

FOR SALE

WELL POSITIONED SITE
IN OUTSTANDING LOCATION

DANTZICST.

MANCHESTER, **M4 4DW**

**Potential commercial / residential development opportunity
with short term income**

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LOCATION”**



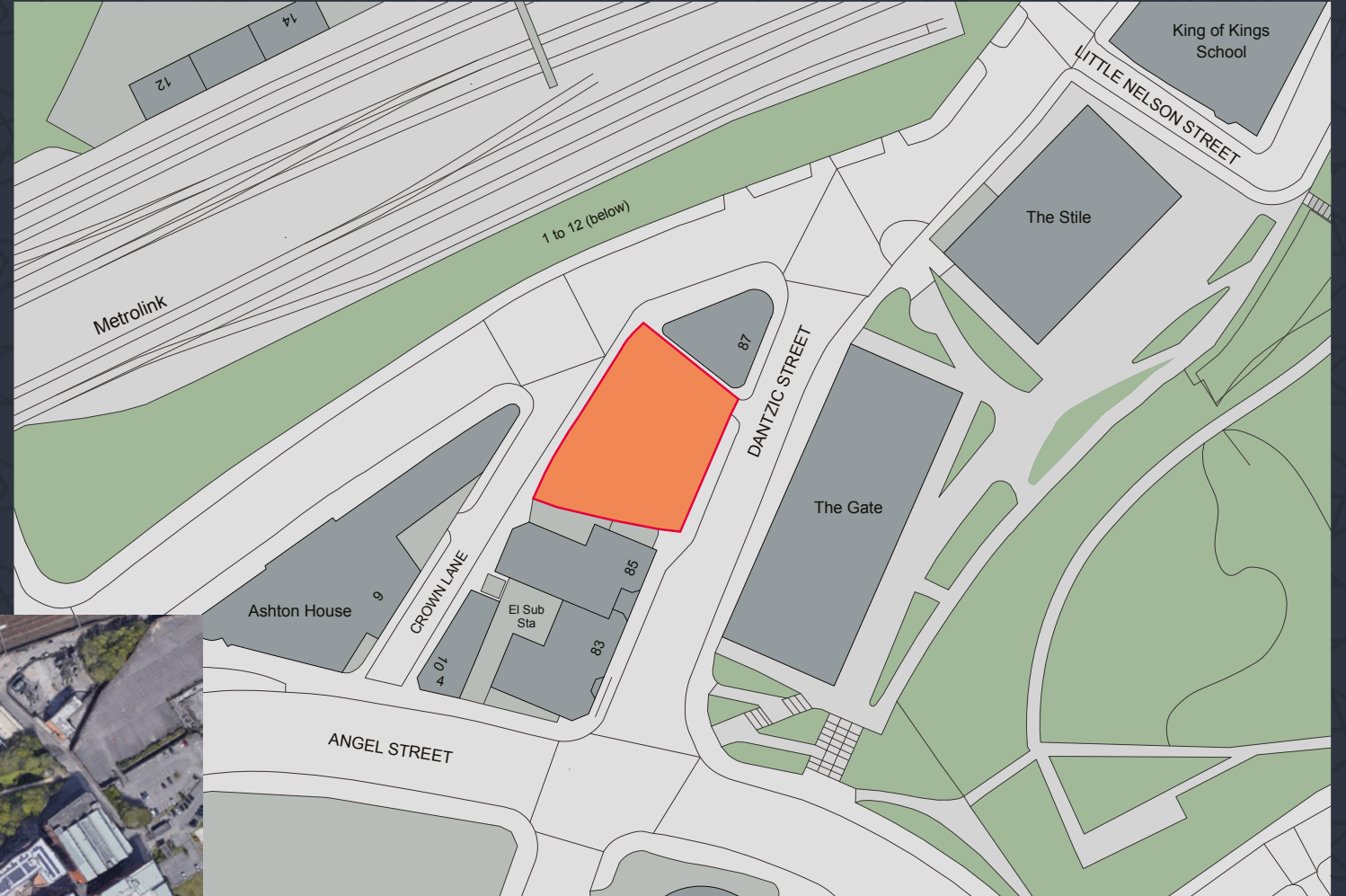
DANTZICST.

DESCRIPTION

A cleared site with dual frontage to Dantzig Street and Crown Lane comprising circa .14 acres currently let for car parking. The unmarked site accommodates circa 20 vehicles.

TENURE

Freehold site with lease to Total Car Parks for a term of 3 years, from November 2023, at an annual rent of £6,800.



