



# 21 NEWTON STREET

Manchester • M1 1FZ

REFURBISHED STUDIO OFFICES TO LET

2,347 sq/ft – 9,871 sq/ft





# 21 NEWTON STREET

- ◇ Character workspace
- ◇ Up to 9,871 sq/ft over 4 floors
- ◇ Recently refurbished
- ◇ Air conditioning
- ◇ Kitchens & meeting rooms installed on all floors
- ◇ The Green Lab is an on site café providing healthy food and fitness studio
- ◇ RPB is a leading barber's on the ground floor and basement



# 21 NEWTON STREET

## AREA SCHEDULE



**4th Floor**  
2,702 sq/ft  
251 m<sup>2</sup>

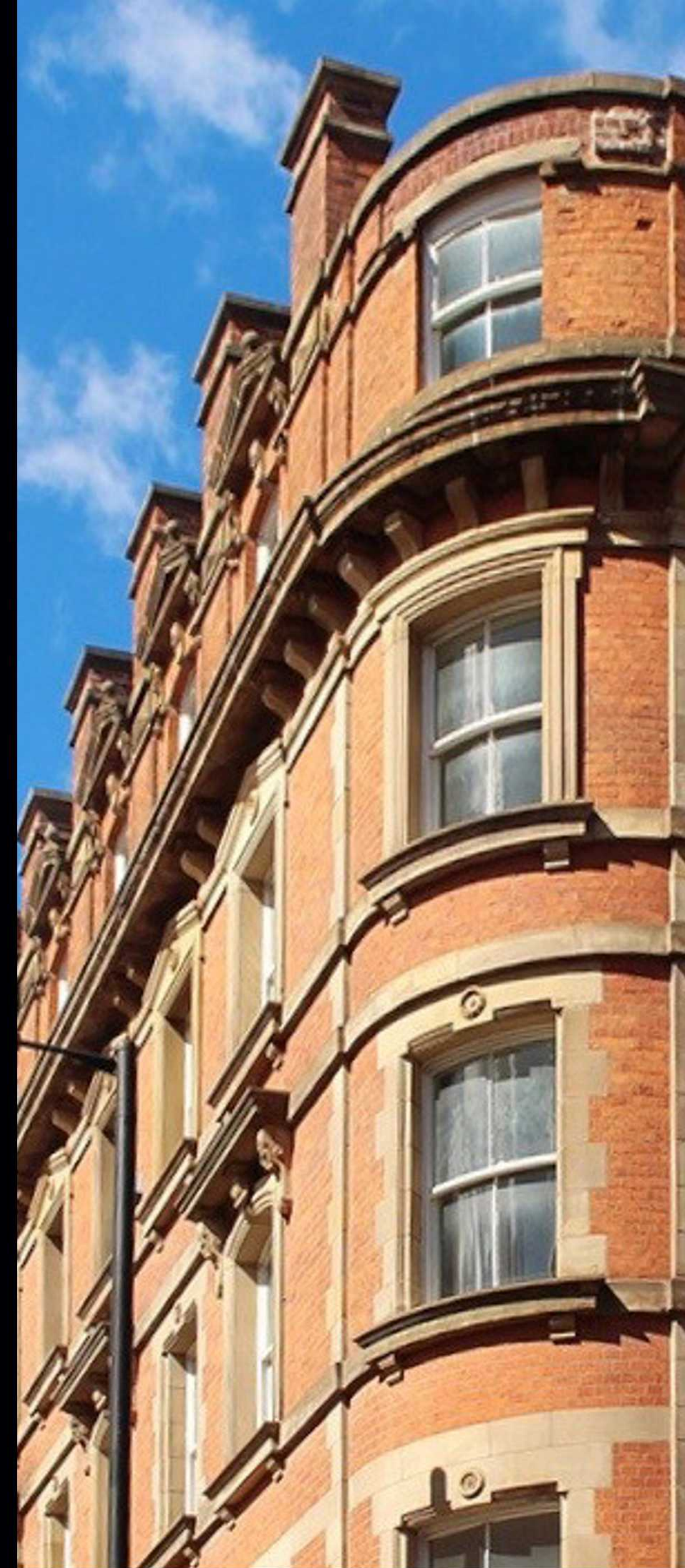
**3rd Floor**  
2,454 sq/ft  
228 m<sup>2</sup>

