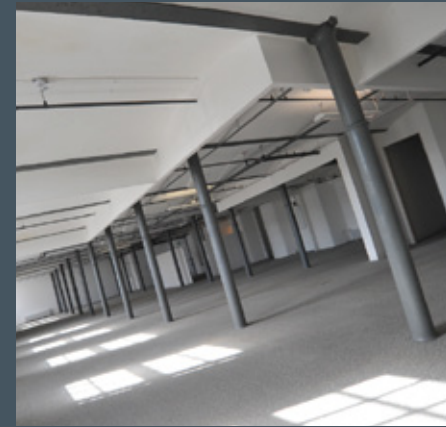


**Royal**  
**Space**  
COMMERCIAL UNITS  
TO LET



ESTD 1797  
**Royal**  
**Mills**  
ANCOATS, MANCHESTER

## 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.

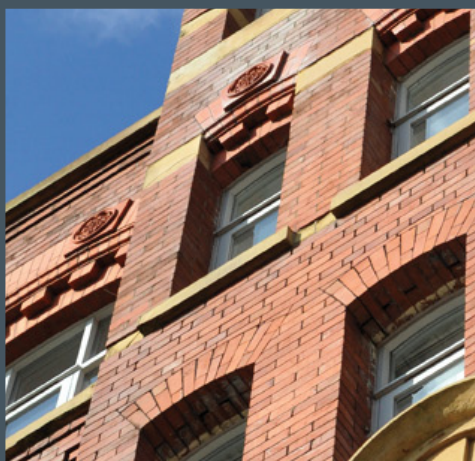
This investment has involved the delivery of a stunning new public square, work to restore the original public realm and the renovation of various Victorian Mill buildings and other heritage assets.

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.





