



# Agecroft Works

23 Edge Street

Contemporary all-  
inclusive offices  
available in the  
heart of  
Manchester's  
Northern Quarter

Join fellow **creative, innovative, independent businesses** thriving in the city's Northern Quarter - a dynamic neighbourhood different in character and function to any other part of Manchester.





# — Agecroft Works

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## About Manchester

Manchester is now firmly recognised as England's second city and the capital of the north. The city generates wealth equal to that of Leeds, Liverpool and Sheffield combined.

Major employers include BBC, ITV, RBS, HSCB, Barclays, PWC and Ernst & Young. The Manchester economy also benefits from having five universities located in the city and the largest student population in Europe with over 100,000 students.

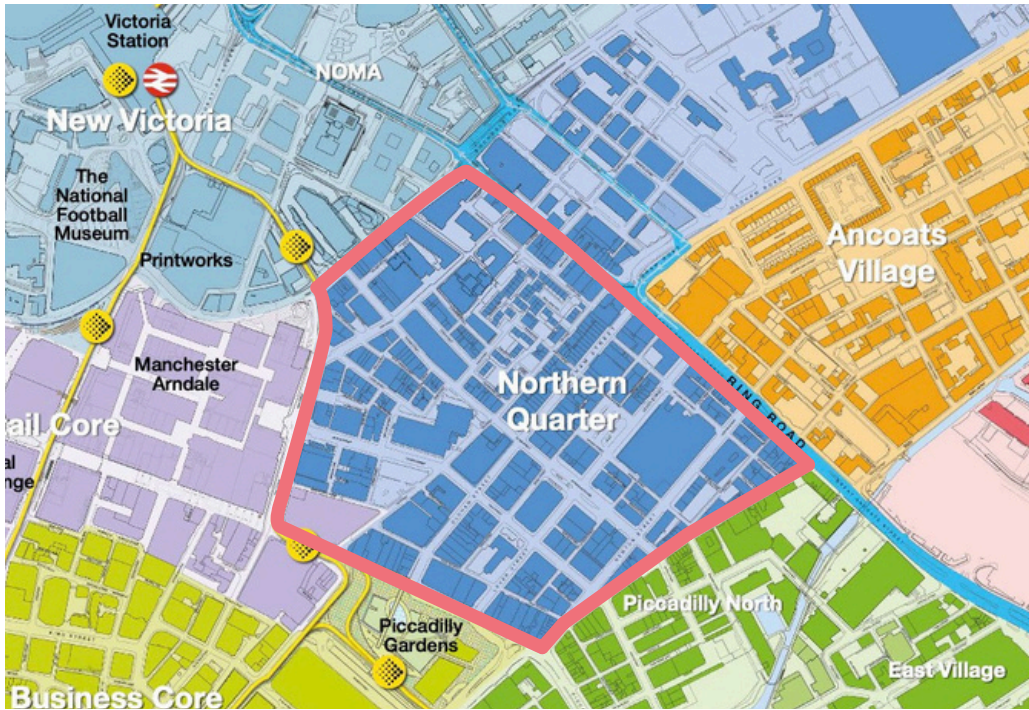
Tourism is also booming with numerous sporting, music and cultural events hosted in the city, alongside a number of major conferences.

## The Northern Quarter

The Northern Quarter is firmly established as Manchester's 'creative quarter' and is one of the city's most popular places to reside, work and socialise. During the day the area has a diverse mix of independent shops, cafes and restaurants and is also the home to numerous creative companies, including those active in digital media, advertising, fashion, film, music production, art and architecture.

By night the Northern Quarter has an exceptional reputation as one of the most popular nightlife destinations in Manchester with extensive mix of restaurants, bars, pubs and night clubs. The Northern Quarter continues to play an integral part of the Manchester music scene, but has also become a popular filming location due to the historic mix of architecture.

In 2022 both Thomas Street and Edge Street were pedestrianised, which has resulted in a vibrant street scape with outside seating areas for bars and restaurants. Thomas Street has also benefitted from the introduction of the 'Pic-Vic Cycle Route' connecting the two railway stations running along Thomas Street and through Stevenson Square.



