

Belview



3rd Floor Unit, Universal Building, Devonshire Street North, M12

£2,500 PCM

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Position your business in the prestigious Universal Building with this newly refurbished 6,222 sq ft (578 sq m) commercial unit. This modern, flexible space is ideal for office use, leisure facilities, or operational setups.

Key Features:

Spacious Layout:

The unit offers 6,222 sq ft of versatile space, making it an excellent choice for growing businesses or those seeking a professional base.

Newly Refurbished:

Recently upgraded with fresh paint, new carpeting, updated timber flooring, and a refurbished kitchen, the unit is ready for immediate use.

Functional Amenities:

Includes a dedicated office, two modern toilet cubicles, a refurbished kitchen, and on-site bins for kitchen waste, ensuring a practical workspace.

Loading Lift Access:

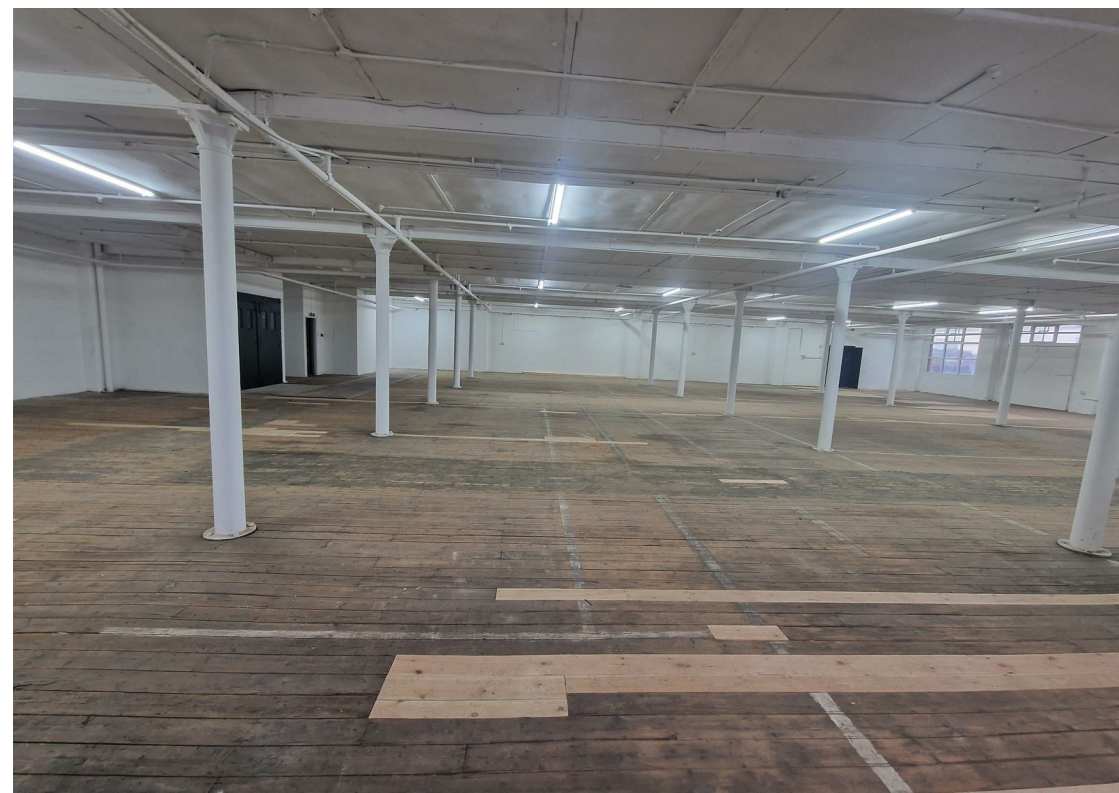
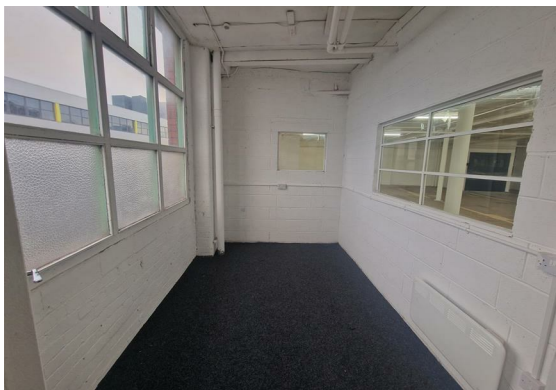
A loading lift provides direct access to the unit, simplifying equipment and supply transport.

