



# COMMERCIAL UNITS

WATERHOUSE GARDENS

# A place to live, eat, drink, shop, work and play

**PERMITTED USES: A1, A2, A3, B1 AND D1  
COMPLETION: Q2 2026**

Manchester is the birthplace of world-leading industries, home to innovation and first-rate education. Today, Waterhouse Gardens is located among colleges, universities and cultural venues; the places that foster Manchester's greatness. Adjacent to the site is Manchester College, a £100m campus project complete with TV, radio, art, and photography studios.

While nearby Chetham's School of Music is the UK's largest specialist music school. Close by is the AO Manchester Arena with the highest seating capacity of any indoor venue in the UK and the second largest in Europe. The arena hosts international music artists and sporting events attracting more than one million visitors each year.

**2,800 LOCAL RESIDENT FOR NEIGHBOURHOOD**

**1.2 MILLION AO ARENA VISITORS PER YEAR**

**1,000 COLLEGE STUDENTS & NEW EXPANSION**



**WATERHOUSE  
GARDENS**





N.O.M.A.



AO ARENA



Manchester College



Chetham's School Of Music



WATERHOUSE  
GARDENS



 WATERHOUSE GARDENS



Landscaped Public Realm



Connection To Music Arena



WATERHOUSE  
GARDENS

External Seating Areas Available



 WATERHOUSE  
GARDENS

High Visibility City Location

SALFORD

GREENGATE

MANCHESTER COLLEGE

NEW BAILEY

SPINNINGFIELDS

AO ARENA

CHETHAM'S  
SCHOOL OF MUSIC

GREENBANK

VICTORIA STATION

FOOTBALL  
MUSEUM

DEANSGATE

ARNDALE

N.O.M.A.