# 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)**

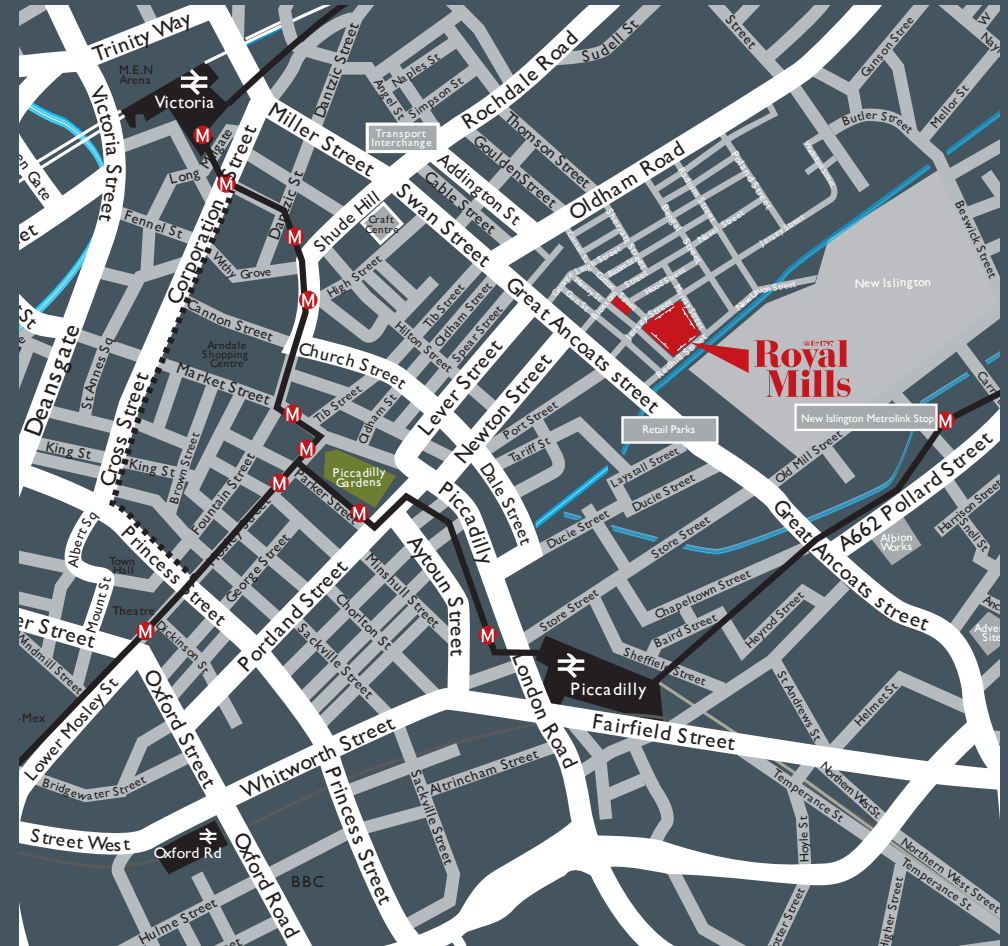
**Piccadilly Station**

**13 minutes (0.6 miles)**

**Victoria Station**

**15 minutes (0.8 miles)**





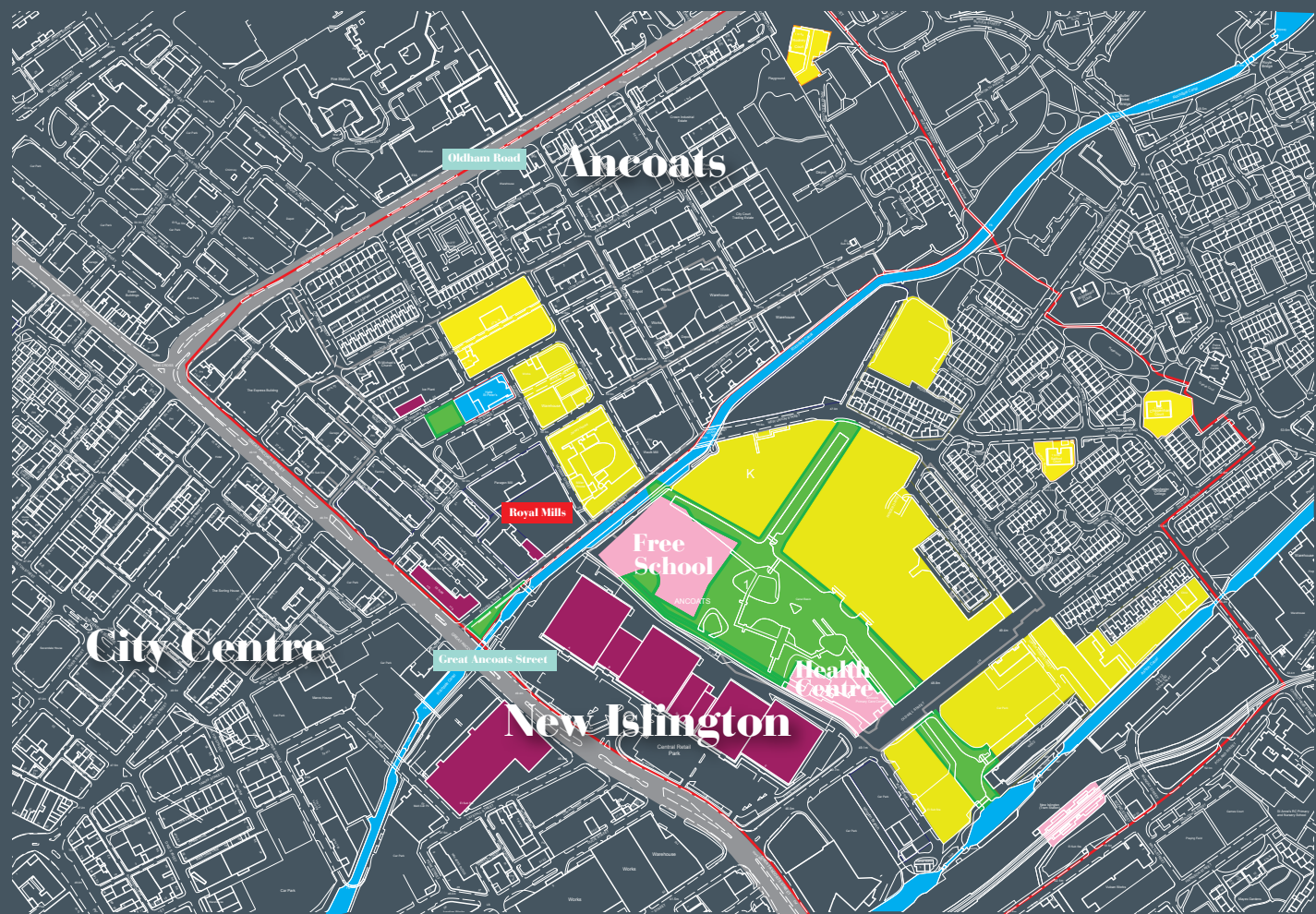


## Ancoats – Wider Development

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**



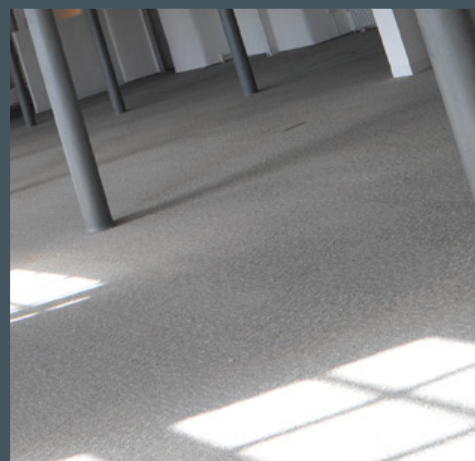
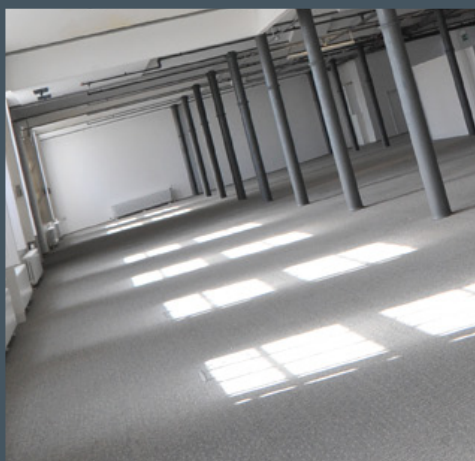