“POTENTIAL COMMERCIAL / RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH SHORT TERM INCOME”

“ADJACENT TO NO 1 ANGEL SQUARE THE CO-OPS FIRST CLASS HQ BUILDING”

KEY

- 1 Arndale Shopping Centre
- 2 New Cathedral Street
- 3 Corn Exchange
- 4 Printworks
- 5 The Ivy
- 6 20 Stories Manchester
- 7 Stevenson Square
- 8 The Manchester college



LOCATION

Prominently situated in the heart of NOMA between the city centre’s largest park (Angel Meadows) and its main shopping and leisure destination (the Manchester Arndale Centre and Exchange Square) and the major transport hubs of Manchester Victoria Station.

This part of the city has seen significant change over the last decade with this site facing the first 2 buildings (Gate and Stile) of Angel Meadows which has approval for 756 apartments across four buildings ranging in height from 17 to 40 storeys.



Close to major transport hubs offering rail, bus and tram services.

Numerous leisure, retail and hospitality venues in the immediate vicinity



The inner city Ring Road is adjacent, offering easy car access





ROCHDALE ROAD

Angel Gardens

CIS Tower

SHUDEHILL INTERCHANGE

The Printworks

Co-op HQ
No 1 Angel Square

CORPORATION STREET

ANGEL STREET

4 Angel Square

St Michael's
Flags and Angel
Meadow Park

DANTZIC STREET

VICTORIA

ANGEL STREET

DANTZICST.

The site is adjacent to:

- NOMA and Angel Square-Home of the Co-op and a new office and residential district
- Printworks-350,000 sq ft leisure destination with cinema, bars and restaurants
- Northern Quarter
- Manchester Victoria and Shudehill Interchange
- Manchester Arndale



“THE SITE IS WITHIN MINUTES OF MANCHESTER CITY CENTRE WITH IT’S VIBRANT ENTERTAINMENT CULTURAL AND RETAIL CORE”



RESIDENTIAL MARKET

As a result of increased “north-shoring” by London based corporate bodies, and an unrivalled graduate retention rate, Manchester has witnessed a surge in desirability versus other UK locations.

Whilst its residential offering has been established for over 20 years, the subsequent increase in employment opportunities and amenity has fuelled the requirement for additional housing.

Given the strategic location, this area has seen a dramatic change over the last 5 years through both residential and commercial development, namely:

“MAJOR NEW RESIDENTIAL DEVELOPMENTS CONTINUE TO DRIVE GROWTH AROUND NOMA”



Renaissance, Deansgate

Recently acquired by Property Alliance Group and Starwood Capital, Renaissance at the northern end of Deansgate represents one of the last large-scale development opportunities within the city centre. Now under construction to redevelop the site into a £200m mixed-use scheme featuring a new hotel complex, grade A office space, residential units and a car park.



New Victoria, Victoria Station

Developed by Muse and Network Rail in 2020, New Victoria comprises 520 apartments adjacent to Manchester Victoria Station.



NOMA / Angel Square

NOMA is an £800 million, 20-acre (8-hectare) mixed use redevelopment scheme located adjacent to the wider Victoria Station complex. Whilst anchored by the Co-op HQ building, Angel Square, the wider site has given rise to Angel Gardens – a 466 unit apartment scheme that has been developed and operated by Moda Living.



Greengate, Salford

Located on the Salford bank of the River Irwell, Greengate has been the subject of significant redevelopment, capitalising on the riverside location. The most recently completed scheme, Anaconda Cut, was forward purchased by Europa Capital.

CULTURE

Manchester Cathedral

Manchester Cathedral, a short walk from Dantzic Street, sits at the heart of the Medieval Quarter and is renowned to be one of Manchester's oldest buildings. The Grade I Listed structure is believed to have origins back to 700AD however gained its "Cathedral" status in 1847 and remains a key tourist attraction in Manchester.



National Football Museum

Located within the wider Medieval Quarter masterplan, the National Football Museum relocated to Manchester in 2012 within the striking Urbis Building. With repeatedly updated exhibits and showcase pieces, the museum attracts significant tourist interest that is bolstered by the presence of Manchester United and Manchester City within the borough.



Manchester AO Arena

The AO Arena, a few minutes walk from Dantzic Street, has the highest seating capacity of any indoor venue in the United Kingdom, and second largest in Europe with a capacity of 21,000 and is one of the world's busiest indoor arenas, hosting music and sporting events.



