

# Waulk Mill Ancoats Manchester

*Only  
one unit  
remaining*

urbansplash

## Office space to let

For further information contact:



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- Award-winning canal side offices in a historic mill conversion, located next to Cotton Field Park, New Islington Marina & New Islington Free School
- Plenty of original features with exposed brickwork, cast iron columns and great natural light
- Easy in / Easy out leasing with flexible short form leases from 3 to 6 years and rents from £13 per sq ft
- Secure on-site parking at no additional cost
- Shared kitchen and toilet facilities on every floor
- 15 minute walk from Piccadilly train station & 5 minute walk from New Islington Metrolink stop
- Abundance of independent cafes and restaurants on the doorstep.

**0333 666 0000**  
**space@urbansplash.co.uk**  
**www.urbansplash.co.uk/waulk-mill**

## Current availability

Unit number	Area (Sq ft)	Area (Sq m)	Parking spaces
<b>Second floor</b>			
<b>2.2</b>	1,574	146	2

## Rent & Service Charge

Rent - £20,462 pa + VAT

Service Charge - £6,139 pa + VAT

**2 Parking spaces are included free of charge**

## Business Rates

Current Rateable Value 2016 is £15,500 / £15,750 for 2017. Tenant is to make own enquires with Valuation Office Agency.

## Location

Waulk Mill lies at the heart of one of Manchester's largest regeneration areas set within the Ancoats Urban Village development area. The area has seen major investment and development over recent years including an influx of creative industries and independent retailers such as Rudy's Pizza, Ancoats General Store, Kettlebell Kitchen and Seven Brothers Brewery.

Just over the Rochdale Canal is New Islington, Manchester's Millennium Community. With a number of new buildings and residential schemes now complete, along with a water park, marina and the New Islington Free School, it's one of Manchester's most exciting and vibrant places to be and was recently named one of the 20 'hippest' communities in the UK!

## Location Map



Waulk Mill, Bengal Street, Manchester, M4 6LN



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