## Royal Mills boasts a range of commercial units many of which can be fitted out to specific tenants requirements.

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





## The commercial space...

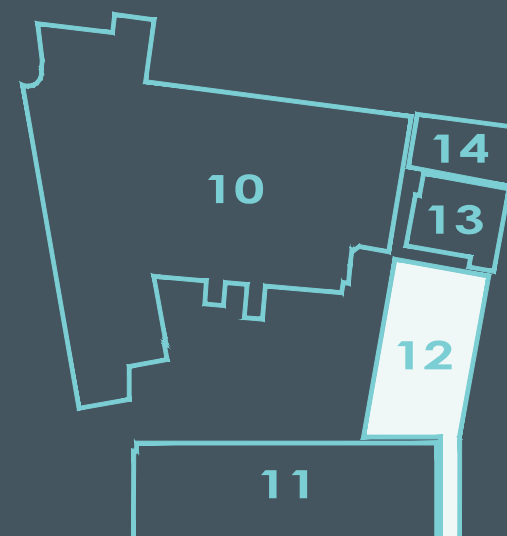
Unit 1	Kiddicare Properties Ltd	Unit 8	Wigs Up North
Unit 2a	Available 1,000 sq.ft	Unit 9	Available 2,135 sq.ft
Unit 2b	Manchester Place	Unit 10	Business Centre
Unit 3	Jupiter Advertising	Unit 11	Northern Lights Agency
Unit 4	2 Squared Agency	Unit 12	Available 2,592 sq.ft
Unit 5	Available 1,709 sq.ft	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



