



Community and connectivity from dawn till dusk

2893ft² (291.2m²) of commercial
floorspace ideal for a bar, café,
or commercial use.

Terms

The accommodation is available
to let on terms to be agreed.
The quoting rent and terms can
be made available on request to
the agent at Roger Hannah.

Business rates

Occupiers will be responsible for
paying business rates direct to the
local authority.

Legal costs

Each party will be responsible for
its own legal costs incurred in a
transaction.

Viewing

Strictly by appointment with agents.

See back for contact details.
For more information about Dock 5
please visit www.dock5.co.uk.

DOCK
5



Contact & further information

All enquiries to
robynegan@roger-hannah.co.uk
0161 429 1674 | 07929 039 855

YOUR SPACE
TO THRIVE

DOCK
5



THE PLACE TO BE

Dock 5 is a dynamic riverside development with commercial space to let.

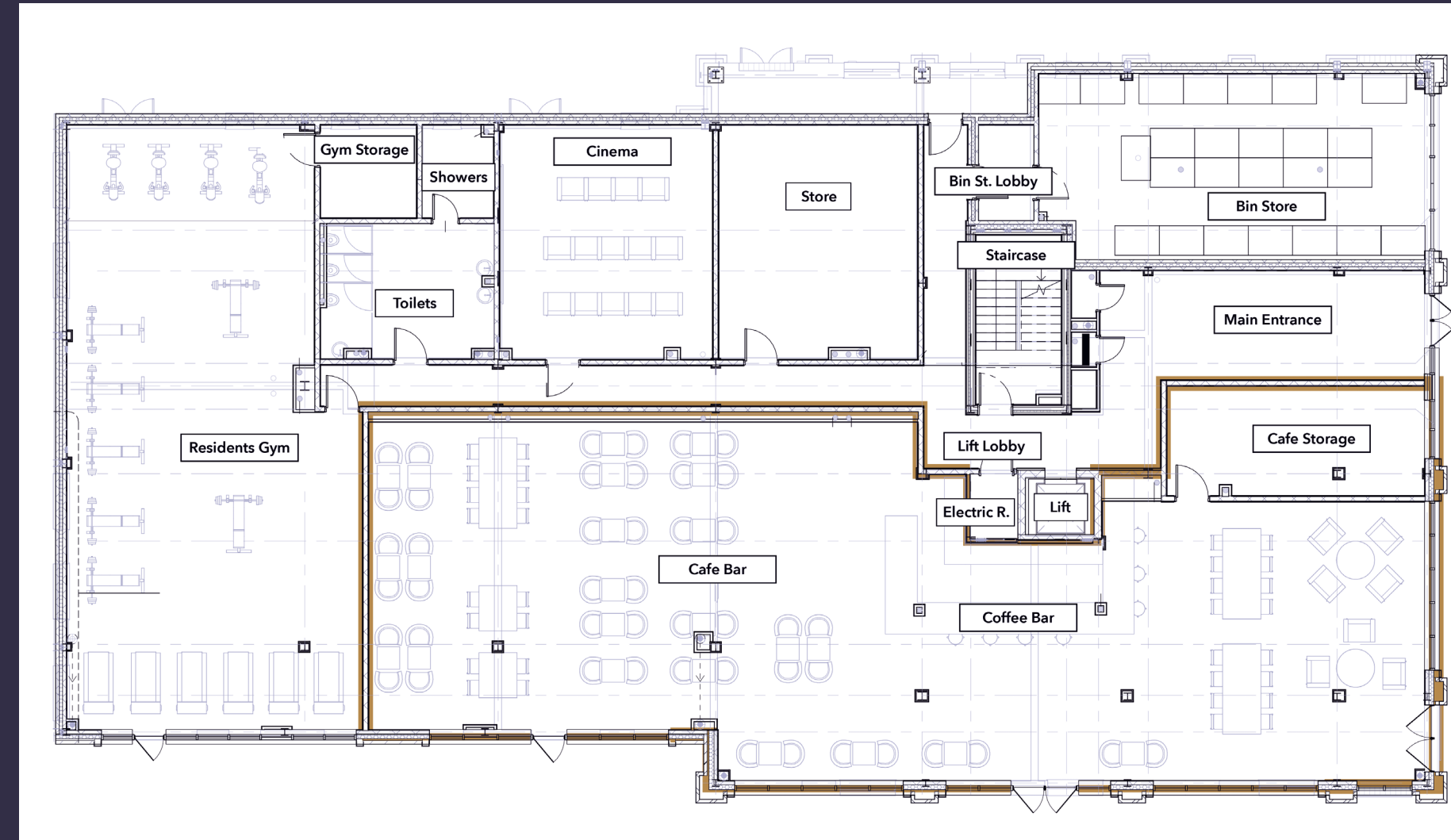
With its unique artistic, architectural, and multi-cultural history, Manchester has frequently been named one of the best cities in the world. Situated in residential Ordsall overlooking the River Irwell, Dock 5 comes with a stunning landscape view of the city skyline. Located where the energy of Manchester city centre meets the creativity of Salford Quays, everything you need is right on your doorstep.

Dock 5 is bursting with amenities to keep tenants entertained and engaged from dusk till dawn. The scheme comprises of 394 furnished and unfurnished apartments and townhouses for private rent, attracting native bees and buzz seekers, grads, grafters and vinyasa masters.



AVAILABLE COMMERCIAL UNIT

The commercial unit available at Dock 5 provides the ideal space for your next business venture.



A PRIME POSITION

Transport links into the city centre couldn't be better, with the Exchange Quay Metrolink stop at the bottom of Ordsall Lane taking you into the heart of the shopping district and beyond.

The scheme, which is made up of three blocks ranging from four storeys to eight on a 2.8-acre site on Ordsall Lane, completed in late 2022. It comes with access to a state-of-the-art gym, free to use communal work from home spaces, along with parcel lockers, cleaning services, and even pet walking services for tenants.

