

TO LET

15 Oxford Road,  
Manchester M1 7DU

HIGHLY PROMINENT RETAIL UNIT  
IN CITY CENTRE LOCATION



177.40 m<sup>2</sup> (1,909 sq ft) **plus**  
basement 83.12 m<sup>2</sup> (895 sq ft).



Adjacent to prestigious **Circle Square** development.



 **Victoria**

**NOMA**

**THE PRINTWORKS**

**MANCHESTER ARDALE**

**Northern Quarter**

**Spinningfields**

  
**St Peter's Square**

  
**Manchester Central**

**Convention Centre**

**UNITE STUDENTS**

**Vita Living**

**UNITE STUDENTS**

**KIMPTON GLOCKTOWER HOTEL**

**maldron HOTELS**

 **Oxford Road**

 **Holiday Inn Express**

**OXFORD-PLACE**

**1ST 1ST**

**First Street**

**Premier Inn**

**UNITE STUDENTS**

 **Manchester Metropolitan University**

**Manchester Technology Centre**

**A57 Ring Road**

**A57 Ring Road**

**Oxford Road**

 **Manchester Metropolitan University**

**MANCHESTER 1824**  
The University of Manchester

# Situation

The property is prominently situated on Manchester's vibrant Oxford Road Corridor on what is a renowned retail and leisure pitch, immediately adjacent to the Circle Square development.



150m Oxford Road Station

500m St Peters Square

900m Piccadilly Station



Circle Square  
<1 min

Oxford Road Station  
1 min

Palace Theatre  
2 mins

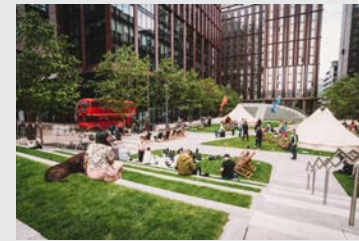
Manchester Met  
University  
5 mins

St Peters Square  
Metrolink  
9 mins

Piccadilly Station  
12 mins



▶ Left: Kimpton Clocktower Hotel, Top Right: The Manchester Museum, Bottom Right: Circle Square



One of the UK's  
*biggest* retail  
destinations



A retail spend of circa  
*£3.9 billion* per annum

## Oxford Road Corridor

Oxford Road offers a bustling, cultural hub, lined with entertainment venues, student and residential accommodation, educational hubs and R&D centres.

Oxford Road is widely known as the city's 'Knowledge Quarter' due to its extensive business and educational facilities with Manchester Metropolitan University, Circle Square, and The Manchester Technology Centre all situated on the road. Beyond this, the corridor offers an extensive leisure and cultural offering being home to The Palace Theatre, The Northern Ballet School and a host of retail, leisure, and music venues. Tenants within close proximity include Café Nero, Federal coffee, KFC, Greggs, Oseyo, Tortilla, Sainsbury's and Asda.



