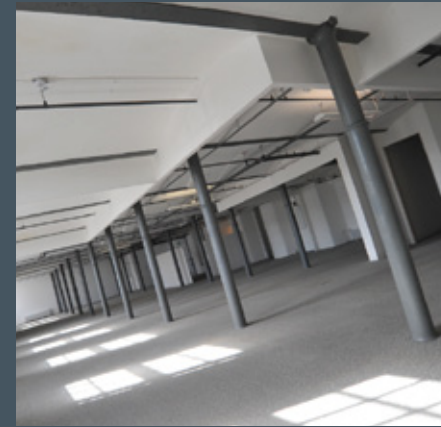


**Royal  
Space**  
COMMERCIAL UNITS  
TO LET



**Royal  
Mills**  
ANCOATS, MANCHESTER

Royal Mills

Location

Description

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ESTD 1797  
**Royal  
Mills**

## 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 (due to commence in 2015) – Royals 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.





Royal Mills

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## 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\*.

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

Situated in the heart of Ancoats, Royal Mills is located just off Great Ancoats

**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 maps](#)

[Click here for initiative plan](#)

[Click here for aerial](#)



Royal Mills

Location

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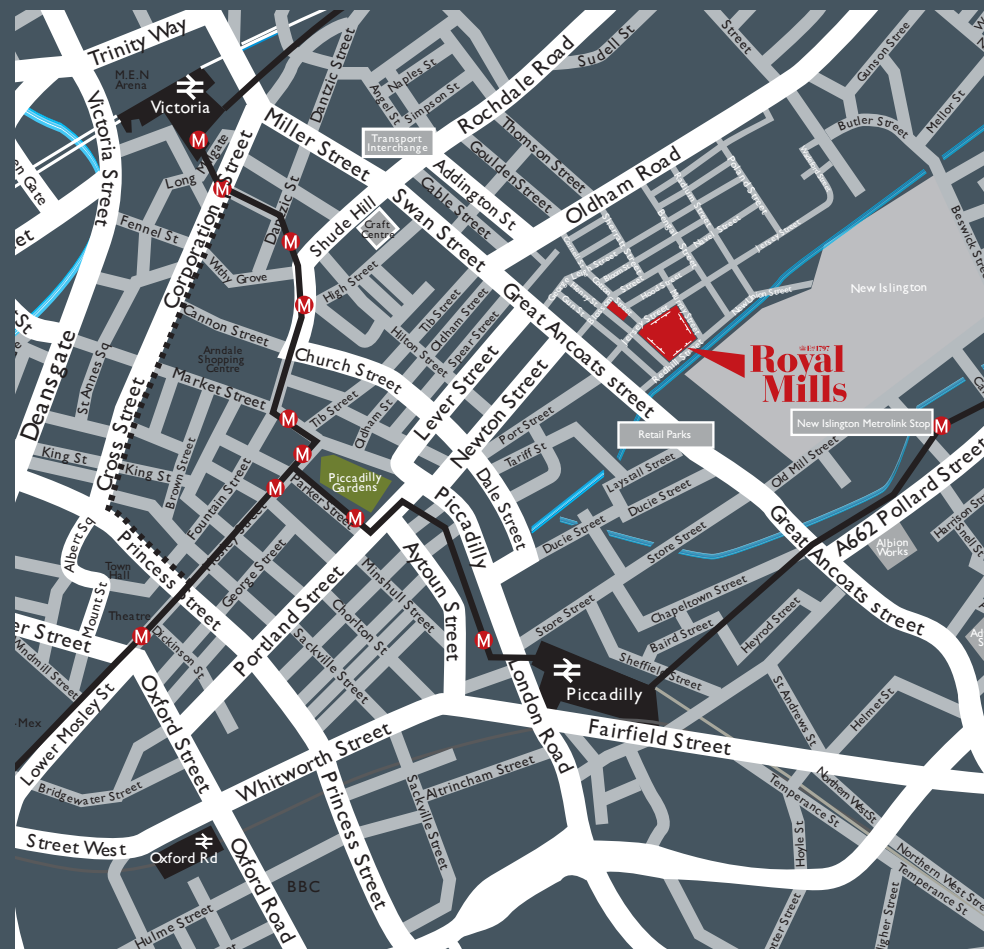
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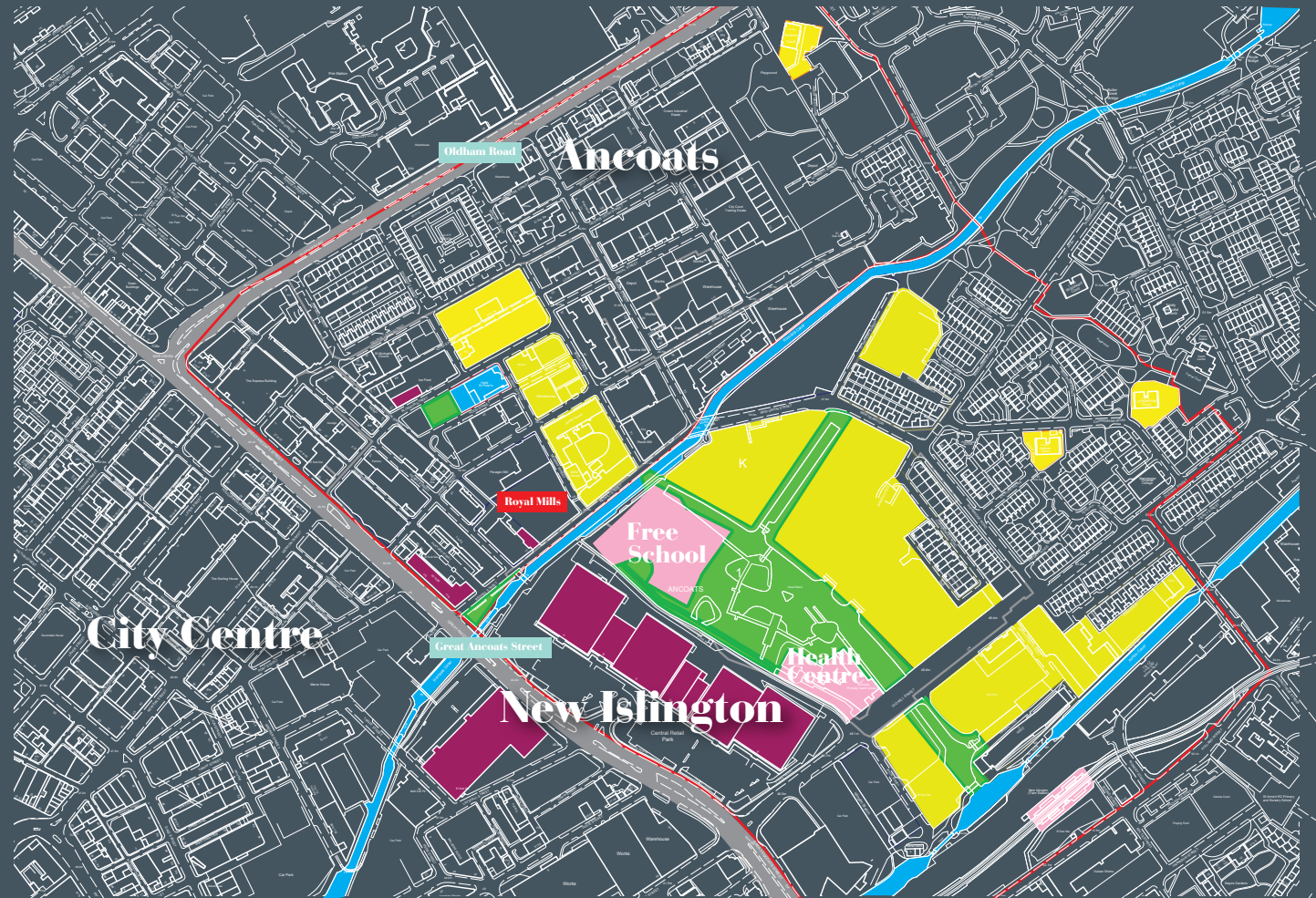
ESTD 1797  
**Royal Mills**

## Ancoats – Wider Development

Ancoats has benefitted from significant investment in recent years and is now one of Manchester's most thriving areas.

A number of residential and commercial developments have been completed and the area is now home to a number of residential developments and a wide range of businesses.

-  **Halle Orchestra**
-  **Retail / Leisure**
-  **Plots for Further Development**
-  **Public Realm**
-  **Social Infrastructure**



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

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





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ESTD 1797  
**Royal  
Mills**

## The commercial space...

|         |                          |            |                        |
|---------|--------------------------|------------|------------------------|
| Unit 1  | Kiddicare Properties Ltd | Unit 8     | Wigs Up North          |
| Unit 2a | Available 1,000 sq.ft    | Unit 9     | Available 2,135 sq.ft  |
| Unit 2b | Manchester Place         | Unit 10    | Business Centre        |
| Unit 3  | Jupiter Advertising      | Unit 11    | Northern Lights Agency |
| Unit 4  | 2 Squared Agency         | Unit 12    | Available 2,592 sq.ft  |
| Unit 5  | Available 1,709 sq.ft    | Unit 13/14 | 2 Squared Agency       |
| Unit 6  | Available 614 sq.ft      | Unit 15    | Available 8,219 sq.ft  |
| Unit 7  | Saves Nine Agency        | Unit 16    | Available 7,600 sq.ft  |

