

CHATHAM MILL



At a
GLANCE

Chatham Mill is a Grade II listed former cotton mill that has been lovingly restored to provide high quality workspace, whilst retaining all of its raw industrial character.

This wonderfully unique office is situated directly opposite MMU's new state of the art Dalton Building, and a stone's throw from both Circle Square and First Street



**Fully-fitted
CAT A+**
*warehouse
style
workspace*

3,821 SQ FT

LOCATION



A hidden gem *with everything on your doorstep*

Situated where Manchester's Culture District meets the Knowledge Quarter, this is a vibrant mixed-use neighbourhood.

Chester Street has transformed in recent months, with the John Dalton development providing an impressive landscaped square directly opposite the property.

The amenities immediately surrounding the property are superb, with an array of cafes, restaurants, bars and stores.

The NEIGHBOURHOOD



SITUATION



JOHN DALTON BUILDING (MMU)
1 min

CIRCLE SQUARE
3 min

OXFORD ROAD STATION
5 min

FIRST STREET
5 min

8 Chester Street
Manchester
M1 5GE

FIND US



SPECIFICATION

The first floor suite was fully refurbished to provide occupiers with open plan, highly efficient, office space whilst retaining the original character and charm of the mill.

The workspace benefits from being fully fitted to a CAT + standard to include a large boardroom, 2 meeting pods, fitted kitchen, perimeter trunking and IT cabling.