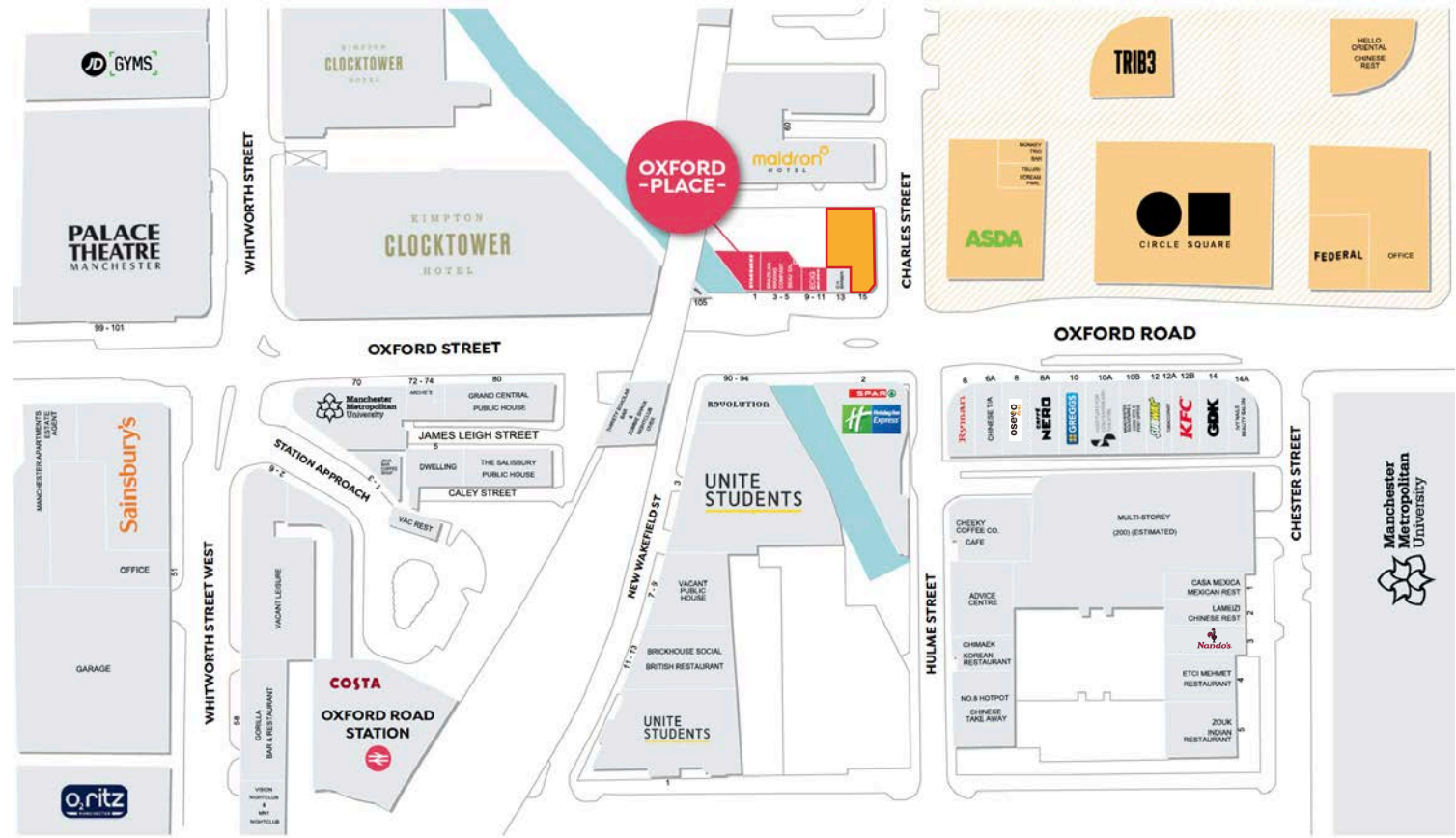
▶ Oxford Place





# Manchester Metropolitan University

Oxford Road is home to Manchester Metropolitan University's main All Saints Campus. Over 34,000 students are based at the main campus attracted by everything from its sports and social facilities, to its library and dedicated study areas. Departments including Law, Business, Science, Engineering, Fashion and Humanities are all located within the Oxford Road Corridor creating an educational and research hub.



## First Street

The Oxford Road Corridor is bordered by First Street to the East. First Street is a newly developed neighbourhood providing a mix of office, residential and leisure accommodation. There are already approximately 4,000 people working within the neighbourhood, which is set to increase with the Government Property Agency soon to take occupation of a new 130,000 sq ft office building, and Downing on site to provide an additional 2,200 residential apartments.

## Circle Square

The property is situated immediately adjacent to the major Circle Square mixed-use development. Circle Square comprises approximately 1.2 million sq ft of office accommodation, 1,100 high quality student apartments, and 683 private rental sector apartments, providing a significant boost to the already strong footfall within the surrounding location.

## ID Manchester

The Oxford Road Corridor is bordered by ID Manchester to the West. ID Manchester is a new £1.7bn innovation district which aims to join business, education and communities together. The scheme will include offices, laboratories and creative studios, alongside The University of Manchester to provide a 4 million sq ft neighbourhood.

