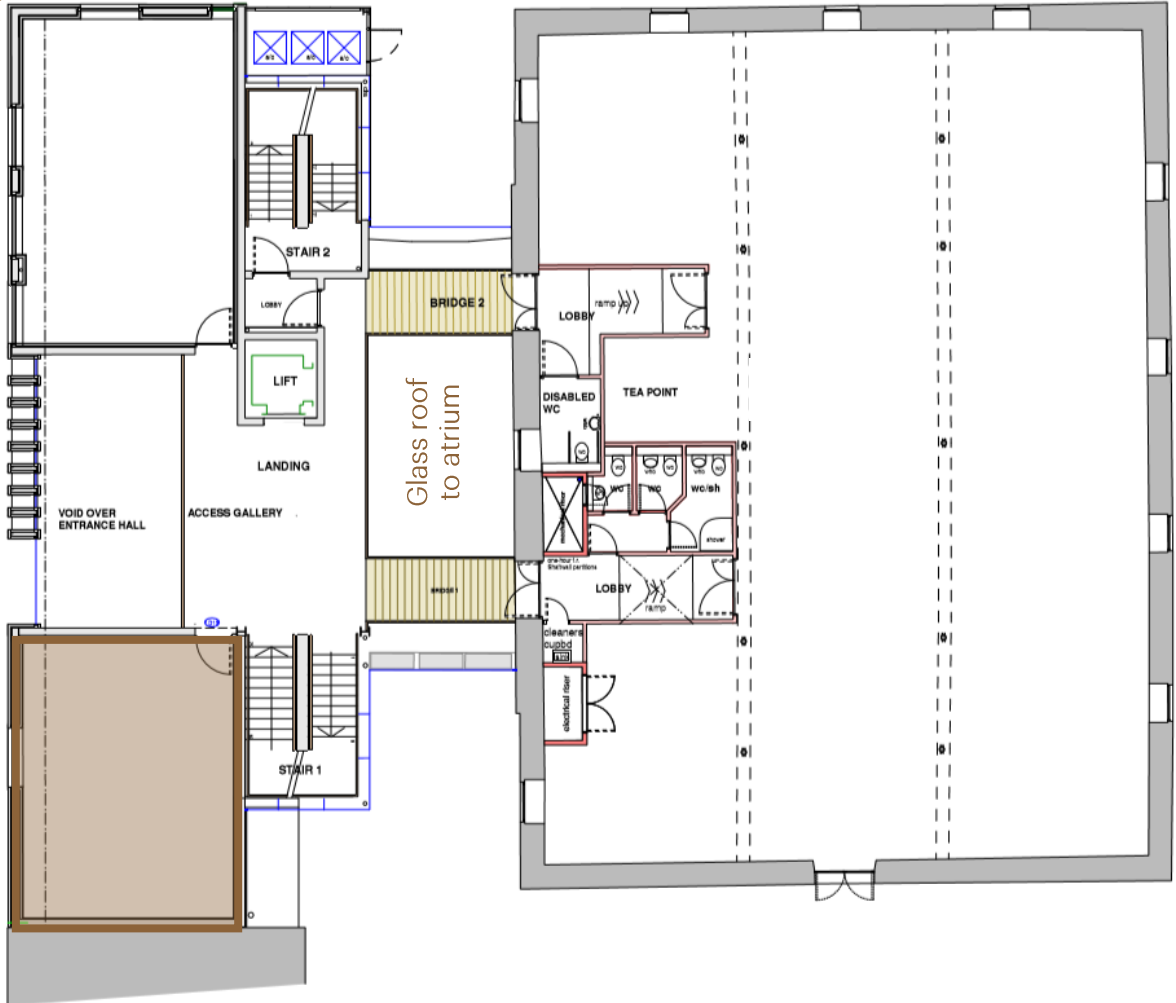
SPECIFICATION:

Small Office Suite
First Floor

476 sq ft

44 sq m

FIRST FLOOR FLOORPLATE



Carvers Warehouse has been our Manchester home for over 10 years and affords the business a prime office location within close proximity to the rail networks for both clients and consultants travelling to the office from around the UK.