**2nd Floor**  
2,368 sq/ft  
220 m<sup>2</sup>

**1st Floor**  
2,347 sq/ft  
218 m<sup>2</sup>

**Total :** 9,871 sq/ft

917 m<sup>2</sup>



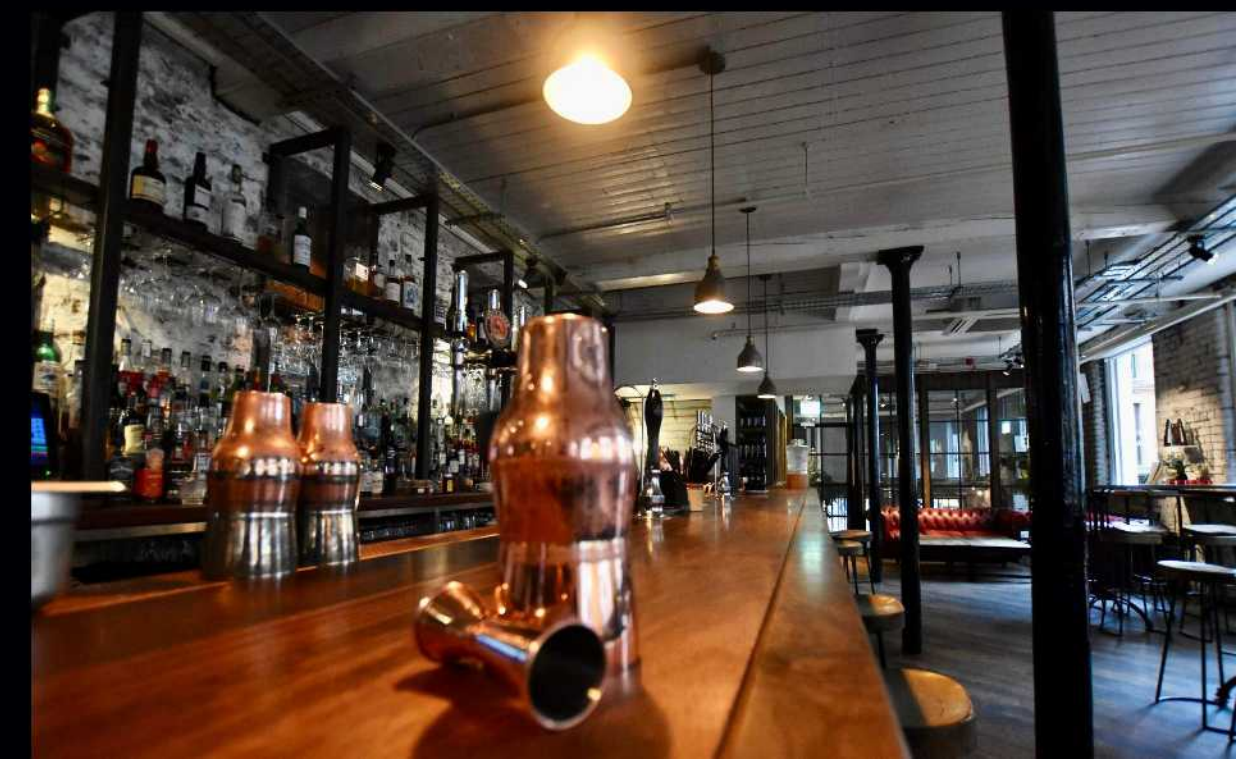
# 21 NEWTON STREET

## TYPICAL PLAN



Each floor is fully refurbished and includes kitchen, glazed meeting rooms and space capable of being configured in a variety of ways to include work stations, breakout space and meeting booths as required by a potential occupier.

# IN YOUR AREA



21 NEWTON STREET

ANCOATS

# NORTHERN QUARTER

## AMENITIES

- 1 Pret
- 2 Tesco Express
- 3 Ezra & Gil (Cafe)
- 4 Tariff and Dale (Bar)
- 5 Takk (Coffee House)
- 6 Northern Monk
- 7 El Capo
- 8 The Whiskey Jar
- 9 Idle Hands Pie Kitchen
- 10 Byron Burger
- 11 The Pen and Pencil
- 12 Twenty Twenty Two
- 13 Sainsbury's Local

