

# Unit 2 Ancoats Gardens

14 Rochdale Road, Manchester, M4 5GH

DANIEL & CO  
HARRIS



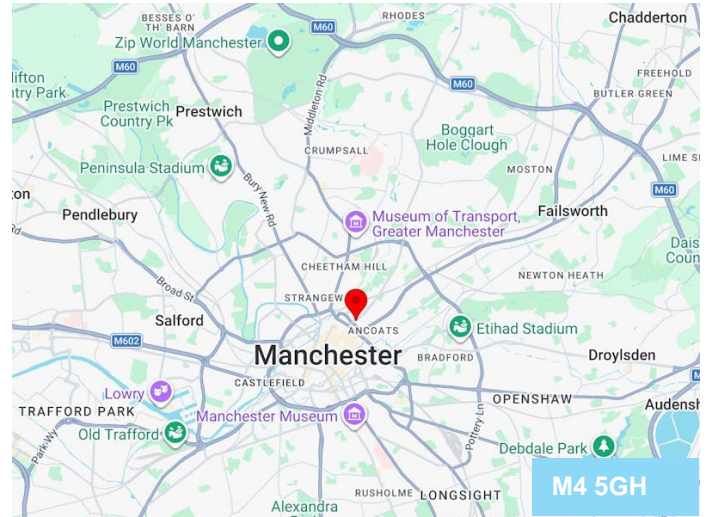
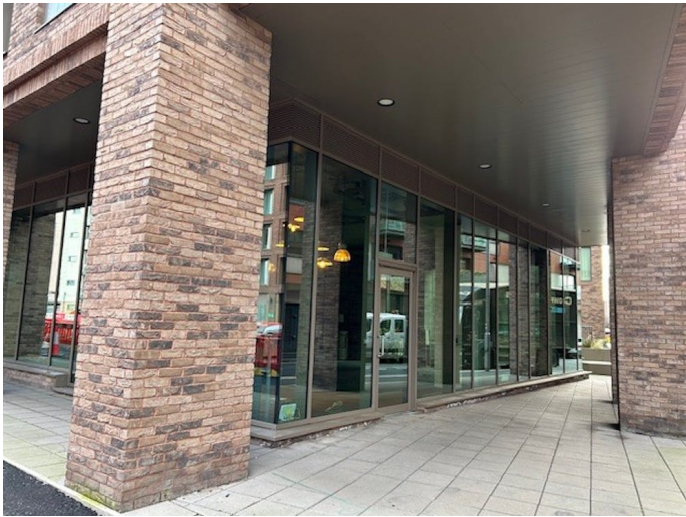
## TO LET

1,815 SQ FT  
(168.62 SQ M)

£36,000 PER ANNUM

Ground Floor Unit  
Prominent Corner Location

- Suitable for Variety of Uses
- Air-Conditioning
- Located on the edge of the City Centre



## Summary

Available Size	1,815 sq ft
Rent	£36,000 per annum
Business Rates	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

This ground floor unit is fully glazed to 3 sides, providing excellent prominence and natural light. It is currently configured to include showers, changing facilities, extraction system and air-conditioning with split, partially raised, ground floor. There is also the potential for outside display/outside seating, subject to necessary consents.

## Location

The unit is located on the corner of Rochdale Road (A664) and Bendix Street on one of the main arterial routes into Manchester and close to the inner ring road, being the ground floor of the 155 apartment Ancoats Gardens development. It is opposite the Hampton Inn Hotel and within half a mile of Victoria Station and the AO Arena and a few minutes walk from the Shude Hill travel interchange.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	1,815	168.62
<b>Total</b>	<b>1,815</b>	<b>168.62</b>

## Lease

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

## Use

The premises are suitable for retail, leisure or other uses, subject to landlord approval.

## Viewings

Strictly by appointment with the appointed agents.

## Identify 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 ownign 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 27/01/2026