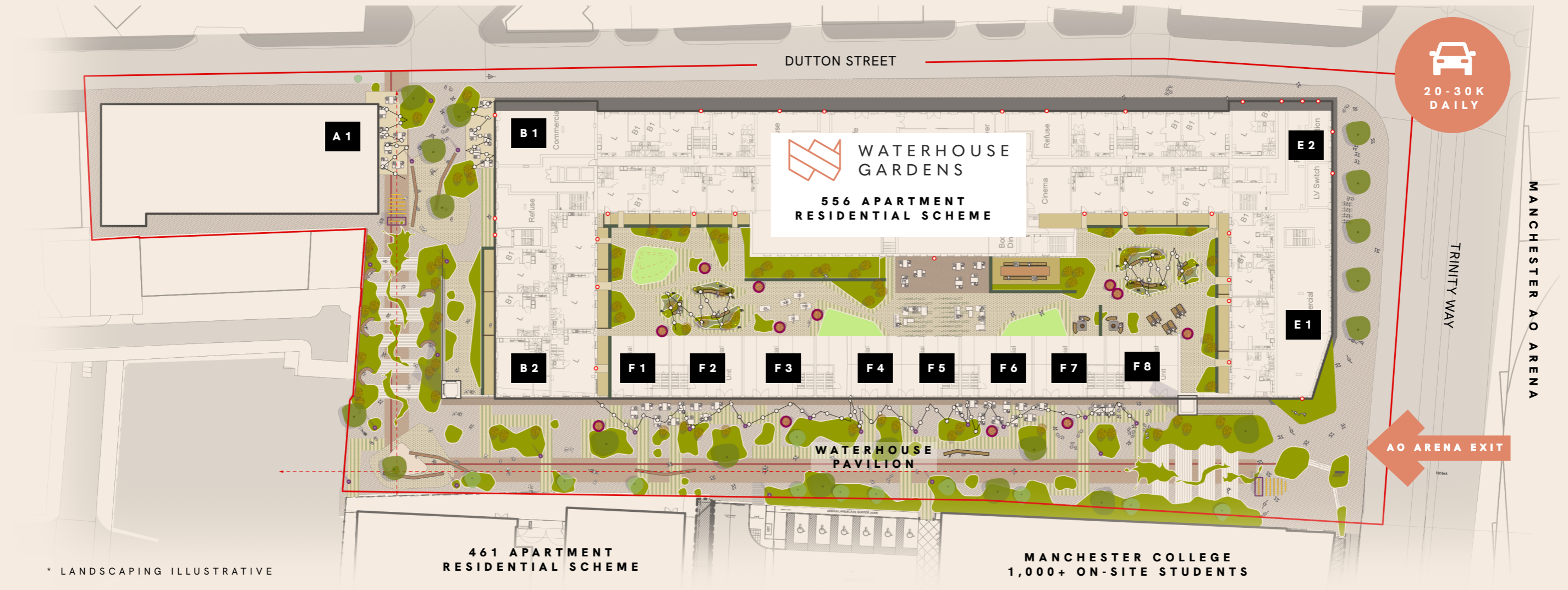
PRINTWORKS

MANCHESTER  
TOWN HALL

UNIVERSITY OF  
MANCHESTER

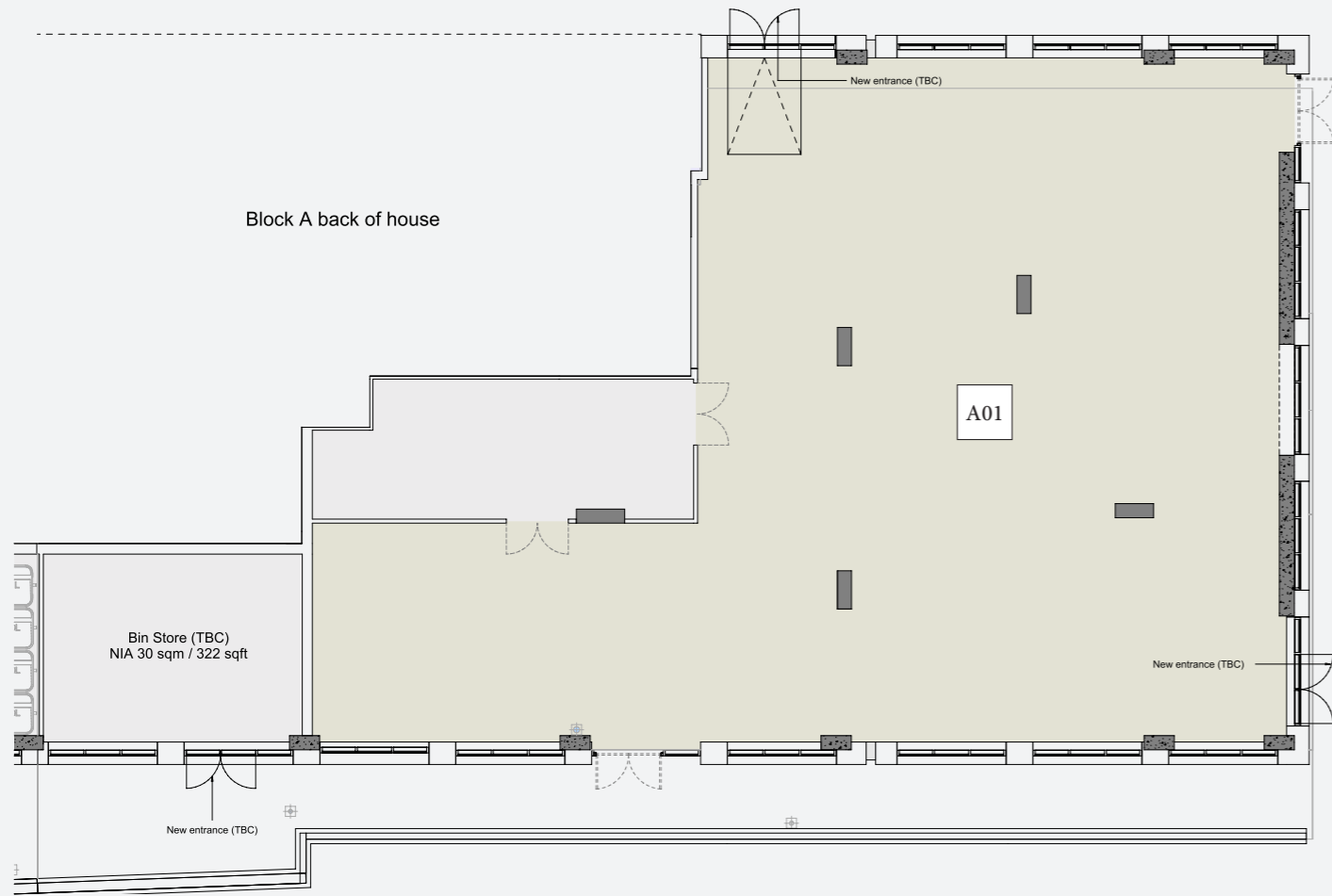
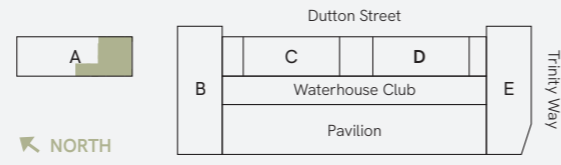