[Click on the available unit numbers to see the floor plans](#)

[Click here for site plan](#)





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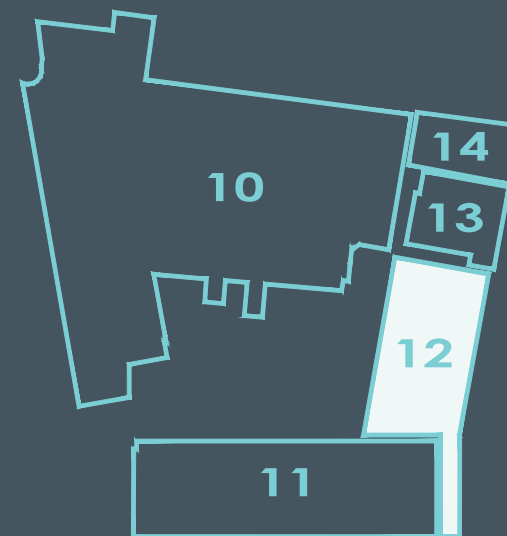
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## Ground Floor

## First Floor



 Available Units

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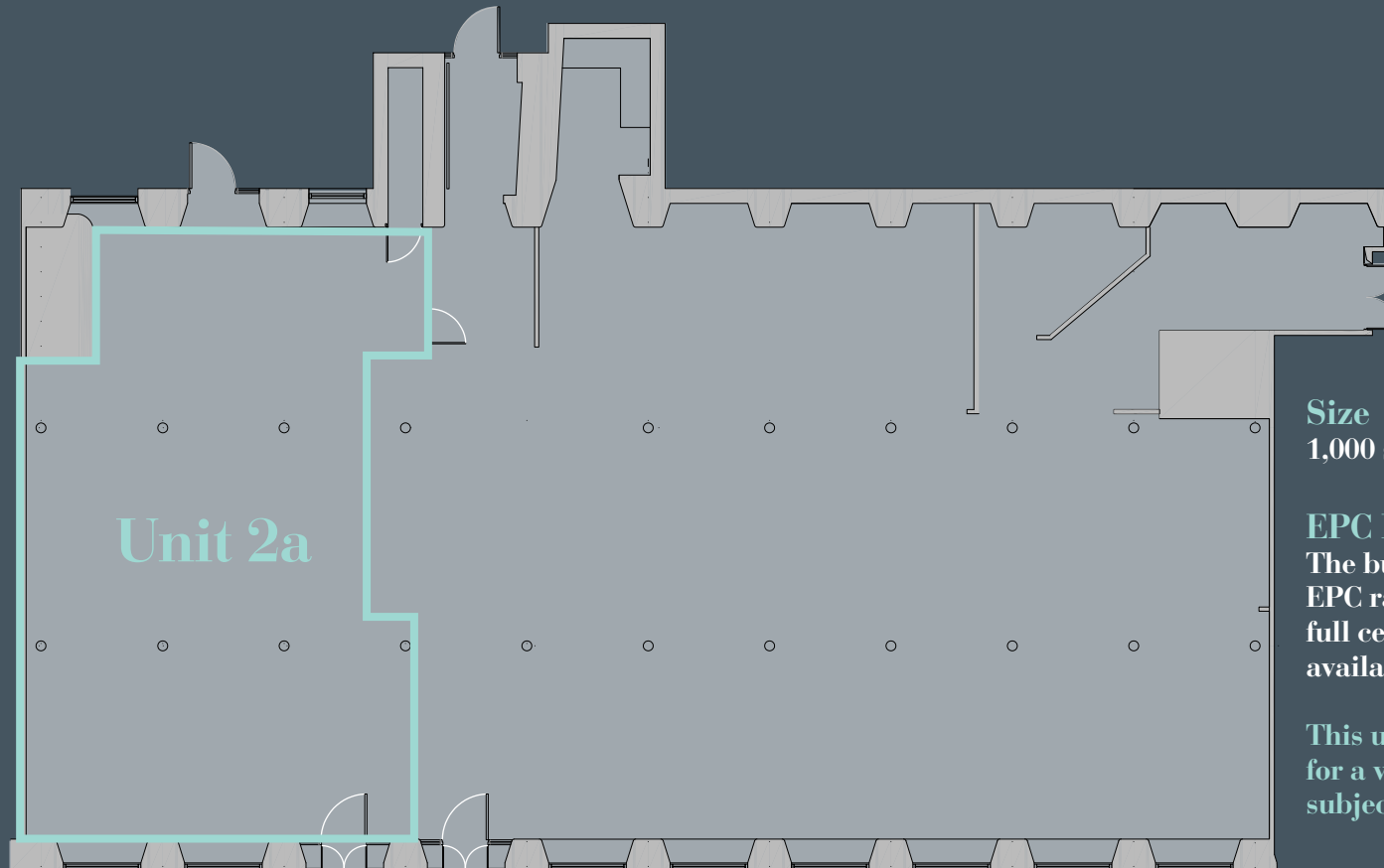
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**Royal  
Mills**

