

8-16

Newton

Street

Northern Quarter, Manchester, M1 2AN

To Let
Character Workspace
3,968 – 28,666 sq ft

8-16 Newton Street

8-16 Newton Street, once a late 19th century trade warehouse, is being refurbished to deliver a modern workspace while embracing its historic features and charming character throughout the building. This is a unique opportunity in the heart of Manchester's tech, digital and creative quarter.

8–16 Newton Street

Manchester's *most exciting* building
in the heart of NQ

Located in Manchester's *vibrant*
Northern Quarter

Located in Manchester's tech, digital
and *creative quarter*

3,968 to 28,666 sqft of lettable workspace

Completion *Q1 2023*

4 floors of exciting *character workspace*



1960s
Photography showing
8-16 Newton street
when it was once a
thriving building full of
business

8-16 Newton Street



What's on offer

 **wooden flooring**

 **exposed services**

 **air conditioning**

 **cycle storage**

 **communal breakout areas**

 **exposed brick walls**

 **24/hour access**

 **manned reception**

 **five showers**

 **communal meeting rooms**

 **passenger lifts**

 **male & female WCs**

 **LED pendant lighting**

 **DDA access**

8-16 Newton Street

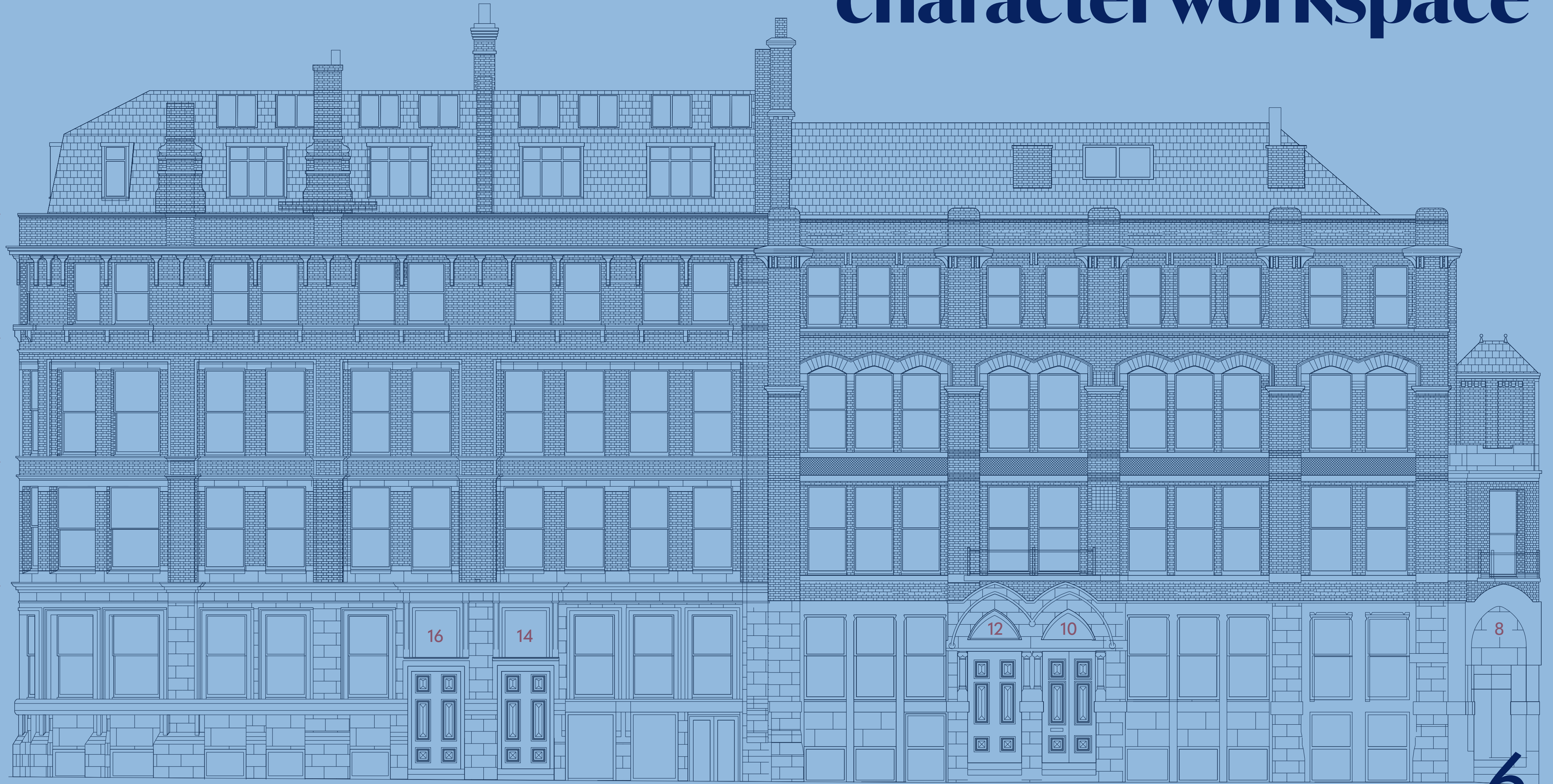
4 floors of exciting character workspace