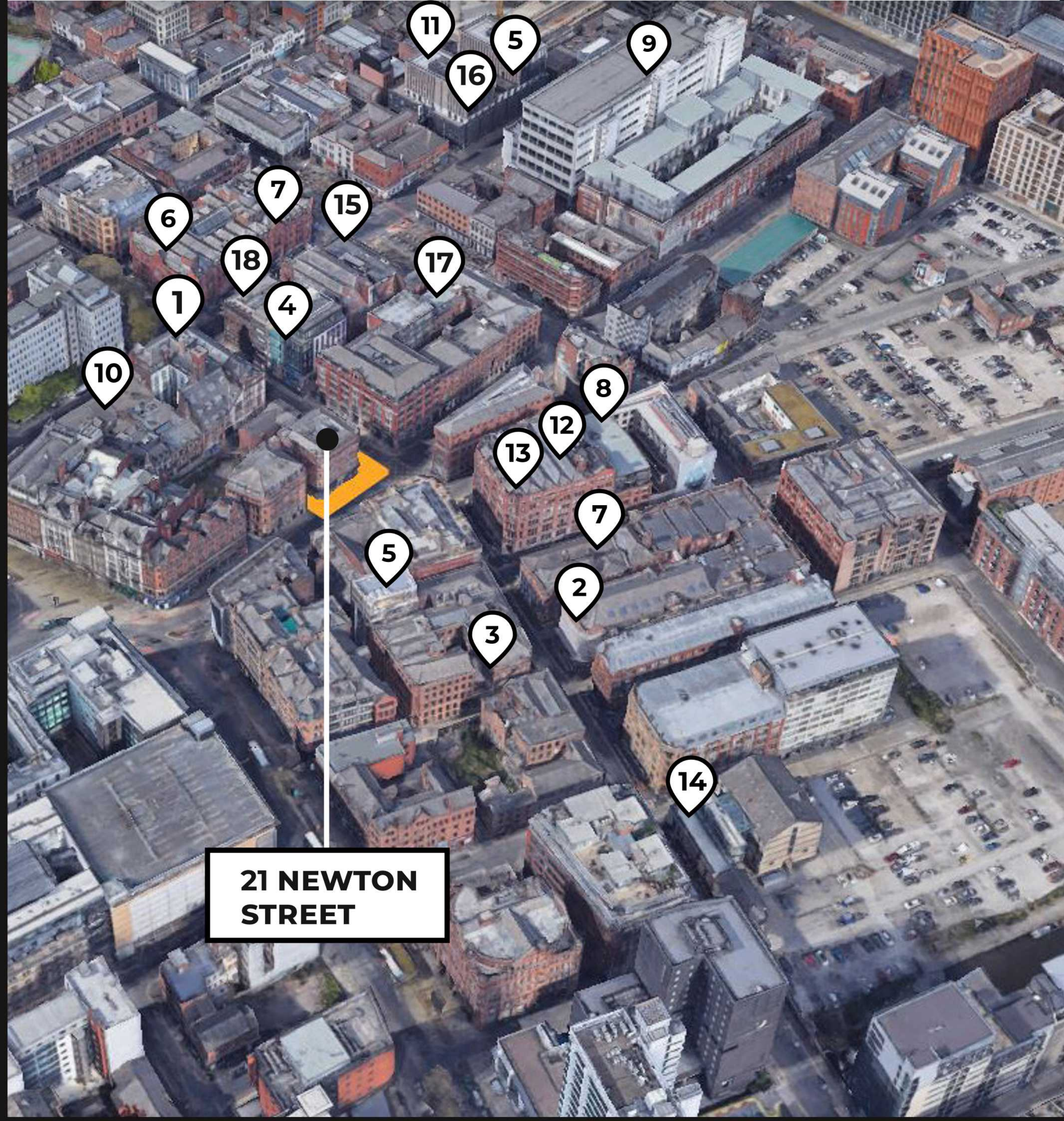
-  TRAIN STATION
-  METROLINK
-  BUS TERMINUS

## HOTELS

- 14 Easy Hotel
- 15 Premier Inn
- 16 Travel Lodge
- 17 Adobe Hotel

## GYMS

- 18 Greenlab (Fitness Studio)
- 19 Pure Gym
- 20 F45 Training



**21 NEWTON STREET**

# YOUR NEIGHBOURS

- 1** LADbible  
Timberland  
Westlakes  
Four Models
- 2** Boohoo
- 3** Nasty Gal
- 4** Tribeca House
- 5** Join The Dots
- 6** Ticketmaster
- 7** Code
- 8** Couchbase
- 9** JD Williams
- 10** Safety Culture
- 11** Upside Energy
- 12** Spareroom
- 13** Codethink
- 14** Feilden Clegg Bradley
- 15** Social Growth
- 16** People Activation
- 17** The Audience Agency
- 18** Shopit

# CONNECTIVITY

-  TRAIN STATION
-  METROLINK
-  LOCAL PARKING
-  BUS TERMINUS



# 21 NEWTON STREET

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## RENTS

FURTHER INFORMATION ON REQUEST

## EPC

ON REQUEST

## FLOORS

ARE AVAILABLE INDIVIDUALLY OR COMBINED

## LEASE

THE SPACES ARE OFFERED ON FULL REPAIRING  
AND INSURING TERMS (BY WAY OF SERVICE  
CHARGE) FOR A TERM TO BE AGREED.

## LEGALS

EACH PARTY TO BEAR THEIR OWN LEGAL  
FEES INCURRED IN ANY TRANSACTION