## Ground Floor

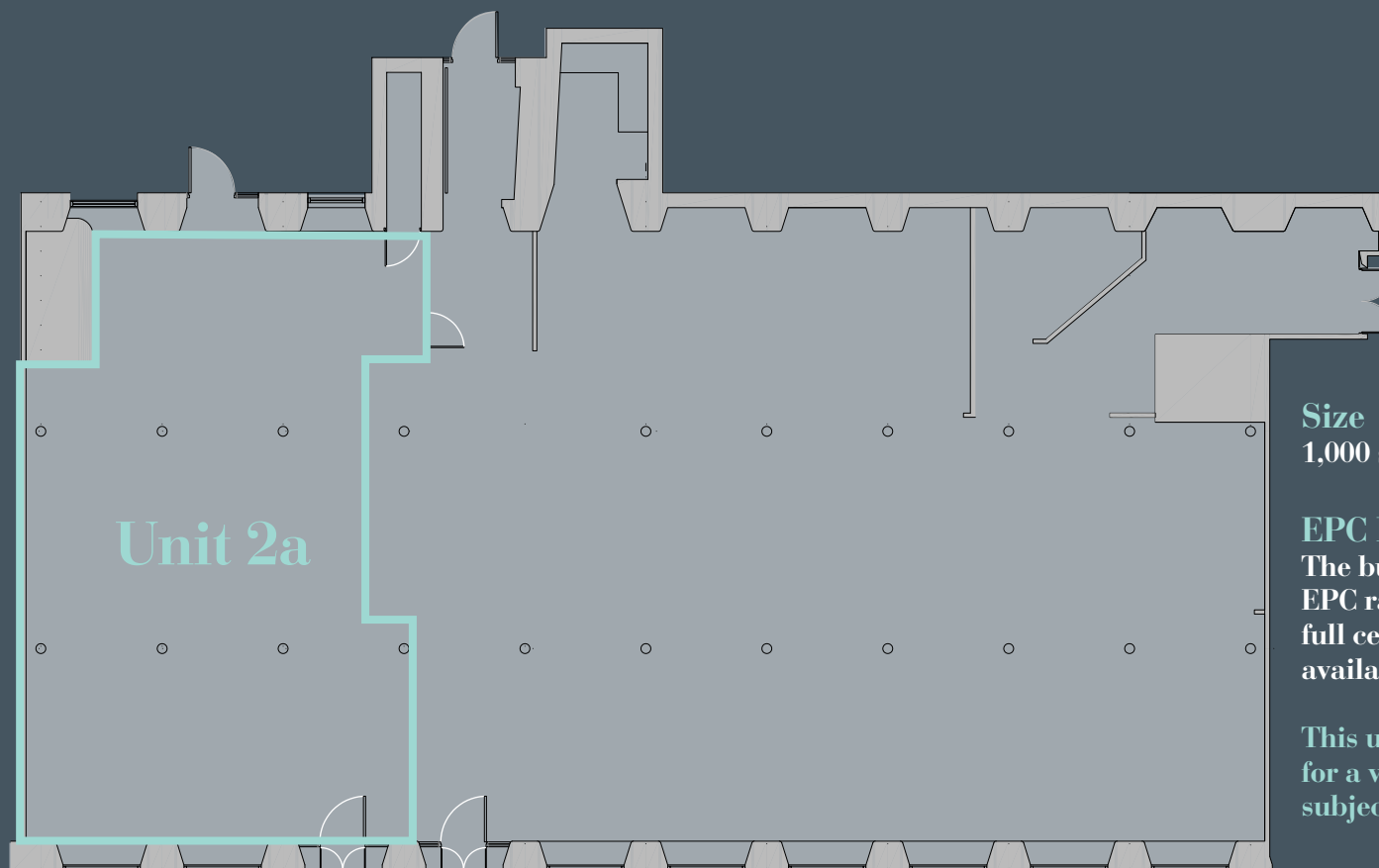


## First Floor



 Available Units

## Unit 2a



Unit 2a

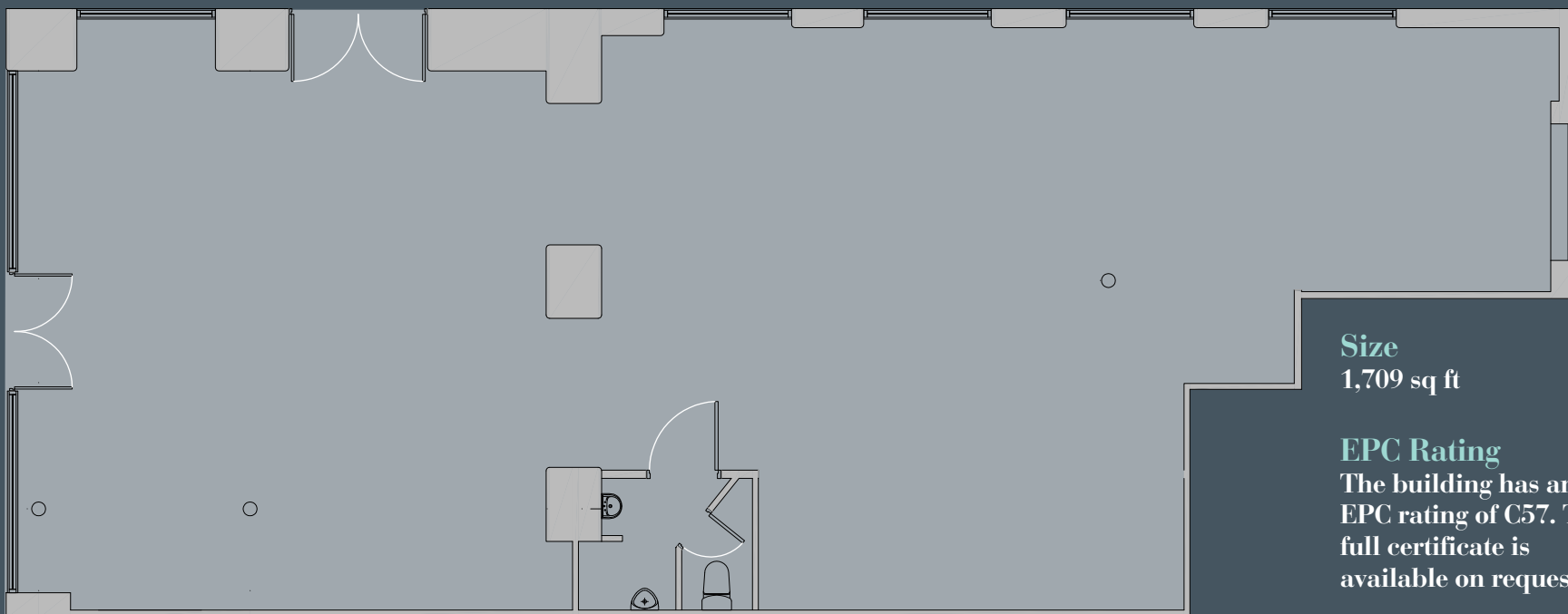
**Size**  
1,000 sq ft

**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.