## Unit 2a



**Size**  
1,000 sq ft

**EPC Rating**  
The building has an EPC rating of B50. The full certificate is available on request.

This unit is suitable for a variety of uses, subject to planning.

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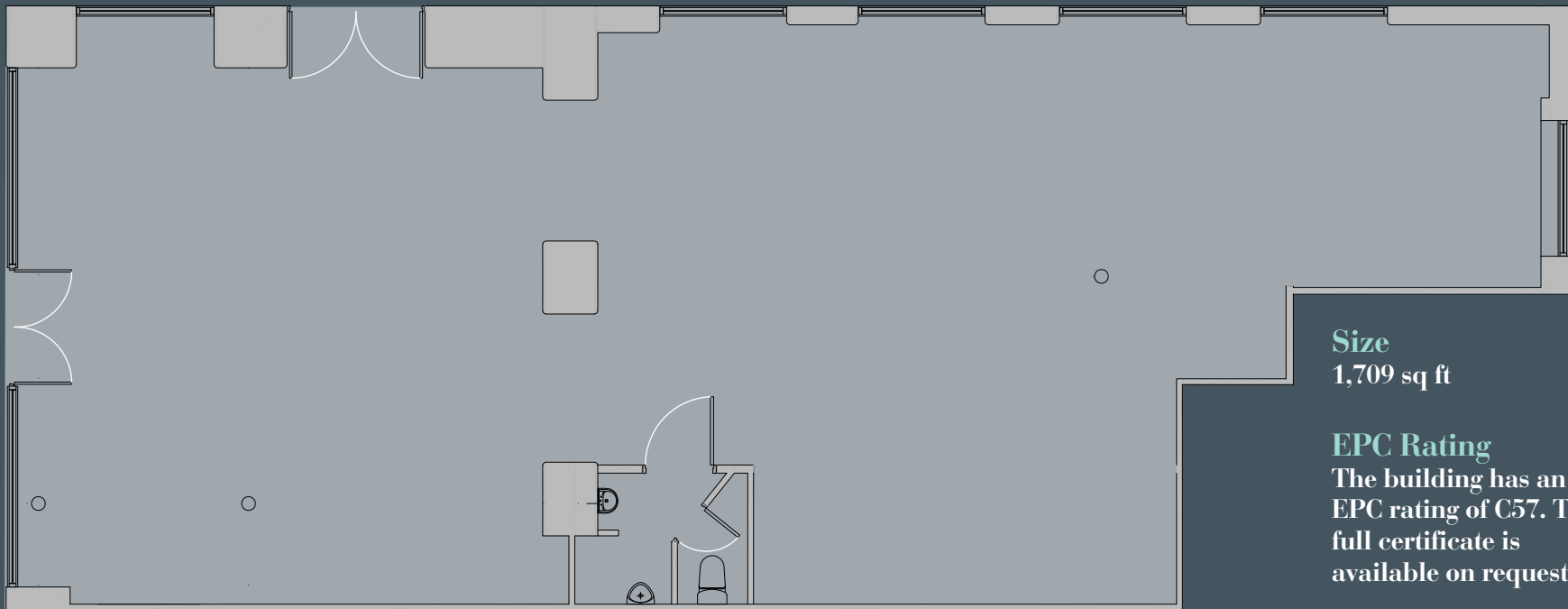




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ESTD 1797  
**Royal  
Mills**

## Unit 5



**Size**  
1,709 sq ft

**EPC Rating**  
The building has an EPC rating of C57. The full certificate is available on request.

This unit is suitable for a variety of uses, subject to planning.

