

Belview



New Ground Floor Unit (2607 sq ft), Universal Building,
Devonshire Street North, Manchester, M12

£2,173 PCM

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Located within the iconic Universal Building, this newly created ground-floor unit offers substantial, high-quality workspace ideal for creative, training, studio, light industrial and hybrid commercial occupiers seeking a well-connected Manchester location.

The unit forms part of a recent refurbishment and subdivision of a larger ground-floor space, delivering modern, efficient accommodation finished to a strong specification and ready for immediate occupation.

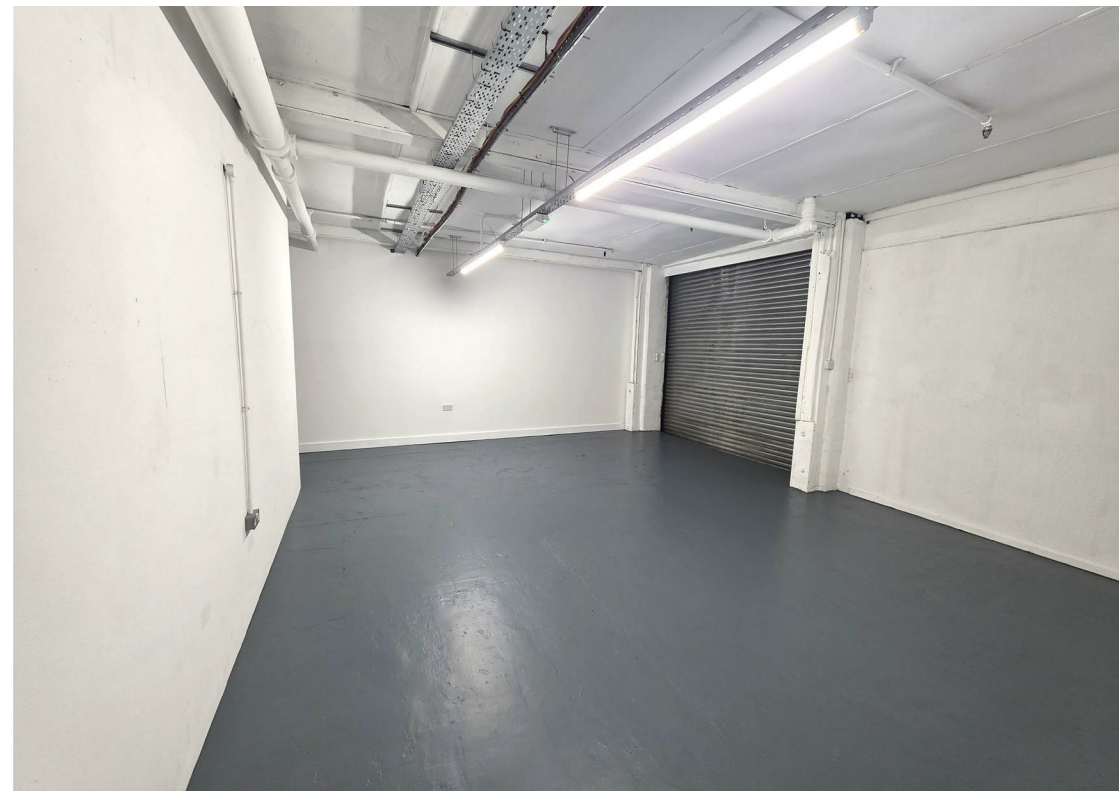
Accommodation

Extending to 2,607 sq ft, the unit provides generous and flexible accommodation comprising a large open-plan working area alongside two private offices, suitable for operational, production and administrative use.

The space is fully self-contained, providing occupiers complete control over their working environment.

Key Features

- Newly refurbished ground-floor unit
- Excellent natural light via large windows
- Brand-new electrical installation with plentiful power sockets
- Self-contained kitchenette
- Two WC facilities
- Two private office rooms
- Roller blinds fitted for privacy
- Electric shutter access
- Direct loading bay access with two loading points





- Ground-floor access ideal for clients, deliveries and goods handling
- Unfurnished, allowing flexible occupier fit-out

Location

- Situated on Devonshire Street North, the Universal Building benefits from a highly accessible city-fringe position:
- Moments from Ardwick Railway Station
- Approximately 0.7 miles from Manchester Piccadilly
- Manchester city centre within a 15-minute walk
- Excellent access to major road links and commercial districts

Security & Amenities

- CCTV surveillance
- On-site security guard
- Professionally managed building
- Established business community

Parking

- One allocated parking space included
- Additional parking available by arrangement