## Unit 5

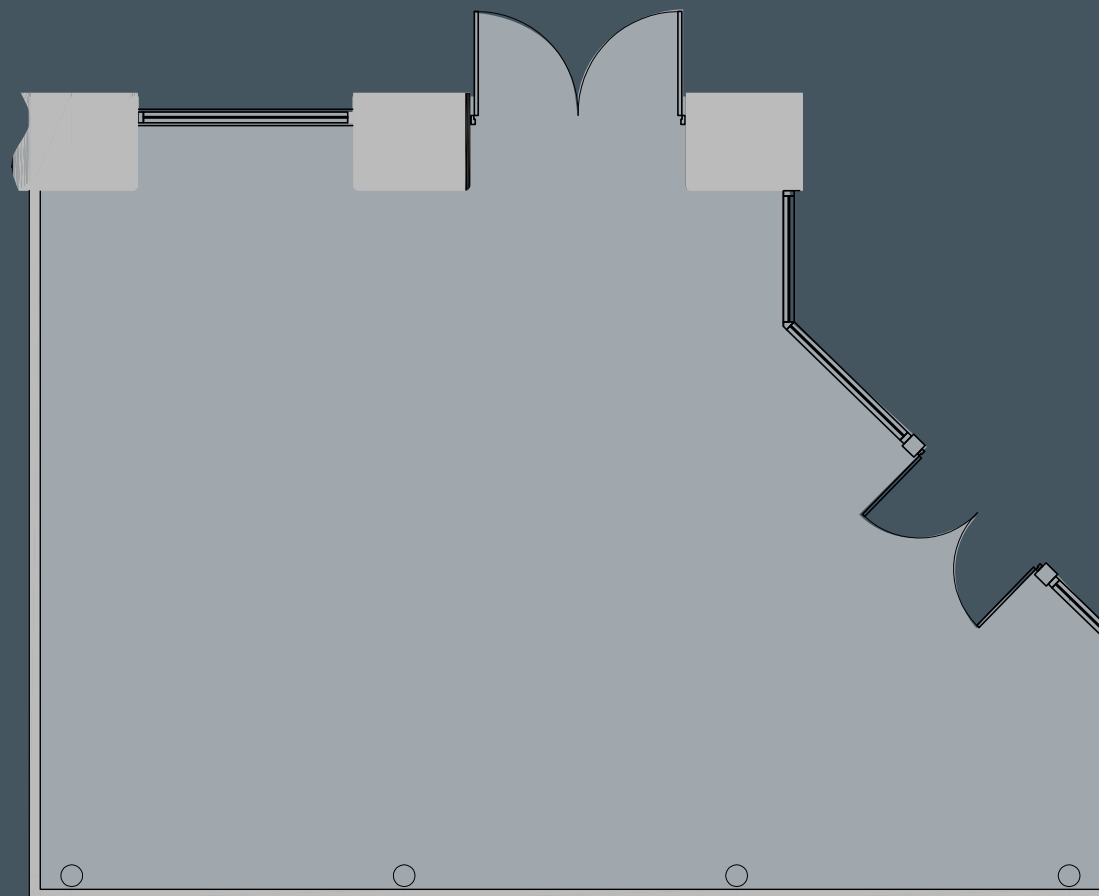


**Size**  
1,709 sq ft

**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.

## Unit 6



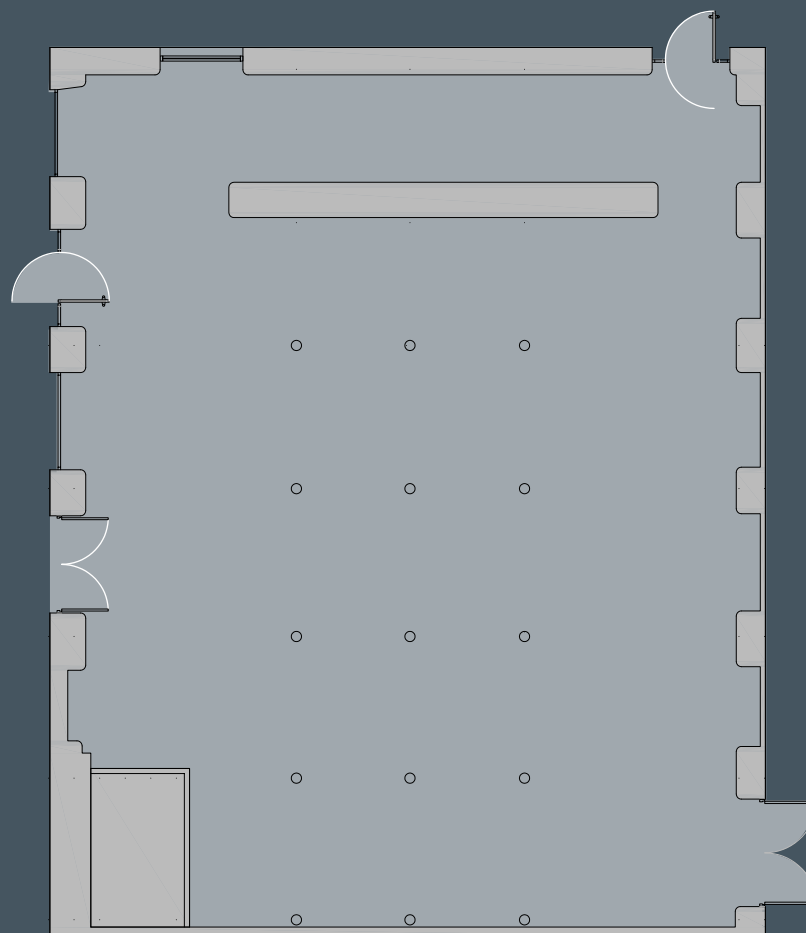
**Size**  
614 sq ft

**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.