- Dave Evans, Director of The Harris Partnership, existing tenants at Carvers Warehouse

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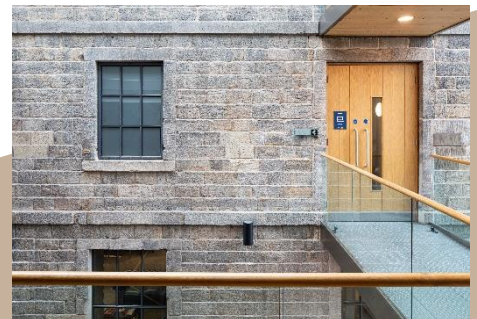
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TO LET:

SUITE 2B
1,534 sq.ft/142 sq.m

CARVERS WAREHOUSE

DALE STREET
MANCHESTER
M1 2HG



ACCOMMODATION:

- Grade II Listed Mill
- Northern Quarter Location
- Close to Piccadilly Station
- Extensive refurbishment in 2020
- Exposed beams & stone walls
- Showers/Cycle facilities
- On site café/deli
- Communal break out space
- On-site parking available by way of licence at £2,000 p.a

RENT

£33,000 per annum

TENURE

The unit is available by way of a new effective full repairing and insuring lease on terms to be agreed

RATEABLE VALUE:

Current RV: £19,042. Occupiers are advised to make their own enquiries with the local rating authority.

SERVICE CHARGE

Budgeted service charge for the 2021/2022 is £12,896 per annum.

LEGAL COSTS

Each party responsible for their own legal and professional costs incurred in this transaction

EPC RATING

C

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Carvers
Warehouse

SUITE 2B
IMAGE GALLERY



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Carvers Warehouse

SUITE 2B THE LOCATION

The property is situated on Dale Street on the fringe of the City's Northern Quarter, a short walk away from Piccadilly Rail & Metro Stations & also close to Great Ancoats Street (inner ring road).

Suite forms part of the oldest stone built warehouse remaining in Manchester city centre.

Located in the heart of the vibrant Northern Quarter, Carvers Warehouse provides excellent public transport links with Piccadilly station. The waterside property is also located to the ring road (A665) which in turn provides quick access to the M60 and other regional motorway networks.

Rail/Tram

Piccadilly Train Station is less than a 5 min walk away with routes to all major UK cities and direct trains to London King's Cross every 20 mins.

Victoria Train Station is also an 18 min walk away with fantastic regional links.

Bus

Most local bus routes can be accessed from Great Ancoats Street, a 1 min walk away & Piccadilly Gardens.

Car

Carvers Warehouse has its own car park available by way of licence. The following are also less than a 5 min walk:

CitiPark Tariff Street, M1 2FG
CitiPark 75 Dale Street, M1 2EG
CitiPark Port Street, M1 2EG

Bike

Bike storage is available for tenants.



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Carvers Warehouse

SPECIFICATION:

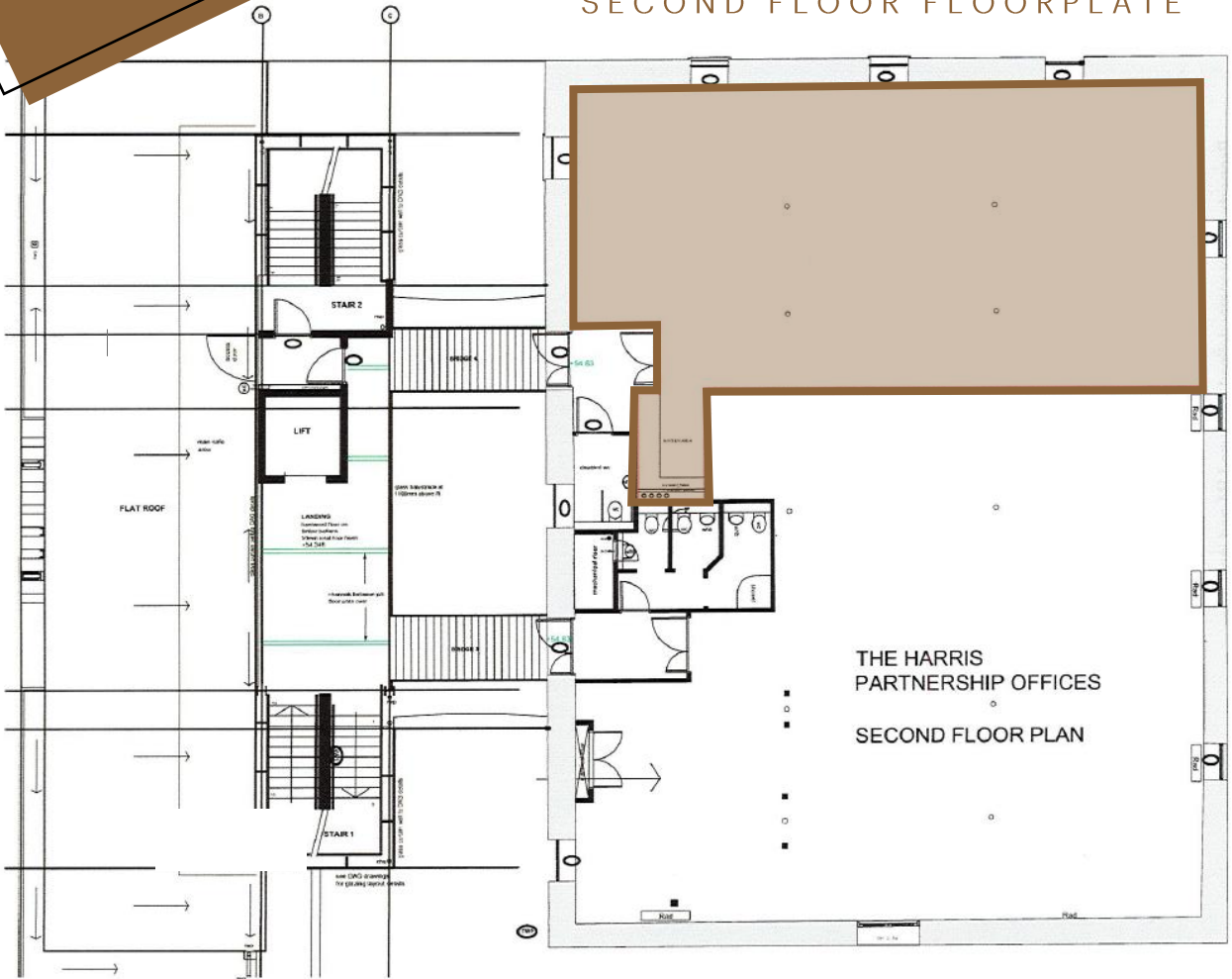
Part 2nd Floor

1,534 sq ft

142 sq m

SUITE 2B THE OPPORTUNITY

SECOND FLOOR FLOORPLATE



REF: J/1100P/1100P-DIVL2B-A3

THE HARRIS PARTNERSHIP OFFICES SECOND FLOOR PLAN

Carvers Warehouse has been our Manchester home for over 10 years and affords the business a prime office location within close proximity to the rail networks for both clients and consultants travelling to the office from around the UK. //

- Dave Evans, Director of The Harris Partnership, existing tenants at Carvers Warehouse

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TO LET:

SUITE 3B

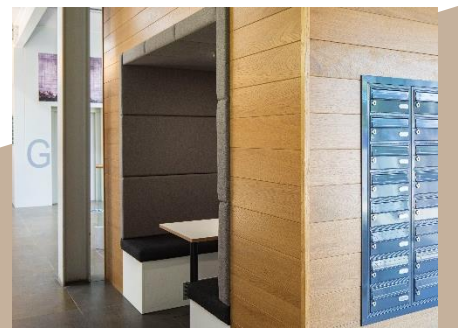
1,415 sq.ft/131 sq.m

CARVERS WAREHOUSE

DALE STREET

MANCHESTER

M1 2HG



ACCOMMODATION:

- Grade II Listed Mill
- Northern Quarter Location
- Close to Piccadilly Station
- Extensive refurbishment in 2020
- Exposed beams & stone walls
- Showers/Cycle facilities
- On site café/deli
- Communal break out space
- On-site parking available by way of licence at £2,000 p.a
- Suite contains cooling

RENT

£30,450 per annum

TENURE

The unit is available by way of a new effective full repairing and insuring lease on terms to be agreed

RATEABLE VALUE:

Current RV: £18,243. Occupiers are advised to make their own enquiries with the local rating authority.

SERVICE CHARGE

Budgeted service charge for the 2021/2022 is £12,820 per annum.

LEGAL COSTS

Each party responsible for their own legal and professional costs incurred in this transaction

EPC RATING

C

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Issued : July 2022

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Carvers Warehouse

SUITE 3B THE LOCATION

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Suite forms part of the oldest stone built warehouse remaining in Manchester city centre.