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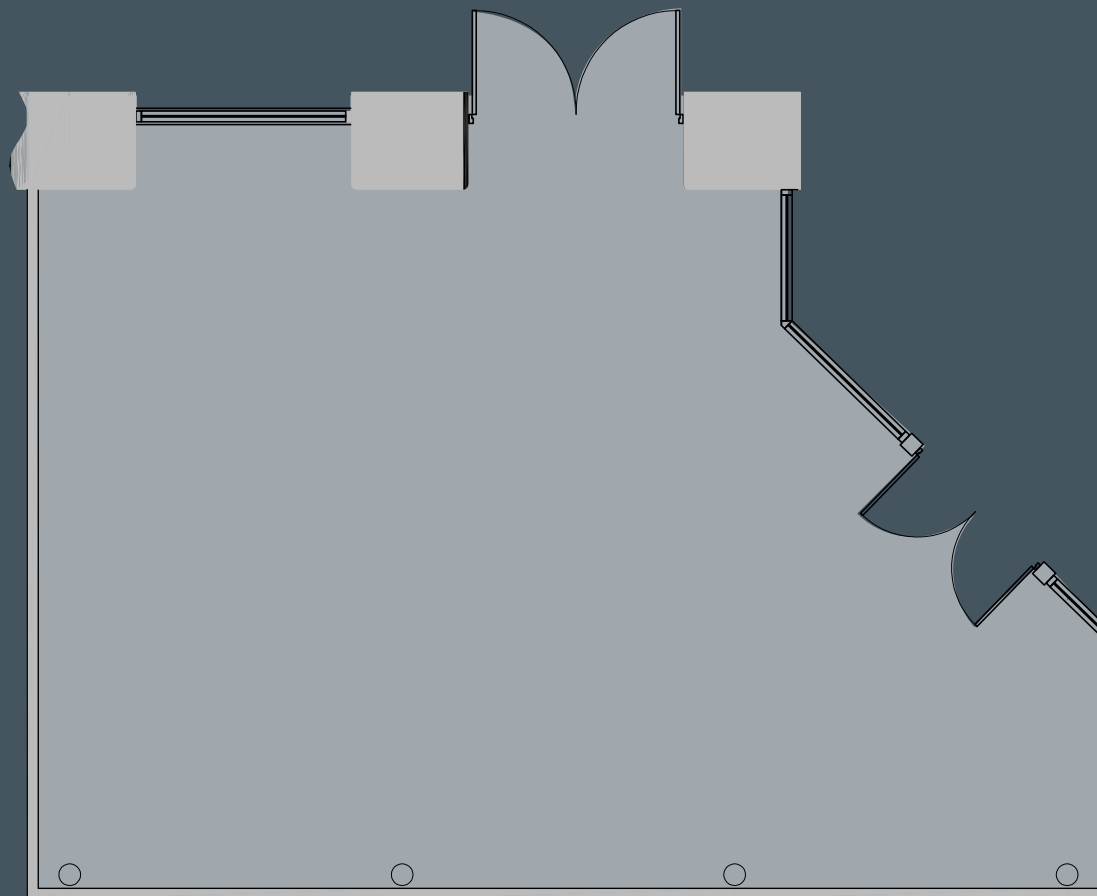
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Est 1797  
**Royal  
Mills**

## Unit 6



**Size**  
614 sq ft

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

This unit is suitable for a variety of uses, subject to planning.

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Royal Mills

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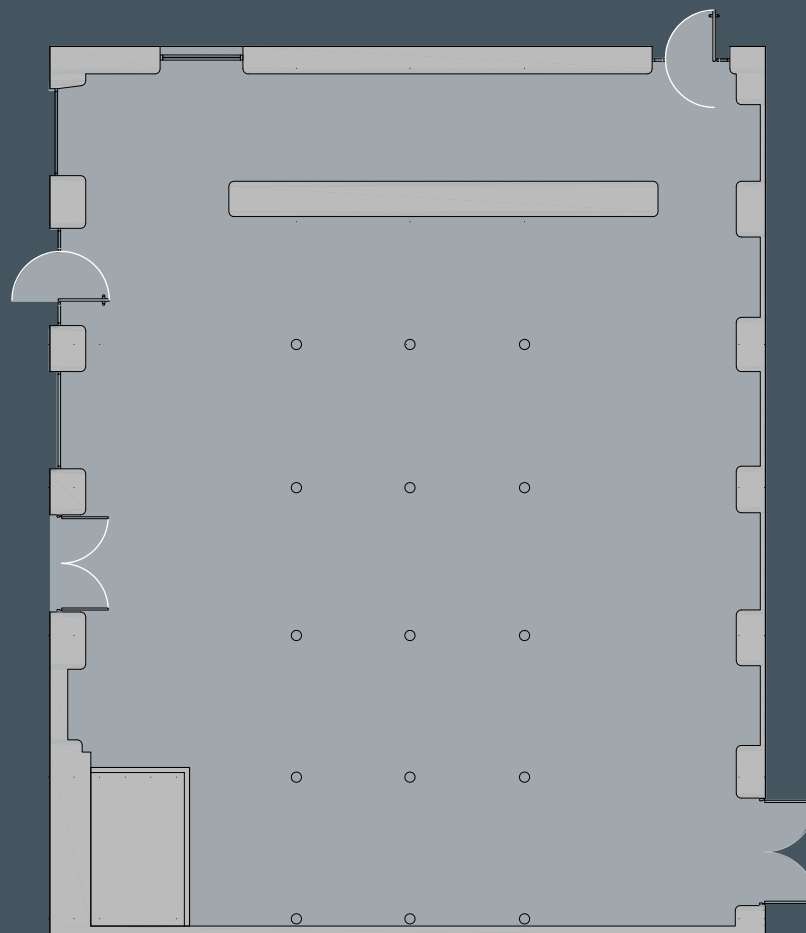
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## Unit 9