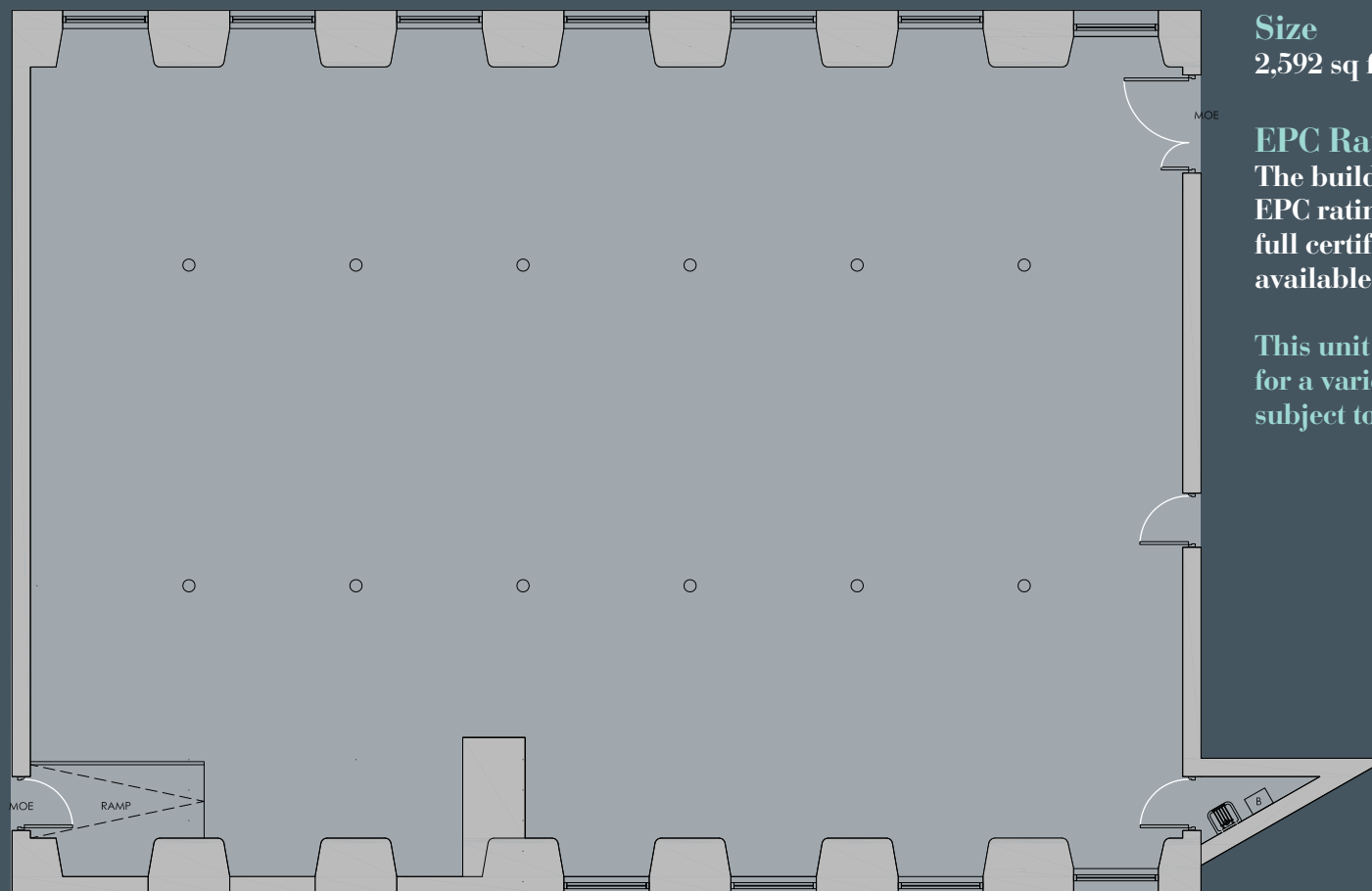
## Unit 9



**Size**  
2,135 sq ft

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

## Unit 12



**Size**  
2,592 sq ft

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

