

# Castle Quay

Castlefield, Manchester, M15 4NJ



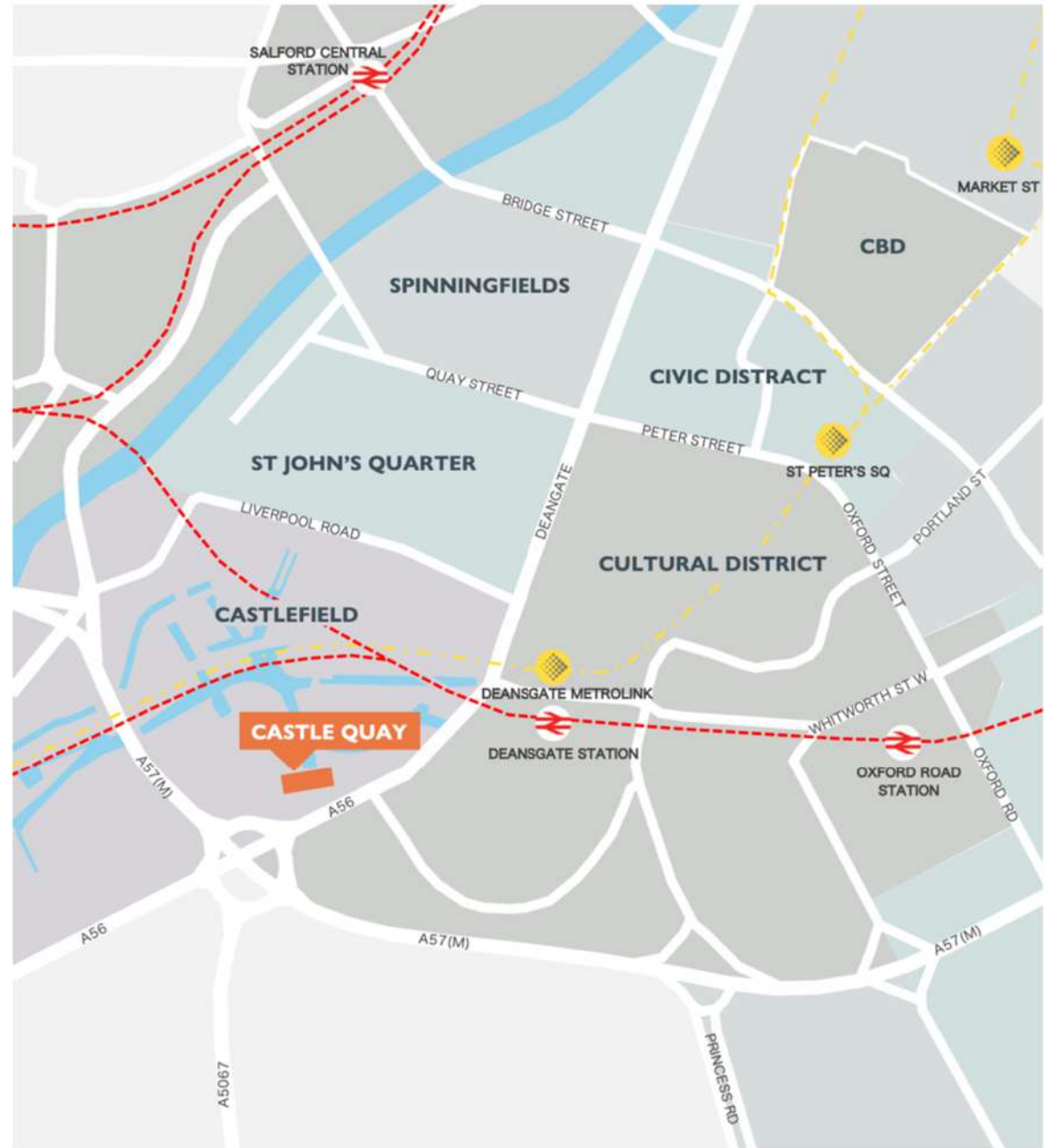
**FULLY FITTED  
WORKSPACE**

**2502 SQ FT | 232.4 SQ M  
WITH 5 CAR  
PARKING SPACES**

# Location

Castlefield is an area to the southwest of Manchester City Centre and is a designated inner-city heritage site, rich in history. Now it is a thriving area to live, work and relax, situated on the edge of a picturesque canal network within walking distance of Manchester City Centre.