# Site Plan



FLOORPLANS  
Commercial Units

GROUND LEVEL  
UNIT A01

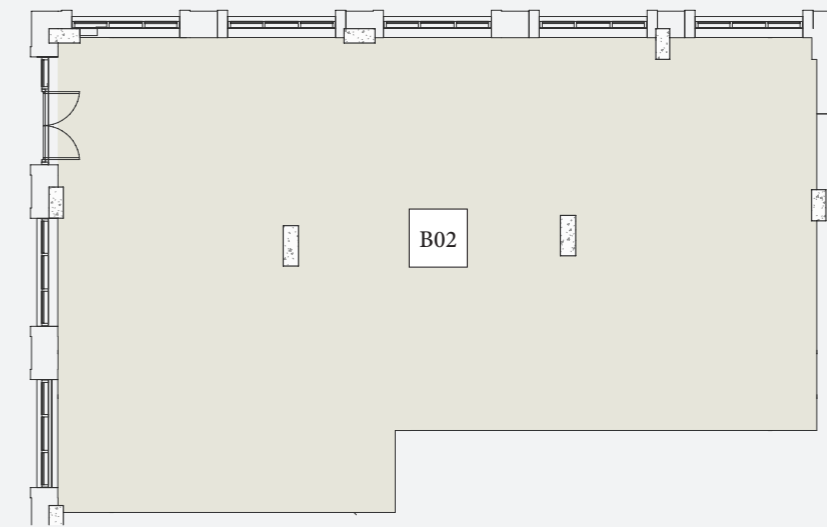
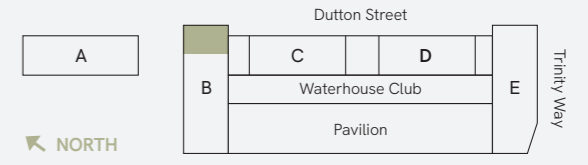


COMMERCIAL UNIT

Ground Level Area  
295m<sup>2</sup> 3175ft<sup>2</sup>

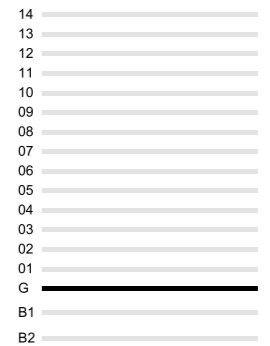


GROUND LEVEL  
UNIT B02



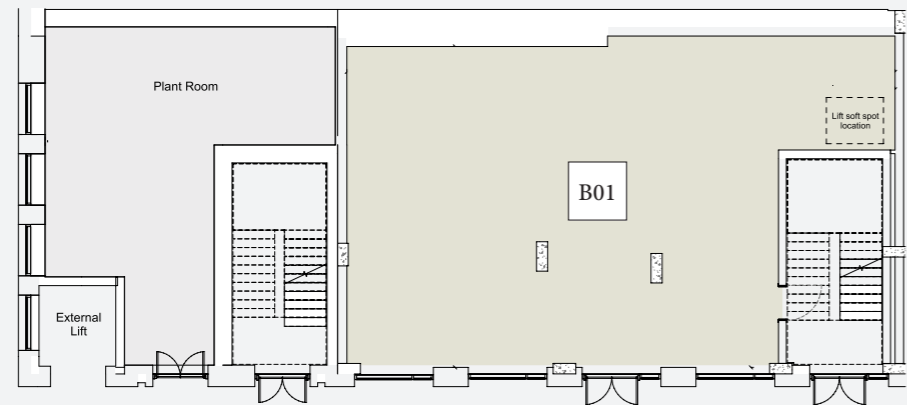
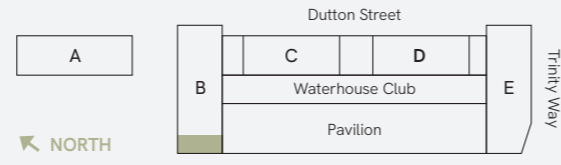
COMMERCIAL UNIT

