

Reference: ADK02502

74 North Western Street, Manchester, M12 6HU

Manchester, M12 6HU

☆ Flexible Lease Available

To Let

£2,080 pcm

2,420 sq ft

Flexible Use

 [Google Maps](#)



74 North Western Street, Manchester, M12 6HU



£2,080 per month + VAT

£24,960 p/a · £10 per sq ft



Flexible Use

For multiple industries



2,420 sq ft internal

225 sq m



Reference

ADK02502



Electric roller shutters



LED lighting



Rear access



Self-contained site

WHAT'S NEARBY



Mancunian Way

4 min drive

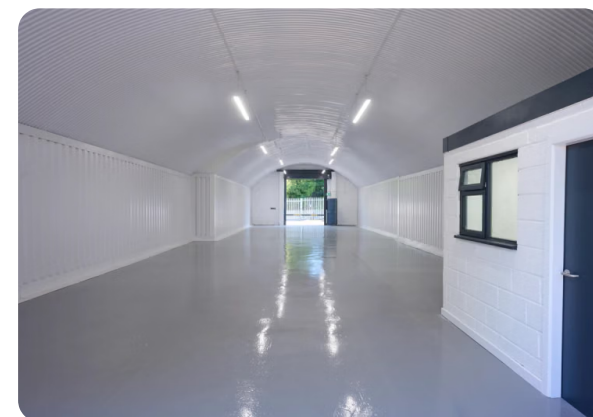
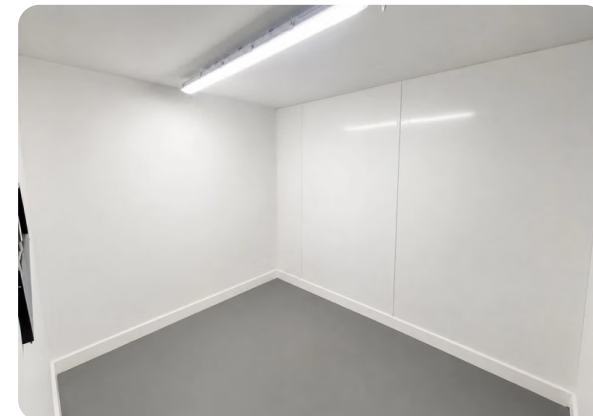


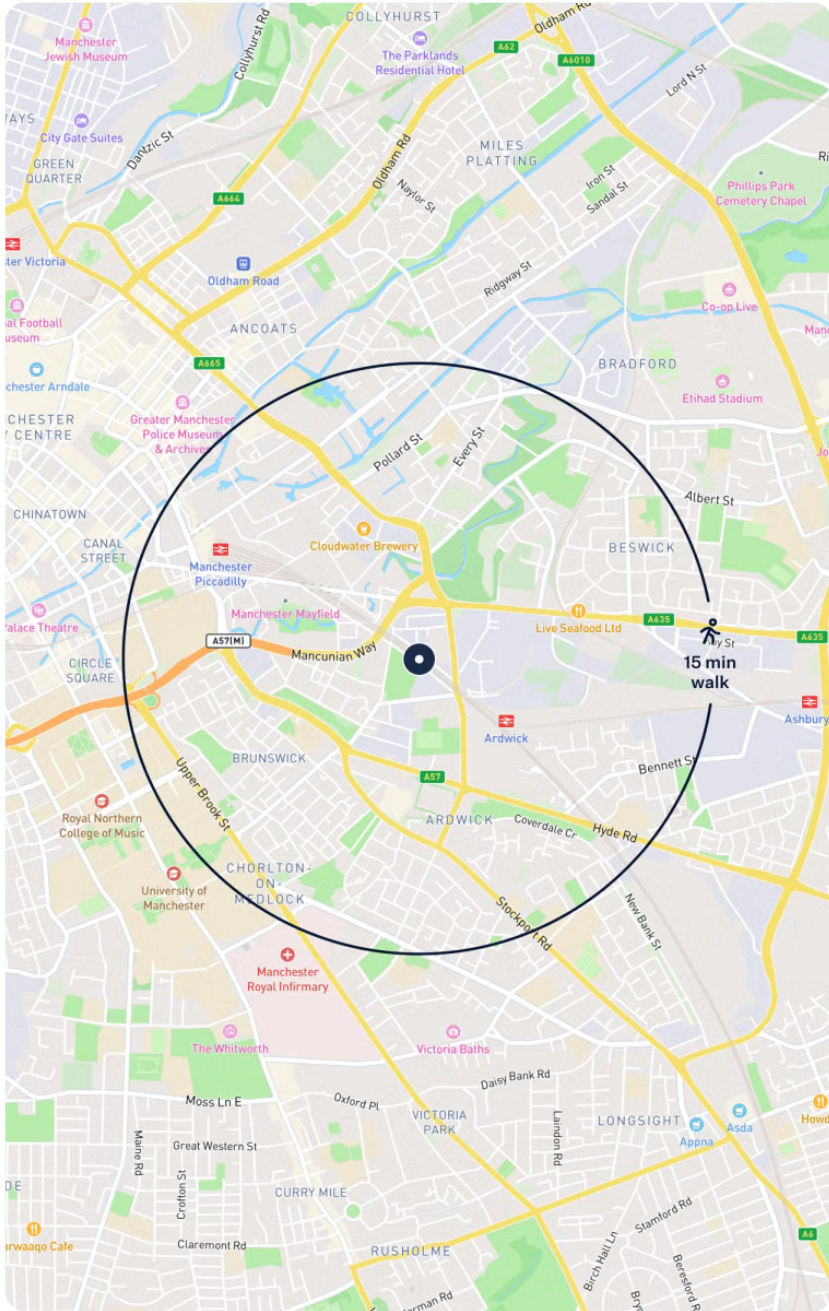
Piccadilly Station

6 min drive



Google Maps





Location

74 North Western Street, Manchester, M12 6HU

 chin.soup.shark

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Mancunian Way

4 min drive



Piccadilly Station

6 min drive

15 min
walk

Cost Breakdown

Costs Per Month

Rent	£2,080
Business Rates	£860
Insurance	£50
Service Charge	£10
Total	£3,000

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£24,960
Business Rates	£10,320
Insurance	£600
Service Charge	£120
Total	£36,000

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

