

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*

4,004 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

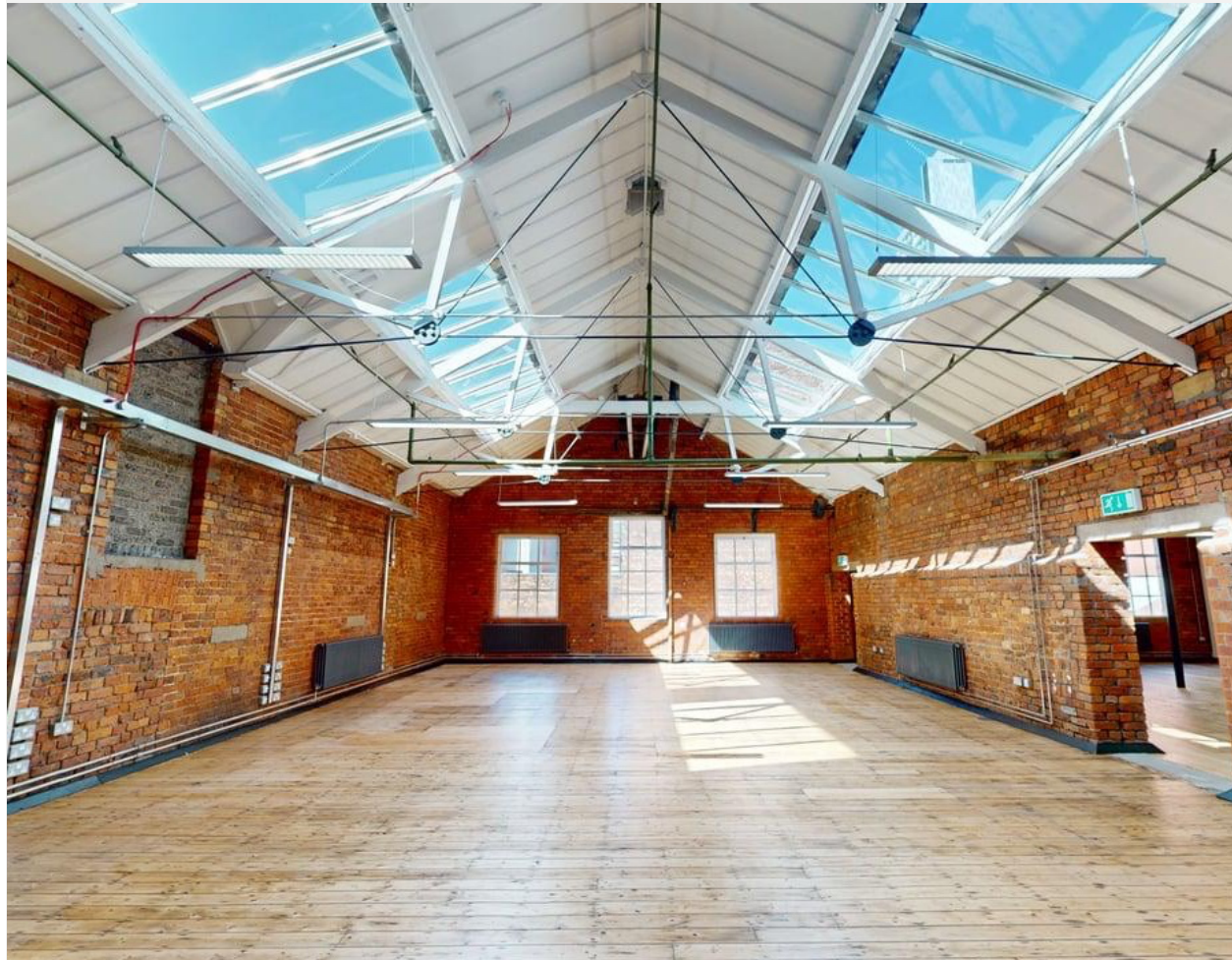
FIND US



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, fitted kitchen, perimeter trunking and IT cabling.