The property itself is set fronting the A56 Chester Road, close to its junction with the M57(M) Mancunian Way. To the rear it has views overlooking the Bridgewater Canal and Castlefield Basin. Deansgate, Deansgate Station and Deansgate-Castlefield Metrolink are all within 350m.



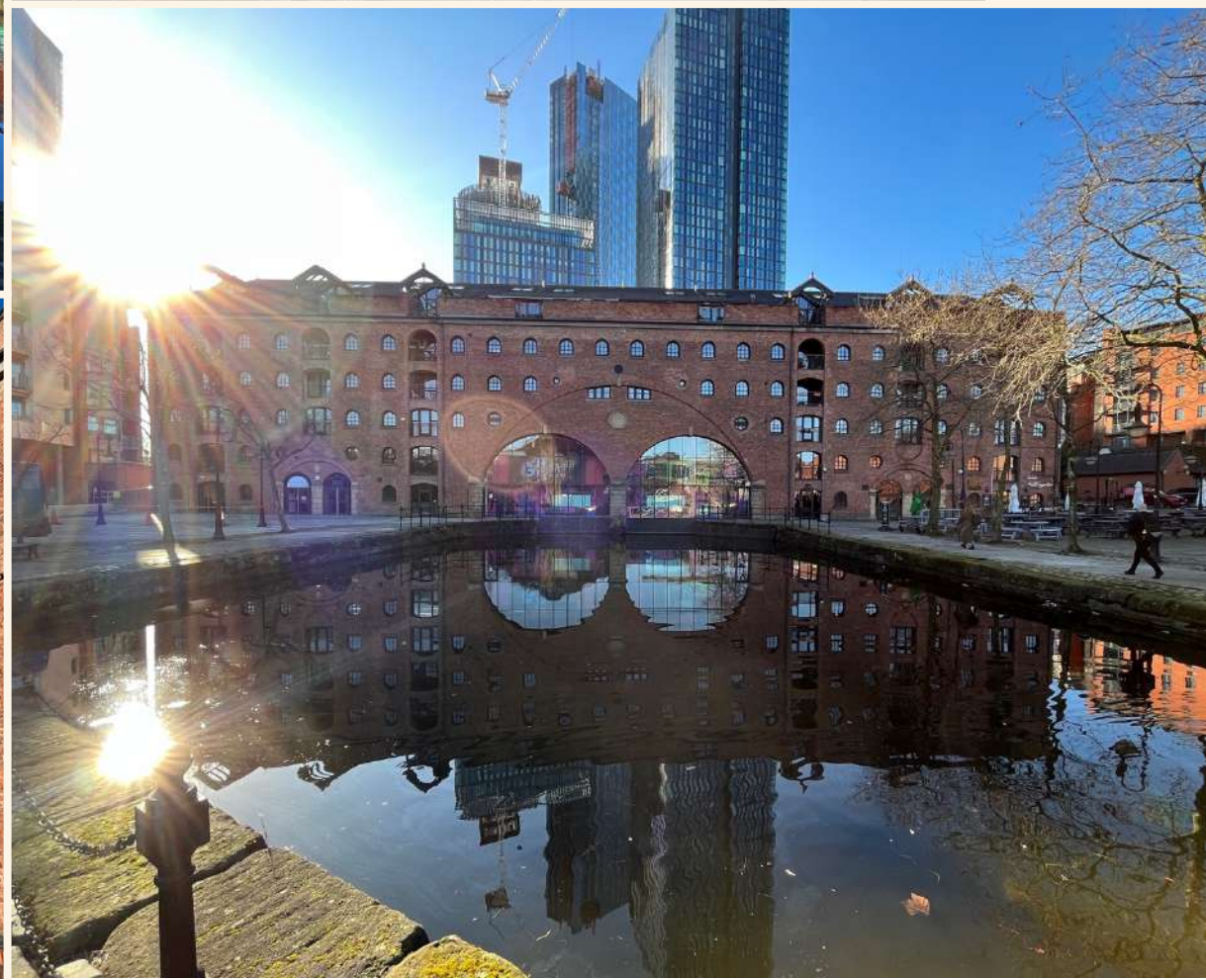
# Neighbourhood



Castle Quay provides a unique working environment; a picturesque waterside setting overlooking the Bridgewater Canal. A labyrinth of footpaths and bridges offer easy access to the local café's, restaurants and bars, including The Wharf, Alberts Shed, Dukes 92 and Barca.

