

11 Swan Street

Manchester, M4 5JJ

DANIEL & CO
HARRIS



TO LET

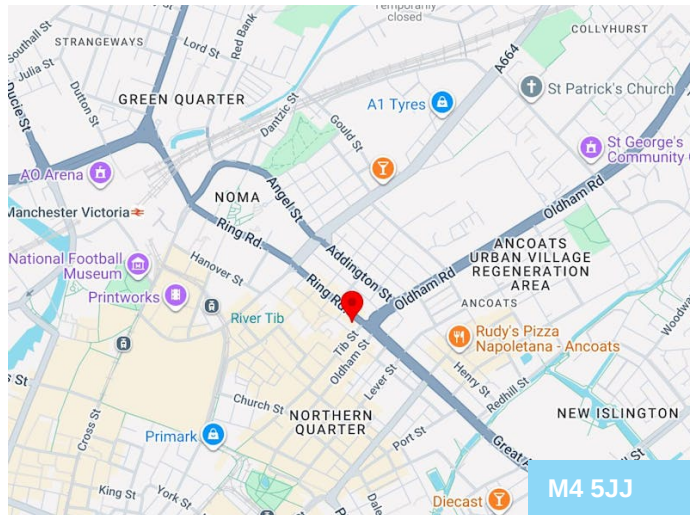
1,521 SQ FT
(141.31 SQ M)

£30,000 - £33,000 PER ANNUM

**Self-contained office
building**

- Modern studio space
- Shared courtyard
- Bike storage/showers
- Excellent natural light

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Summary

Available Size	1,521 sq ft
Rent	£30,000 - £33,000 per annum
Rateable Value	£23,500 Effective April 2026
Service Charge	Inclusive
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The premises comprise a 3 storey self-contained office building with WCs and kitchen facilities. Built to a high specification with excellent natural light with stone and wood floors. The development also includes a shared courtyard, bike storage, showers and CCTV.

Location

The property is located on Swan Street, part of the City's inner ring road, and forms part of Swan Square. Completed in 2012 it is located at the edge of the City's Northern Quarter, close to NOMA and with excellent Metro, Rail and Bus links as well as parking close by.

Viewings

Strictly by appointment with the appointed Agent.

Lease

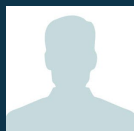
The premises are to be made available on the basis of a new lease a term to be agreed on full repairing and insuring terms with service charge included within the rent.

Rent

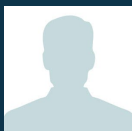
Years 1-3 = £30,000 pa
Years 4-5 = £33,000 pa

Identify Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



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IMPORTANT NOTICE

Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract. Members of the Agents firm have no authority to make any representation or warranty in relation to the property. Generated on 24/03/2026