Ground Level Area  
142m<sup>2</sup> 1528ft<sup>2</sup>



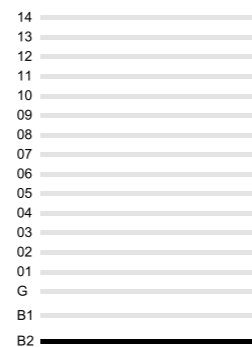
LEVEL B2

# UNIT B01



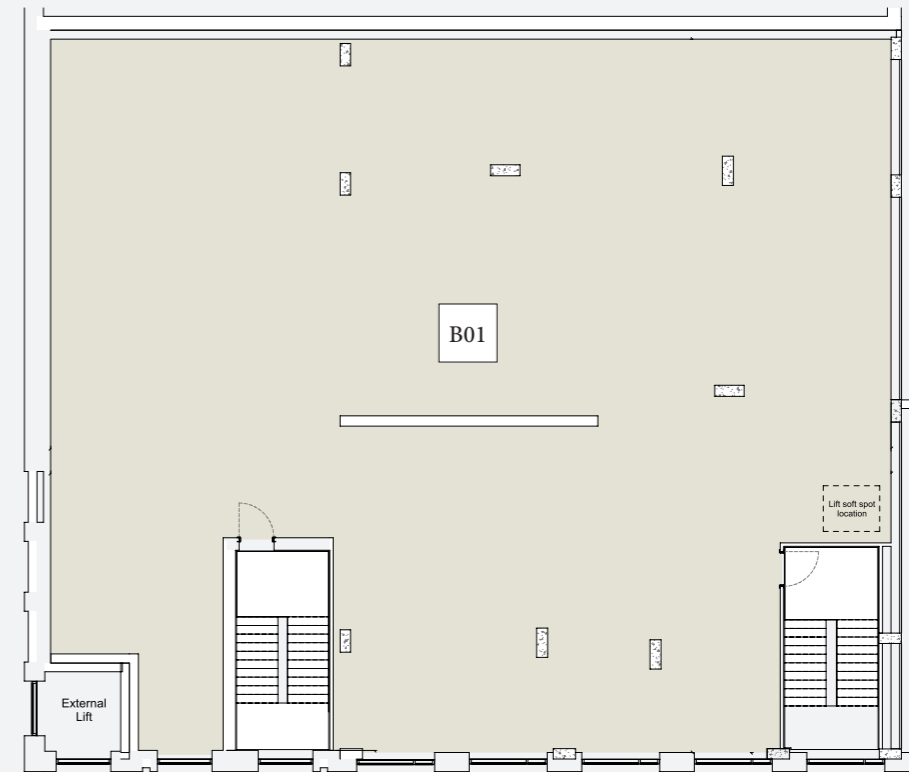
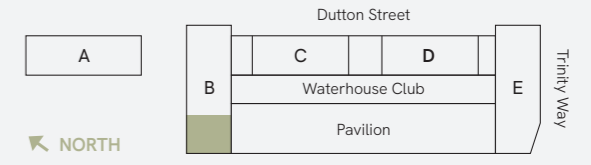
■ COMMERCIAL UNIT

