

SINGLE LET OFFICE INVESTMENT OPPORTUNITY IN A PRIME MIXED-USE AREA

ABITO

GREENGATE, MANCHESTER M3 7NA

**SINGLE LET OFFICE INVESTMENT OPPORTUNITY
TOTALLING 3,659 SQ FT ARRANGED OVER
GROUND AND MEZZANINE LEVEL**



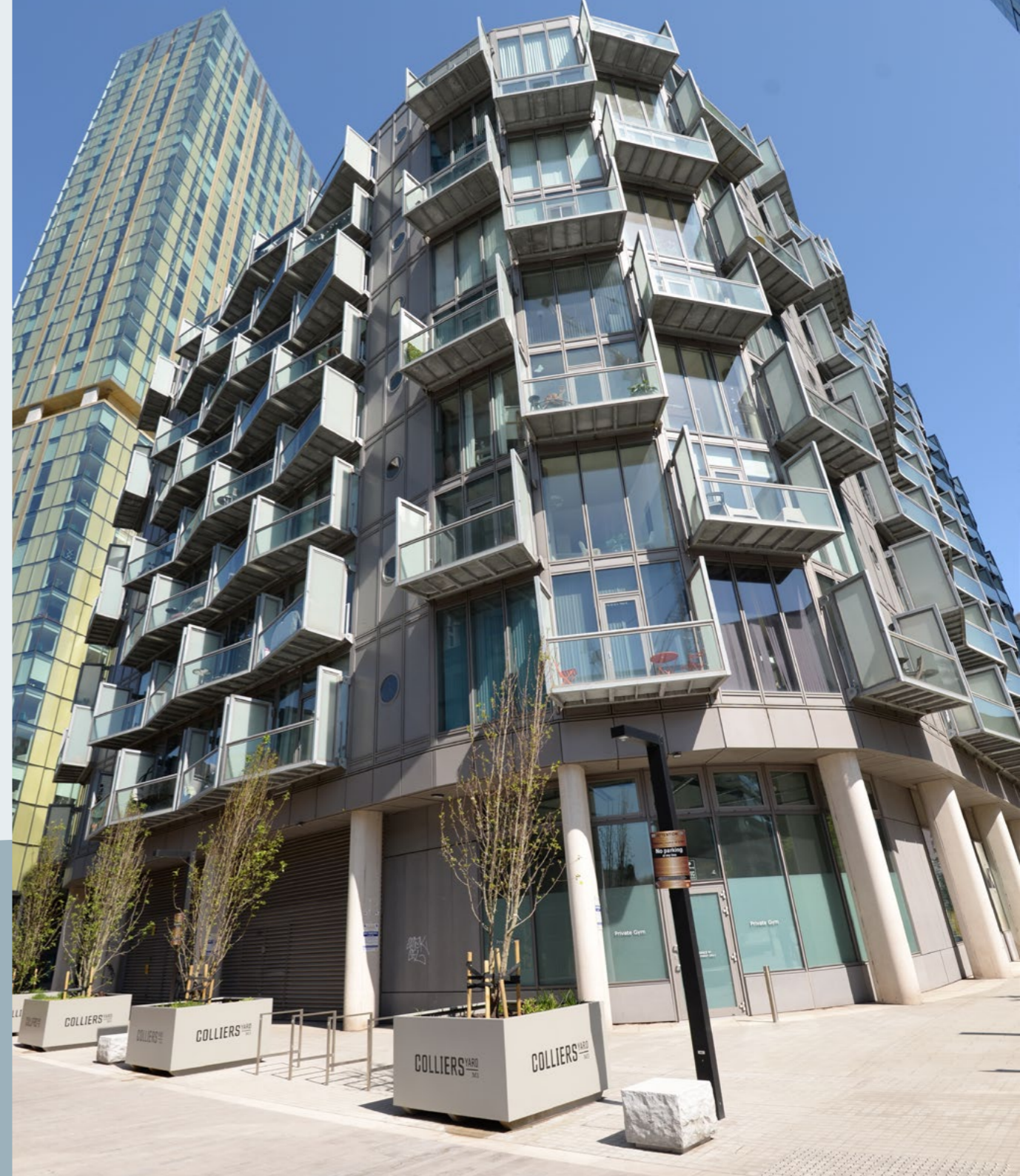
INVESTMENT SUMMARY

SINGLE LET **OFFICE INVESTMENT** OPPORTUNITY TOTALLING
3,659 SQ FT ARRANGED OVER GROUND AND MEZZANINE LEVEL

- Well located in a prominent position in close proximity to both **Trinity Way and Manchester City Centre**, along **Greengate**
- The property is let producing a total income of **£47,500 per annum**
- New **5-year lease** to Digital Advantage from 2025 with a tenant break at the expiry of the 3rd year
- The rent reflects **low base** of only **£12.98 psf** overall offering excellent growth potential
- Strategically located on the east side of Trinity Way in a prime mixed-use area of the city offering ease of access to both **Manchester and Salford**
- We understand that the property has not been elected for VAT, therefore **VAT will not be chargeable on the sale.**

PROPOSAL

We are instructed to seek offers in-excess of **£533,000** reflecting an attractive **8.50% net initial yield** assuming standard purchase costs of **4.83%**.



