

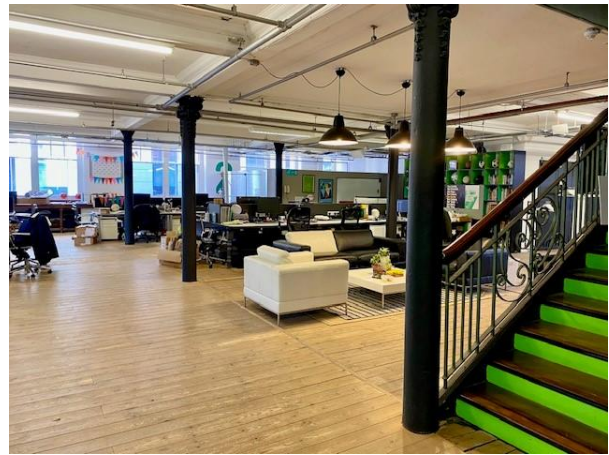
**NQ STUDIOS
NORTHERN QUARTER
MANCHESTER
M1 1FR**

**DANIEL
HARRIS** 
0161 237 9393
www.dh-property.co.uk

TO LET

**OFFICE/STUDIO SPACE
889 SQ FT – 5,884 SQ FT**

- **SECURE BIKE STORAGE**
- **CHARACTER SPACES**
- **GOOD TRANSPORT LINKS**



Location

The studios are situated fronting Newton Street, Dale Street, Hilton Street and Little Lever Street in the heart of the City's Northern Quarter with numerous independent shops, bars and restaurants in the immediate vicinity, as well as occupiers from the fashion, creative and media industries. The area is a short distance from the City's prime commercial and retail cores with easy access to rail, bus and metro networks.

Lease

The premises are to be made available on the basis of new leases for terms to be agreed on full repairing and insuring terms (by way of service charge).

NQ STUDIOS

Description

NQ Studios comprises 5 buildings and over 100,000 sq ft of high quality character office suites with bike storage.



Spaces

18 Hilton Street: This 3rd floor unit is being refurbished and will provide character space with excellent natural light, largely open plan with private kitchen and meeting room.

31 Dale Street: This second floor character space occupies the whole of the 2nd floor providing open plan space with private rooms, kitchen and WCS.

14 Little Lever Street: A recently refurbished second floor studio with fitted kitchen and good natural light.

18 Hilton Street: A lower ground floor space currently undergoing complete refurbishment – available 2026.

Accommodation

Office/Studio	Sq ft	M ²
31 Dale Street (2 nd Floor)	5,884	546.64
14 Little Lever St (2 nd Floor)	889	82.59
18 Hilton Street (LGF)	1,387	128.85

Planning

The units are suitable for office use.

Legals

Each party to bear their own legal fees incurred in this transaction.

COSTS

RENT

Office/Studio	£ Per Annum
31 Dale Street (2 nd Floor)	£117,680
14 Little Lever St (2 nd Floor)	£17,780
18 Hilton Street (LGF)	TBC

SERVICE CHARGE

Office/Studio	£ Per Annum
31 Dale Street (2 nd Floor)	£24,595
14 Little Lever St (2 nd Floor)	£5,111
18 Hilton Street (LGF)	TBC

RATES

Office/Studio	£ Per Annum
31 Dale Street (2 nd Floor)	£TBC
14 Little Lever St (2 nd Floor)	£14,500
18 Hilton Street (LGF)	TBC

Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

VAT

ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE LIABLE TO, VAT.

EPC RATINGS: TBC

IDENTITY CHECKS/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING: By appointment with agents



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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.