**Size**  
2,135 sq ft

This unit is suitable  
for a variety of uses,  
subject to planning.

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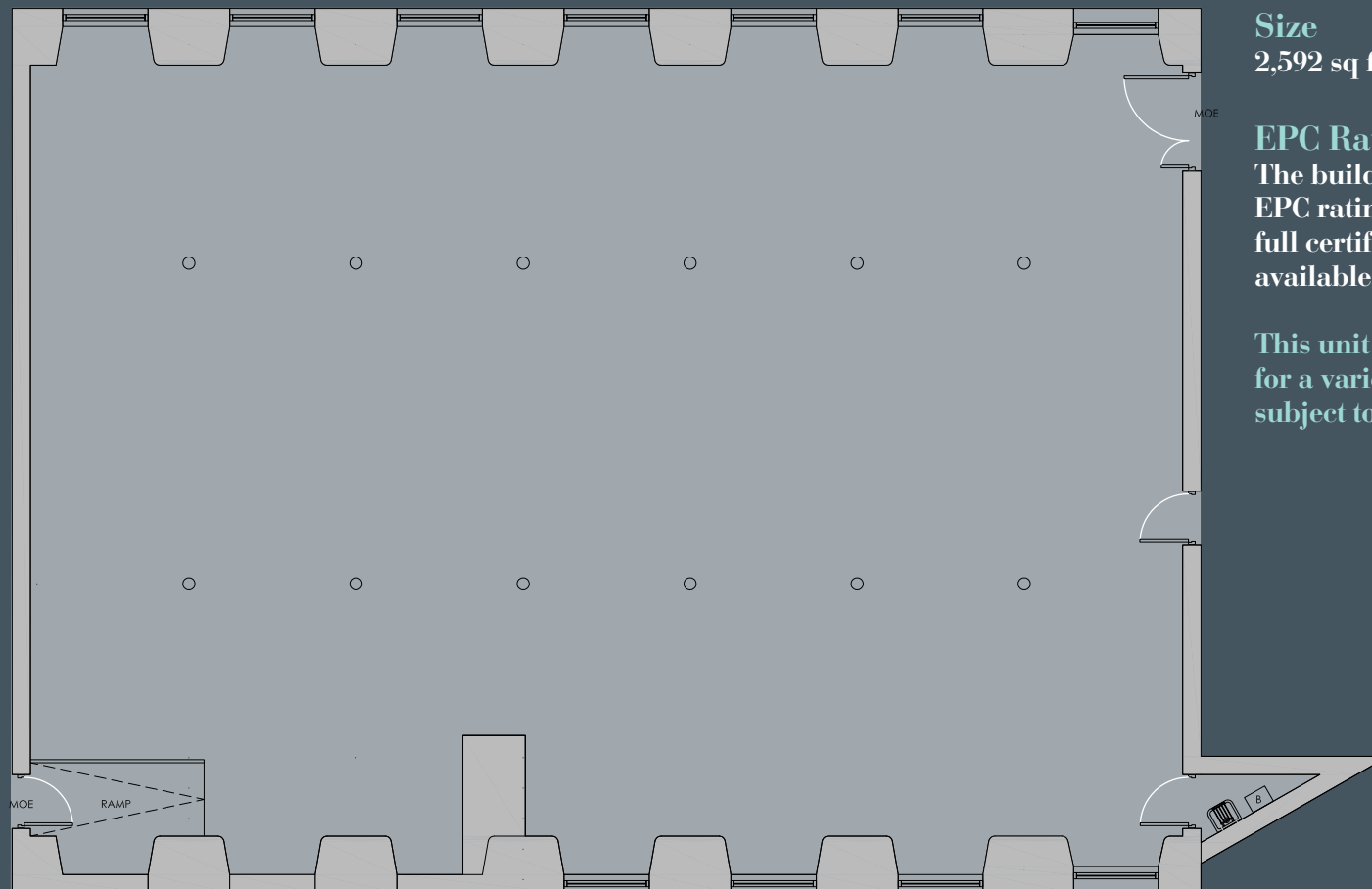
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**Royal  
Mills**

## Unit 12



**Size**  
2,592 sq ft

**EPC Rating**  
The building has an EPC rating of C51. The full certificate is available on request.

This unit is suitable for a variety of uses, subject to planning.