LOCATION

Manchester is the administrative and commercial hub of the North West region and it is the largest and fastest growing city region economy outside of London with a gross added value of £62.8 billion.

THE CITY IS GLOBALLY RECOGNISED FOR ITS WORLD CLASS EDUCATION AND RESEARCH, COMMERCE, CULTURE AND ITS TWO GLOBAL FOOTBALL SUPERPOWERS.

Greater Manchester has a population of 2.7 million with over 500,000 people aged 20-34, making it the largest regional millennial population. The city also has the largest student population in Europe with over 100,000 students across five universities, producing approximately 36,000 graduates annually. More than 60% of graduates stay in the North West region to work, providing businesses with a highly skilled and sustainable pool of graduate talent. As such, 80 of the FTSE 100 companies are currently represented in Manchester.

Manchester has witnessed significant growth in the City Centre with currently over 100,000 residents. This is estimated to grow over 150,000 people within the coming 5 to 10 years.



SITUATION

Greengate is located on the edge of the City Centre with excellent accessibility into its commercial core and is also adjacent to the City's inner ring road (A6042).

A 5-minute walk from Deansgate and at the centre of the Greengate Regeneration area with over 1,000 apartments completed in the immediate vicinity, including Anaconda, Green Gate and Colliers Yard with stores located nearby including Asda and Sainsburys.



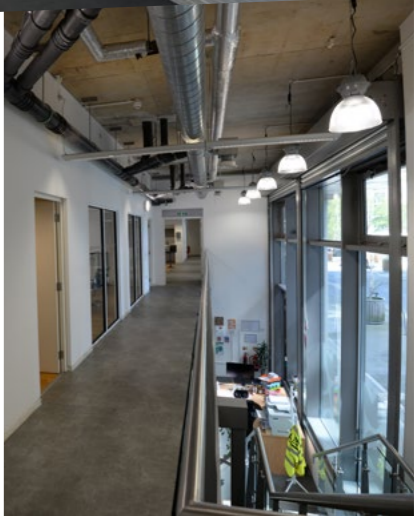
DESCRIPTION

The space, part of the Abito apartment block, comprises ground floor with open and cellular offices and mezzanine floor which includes kitchen / recreational area, WCs, shower and meeting room.

The space has a wide frontage with strong prominence, natural light and full electric shuttering.

Internally the speciation includes -

- Floor trunking
- Inset spotlights
- Wooden floors
- DDA compliant lift



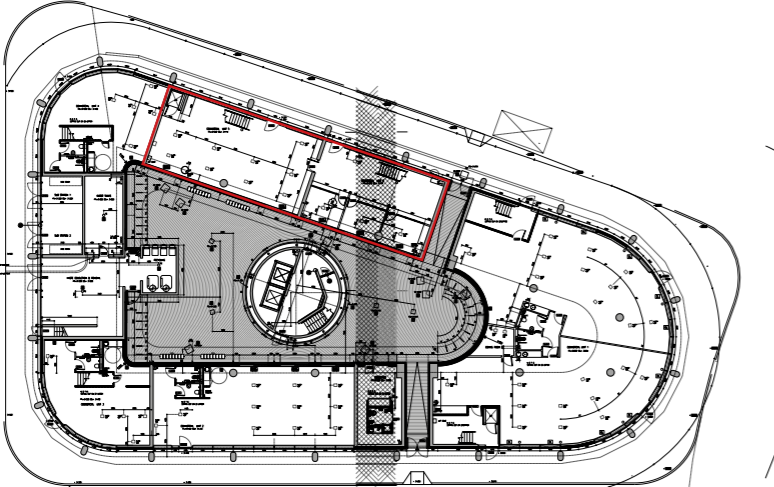
TENANCY & ACCOMMODATION

The property totals 3,659 sq ft (339.93 sq m) over ground and mezzanine level. It is fully let to Digital Advantage on a 5-year lease from 01/07/25 with a tenant break option on 01/07/28. The current passing rental is £47,500 pa reflecting a low £12.98 psf. Our view of ERV is in the order of £16 psf offering an excellent opportunity for rental growth in the short term.

