

Leisure Opportunity

MANCHESTER

The Printworks



KEY HIGHLIGHTS

The Printworks is Manchester's premier leisure scheme and one of the top performing schemes in the country attracting over 8 million visitors each year. The scheme is approximately 350,000 sq ft and is home to a 23 screen, 4,723 seat Vue cinema (with IMAX), a 33,000 sq ft Nuffield Health Centre and 16 restaurants and bars, including Hard Rock Café, Wagamama, Tiger Tiger, O'Neills, Nandos, Yates and Walkabout.

The Printworks is situated on Exchange Square, with neighbouring occupiers including The Corn Exchange, Manchester Arndale, Manchester Arena, Victoria Station and the Co-Op HQ. Furthermore, a new Metrolink stop now sits outside.

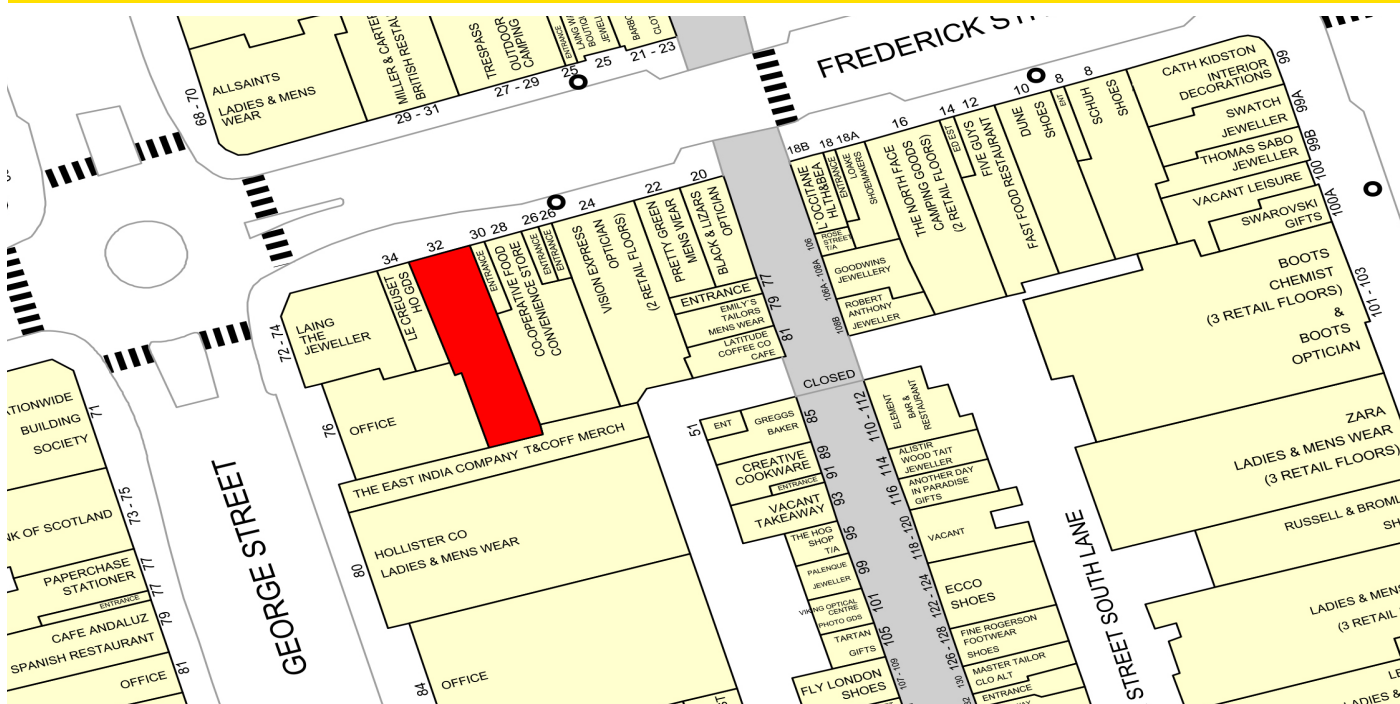
- Manchester Arndale—1.4 million sq ft shopping centre anchored by Next, Marks and Spencer and Selfridges with footfall of 42 million visitors a year.
- Manchester Arena—21,000 capacity event and live music arena, attracting over 1 million visitors each year.
- The Corn Exchange—14 new restaurants and 114 apartment Roomzzz are now open.
- The National Football Museum—'The worlds biggest football museum' attracting approx. 500,000 visitors each year.
- Victoria Train Station—New line running from St Peter's Square to Victoria Station with a stop at Exchange Square helping increase passenger numbers to circa 12 million.

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Accommodation: The unit entrance occupies a very prominent position within The Printworks, just off the Marks Lane entrance.

The premises are arranged over ground and basement levels with a mezzanine to provide the following approximate floor areas:

Ground	45 sq m	490 sq ft
Basement	446 sq m	4,801 sq ft
Mezzanine	326 sq m	3,511 sq ft
Total	817 sq m	8,802 sq ft

Use Class: A3

Rateable Value: £167,000

Interested parties are advised to make their own enquiries to the Local Authority.

Rent: Upon application.

Service Charge: TBC

Tenure: A new lease for a term to be agreed

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction. All figures quoted are exclusive of VAT where applicable.

EPC: C74—copy available upon request.

Licencing: Sunday-Wednesday:—12pm—3.30am
Thursday-Saturday: 12pm-6am

Viewing & Further Information: Appointments to view should be made strictly by appointment.

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