Level B2 Area  
125m<sup>2</sup> 1345ft<sup>2</sup>



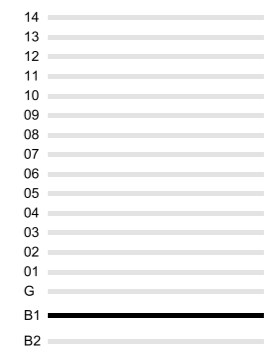
LEVEL B1

# UNIT B01



■ COMMERCIAL UNIT

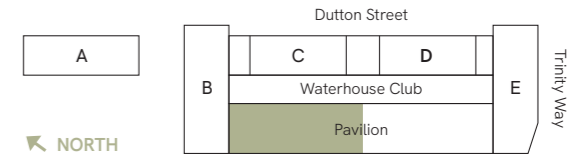
Level B1 Area  
454m<sup>2</sup> 4886ft<sup>2</sup>



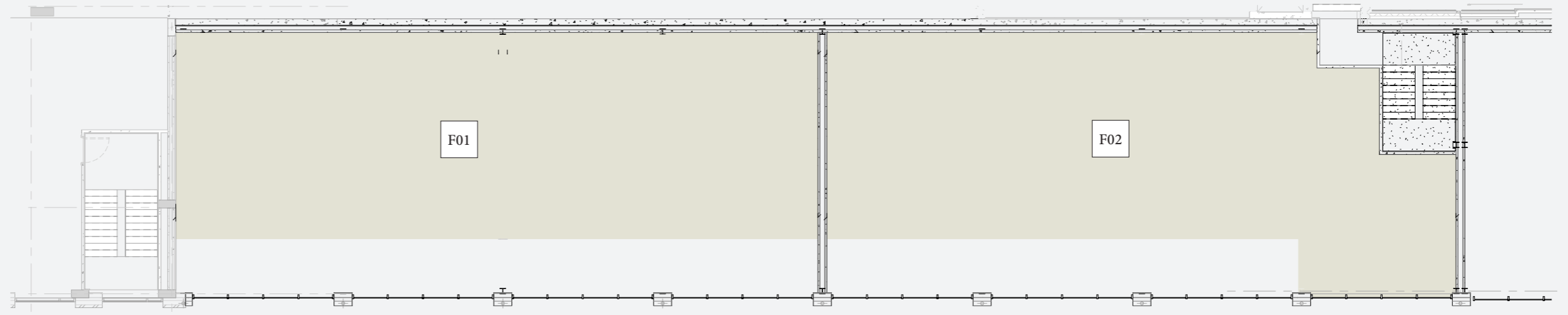
LEVEL B1

# UNIT F01, F02

Unit No	Unit Size
F01	93.2m <sup>2</sup> 1966ft <sup>2</sup>
F02	177.7m <sup>2</sup> 1913ft <sup>2</sup>



