

# Belview



Studio (410 sqft), Universal Building, Devonshire Street North,  
Manchester, M12

**£600 Per month**

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Located within the highly desirable Universal Building on Devonshire Street North, this outstanding studio occupies an entire floor dedicated to creative professionals. Designed with both functionality and inspiration in mind, this versatile space is ideal for those seeking a dynamic and productive work environment.

### Key Features:

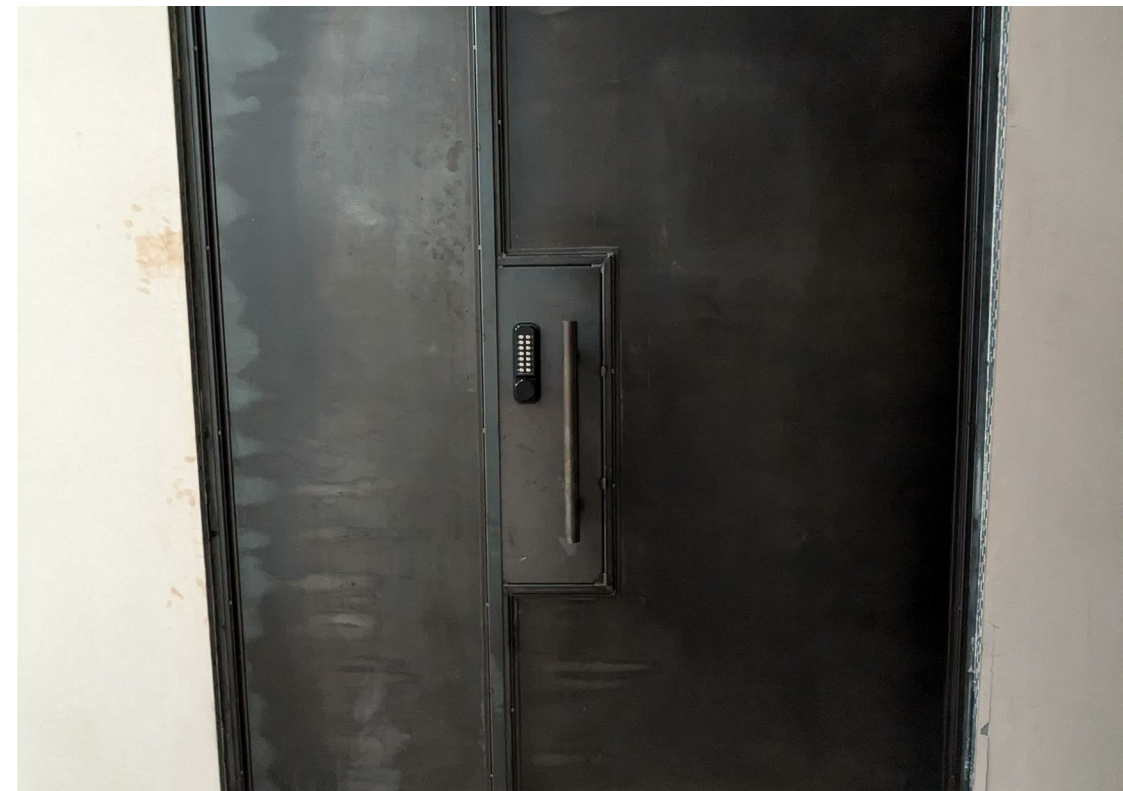
**Size:** Spanning approximately 409.35 sq ft (38.03 sq m), this adaptable studio offers ample room for a variety of creative pursuits.

**Prime Location:** Situated just moments from Ardwick railway station and only 0.7 miles from Manchester Piccadilly, commuting couldn't be easier. The vibrant city centre is a mere 15-minute walk, providing easy access to Manchester's wealth of amenities.

**High-Speed Wifi:** Benefit from newly installed, fast WiFi at no extra cost, ensuring seamless connectivity and productivity throughout your working day.

**Facilities:** The studio is equipped with lift access, including a dedicated loading lift for easy transport of equipment and materials. Additional conveniences include a private toilet, a shared sink area, and communal bins for kitchen waste, making everyday tasks simple and efficient.

**Security:** The building features state-of-the-art CCTV surveillance, along with a





dedicated on-site security guard, ensuring peace of mind with round-the-clock protection.

