



## Manchester – 16 Albion Street, M1 5NZ

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Contact us on:  
**0161 431 0660**

### Location

The premises occupy a prominent position at the junction of Medlock Street with Albion Street and close to its junction with Whitworth Street West. Medlock Way is a continuation of Princess Parkway and the above premises provide an opportunity for an occupier to secure landmark premises at the gateway to Manchester City Centre.

The recently developed First Street scheme is located immediately opposite the premises and has led to a transformation of this sector of City Centre. The First Street Development includes a full let 180,000 sq ft Grade A Office Scheme, a 209 bed luxury **Inside Melia Hotel, Home**, which incorporates a 5 screen cinema, two theatres, contemporary art gallery, bar and restaurant and **Vita**, which houses 279 self contained luxury student apartments. Other occupiers include **Sainsbury's Local, Starbucks, Pizza Express, Tiffin Rooms, The Liquor Store, Dockyard** and **Junkyard Golf**.

The premises are also located near to the Deansgate Square development, which will provide a further 2.3 million square foot of residential, generating 3,500 residents and a further 50,000 sq ft of retail and leisure space.

Deansgate Locks is located immediately to the rear of the premises with occupiers including **The Comedy Store, Revolution** and **Baa Bar**. Other nearby occupiers include **Gorilla, Black Dog Bowl** and **The Ritz O2** live music venue.

The unit is also located close to one Europe's largest University Campus', with 40,000 students at Manchester University and 37,000 at Manchester Metropolitan University. There are 4,675 apartments within a 5 minute walk of the premises with a further 3,000 in development in the immediate vicinity.

## Car Parking

There are two secure covered spaces immediately adjacent to the premises, which are available via a separate licence.

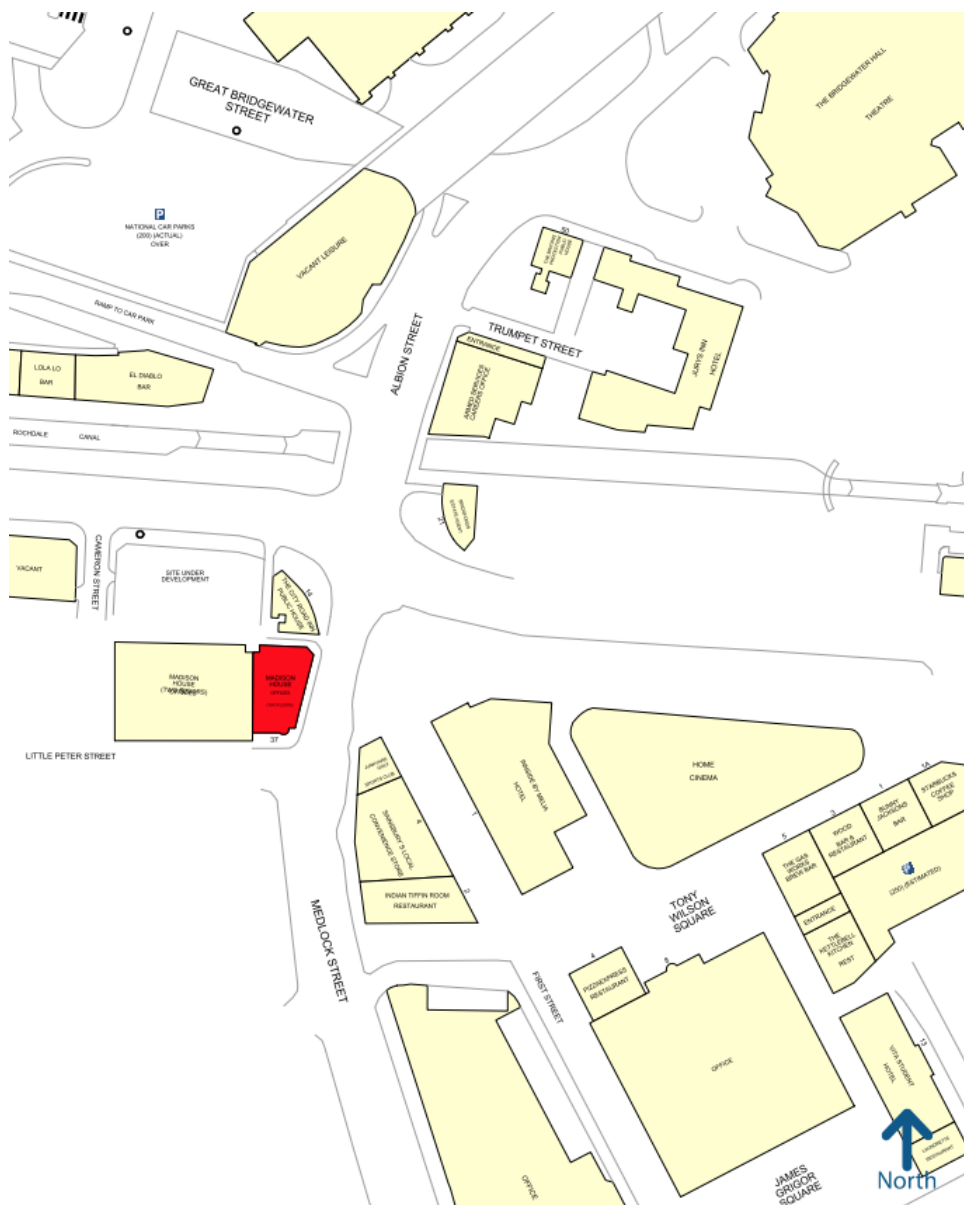
## Accommodation

The premises have been partially fitted as a dental practice and are arranged over ground and first floors. The approximate floor areas are as follows:

Ground Floor:	166.76 sq m	1,795 sq ft
First Floor:	163.84 sq m	1,764 sq ft
<b>Total:</b>	<b>330.6 sq m</b>	<b>3,559 sq ft</b>

The premises can be split, with the first floor being accessed via a lift and stair.

## Goald Plan



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## Lease

The premises are available on the basis of a new FRI lease for a term to be agreed.

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## Energy Performance Certificate

An EPC is available upon request.

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## Rent & Review

£77,500 per annum exclusive of business rates, service charge and insurance.

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## Business Rates

The premises are to be re-assessed for rating purposes.

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## Service Charge

£4,639 per annum

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## Viewing

Strictly by arrangement via agents Hynes Illingworth:

Andrew Hynes

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