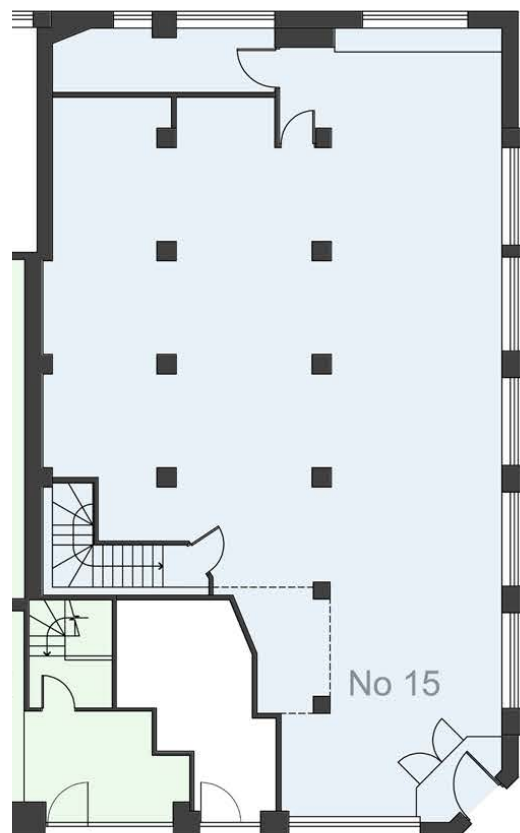


## Description

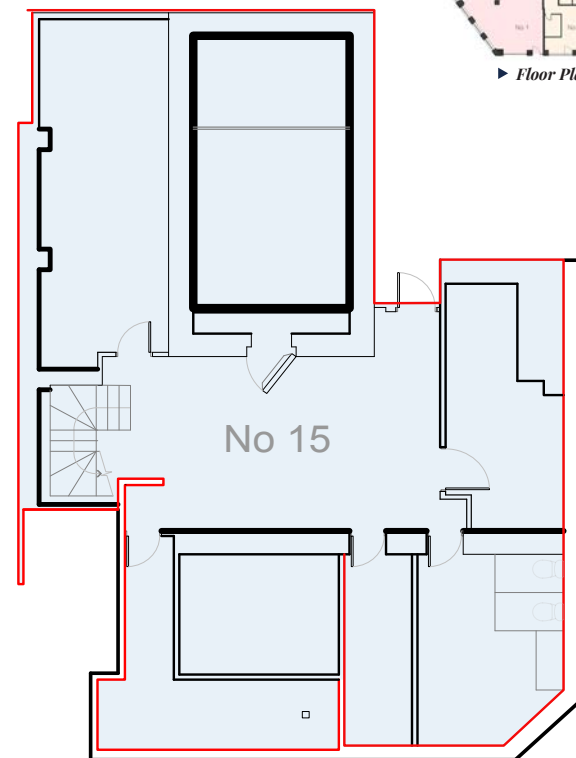
The property is situated on the north east side of Oxford Road (A34) at its junction with Charles Street in Manchester City Centre.

The property comprises a ground floor retail unit with prominent return frontage. The property has last been used as a deli/sandwich shop but would suit a variety of other uses (subject to necessary consents).

In terms of fit out on the ground floor, the unit has tiled flooring and suspended ceilings incorporating spotlighting with an integral aircon/heating system. The basement provides useful storage space and WC facilities.



► Ground Floor



► Basement



► Floor Plan

## Accommodation

As measured on a net internal basis, the areas are as follows:

Ground Floor	177 m2 (1,909 sq ft)
Basement	83.12 m2 ( 895 sq ft)
<b>Total</b>	<b>260.5 m2 ( 2,804 sq ft)</b>



► Current Ground Floor



## Tenure

The premises are available by way of a new lease for a term to be agreed.

## Rent

Upon application.

## Service Charge

Upon application.

## Rateable Value

£51,000

Interested parties are advised to make their own enquiries with Manchester City Council.

## Costs

The ingoing party is to be responsible for their own legal costs incurred in the transaction. All figures quoted are exclusive of VAT where applicable.

For further details, please contact:

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