4 3,968 SQ FT

3 7,912 SQ FT

2 7,694 SQ FT

1 9,092 SQ FT



Cottonopolis

Main entrance

Leisure opportunities

8-16 Newton Street

Availability

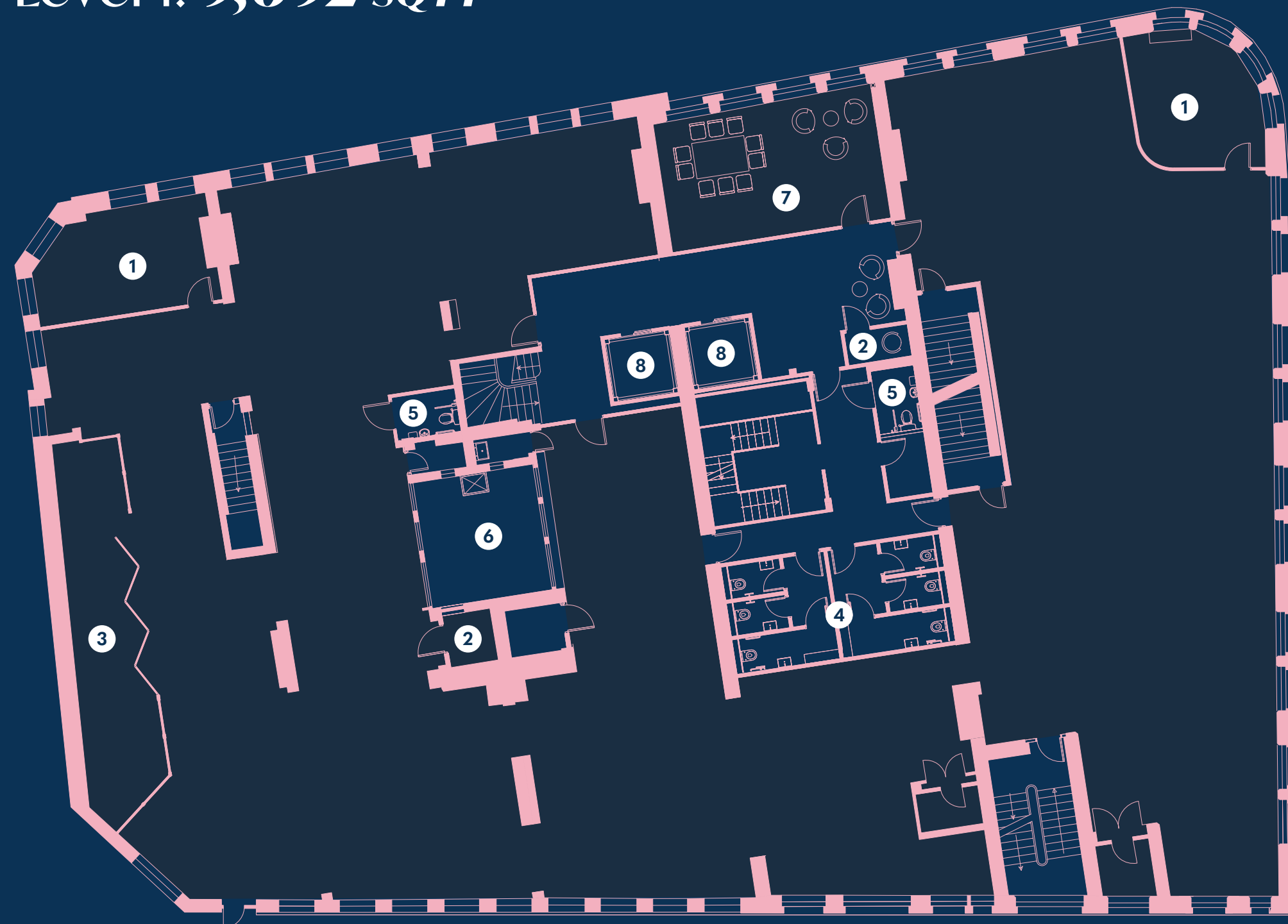
- 1: Meeting room
- 2: 1-2-1 room
- 3: External space