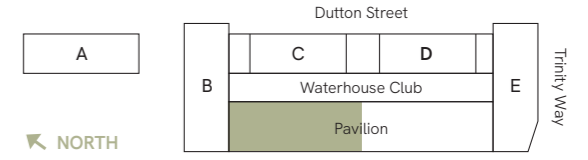
COMMERCIAL UNIT



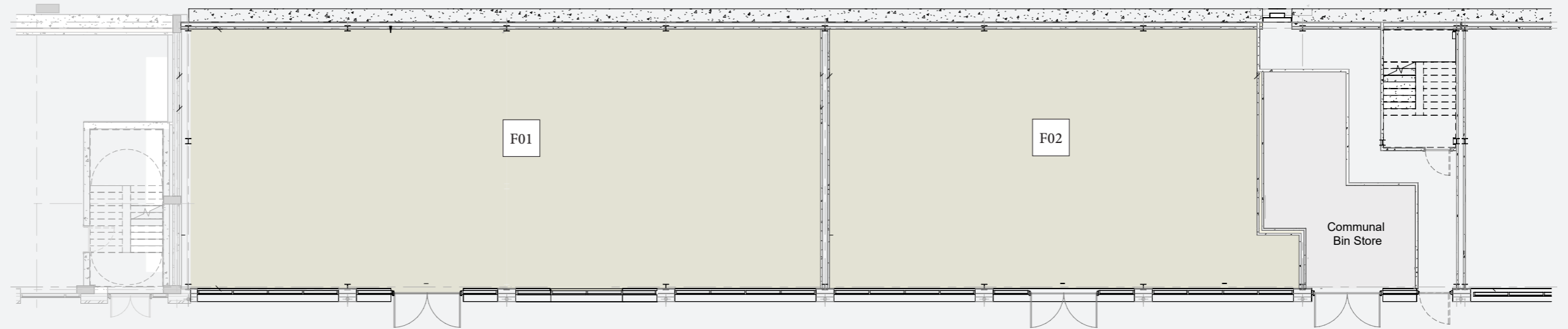
LEVEL B2

# UNIT F01, F02

Unit No	Unit Size
F01	228m <sup>2</sup> 2463ft <sup>2</sup>
F02	161.1m <sup>2</sup> 1734ft <sup>2</sup>



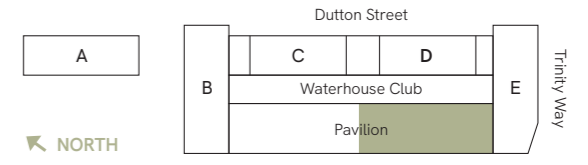
COMMERCIAL UNIT



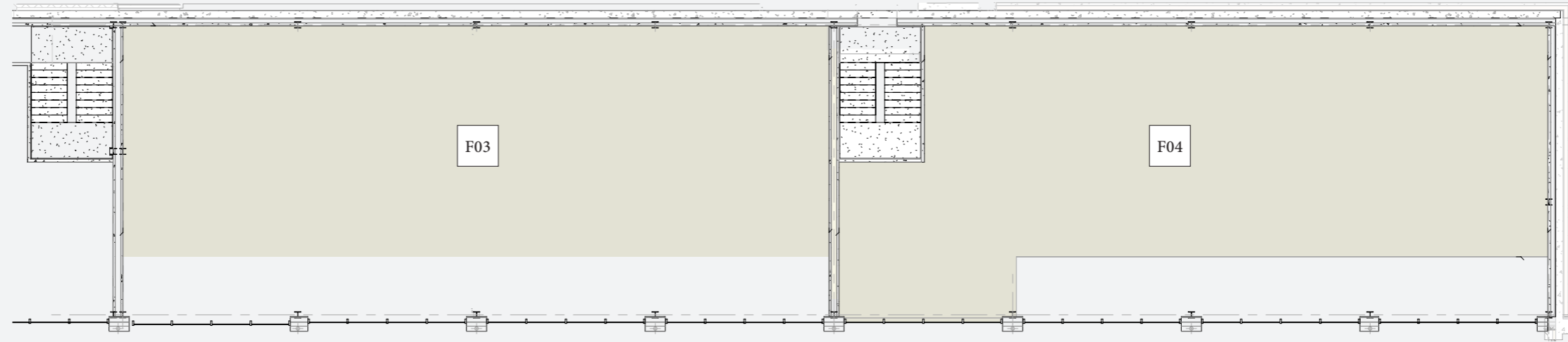
LEVEL B1

# UNIT F03, F04

Unit No	Unit Size
F03	179.1m <sup>2</sup> 1927ft <sup>2</sup>
F04	182.2m <sup>2</sup> 1961ft <sup>2</sup>