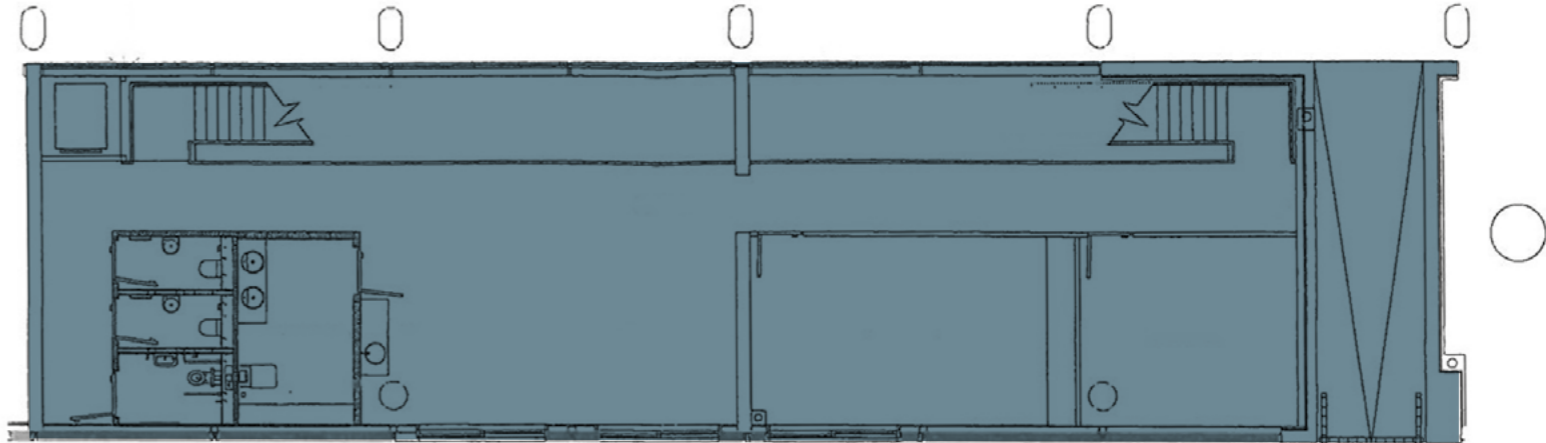
Digital Advantage is a charity established in 2020 to help young people with Special Educational Needs and Disabilities (SEND), gain creative, digital and core skills to help them into employment in the digital economy. Further information can be found at - www.digitaladvantage.org.uk



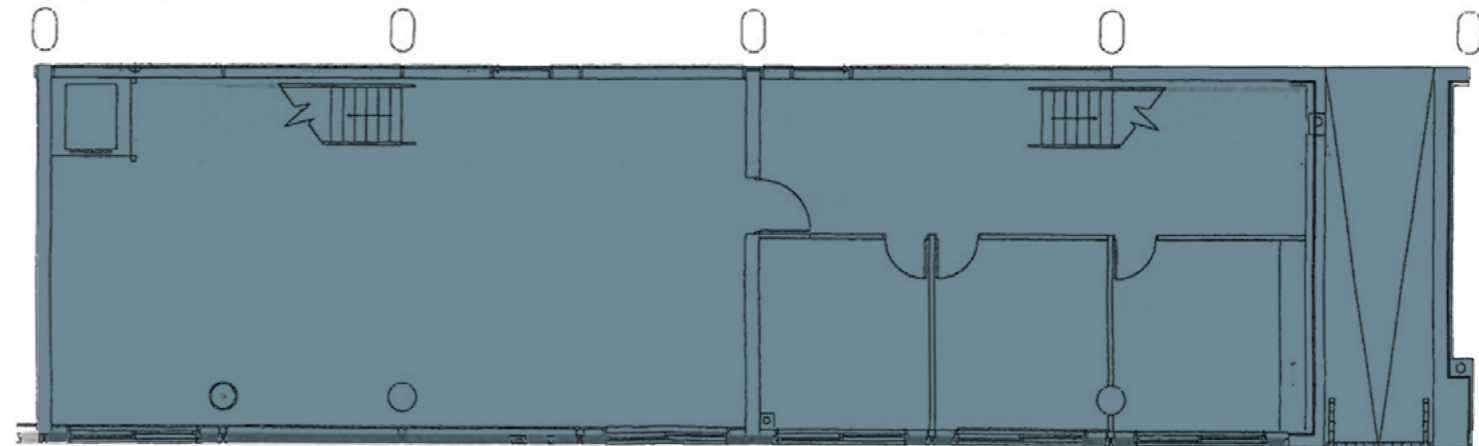
OS PLAN



MEZZANINE FLOOR



GROUND FLOOR



AMENITIES

FiftyFive

Anaconda Cut

Cortland at Colliers Yard

Bankside at Colliers Yard

Embankment Exchange

ABITO

Sainsbury's

Kallos Cafe & Wine Bar

Greengate Park

P

GreenGate Car Park

GreenGate

ASDA

Mama's



FURTHER INFORMATION

TENURE

The property is held 150-year leasehold at a peppercorn rent.

VAT

We understand that the property has not been elected for VAT, therefore VAT will not be chargeable on the sale.

EPC

A set of EPC reports are available on request. The property has a 'D' Rating.

CONTACT

If you require any further information or wish to arrange an inspection, please contact: -

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PROPOSAL

We are instructed to seek offers in-excess of **£533,000** (Five Hundred & Thirty Three Thousand Pounds) reflecting a highly attractive **8.50%** return based upon **4.83%** purchasers' costs.

Subject to Contract May 2026