- 4: WC's
- 5: Disabled WC
- 6: Lightwell

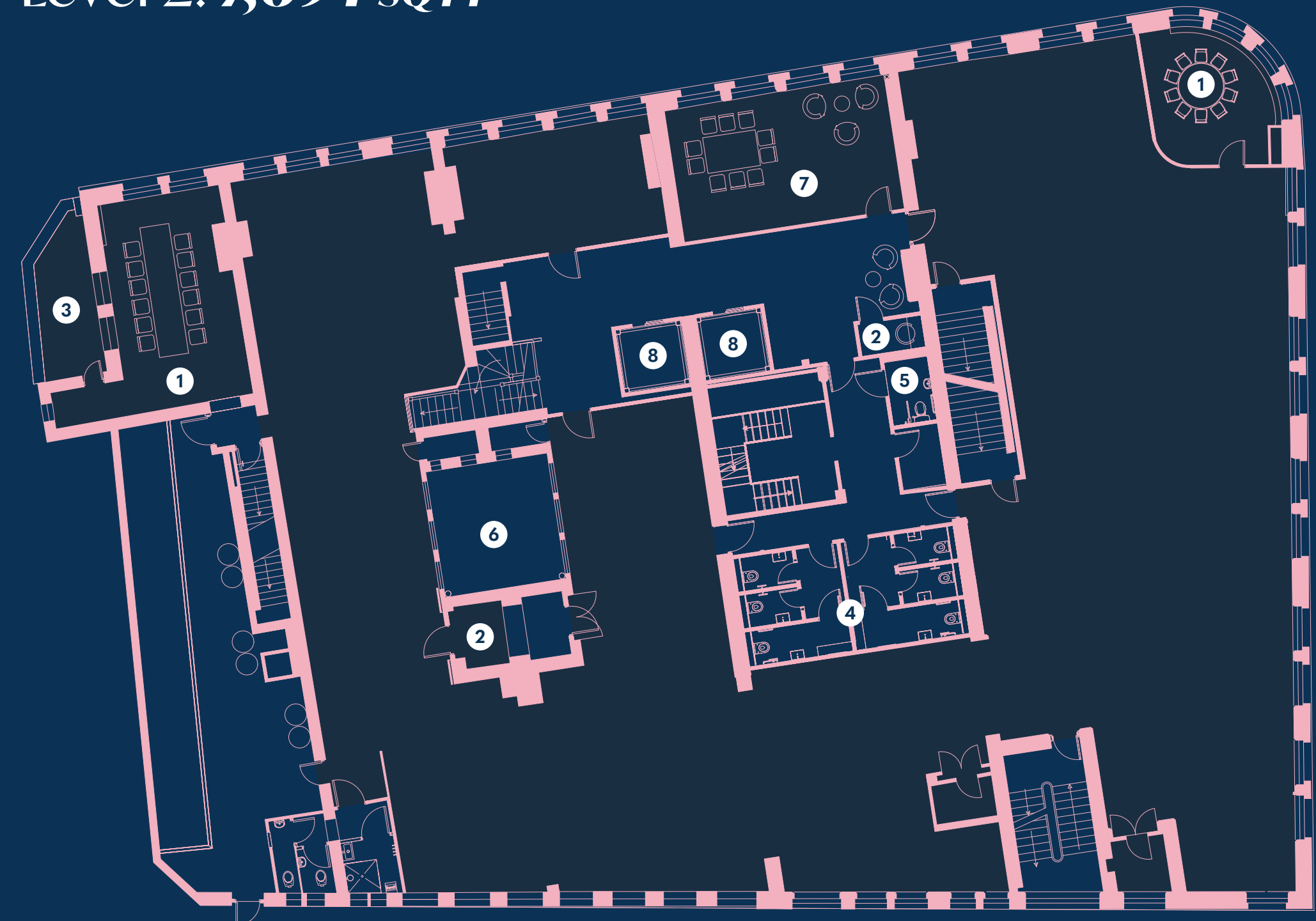
- 7: Communal meeting room
- 8: Passenger lift
- 9: Lightwell