The adjacent Great Jackson Street regeneration area has brought further amenity to the area, providing 6,300 new homes and an array of restaurants bars and leisure outlets to complement the existing offering in Castlefield.





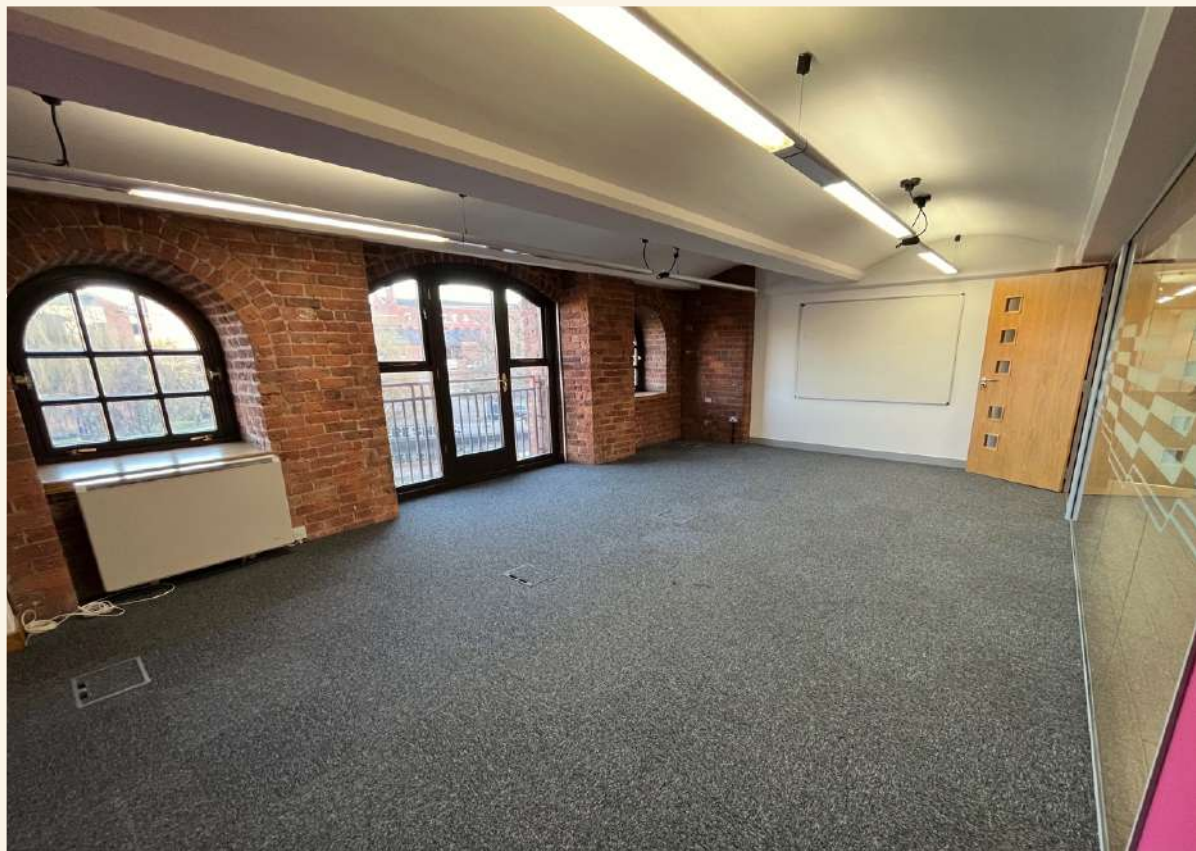
# Workspace

Castle Quay is a Grade II listed former warehouse that has been redeveloped to provide office and leisure accommodation on the lower floors with residential dwellings above.

