

NEWTON ST.—NQ

45 NEWTON STREET | NORTHERN QUARTER | MANCHESTER

TO LET

3,060 SQ FT

SELF CONTAINED
OFFICE | RETAIL





**ORIGINAL
CHARACTER
FOR ORIGINAL
TENANTS**

**NEWTON
ST.**



CHARACTER & CHARM



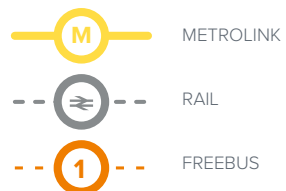
INTRODUCTION

Vibrant and stylish surroundings to enjoy and inspire

45 Newton Street offers refurbished character accommodation within Manchester's Northern Quarter. With stunning original features and an established commercial destination 45 Newton Street offers the perfect base for your needs.



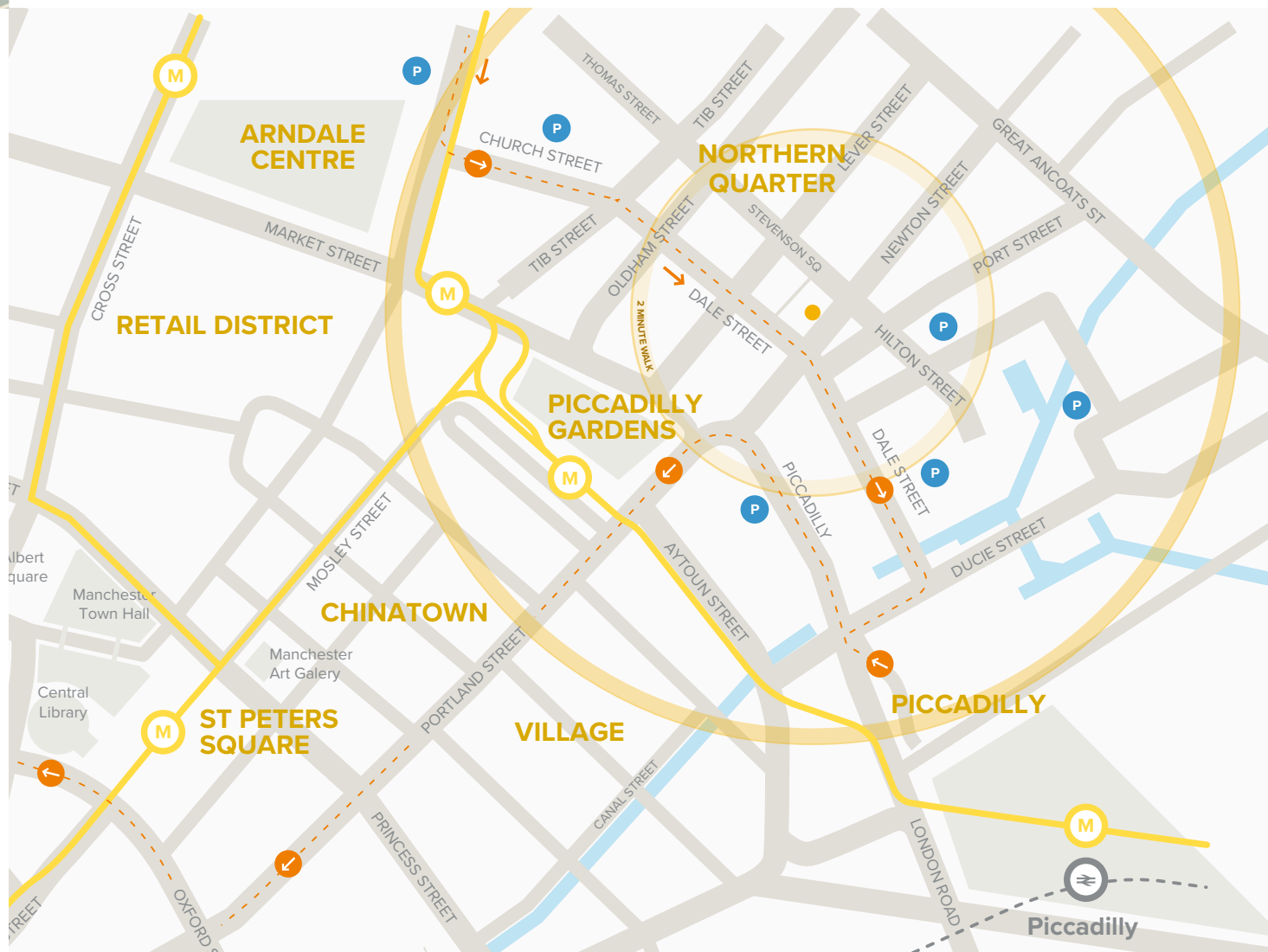
NEWTON
ST.