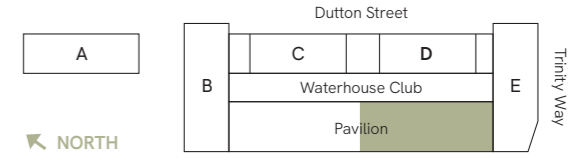
COMMERCIAL UNIT



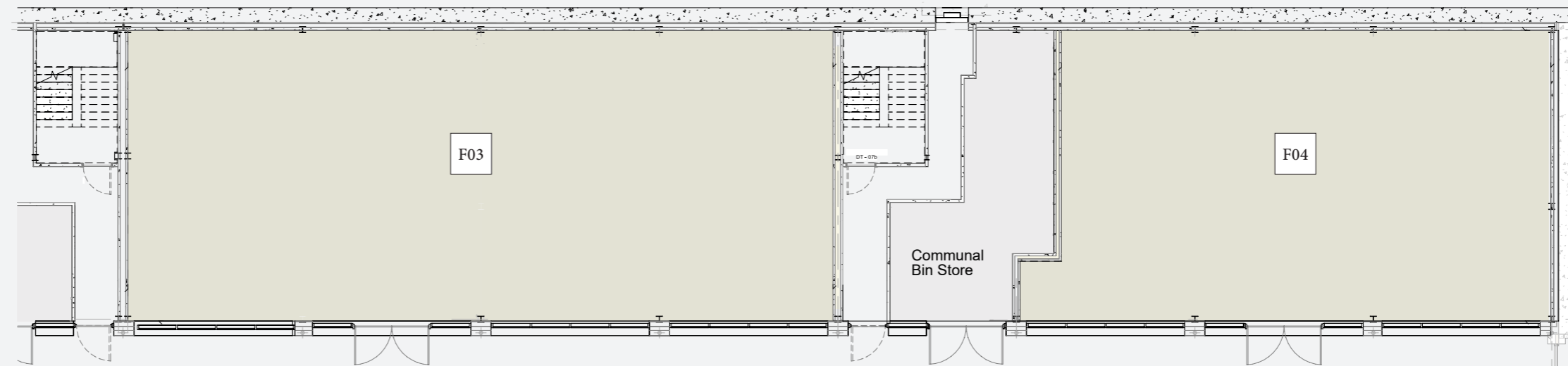
LEVEL B2

# UNIT F03, F04

Unit No	Unit Size
F05	227.4m <sup>2</sup> 2448ft <sup>2</sup>
F04	163.3m <sup>2</sup> 1758ft <sup>2</sup>

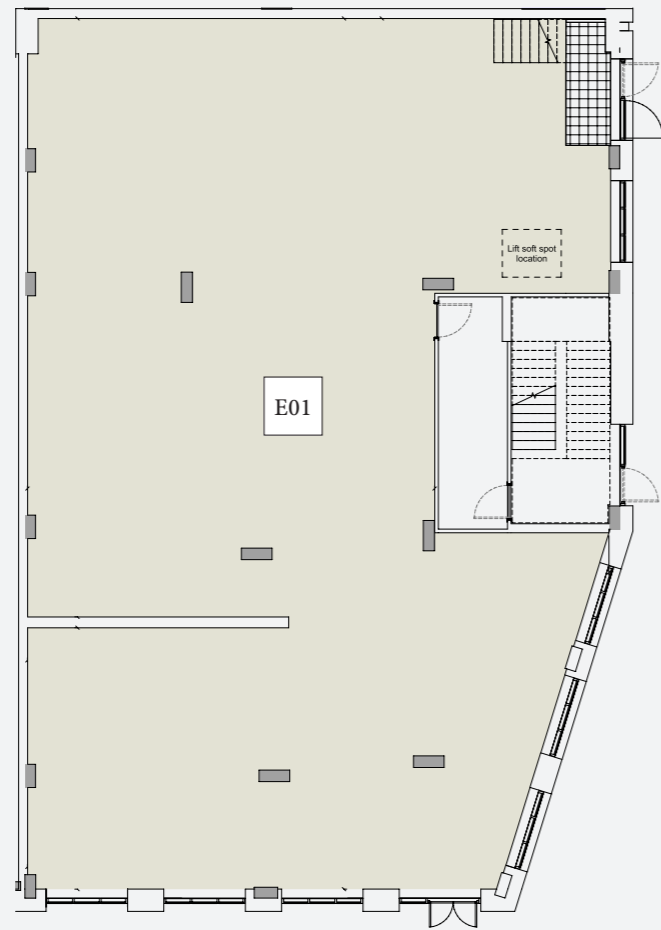
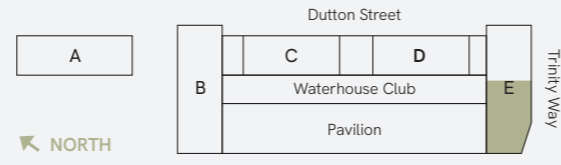


