

Reference: MAN88304

14 Sheffield Street, Manchester, M1 2ND

Manchester, M1 2ND

☆ Flexible Lease Available

Property launching soon. Enquire for an early viewing
Computer generated indicative image

To Let

£2,080 pcm

1,470 sq ft

Flexible Use

 [Google Maps](#)



14 Sheffield Street, Manchester, M1 2ND



£2,080 per month + VAT

£24,960 p/a · £17 per sq ft



Flexible Use

For multiple industries



1,470 sq ft internal

137 sq m



Reference

MAN88304



3-Phase Power Supply



Electric roller shutters



LED lighting



Self-contained site

WHAT'S NEARBY



Manchester Piccadilly Station

5 min walk



Spinningfields

11 min drive



Northern Quarter

14 min walk



Ancoats

8 min drive



Google Maps



IMAGE COMING SOON
ILLUSTRATIVE IMAGE ONLY

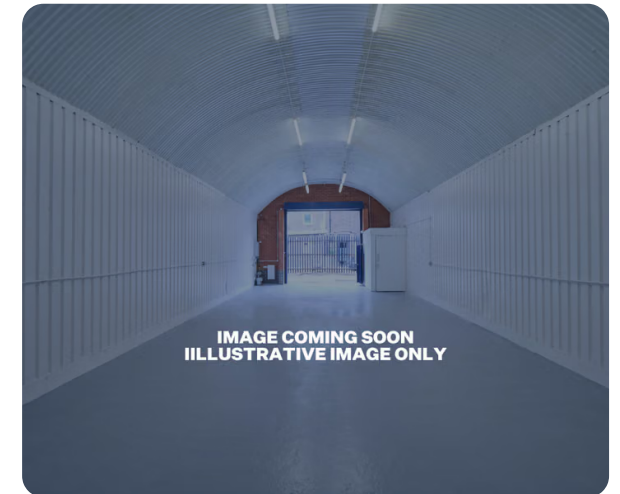
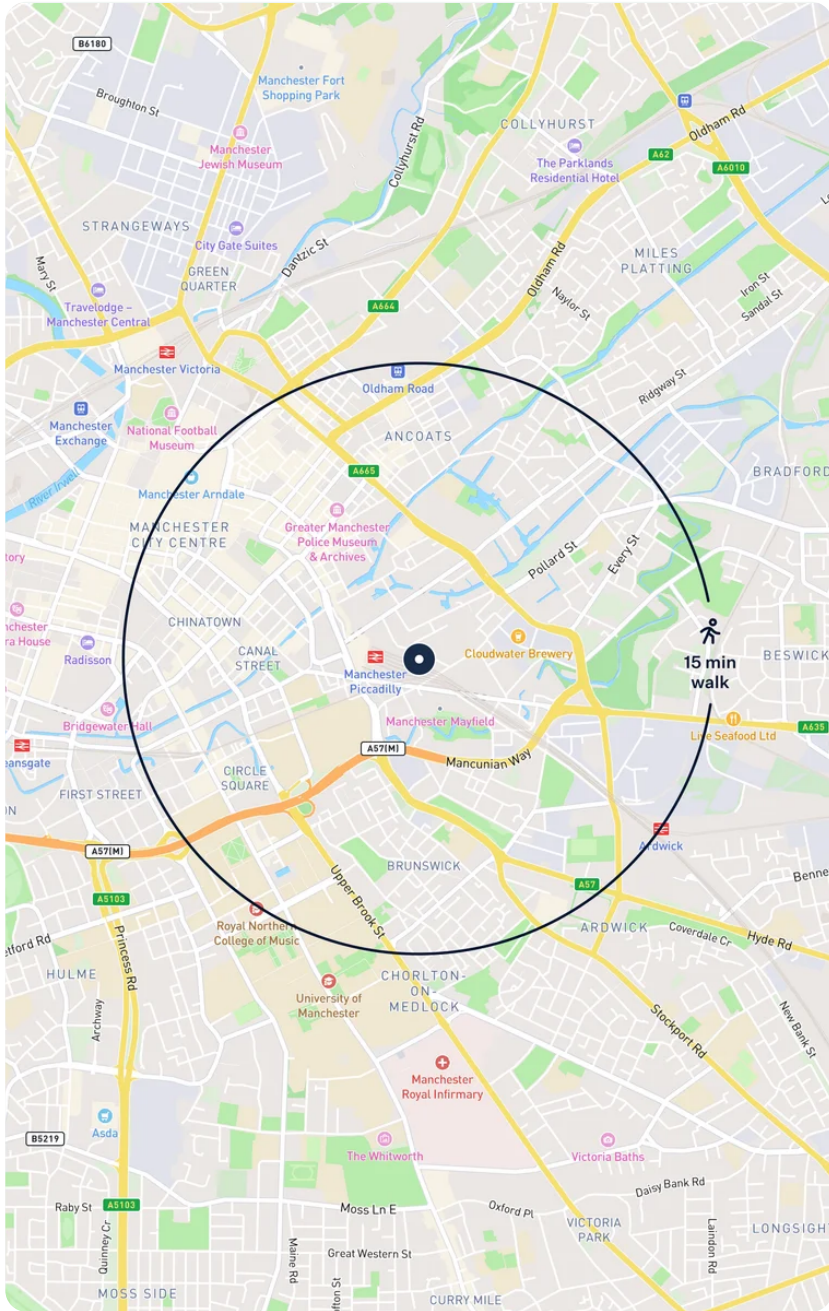


IMAGE COMING SOON
ILLUSTRATIVE IMAGE ONLY



Location

14 Sheffield Street, Manchester, M1 2ND

groups.cubs.dips

[Google Maps](#)

WHAT'S NEARBY



Manchester Piccadilly Station

5 min walk



Spinningfields

11 min drive



Northern Quarter

14 min walk



Ancoats

8 min drive

Cost Breakdown

Costs Per Month

Rent	£2,080
Business Rates	£700
Insurance	£30
Service Charge	£50
Total	£2,860

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	£8,400
Insurance	£360
Service Charge	£600
Total	£34,320

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>**