BOARD ROOM

**2 x GLAZED
MEETING PODS**

**FITTED
KITCHENETTE**

FULLY IT CABLED

**SUSPENDED
LED LIGHTING**

**WC'S AND
SHOWER**

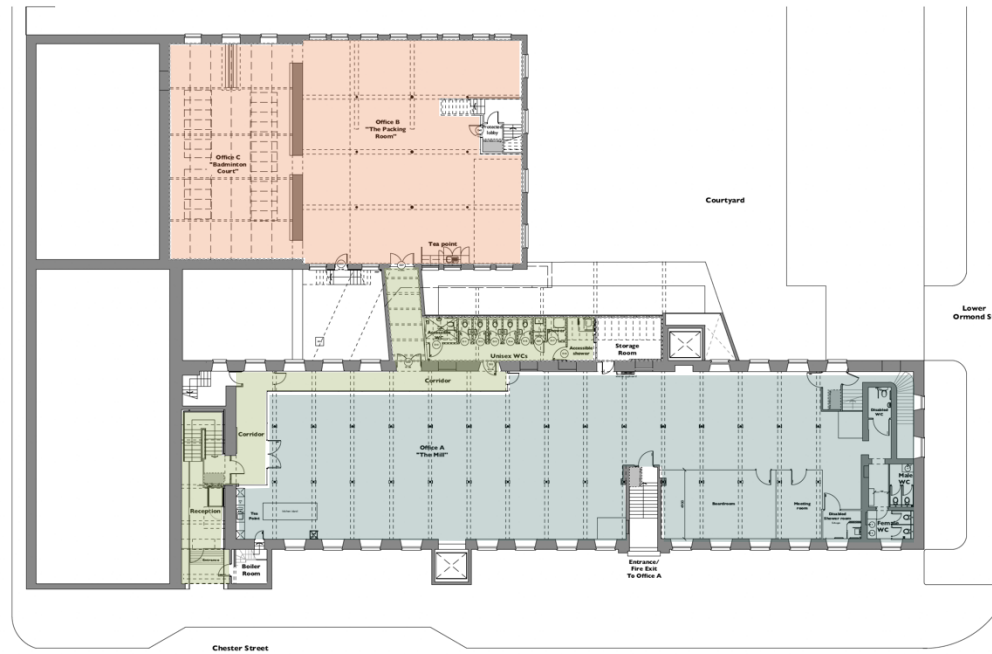
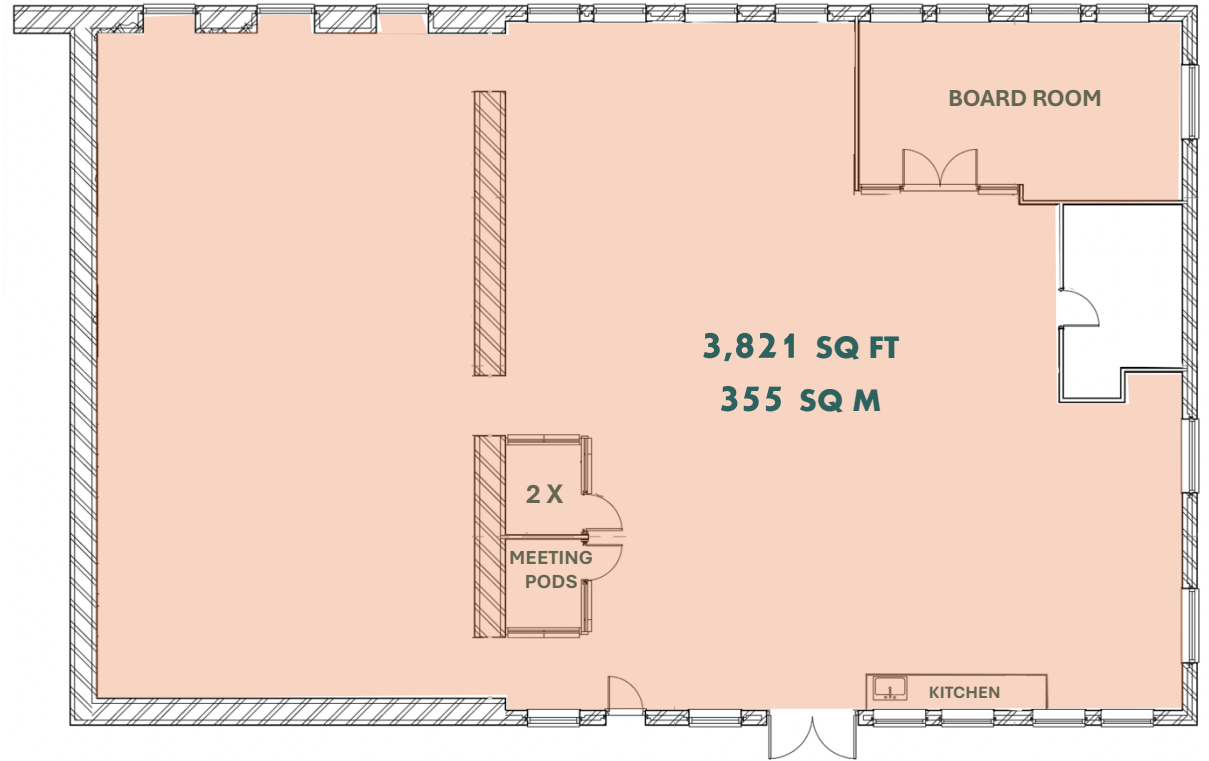
CYCLE STORE

**EXPOSED
BRICKWORK**

**ORIGINAL
TIMBER FLOORS
& BEAMS**

**CAST IRON
RADIATORS**

PLANS



-  SUITE B | VACANT
-  SUITE A | LET
-  COMMON AREAS

A closer
LOOK



TERMS

Tenure

Leasehold space is available, totalling 3,821 sq.ft., for a term of years to be agreed.

VAT

All prices quoted are excluding but may be liable to VAT.

Service Charge

The ingoing tenant will be responsible for the payment of a service charge to cover the cost of communal areas.

Business Rates

The tenant will be responsible for the payment of the business rates levied on the accommodation.

Contact

For further information, please contact agents Edwards Property Consultants:

0161 833 9991

Oliver Woodall

07741 634 874
owoodall@edwardsprop.com

Laura McQue

07941 163 152
lmcque@edwardsprop.com

Edwards.

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