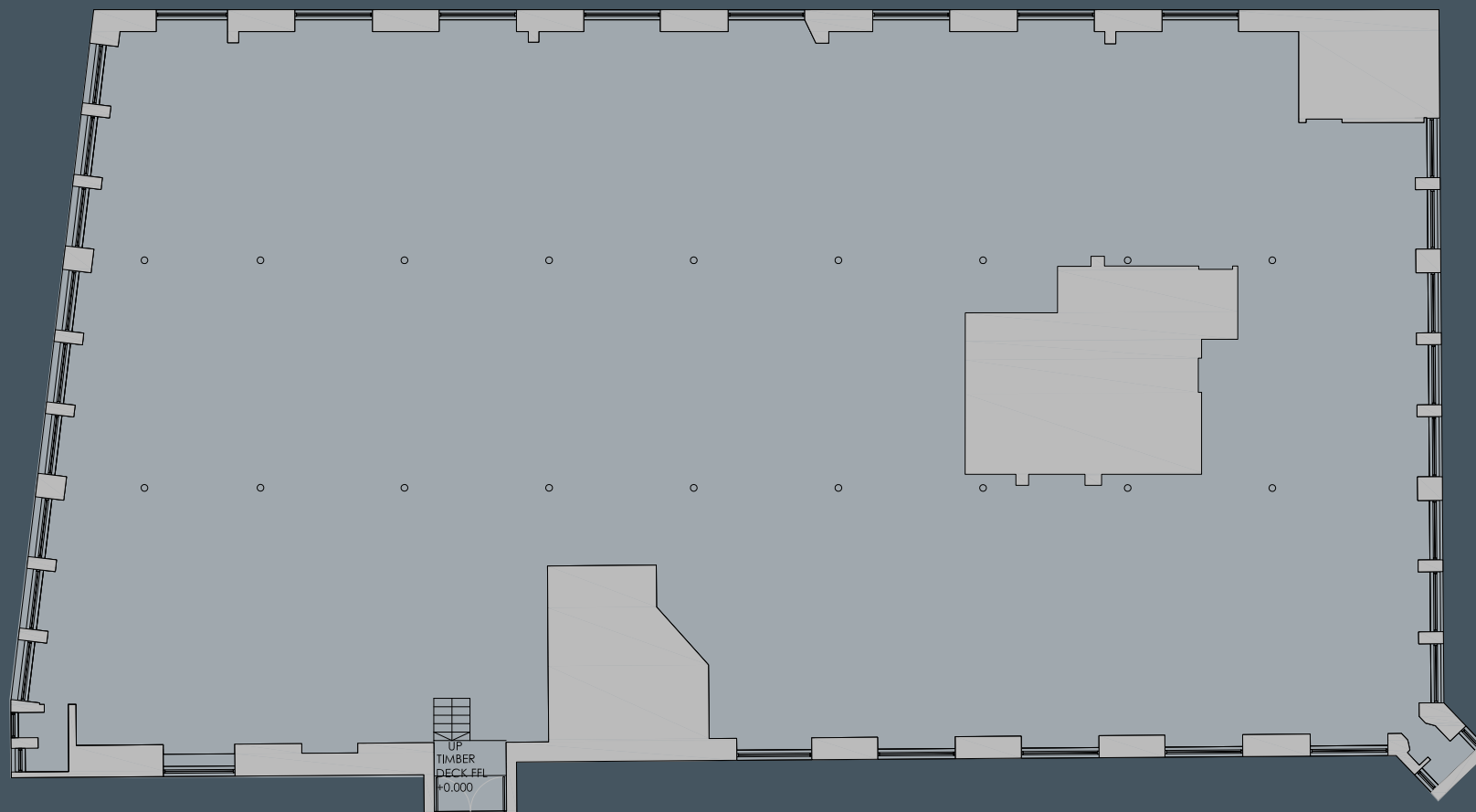
This unit is suitable for a variety of uses, subject to planning.



# Unit 15

**Size**  
8,219 sq ft

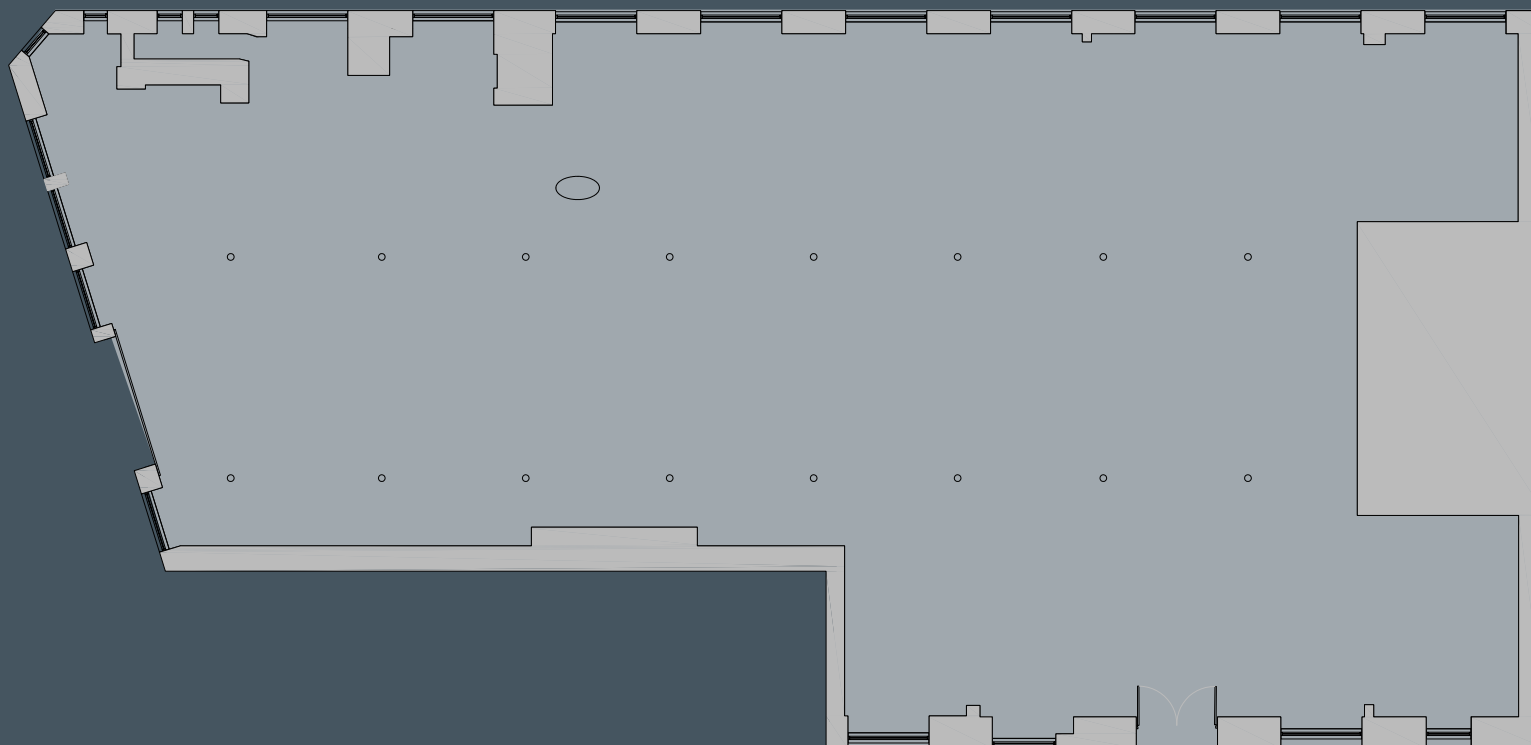
This unit is suitable  
for a variety of uses,  
subject to planning.