Level 1: **9,092 SQ FT**



Level 2: **7,694 SQ FT**



8-16 Newton Street

Availability

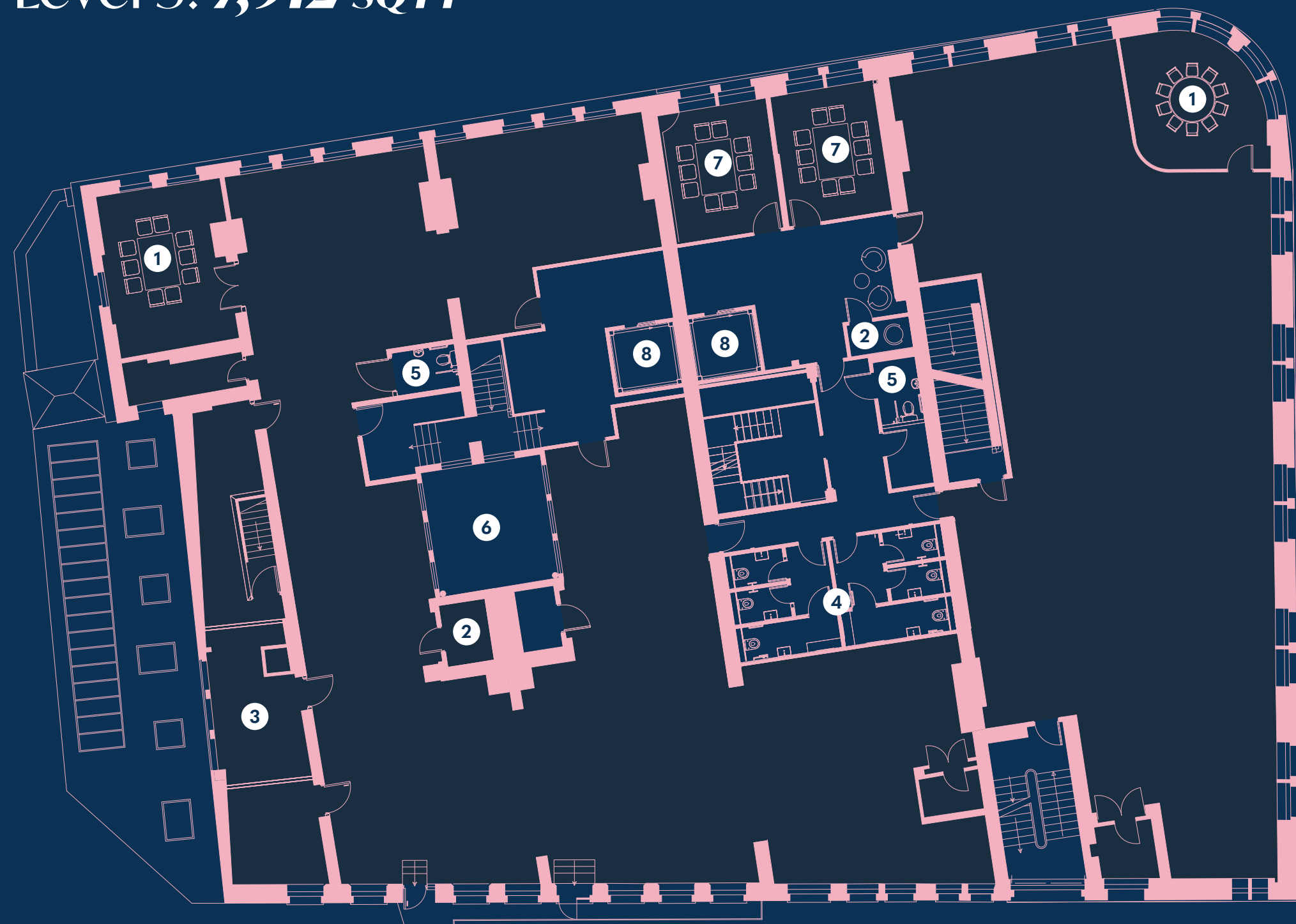