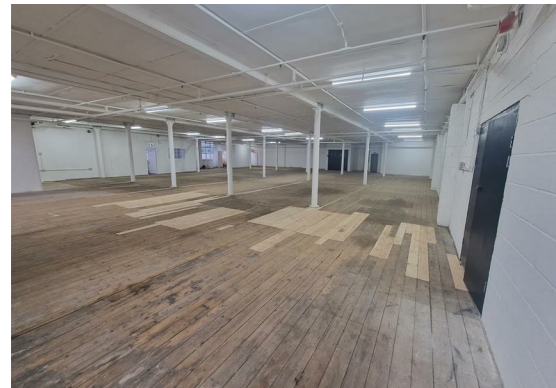
Parking Facilities:

Two allocated parking spaces are included for staff and visitor convenience.

Prime Location:

The Universal Building boasts excellent connectivity:





Transport Links:

Manchester Piccadilly Station: A 15-minute walk for national and regional connections.

Ardwick Railway Station: Only 150 metres away, perfect for commuters.

Bus Routes: Frequent services, including the 192, 201, 202, 203, and 205, within a 5-minute walk.

Close to the City Centre:

Located just over 1 kilometre from Manchester City Centre, with easy access to a variety of business, retail, and leisure amenities.

On-Site Amenities:

Independent Café and Takeaway: On-site options for dining, ideal for quick lunches or informal meetings.

Security:

24-hour on-site security and advanced CCTV systems ensure a safe working environment.

Additional Information:

An annual service charge and building insurance are payable. For further details, contact the agent.

This unit combines a great location, modern facilities, and flexible space, making it ideal for businesses looking to elevate their operations. Contact us today to arrange a viewing or learn more.



Floor Plan



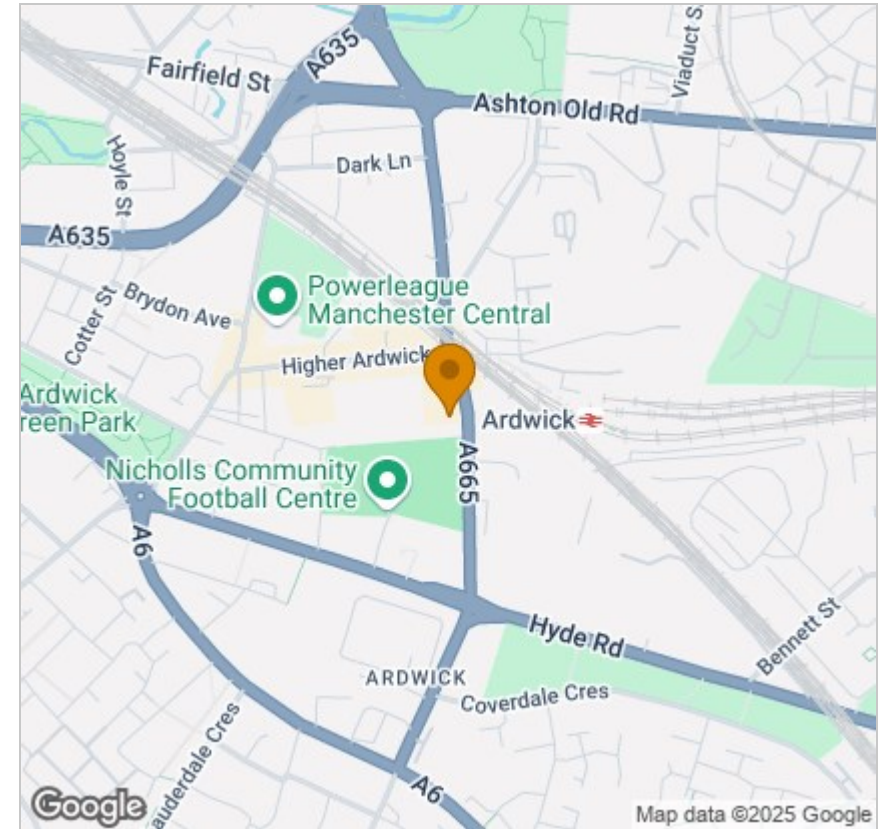
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