EDUCATION

Manchester College

Manchester College's £150million 200,000 sq ft of education space focussed on creative and performing arts was completed in mid-January 2022, is close by Dantzic Street.

This will include a wide range of facilities, featuring a theatre, film studios, music practice rooms, student hubs, IT suites, a training hair and beauty salon, and a photography studio.

RETAIL AND LEISURE



Selfridges & Harvey Nichols

The retail offering in Central Manchester is acknowledged as the UK's most sought after shopping destination after London. Alongside the Arndale Centre with its 210 outlets, attracting over 40 million visitors a year are 2 of the most famous luxury department stores Selfridges and Harvey Nichols, all within a short walking distance of Dantzic Street. Both these large multi floor concessions have chosen Manchester as a flagship location. The central Manchester Selfridges site (120,000 sq ft over 5 floors) is only one of 4 locations in the UK.

The Printworks

The Printworks is a landmark leisure centre offering a range of facilities including a twenty-screen cinema complex, a fitness club, Hard Rock restaurant and a Eden nightclub.

Corn Exchange

The iconic Corn Exchange is home to a mix of restaurants in Manchester, including Banyan Bar and Grill, The Cosy Club, Zizzi, Delhi House Café, Doner Haus, Gino D'Acampo, Mowgli, Pizza Express, Pho, Salvi's, and Tampopo Vapiano.

The Corn Exchange is also home to Roomzzz Aparthotel, part of the Parklane Group, consisting of 114 apartments.



TRANSPORT LINKS

Dantzig Street benefits from the proximity to all modes of transport.



- Manchester Victoria Mainline Station - 250m from the site having had a £50 million upgrade. Now linked to Manchester Piccadilly by Ordsall Cord and cross city link
- Shudehill Metro and bus interchange and MSCP are within a short walk
- 5 trams per hour to Altrincham
- 10 trams per hour to Bury
- 3 trams per hour to Manchester Airport
- 5 trams per hour to Piccadilly
- Inner Ring Road-A665 is in close proximity providing easy road links to all parts of Greater Manchester and wide afield to the national motorway network
- Manchester Airport - Rail and Metrolink line links from Manchester Piccadilly Station in under 40 minutes



WALK

- Victoria Train Station**
250m / 3 minutes
- Shudehill Transport Interchange**
5 minutes
- Manchester Arndale**
8 minutes
- Exchange Square Metrolink**
10 minutes
- Spinningfields**
21 minutes
- Piccadilly Train Station**
23 minutes
- Deansgate Train Station**
28 minutes



DRIVE

- Manchester Airport**
27 minutes
- Leeds**
1 hours
- Birmingham**
2 hours
- London**
4 hours



METROLINK

- Market Street**
9 minutes
- St Peter's Square**
12 minutes
- Deansgate Station**
16 minutes
- Manchester Piccadilly**
18 minutes
- Manchester Airport**
45 minutes



RAIL

- Leeds**
49 Minutes
- Birmingham**
1 Hour 26 Minutes
- London**
2 Hours 7 Minutes
- Edinburgh**
3 Hours 23 Minutes

NEIGHBOURING DEVELOPMENTS

NOMA

The £800m NOMA scheme near Manchester city centre spans 20 acres and when completed will feature four million square feet of offices, homes, shops and leisure amenities.

The first phase of the project was a headquarters for The Co-operative Group. NOMA will be developed over a period of 10-15 years with a new 240,000 sq ft office building now complete.