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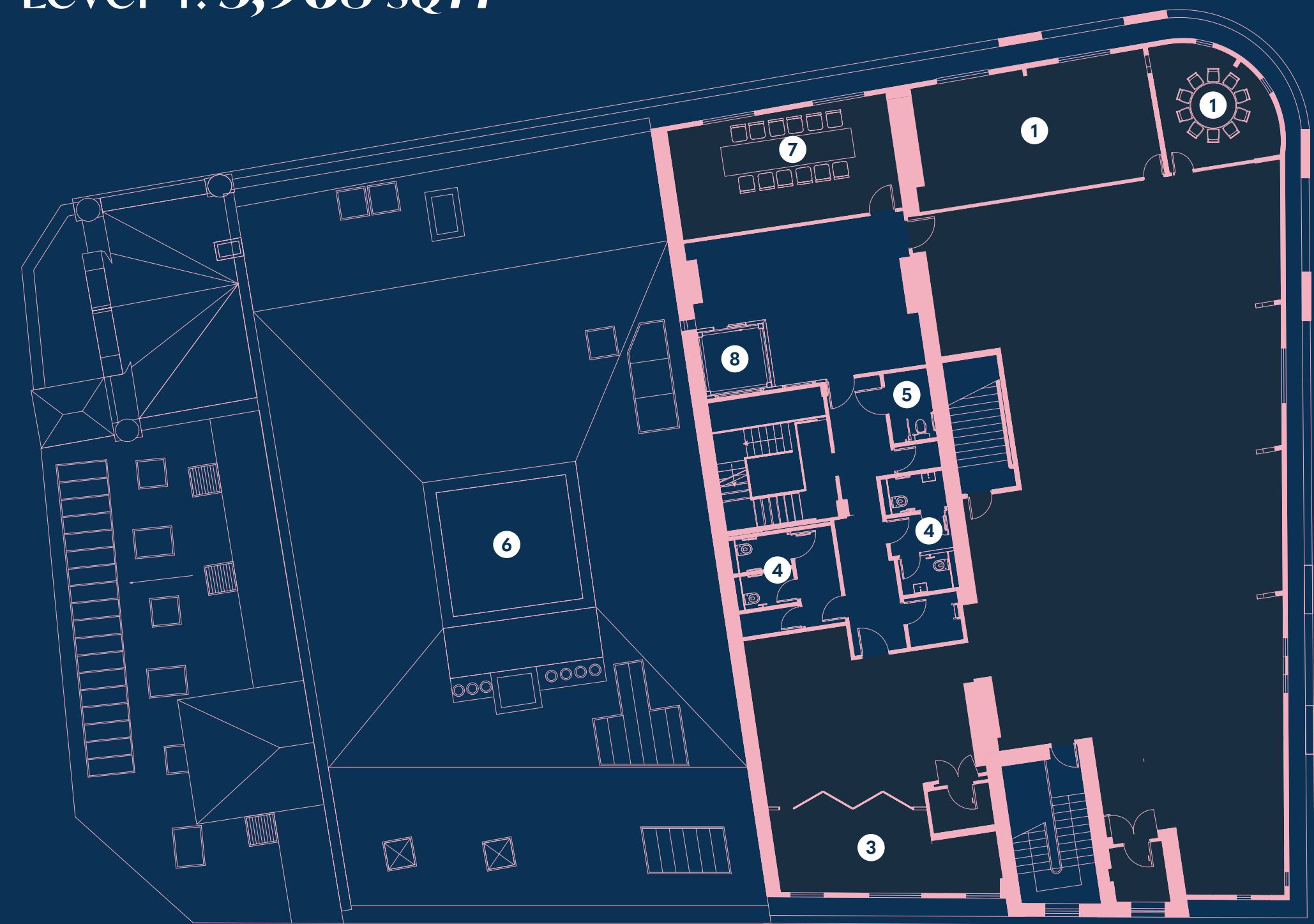
- 7: Communal meeting room
- 8: Passenger lift
- 9: Lightwell