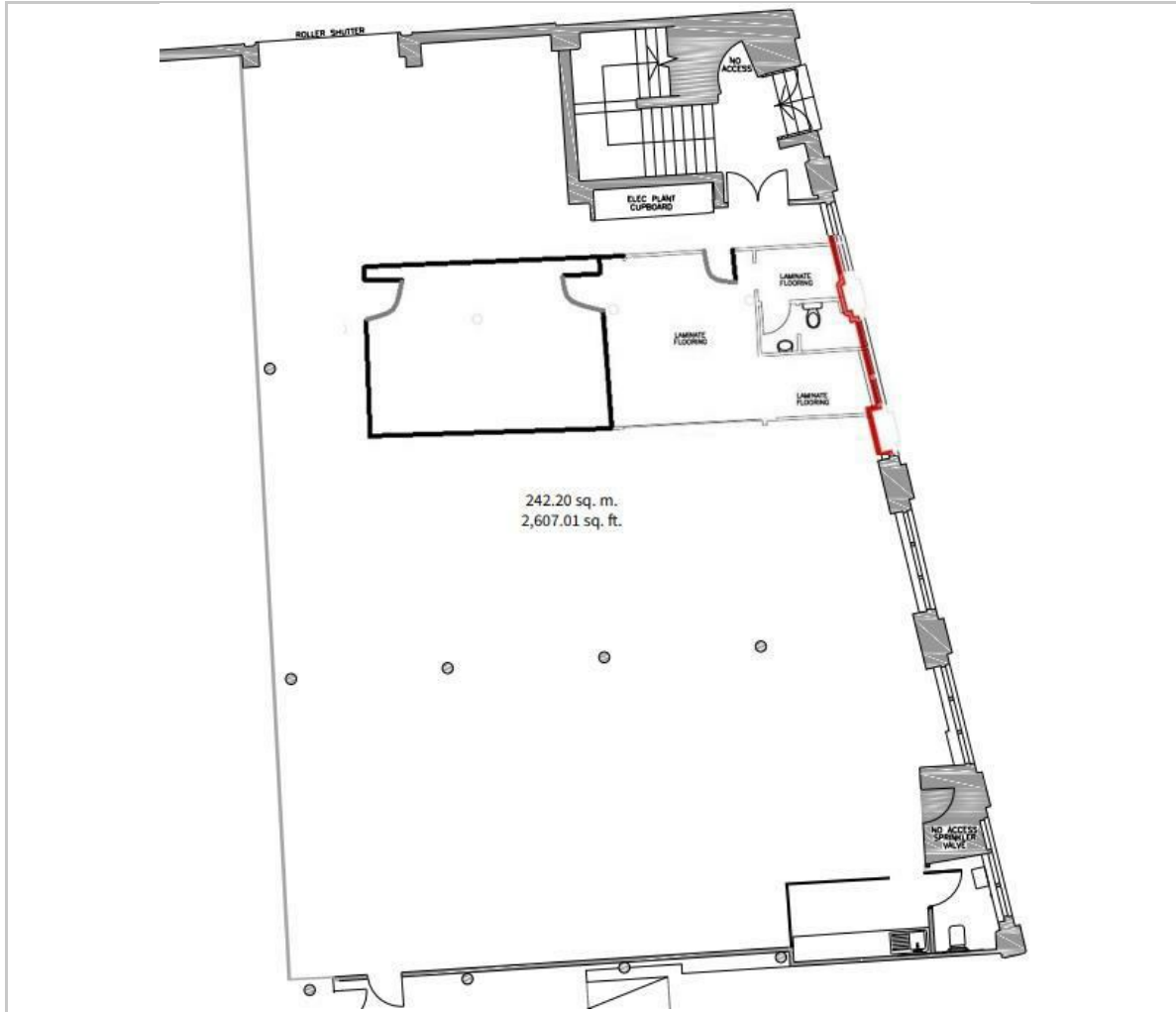
Terms

- Flexible lease terms available
- Rent, service charge and building insurance payable separately

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Floor Plan



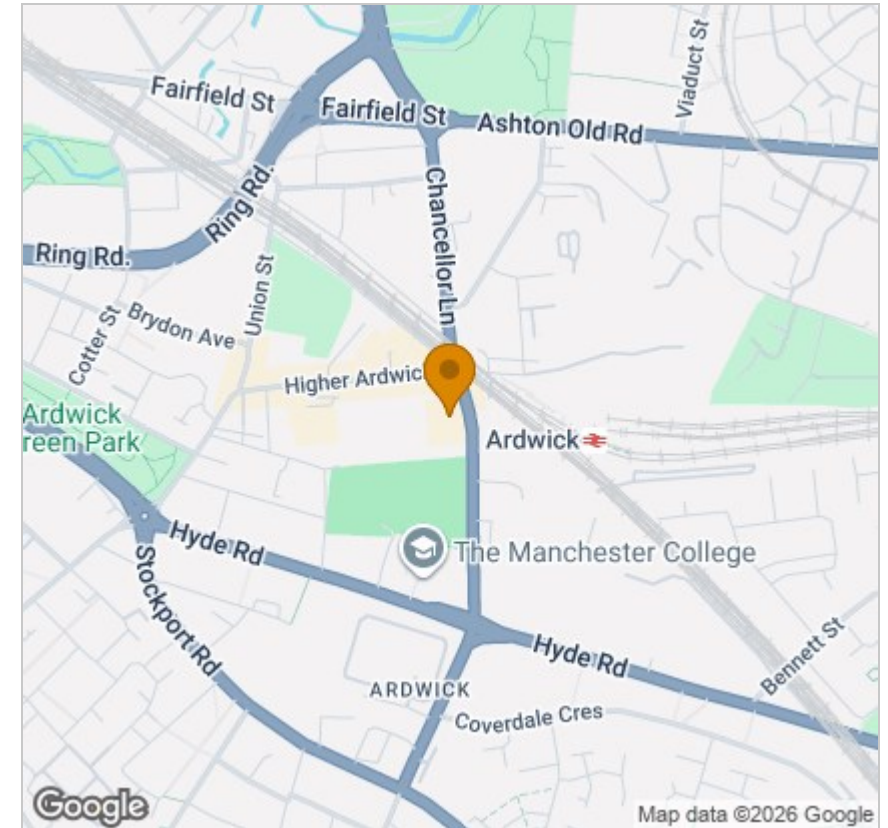
Viewing

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