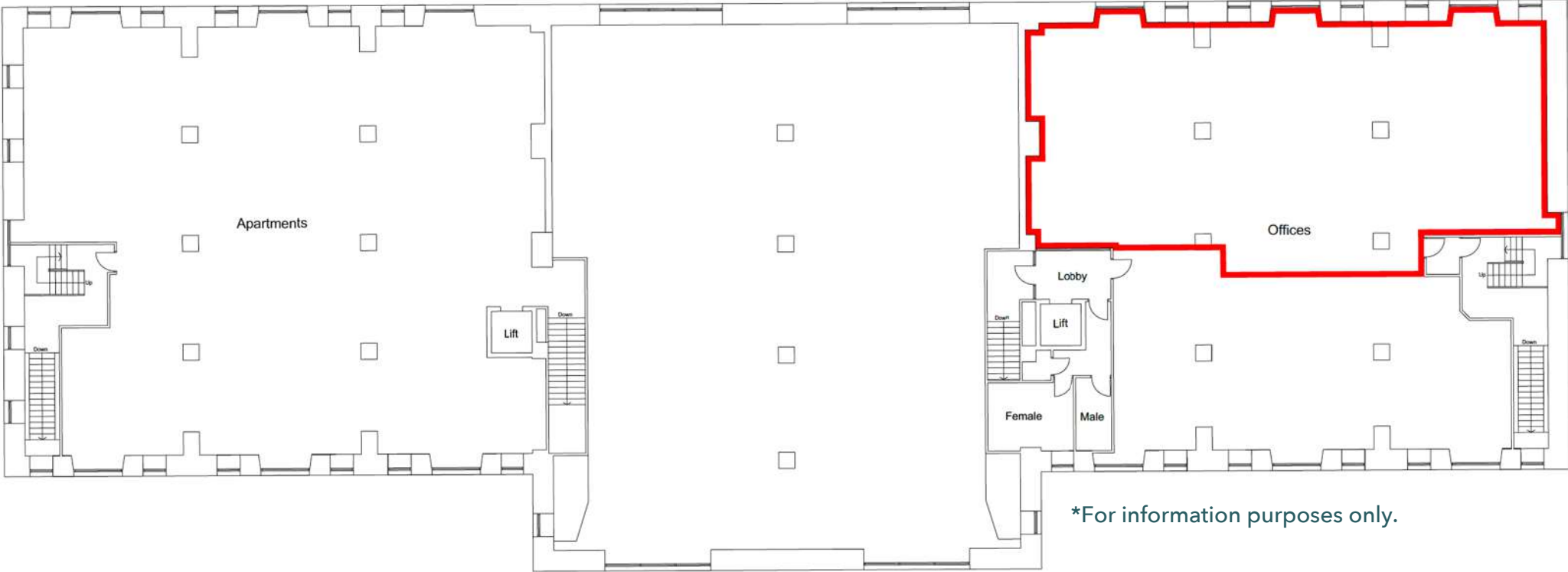
The available workspace is situated on the first floor and benefits from the following specification: -

- Fully carpeted throughout
- 2 glazed meeting rooms
- Kitchenette
- Exposed brick feature walls
- Storage / comms room
- Air-conditioning in part
- Electric storage heaters
- Vaulted ceiling with florescent strip lighting
- Raised access floor
- Power and data cabling
- Shared W/C facilities
- DDA compliant lift access
- 5 on-site car parking spaces





# Floor Plan



\*For information purposes only.

# Terms

## LEASE

By way of a new effective full repairing and insuring lease for a term of years to be agreed.

## RENT

Upon application the agent.

## SERVICE CHARGE & INSURANCE

A service charge will be payable, inclusive of building insurance.

## VAT

The property is elected for VAT and therefore VAT will be payable on the rent.

## RATEABLE VALUE

£39,000 (Effective April 2023)

## EPC

C-68. Full Certificate is available on request.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful lessor.



## CONTACT

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