

Belview



Ground Floor Unit (907 sq ft), Universal Building, Devonshire Street
North, Manchester, M12

£700 PCM

Ground Floor Unit (907 sq ft), Universal Building, Devonshire Street North, Manchester, M12

This well-located ground floor commercial unit offers 907 sq ft of adaptable and affordable space within the well-regarded Universal Building in Ardwick, just minutes from Manchester city centre. The unit provides an excellent opportunity for businesses seeking practical, secure premises with strong transport links and on-site facilities.

Laid out in a straightforward, open-plan format, the space is suitable for a range of commercial uses – from e-commerce and light industrial to creative workspaces or conversion into office use. With basic facilities in place and a clean, functional interior, tenants can customise the layout to meet specific requirements with ease.

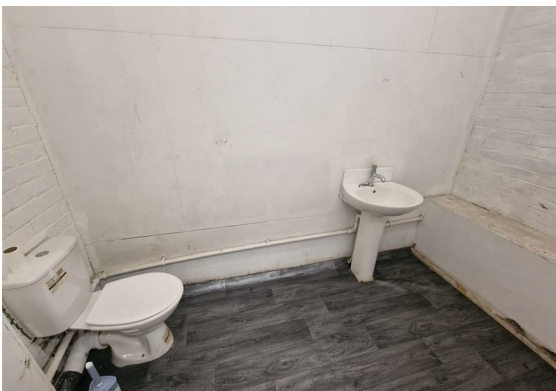
Property Highlights:

- 907 sq ft of flexible internal space
- Ground floor access for deliveries or visitors
- Secure gated compound with 24/7 CCTV and on-site security
- Includes private WC and kitchenette
- One allocated parking space included

Excellent Location:

- Located on Devonshire Street North, Ardwick, M12
- 0.7 miles from Manchester Piccadilly – approx. 15 minutes on foot
- 150 metres to Ardwick Station
- Quick access to key bus routes (192, 201, 202, 203, 205)
- Less than 1.1 km from Manchester City Centre

On-Site Benefits:



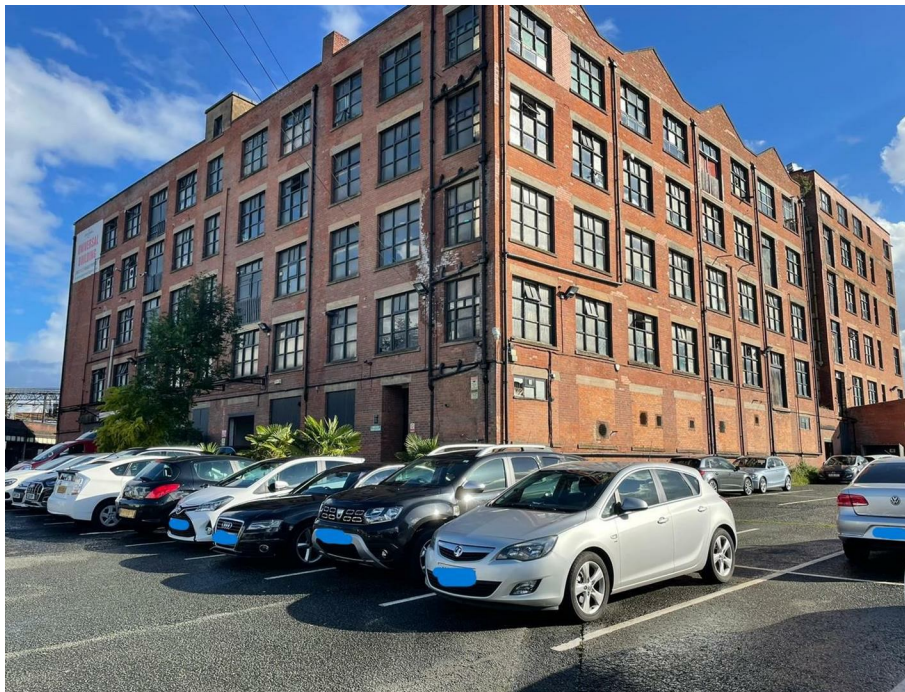


- Café and takeaway available on-site – ideal for staff
- Established commercial community in the building
- 24/7 access available – ideal for flexible working hours