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CitiPark 75 Dale Street, M1 2EG
CitiPark Port Street, M1 2EG

Bike

Bike storage is available for tenants.



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Carvers Warehouse

SUITE 3B
THE OPPORTUNITY

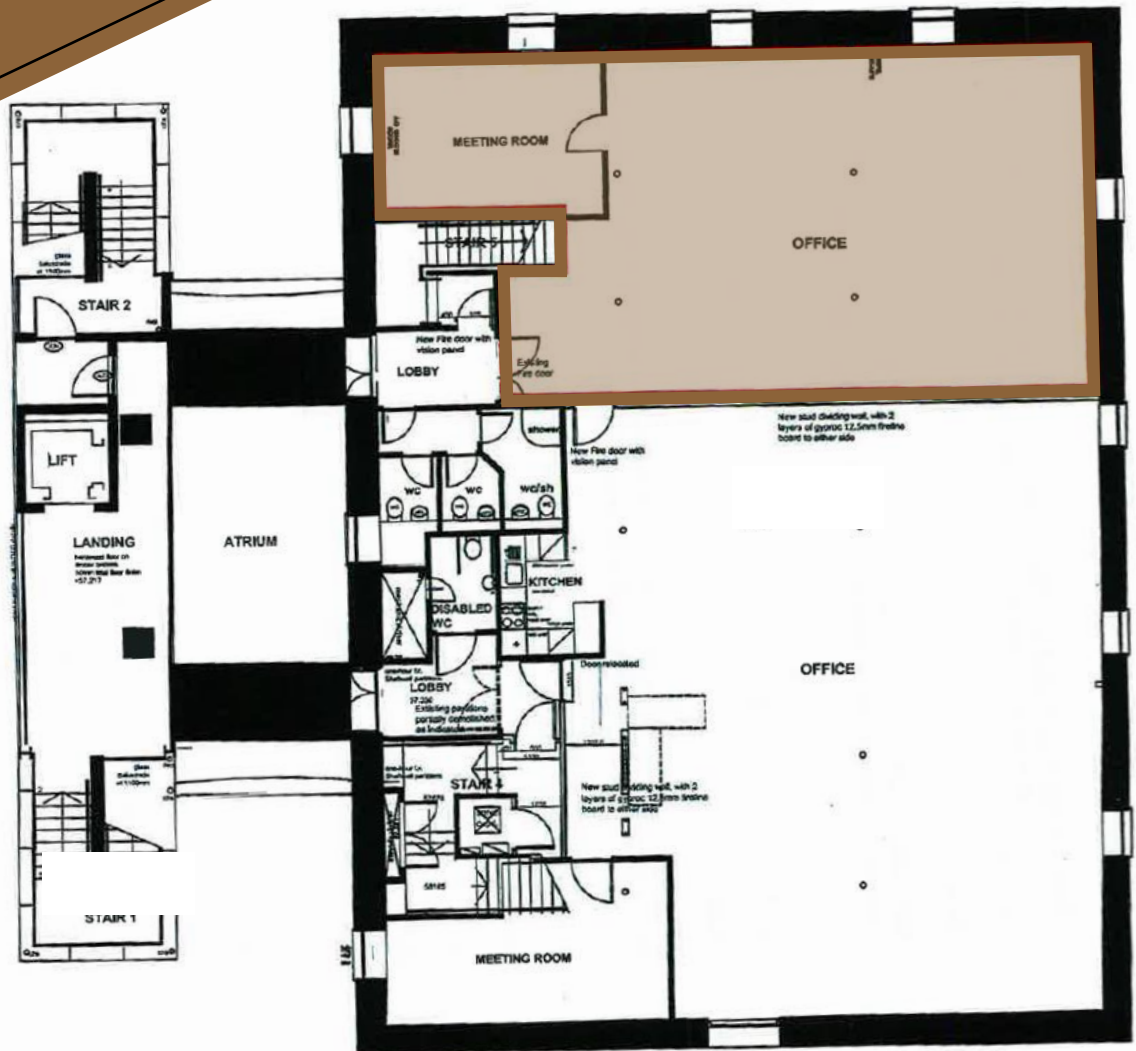
SPECIFICATION:

Part 3rd Floor

1,415 sq ft

131 sq m

THIRD FLOOR FLOORPLATE



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- Dave Evans, Director of The Harris Partnership, existing tenants at Carvers Warehouse

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