COMMERCIAL UNIT



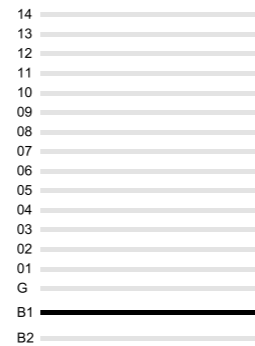
LEVEL B1

# UNIT E01



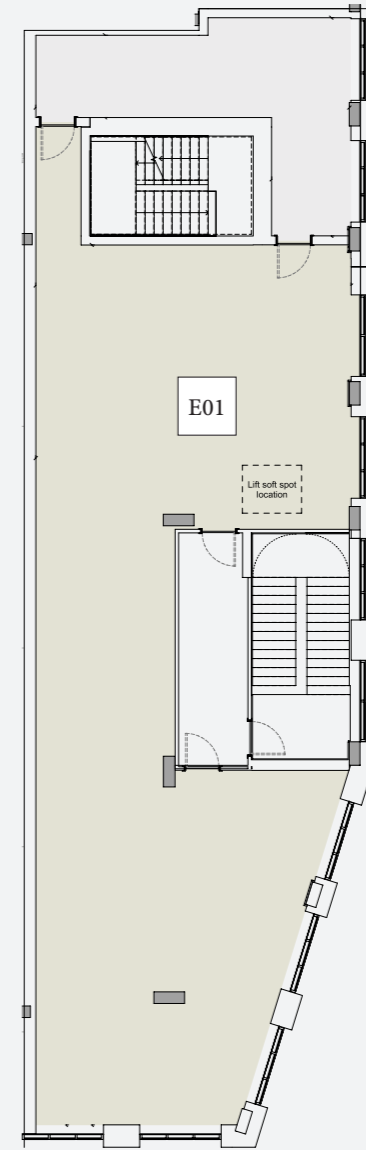
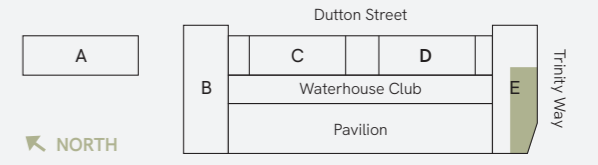
COMMERCIAL UNIT

Level B1 Area  
336m<sup>2</sup> 3616ft<sup>2</sup>



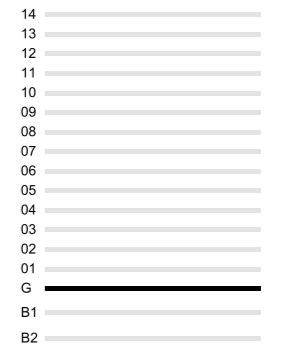
GROUND LEVEL

# UNIT E01



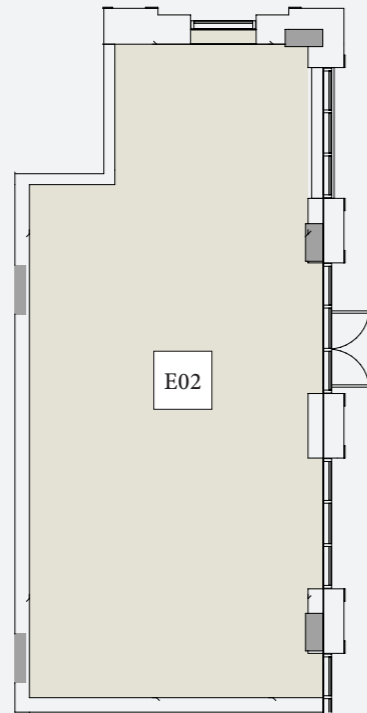
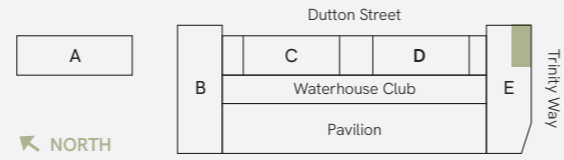
COMMERCIAL UNIT

Ground Level Area  
165m<sup>2</sup> 1776ft<sup>2</sup>



GROUND LEVEL

# UNIT E02



 COMMERCIAL UNIT

Ground Level Area  
51m<sup>2</sup> 548ft<sup>2</sup>





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