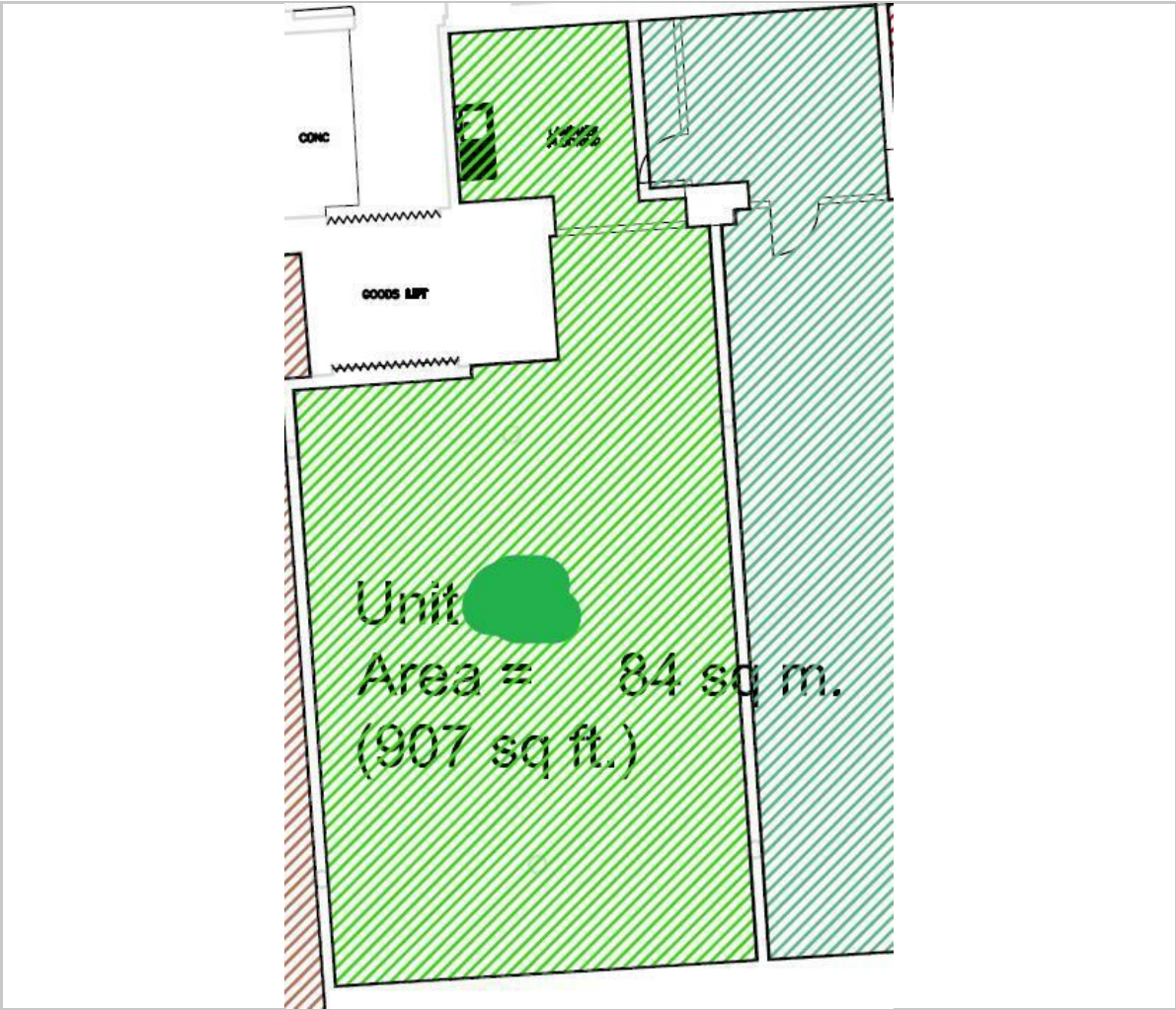
Strong value proposition close to the city without the premium rent

This competitively priced unit is well-suited to small businesses, online retailers, or companies looking to establish a Manchester base in a secure, well-connected environment.

Contact Belview today to arrange a viewing or find out more.



Floor Plan



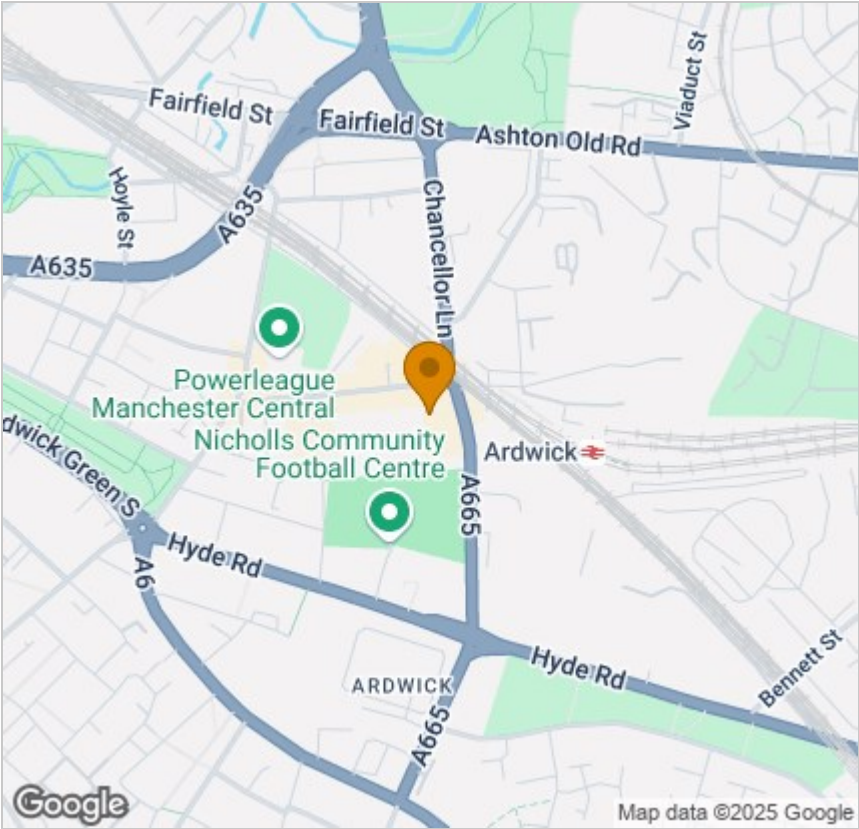
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

39 Broughton Street Cheetham Hill, Manchester, Lancashire, M8 8LZ
Tel: 0161 296 8655 Email: manchester@belview.com www.belview.com

Area Map



Energy Efficiency Graph