# Unit 16

**Size**  
7,600 sq ft

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





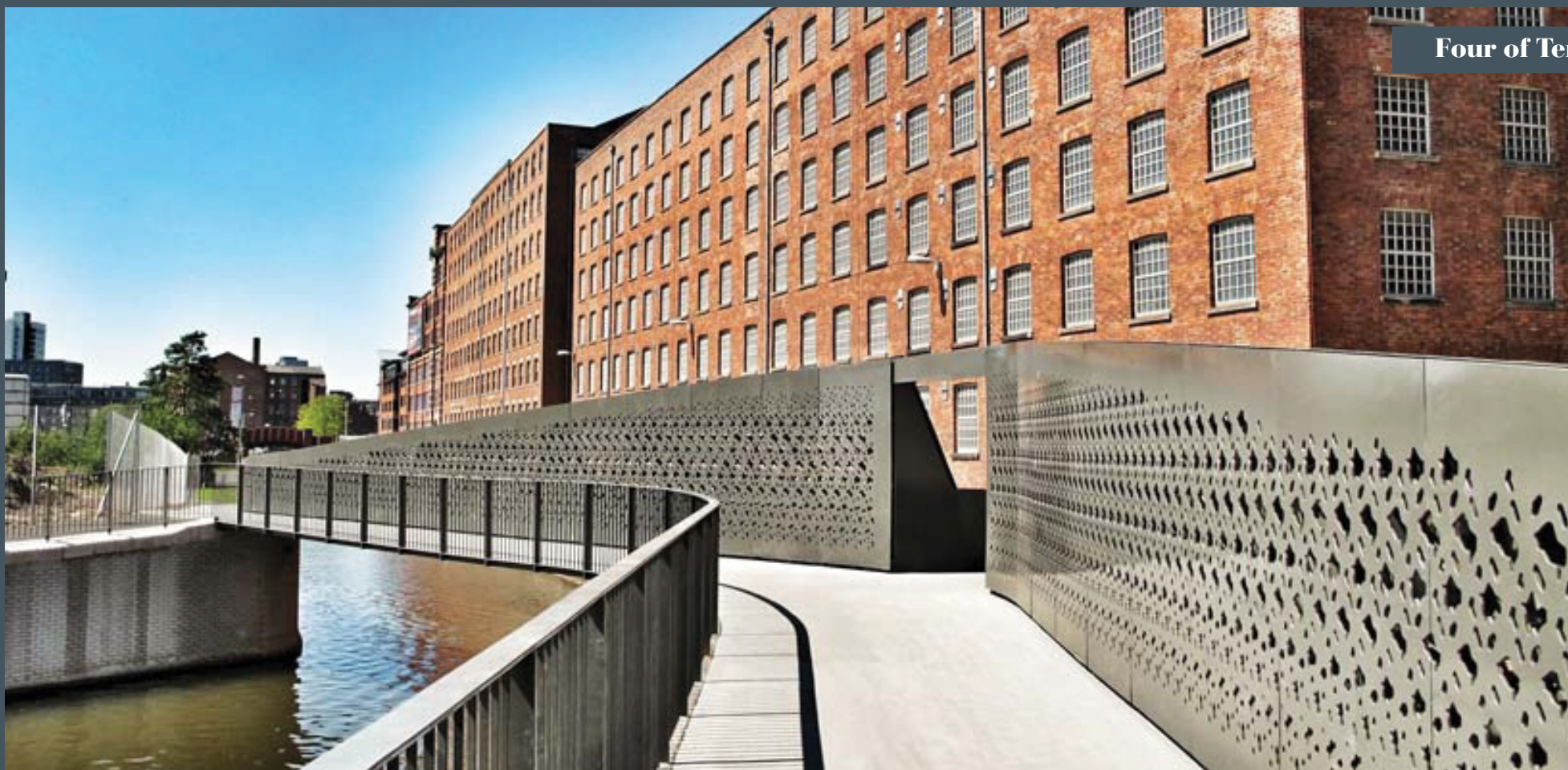




















**Seven of Ten**















## 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)



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

**Office  
enquiries**

**Retail & leisure  
enquiries**



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MARKETING