Level 3: **7,912 SQ FT**



Level 4: **3,968 SQ FT**

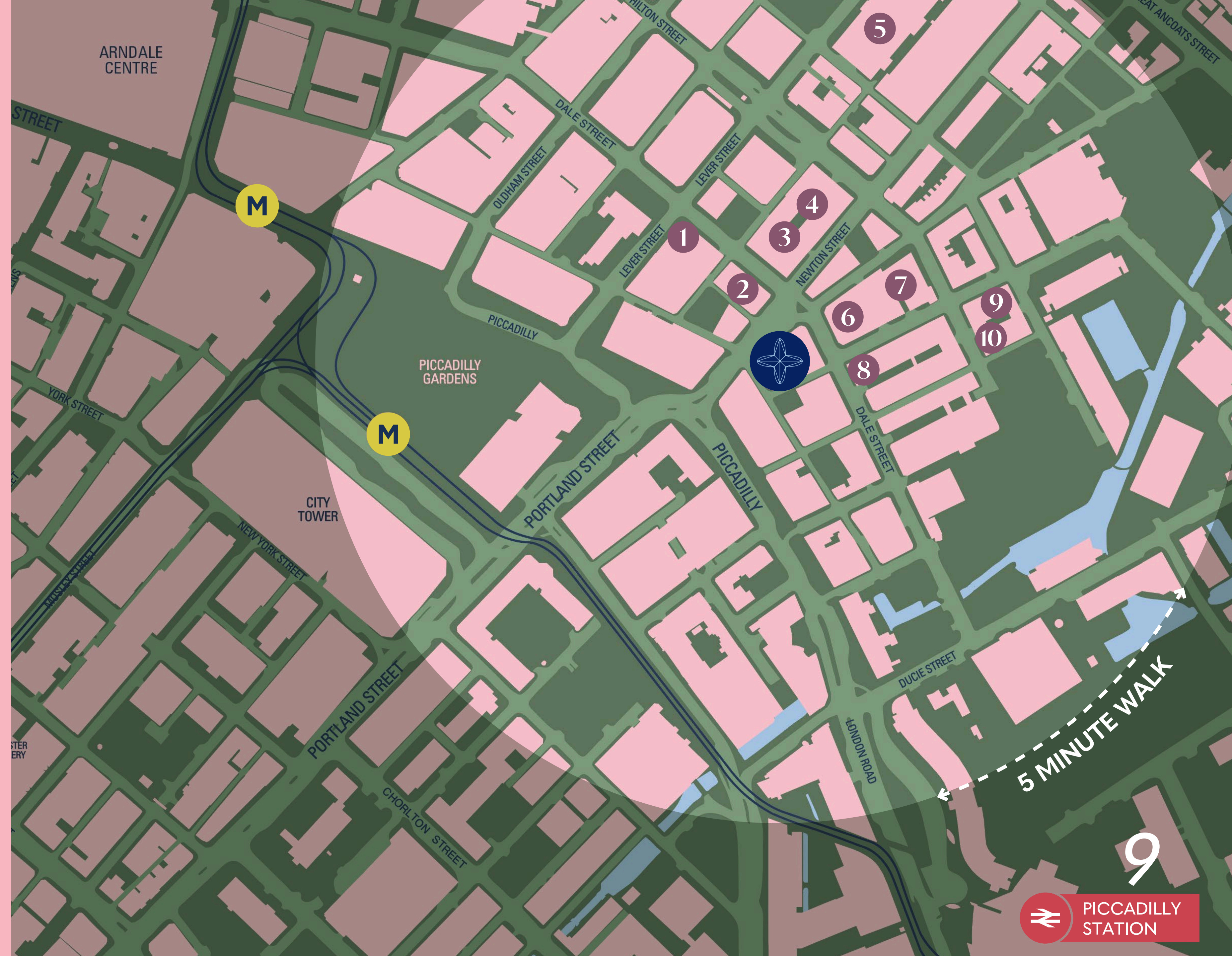


8–16 Newton Street

Your Neighbours

- ① Ladbible
- ② Fairhurst Design Group
- ③ Urban Bubble
- ④ Junkyard Golf
- ⑤ JD William
- ⑥ Spareroom
- ⑦ Grayce
- ⑧ Boohoo
- ⑨ Cundall
- ⑩ Co-op Live