BE — CONNECTED

CONNECTIONS

The property is only a short walk to rail, bus and metro stations, several car parks and the City's prime commercial and retail cores.

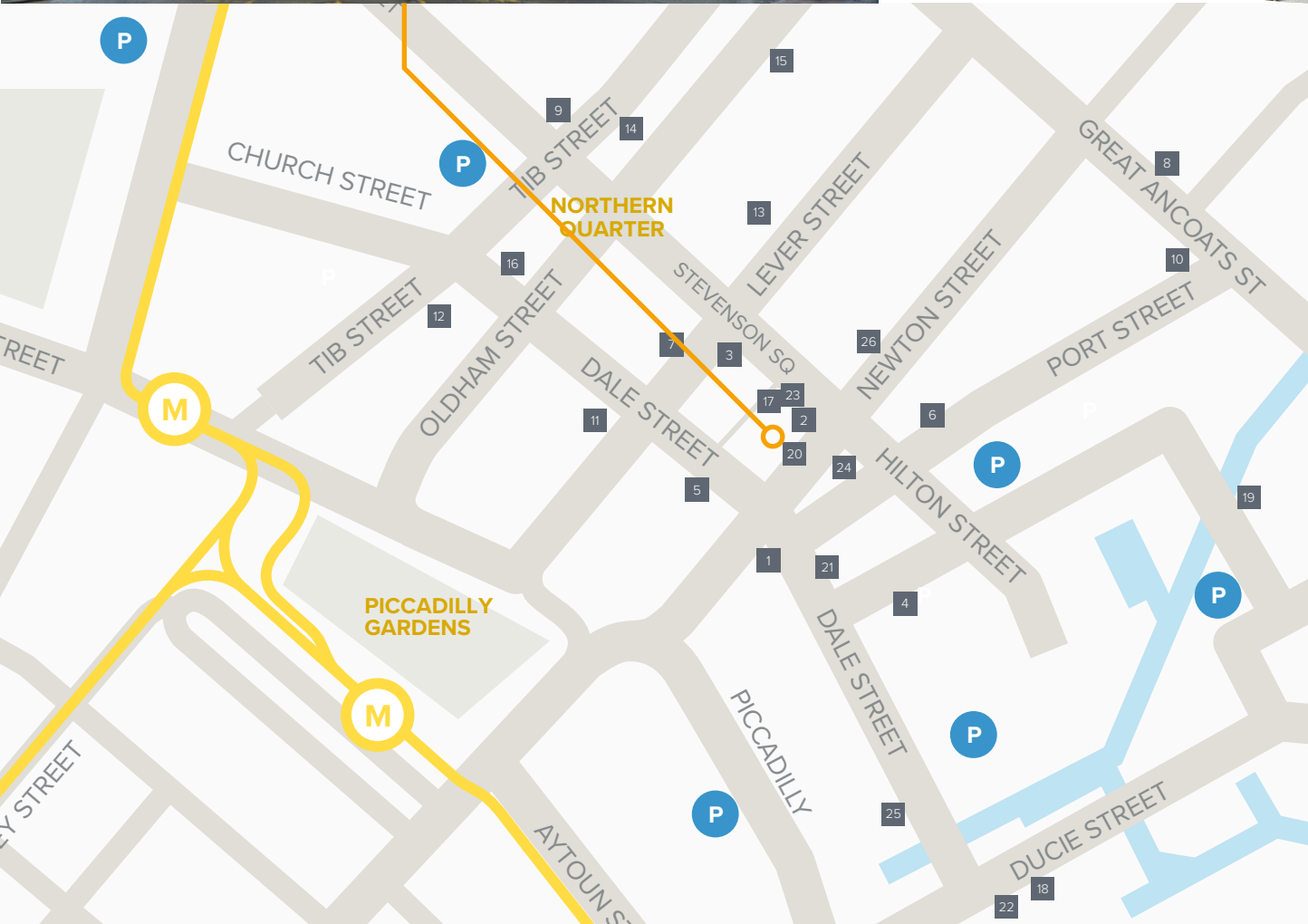




LIFE + STYLE

The property is located on Newton Street in the heart of the City's Northern Quarter with numerous bars, restaurants and shops close by, including Cottonopolis, Ezra & Gil and PLY.