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## Location

The Northern Quarter is situated within the heart of the city centre being bounded by Shudehill, Ancoats and Piccadilly Gardens meaning it is well connected to the traditional prime retail pitch of Market Street and the Arndale Centre. The city's main event area, the AO Arena, is also few minutes walk to the north.

The city's 2 mainline rail stations, Manchester Piccadilly and Manchester Victoria, are less than 10 mins walk away and provide direct routes throughout the UK including London (c.2 hours); Edinburgh (3 hours 19 minutes) and Cardiff (3 hours 29 minutes).

Shudehill transport interchange is less than 2 minutes walk away with further Metrolink tram stops nearby on Market Street and High Street providing regular services to Media City UK, Manchester Airport, Altrincham, East Didsbury, Eccles, and Bury.

Car parking provision in the area is also excellent with large multistorey car parks provided on Tib Street at the heart of the Northern Quarter, in the Arndale Centre and next to Shudehill transport interchange.

- 01 Smithfield Social
- 02 Cain & Grain
- 03 Terrace NQ
- 04 The Bay Horse
- 05 63 Degrees
- 06 Yard & Coop
- 07 Common
- 08 Almost Famous
- 09 TNQ Restaurant
- 10 Evuna NQ
- 11 Abel Heywood
- 12 Dog Town
- 13 Liquor & Burn



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## History

The Northern Quarter's history dates back to the late 18th Century when Manchester played a key role in the industrial revolution as the world capital of the textile industry. In 1872, the Smithfield area around Thomas Street and Edge Street was transformed by the creation of the wholesale markets making it the vibrant commercial hub of the city. The beautifully carved arches of the original fish market can still be seen from the cobbles of the High Street.

The Northern Quarter and adjacent Ancoats have seen substantial regeneration over the past decades, driven by the refurbishment of abandoned mill properties together with new public spaces and improved walking, cycling and transport links. Despite this development, the area has retained its independent spirit and popularity as a destination.





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## Current Availability - Agecroft Works

Agecroft Works provides a high quality, small suite scheme in the heart of the Northern Quarter. The space benefits from two communal kitchen areas and a bookable meeting room.

The suites are offered on all-inclusive rents including furnishings, service charge, electricity and wifi.



Suite	Floor Area (sq ft)	Status	Rent per month (Exclusive of VAT)
1	230	Vacant	£895
2	460	Vacant	£1,795
6	465	Vacant	£1,825
7	532	Vacant	£2,075
8	595	Vacant	£2,325
9	357	Vacant	£1,395



Some tenants will benefit from Small Business Rate Relief, if they do no rates are payable where the rateable value is below £12,000, those with rateable values from £12,000 - £15,000 will receive a discount on rates payable [further information on request].



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## About Agecroft

Agecroft Investment Co is a privately owned property company with a significant number of properties in the Northern Quarter, many of which it has owned since the 1950s.

Over past decades the company has invested in the continued transformation of the area – fixing up dilapidated buildings for occupation by local businesses and helping to support the evolution of the neighbourhood into a vibrant mixed-use area.

Today, the company provides a wide range of accommodation with the majority of our workspaces being occupied by creative companies. Our retail units are let to a diverse mix of independent bars, cafes, restaurants and fashion boutiques. We also manage residential units and an aparthotel in the area.

The company's office in Manchester city centre deals with all aspects of property management across the portfolio, including property maintenance, service charge administration, legal compliance and insurance.

## Sustainability

With the built environment contributing significantly to greenhouse gas emissions, particularly through energy consumption and construction materials, focusing on sustainable practices within our business has become a key focus. Our view is that the best approach most often lies in the upgrading of existing buildings over new development. We are constantly exploring ways to reduce energy and water wastage in our buildings.



AGECROFT INVESTMENT CO LTD

**Daniel Harris**

dh@dh-property.co.uk  
0161 237 9393  
07973 761848

**Sarah Lovell**

sarah@dh-property.co.uk  
0161 237 9393

**Oliver Luckman**

oliver.luckman@savills.com  
0161 236 8644  
07815 032115

