



THREE 60

MANCHESTER, UK

COMMERCIAL SPACE TO LET

Introducing a new commercial opportunity at Renaker's latest iconic tower; **Three60**. Forming part of the Great Jackson Street Masterplan, **Three60** sits within a cluster of residential towers. These towers currently provide homes for over 3,500 people, a number that will increase to over 10,000 when the masterplan is complete.

The scheme will comprise 51 floors of new residential accommodation. This accommodation will provide over 441 apartments as well as significant amenity space. **Three60** sits beside a new primary school, public park and three further residential towers; The Blade (under construction), Elizabeth Tower and Victoria Residence. Renaker's Deansgate Square development forms part of the same masterplan. At Deansgate Square, the ten commercial spaces are now fully let and have been carefully curated around a large high quality public square.

LOCATION

Three60 is accessed via Silvercroft Street, just off Chester Road (A56 (M)) providing direct access to the Mancunian Way Ring Road and the rest of the city. Deansgate Tram and railway stations are also just a short walk away meaning the scheme benefits from great access and transport links.

Three60 is well located to capitalise on the ever growing residential population in the area.

The opening of the public realm at Deansgate Square alongside a mix of commercial lettings has led to the area becoming a destination in it's own right, providing not only for residents of the area but also the wider city.

The nearby commercial operators are all independent locally based, they include **Salvis Italian restaurant**, **Deansgate General Store**, **Flourish**, **Atomeca wine/coffee bar**, **The Green Lab** and **Kitten Japanese restaurant**.

DESCRIPTION

Situated on the Ground Floor of **Three60**, the Commercial unit also benefits from a first floor mezzanine, providing additional useful space for an operator. The unit provides a wide frontage overlooking the park and has double height glazed elevations with the potential for outdoor seating to the front. The unit will be handed over in shell condition with glazed frontages provided by the Landlord, along with capped off services, ready for an incoming tenant fit out.

SOME OF THE CURRENT BRANDS





FLOOR AREAS

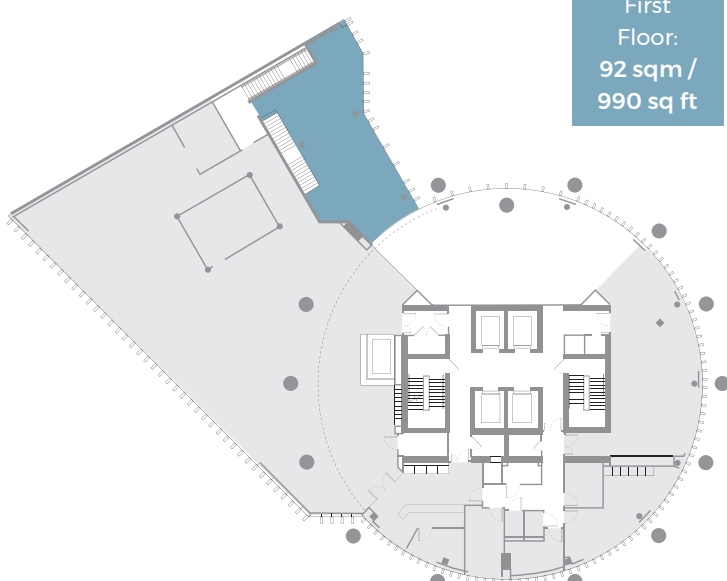
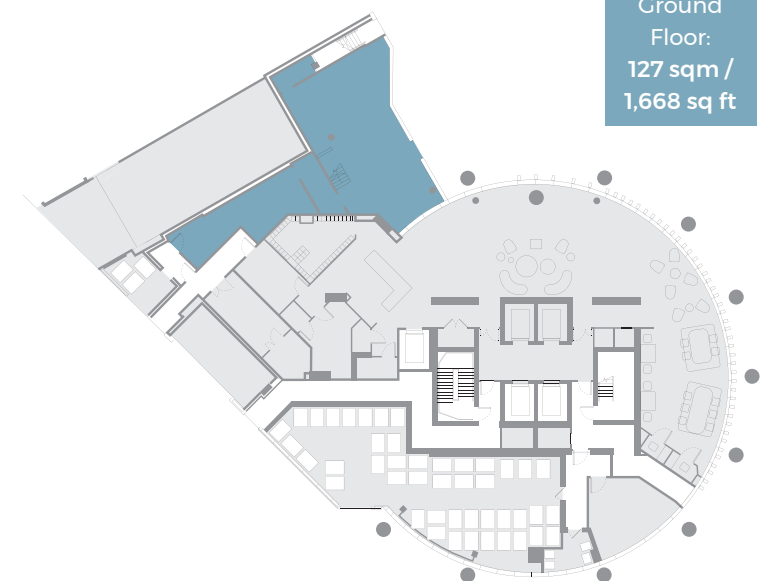
Ground Floor: 127 sqm / 1,367 sq ft

First Floor: 92 sqm / 990 sq ft

Total Area: 219 sqm / 2,357 sq ft

Ground
Floor:
127 sqm /
1,668 sq ft

First
Floor:
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Do we have any
detail to go in
here?

COMMERCIAL TERMS:

Rent: **£40,000** per annum

SERVICE CHARGE:
£1.50 per sq ft.

BUSINESS RATES:

Are to be assessed upon occupation.

TERM:

A new lease for a minimum term of 5 years is available.

PLANNING:

Use Class E - Commercial, Business & Service.

TIMING:

Practical Completion is due to be June 2023. The Landlord is looking to agree an Agreement for Lease now.

FOR MORE INFORMATION:

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