

Retail, Showroom & Offices To Let



Nick Everton House, Upper Brook Street, Manchester M13 9LJ

- Prestigious Landmark Building
- Adjacent to Manchester Royal Infirmary and the University of Manchester
- Residential and Student Accommodation on Upper Floors
- 2,667.33m sq (28,712 sq ft) Ground Floor Retail, Office and Showroom
- 1,142.84 m sq (12,302 sq ft) First Floor office and ancillary
- Suitable for a variety of roadside uses, subject to planning



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Location

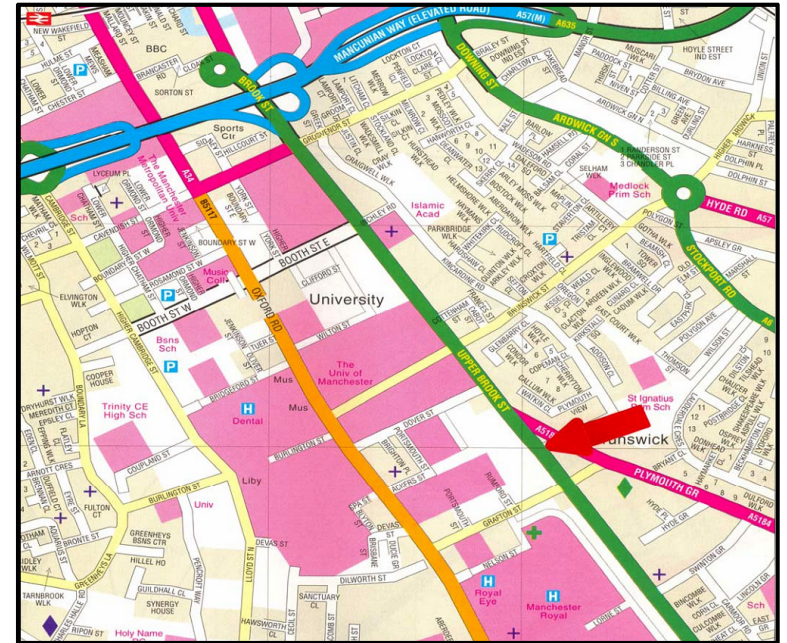
The property is prominently situated at the junction of Plymouth Grove and Upper Brook Street adjacent to Manchester Royal Infirmary and the University of Manchester, located approximately 1 mile to the south of Manchester City Centre.

The University Estate is the single largest campus of any Higher Education institution in the UK

Description

The property comprises a prestigious landmark mixed-use development completed in 2007 of over 25,000 m² (269,106 sq ft) of residential apartments on the upper floors providing accommodation for 358 students and 232 key workers.

Up to 3,809 m² (41,000 sq ft) of accommodation available at ground and first floor levels in self contained suites from 2,158 m² (23,230 sq ft). Ground floor retail and showroom accommodation is available in units from 93 m² (1,000 sq ft) to 2,253 m² (24,253 sq ft).



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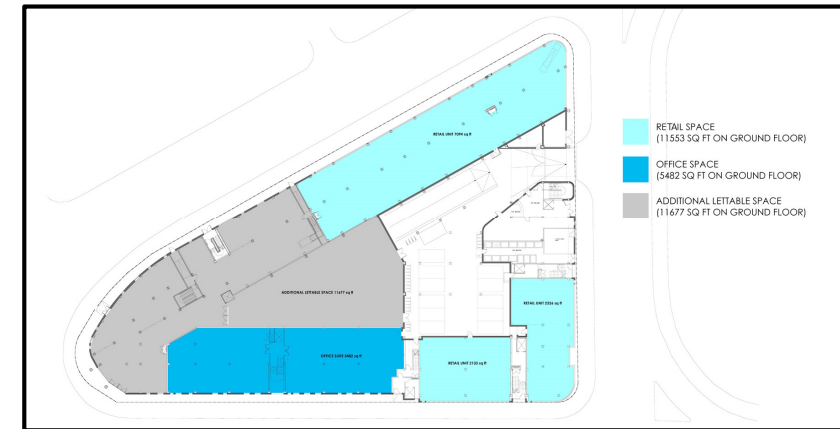


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Accommodation

The approximate areas are:

	Sq m	Sq ft
Ground Floor		
Retail Unit 1	216.08	2,326
Retail Unit 2	198.15	2,133
Retail/Business Unit 3	92.9 – 509.27	1000 - 5,482
Retail Unit 4	92.9 – 659.03	1000 - 7,094
Business Space	1,084.79	11,677
First Floor		
Business Space	550.33	5,924
Business Space	592.42	6,377
TOTAL	3,810.07	41,013



Limited secure underground parking is available.



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Planning

The property has planning consent for A1, A2 and A3 retail on the ground floor, together with B1 office on the ground and first floor. Interested parties should contact Manchester City Council planning department on 0161 234 4516 or e-mail: planning@manchester.gov.uk

Rating

The units are not assessed for rating purposes at the present time.

Terms

Rental offers in the region of £50,000 per annum are sought on FRI terms.

Viewings and further information

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