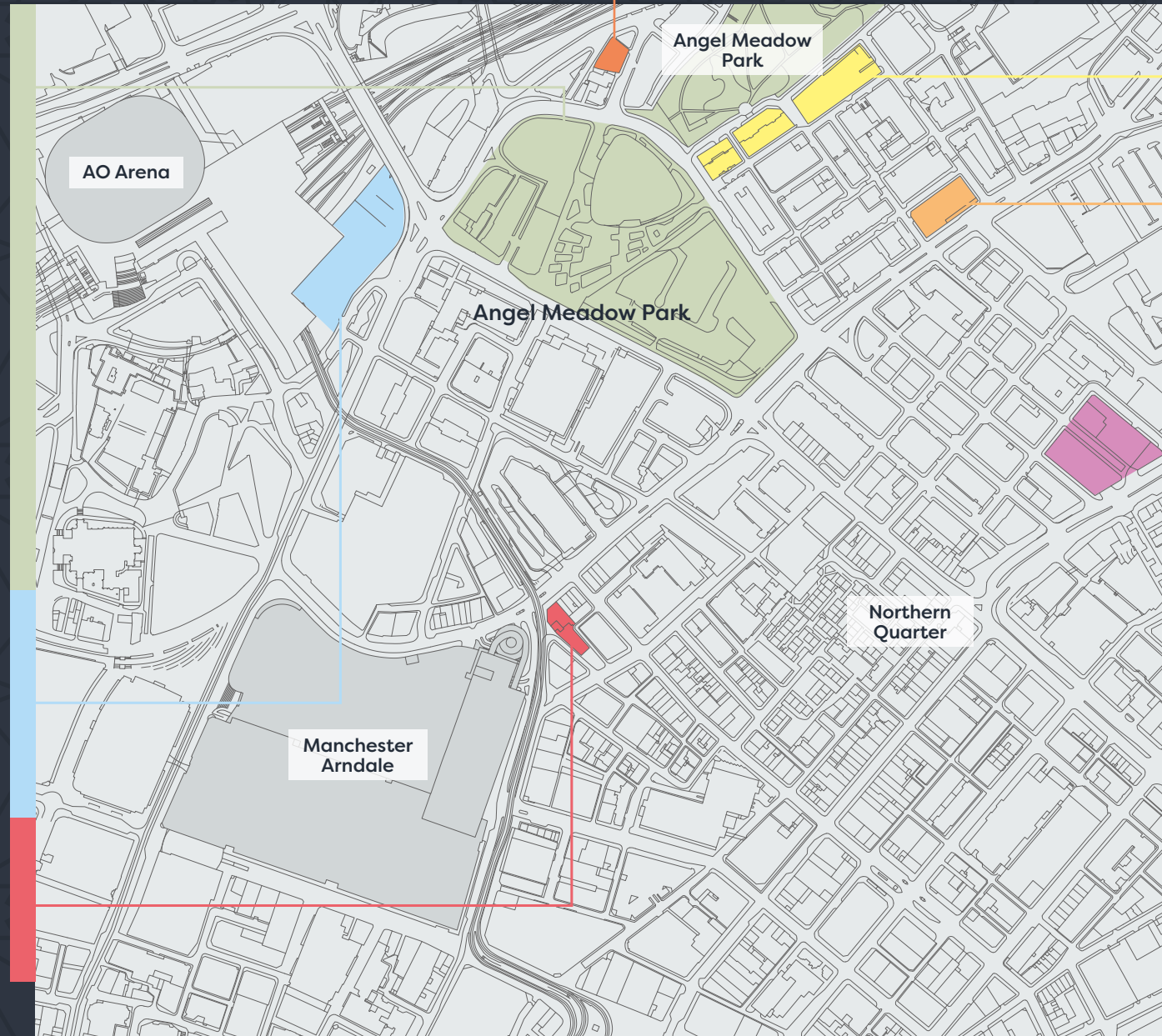
New Victoria

150,000 sq ft offices and 450,000 sq ft (520 apartments in two 20 and 25 storey buildings. Under construction and was completed in 2024.

GLASSWORKS (Salboy)

17 Prominent 17 storey office building of c47,000 sq ft.

DANTZICST.



Meadow Side

FEC's first phase comprising 2 buildings
The Gate and Stile- 286 apartments

Hampton by Hilton

9 storey 221 bedroom hotel on edge of Northern Quarter

Broadside

Balfour Beatty Investments a of 274 apartments,

Northern Quarter

A vibrant district which features colourful street art, independent record shops and some of the city's most iconic cultural venues.

The AO Arena

Formerly The Manchester Arena, is a 10-minute walk from the site, which has the highest seating capacity of any indoor venue in the UK.

Manchester Arndale

Manchester Arndale is at the centre of Manchester and home to 200 stores, food outlets and leisure venues including Apple, Next, Nando's and Urban Playground.

As the biggest inner-city shopping centre in the country it provides shopping, food, drink and entertainment.

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PLANNING

The site is currently used for surface car parking. Any change of use would be subject to planning.

DISPOSAL

The vacant site can be viewed from a roadside inspection, but on-site inspections can be arranged through the retained agent Avison Young.

The opportunity is being sold with vacant possession and offers will ONLY be considered on an unconditional basis.

FURTHER INFORMATION

Rupert Barron

rupert.barron@avisonyoung.com
07500 840978

Matt Pickersgill

Matt.Pickersgill@avisonyoung.com
07837 032488

**AVISON
YOUNG**

0161 228 1001
avisonyoung.co.uk



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