BOARD ROOM

**FITTED
KITCHENETTE**

FULLY IT CABLED

**SUSPENDED
LED LIGHTING**

**WC'S AND
SHOWER**

CYCLE STORE

**EXPOSED
BRICKWORK**

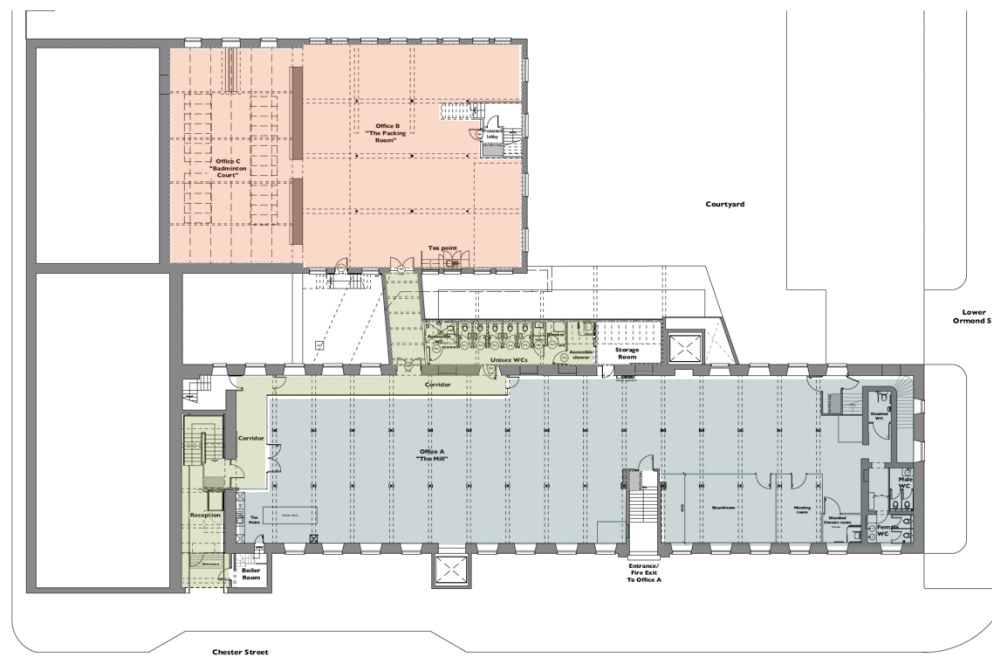
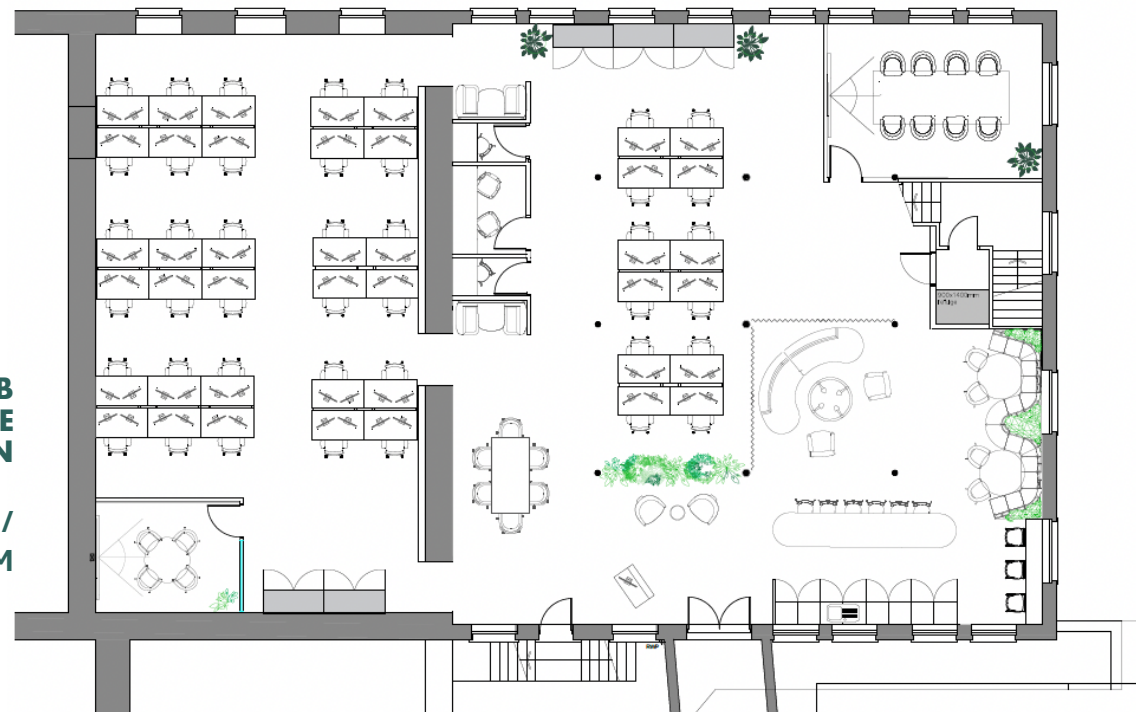
**ORIGINAL
TIMBER FLOORS
& BEAMS**

**CAST IRON
RADIATORS**

PLANS

SUITE B INDICATIVE SPACE PLAN

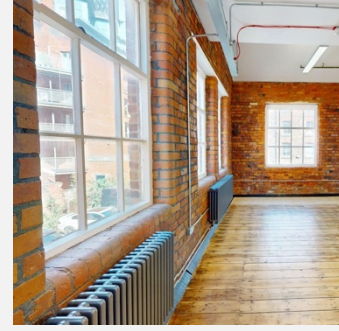
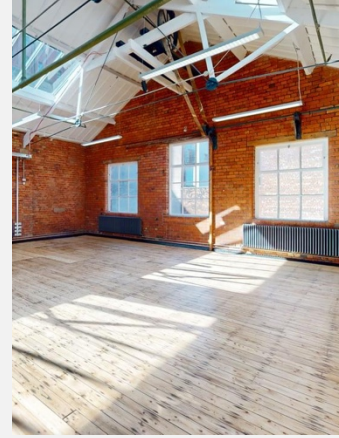
4,004 SQ FT /
372 SQ M



FIRST FLOOR PLAN

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

A closer LOOK



TERMS

Tenure

Leasehold space is available, totalling 4,004 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 joint letting agents:

0161 833 9991

0161 244 5500

Oliver Woodall

07741 634 874

owoodall@edwardsprop.com

Laura McQue

07941 163 152

lmcque@edwardsprop.com

Dan Lewis

07445 350 602

daniel@canningoneill.com

Fionnuala McCallion

07765 205 652

fionnuala@canningoneill.com

Edwards.



The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.