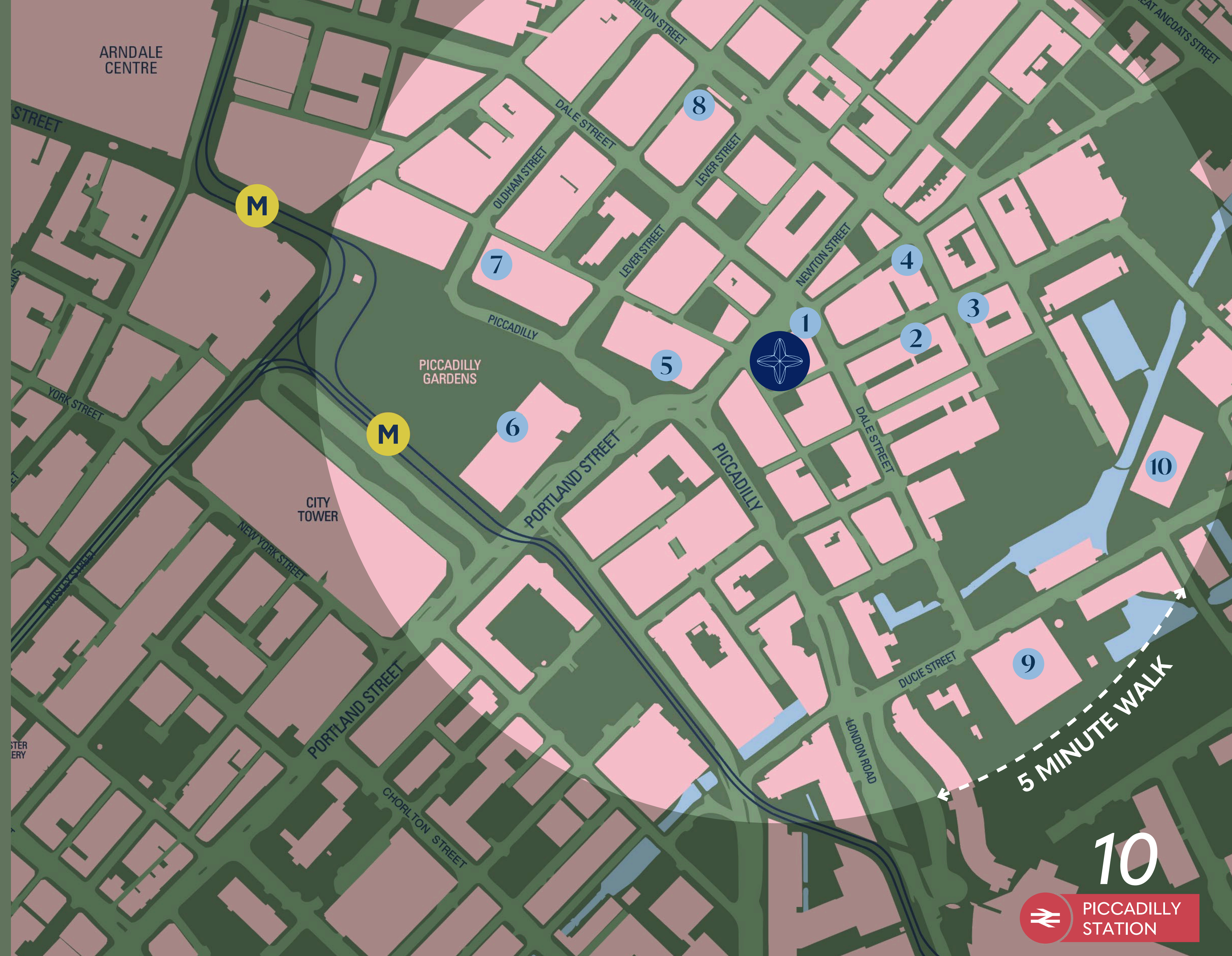
-  Metrolink
-  Trainstation



8-16 Newton Street

Local Amenity

- 1 Cottonopolis
- 2 El Capo
- 3 Pen and Pencil
- 4 Feel Good Club
- 5 Bundobust
- 6 Shoryu Ramen
- 7 Morrisons
- 8 Noho
- 9 Ducie St Warehouse
- 10 Dakota Hotel
- M Metrolink
- Trainstation



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PICCADILLY STATION

8-16 Newton Street



8–16 Newton Street

Service charge

A service charge will be payable

Business rates

The tenant will be responsible for the payment of business rates directly to the Local Authority and should make their own enquiries as to the level of rates payable

EPC

Available on request

Terms

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms



8–16 Newton Street

Northern Quarter

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