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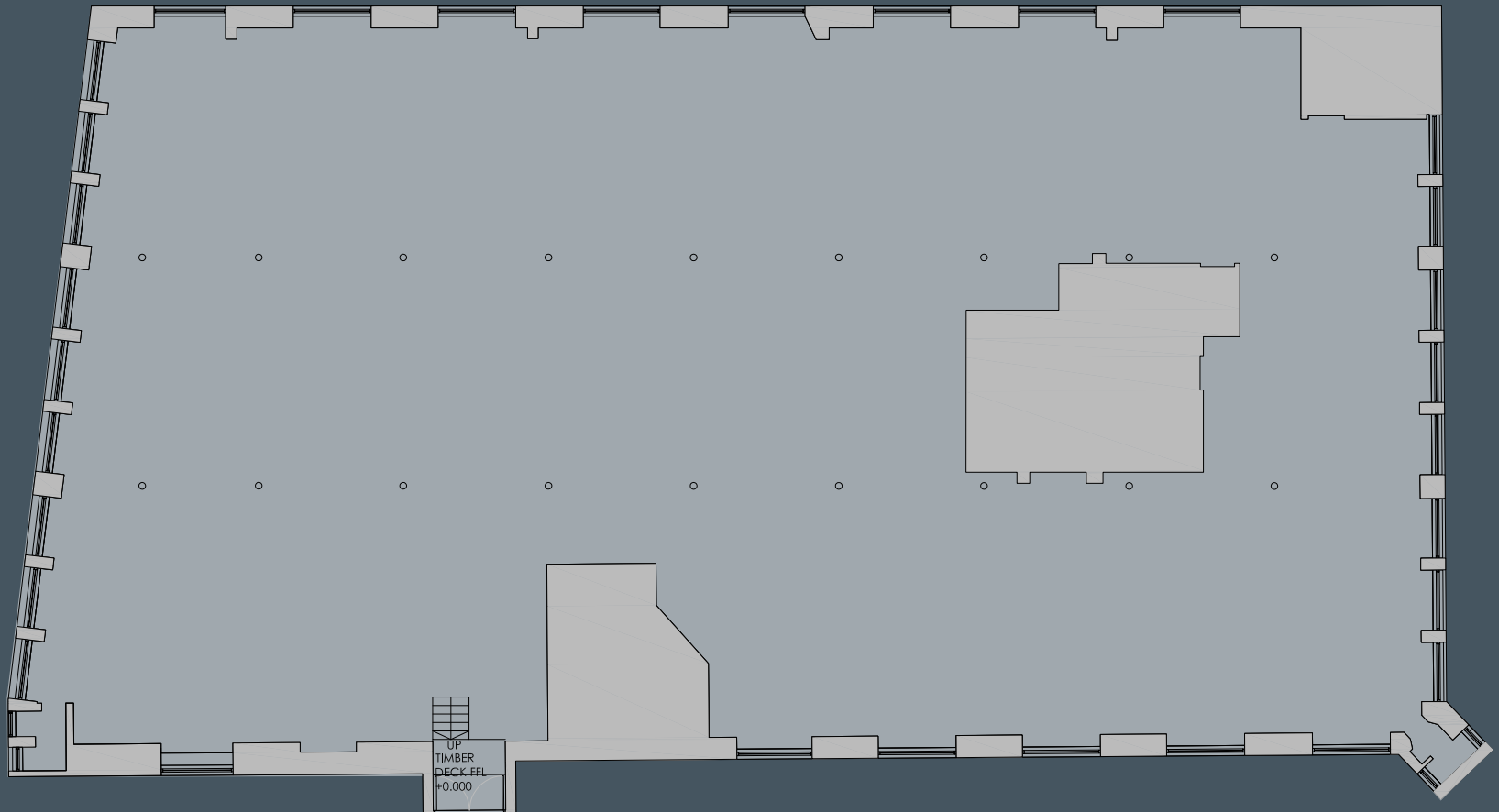
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# Unit 15

Size  
8,219 sq ft

This unit is suitable  
for a variety of uses,  
subject to planning.



