

7-9 Swan Street

Manchester, M4 5JJ

DANIEL & CO
HARRIS



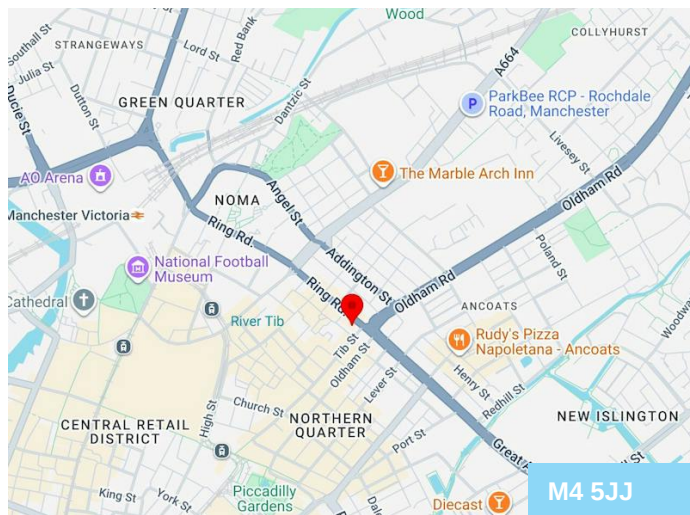
TO LET

1,500 TO 4,500 SQ FT
(139.35 TO 418.06 SQ M)

- Easy Access to City Centre
- Prominent Central Location

City Centre
Storage/Studio/Workshop
Space

0161 237 9393 | dh-property.co.uk



Summary

Available Size	1,500 to 4,500 sq ft
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available spaces are located over the 1st, 2nd and 3rd floors of the building with lift and stair access. They comprise open plan spaces with some partitioned offices with WC facilities. They are suitable for storage, studio or workshop use.

Location

The property is located in a prominent central location on the corner of Swan Street (inner ring road) and Tib Street close to its junction with Oldham Road (A62). It is on the edge of the Northern Quarter with easy access to the City Centre, Cheetham Hill, Ancoats and the City's northern and easter suburbs.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Rent
1st	1,500	139.35	£17,000 /annum
2nd	1,500	139.35	£17,000 /annum
3rd	1,500	139.35	£17,000 /annum
Total	4,500	418.05	

Lease

The spaces are available for a minium of 12 months on full repairing and insuring leases outside the Landlord & Tenant Act 1954.

Viewings

Strictly by appointment with the appointed Agent.

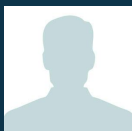
Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

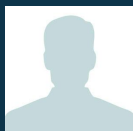
Business Rates

RV 1st Floor: £5,100
RV 2nd Floor: £4,250
RV 3rd Floor: £2,950

NB Each assessment falls below the threshold for Small Business Rates Relief so no rates should be payable. Further information on request.



Sarah Lovell
0161 237 9393
sarah@dh-property.co.uk



Daniel Harris
0161 237 9393
0797 376 1848
dh@dh-property.co.uk

IMPORTANT NOTICE

Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract. Members of the Agents firm have no authority to make any representation or warranty in relation to the property. Generated on 22/09/2026

