

41A Newton Street

Manchester, M1 1FT

DANIEL & CO
HARRIS



TO LET

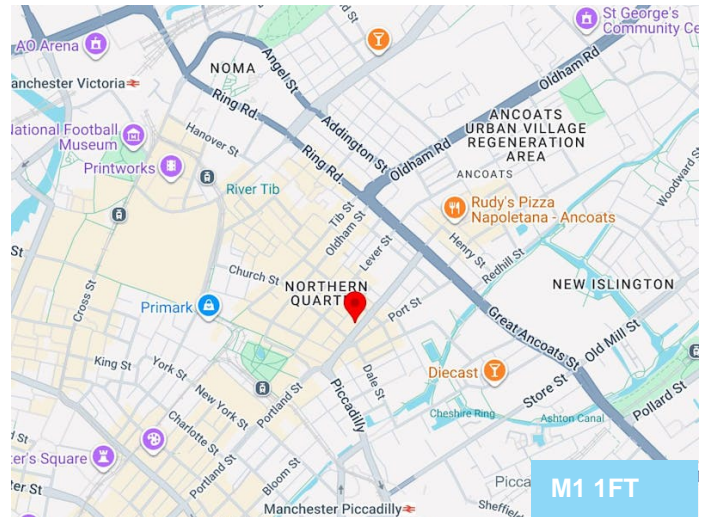
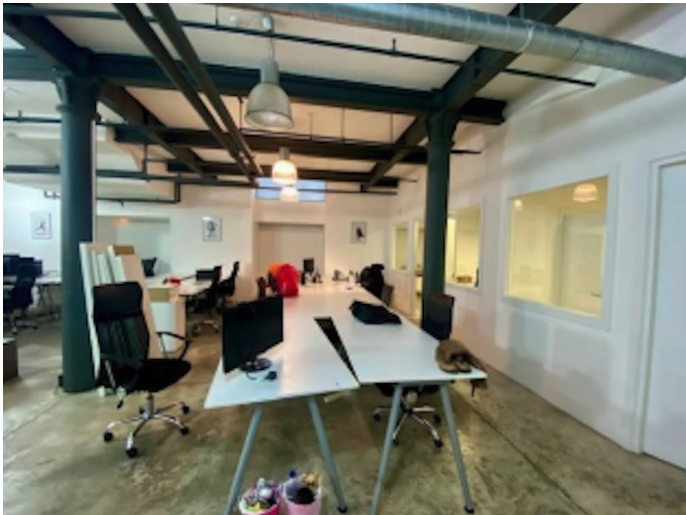
2,505 SQ FT
(232.72 SQ M)

£42,600 PER ANNUM

Self-Contained Lower
Ground Floor Space

- Secure bike storage
- Character space
- Northern quarter
- Office/leisure use

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Summary

Available Size	2,505 sq ft
Rent	£42,600 per annum
Rateable Value	£18,250
Service Charge	£9,243 per annum Inclusive of buildings insurance & heating
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

NQ Studios comprises 5 buildings and over 100,000 sq ft of high quality character office suites with bike storage. 41A Newton Street is a self-contained lower ground floor space on the corner of Newton Street and Dale Street. The studio/office provides open plan space with glazed meeting room and a number of private offices with kitchen and WCs.

Location

The property is situated on Newton 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.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Size	sq ft	sq m	Total /sq ft
Lower Ground	2,505 sq ft	2,505	232.72	£17.01
Total		2,505	232.72	£17.01

Viewings

Viewing by appointment with appointed agents.

Lease

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

Legals & VAT

Each party to bear their own legal fees incurred in this transaction. All figures are shown exclusive of, but are liable to VAT.

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.

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IMPORTANT NOTICE

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. Members of the Agents firm have no authority to make any representation or warranty in relation to the property. Generated on 23/12/2025