**Parking:** Onsite parking is available, with paid options for added convenience.

**Terms:**

**Rent:** £600 per calendar month (pcm)

**Deposit:** A deposit equivalent to two months' rent is required to secure the space.

**Furnishing:** The studio is offered unfurnished, allowing you to customise the space to your unique needs.

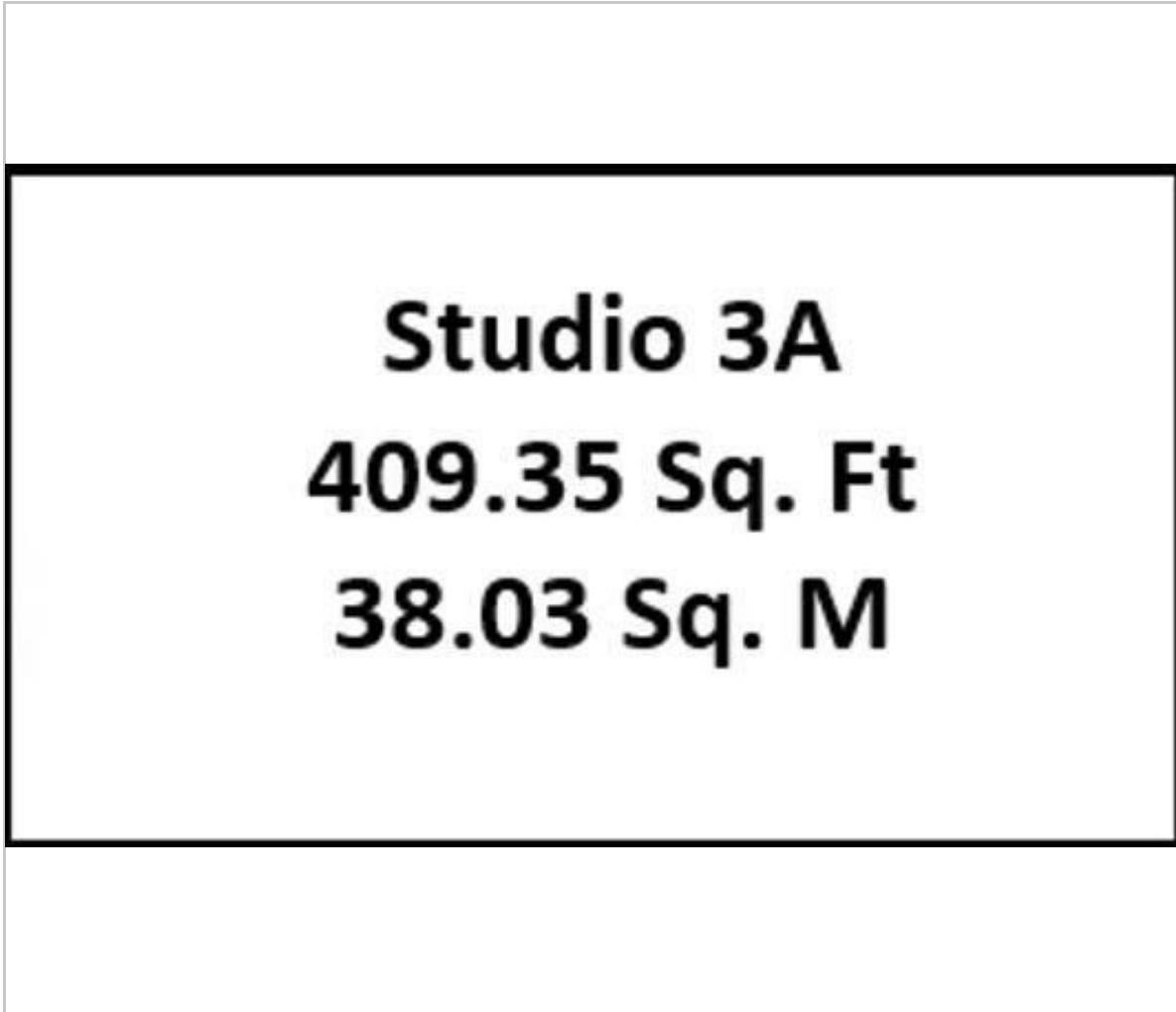
**Availability:** Ready for occupancy from 02/12/24.

This is an exceptional opportunity to establish your business in a prestigious, creative setting. For further information or to arrange a viewing, please contact Belview today.

Don't miss out on securing this remarkable studio space!



## Floor Plan



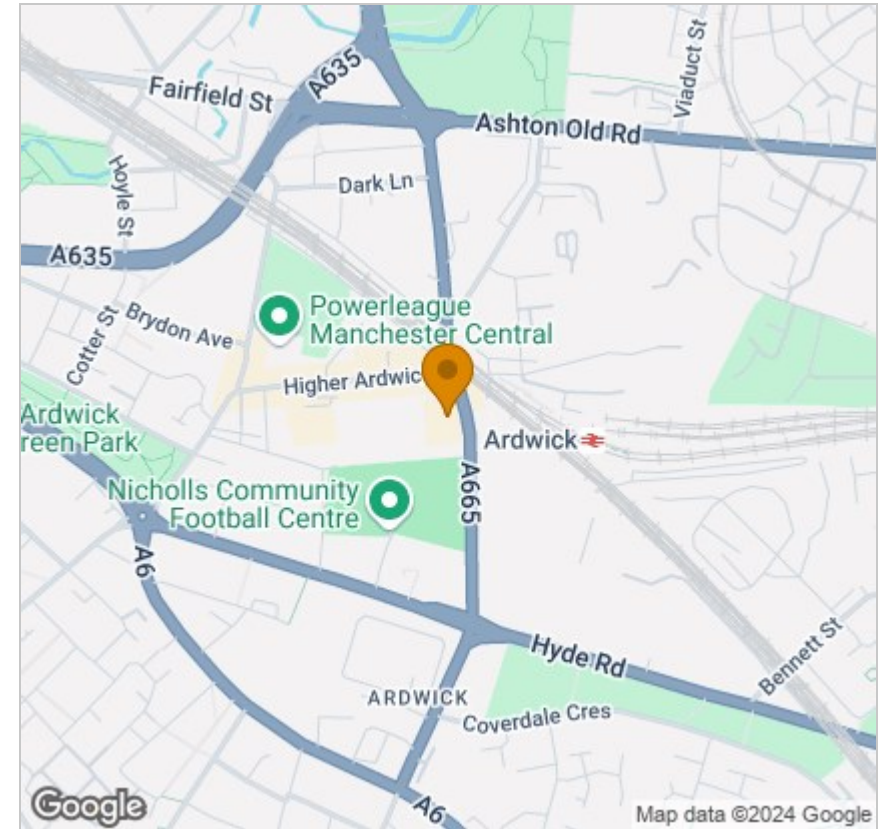
## Viewing

Please contact our Manchester Office on 0161 296 8655 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