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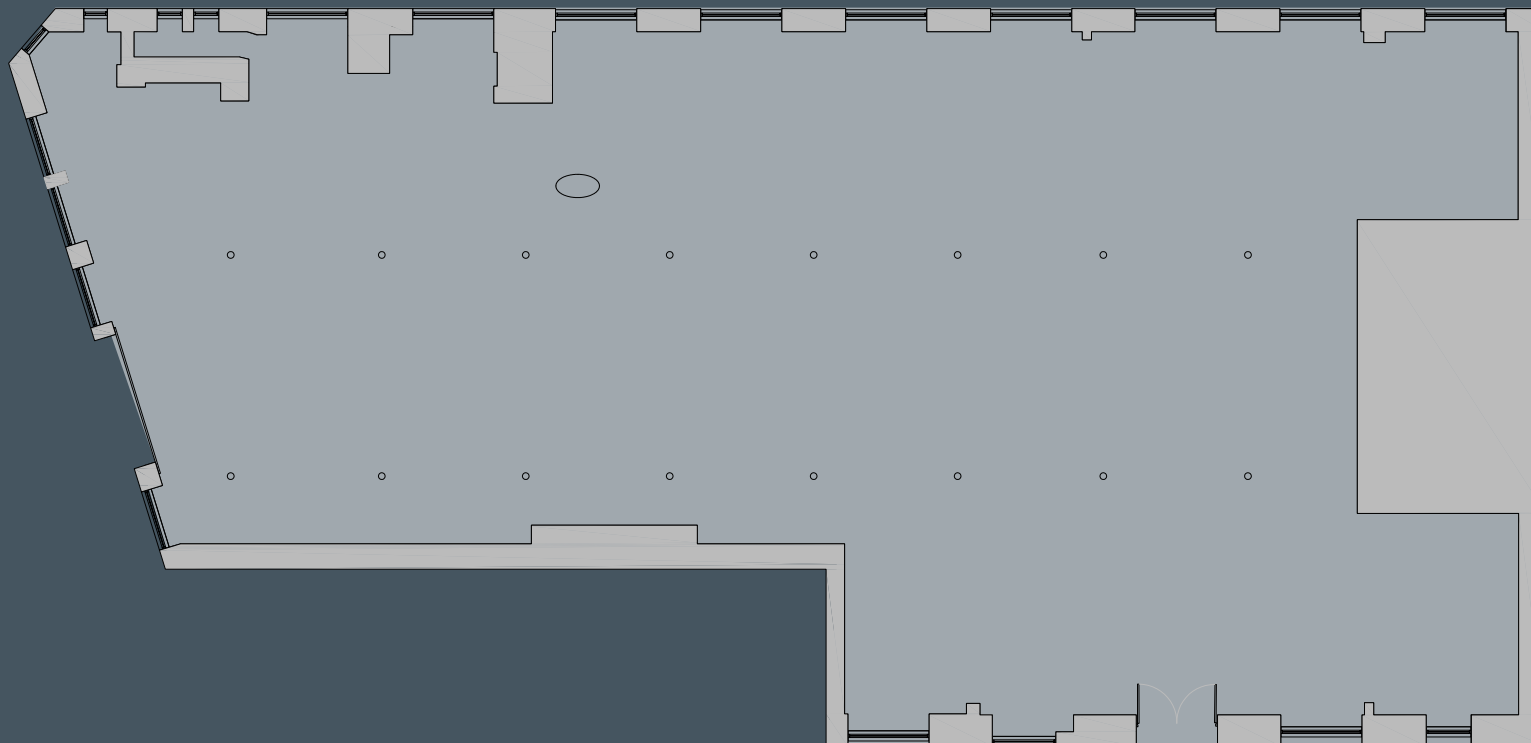
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## Unit 16

### Size

7,600 sq ft

This unit is suitable  
for a variety of uses,  
subject to planning.



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One of Ten





Royal Mills

Location

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**Royal  
Mills**





Royal Mills

Location

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Mills**



Three of Ten





Royal Mills

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**Royal  
Mills**

Four of Ten



Royal Mills

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**Royal  
Mills**

Five of Ten





Royal Mills

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**Royal  
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Six of Ten



Royal Mills

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Royal Mills

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Eight of Ten





Royal Mills

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Nine of Ten



Royal Mills

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Ten of Ten





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## 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)





Royal Mills

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Est 1797  
**Royal  
Mills**

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

**Office  
enquiries**

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**0161 834 7187**

**MANCHESTER PLACE**

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MARKETING