BARS AND RESTAURANTS

- | | |
|----------------------|-------------------|
| 1 Cottonopolis | 10 Street Urchin |
| 2 Ezra & Gil | 11 Chapter One |
| 3 PLY | 12 Crazy Pedros |
| 4 Takk | 13 Pie & Ale |
| 5 Alloment | 14 Matt & Phred's |
| 6 Port St Beer House | 15 The Koffee Pot |
| 7 Federation Coffee | 16 Tokyo Ramen |
| 8 Viet Shack | 17 BAB NQ |
| 9 Evuna NQ | 18 Cultureplex |

GYMS

- 19 Pure Gym
- 20 KOR
- 21 VIBE Fitness
- 22 BLOK
- 23 Yoga Soul

HOTELS

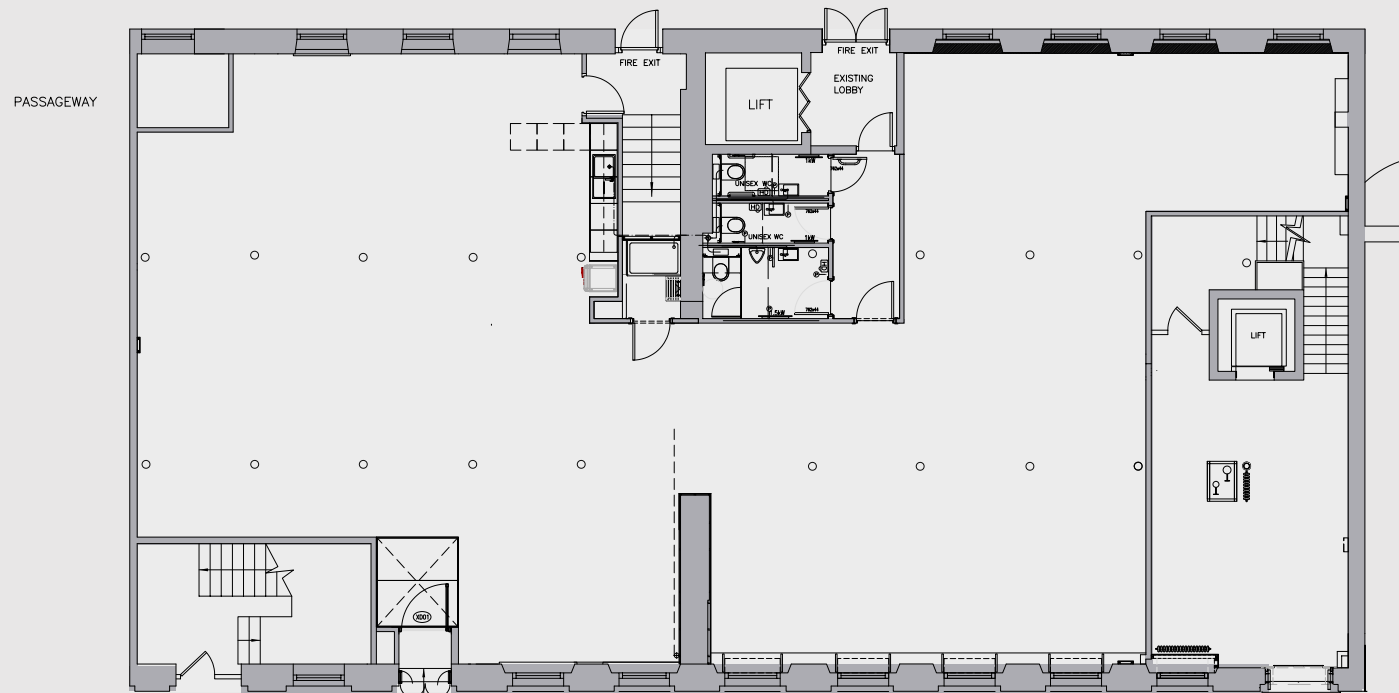
- 24 EasyHotel
- 25 Premier Inn
- 26 Cow Hollow Hotel



3,060 sq ft self-contained space

SPECIFICATION

- Comprehensively refurbished character office accommodation
- Office, retail or showroom use
- Exposed brick and original timber flooring
- Gas fired central heating - option to add air conditioning
- New LED lighting throughout
- New kitchen facility
- New contemporary shower & W/C's
- Communal bike storage



SPACE TO
CREATE &
INSPIRE



NEWTON
ST.



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LEASE

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

EPC:

EPC Rating: C

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