



RYLANDS

RETAIL & LEISURE



A BUILDING OF
AM ALPHA

TO LET

Prestigious Leisure and Retail
Opportunity in Central Manchester.





INTRODUCTION

Stunning and highly prominent period property offering versatile floorplates to suit a variety of retail and leisure uses.

The Rylands Building was built as a warehouse for the Rylands Textile Company in an ornate 1930s art deco style as a show of prosperity and ambition.

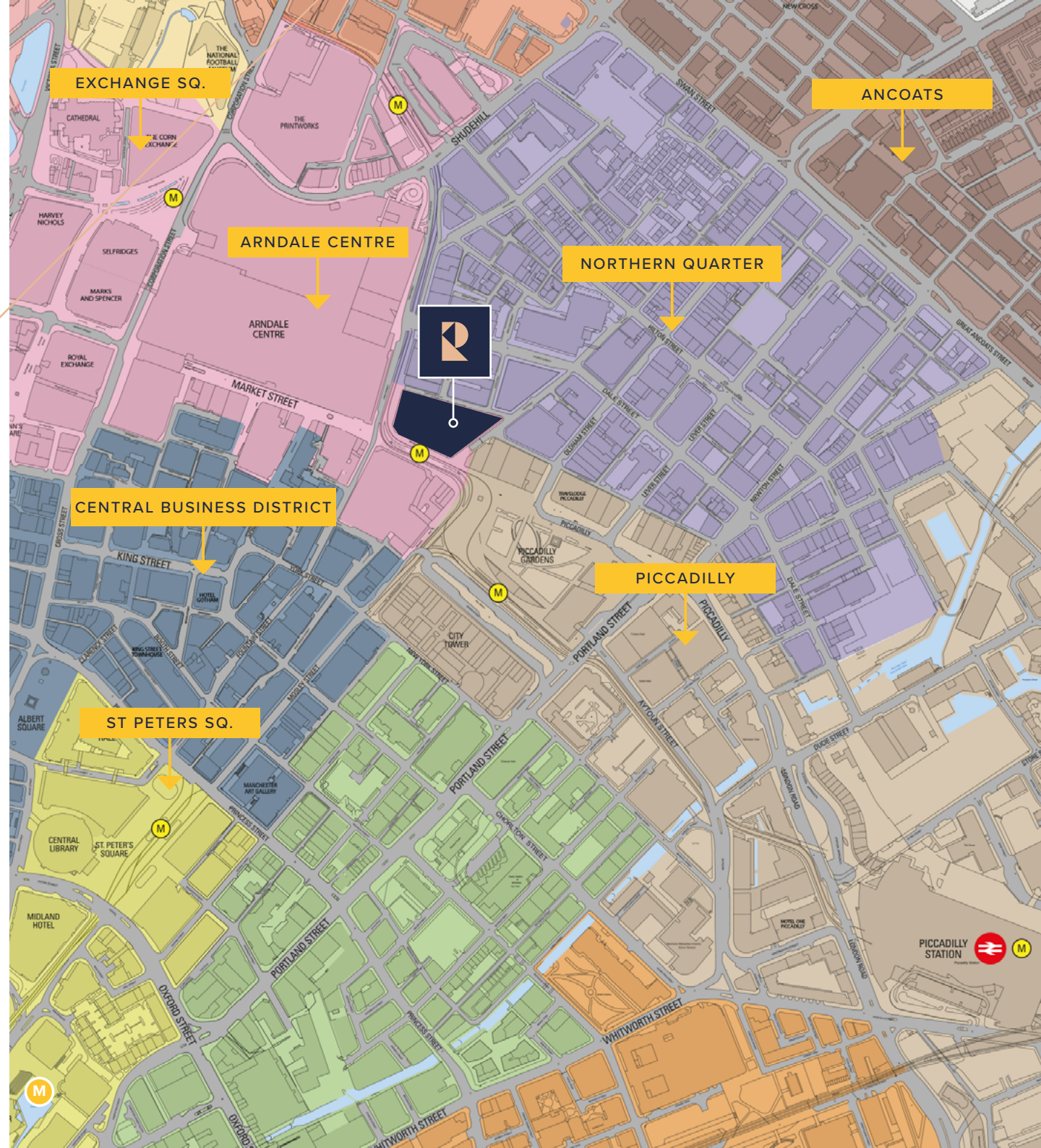
The building will be sensitively restored to its elegant past whilst also delivering state of the art office, retail and leisure space unlike anything else in Manchester.



LOCATION

Manchester is a world class city of culture, entertainment, and style with something to suit all tastes.

Connecting the prime retail pitch on Market Street, the culture and tech of the Northern Quarter, the commerce of the central business district and the city's main railway station, Manchester Piccadilly, Rylands will become a key hub in the city centre landscape.





LOCATION



2.8M

People reside in Greater Manchester area.



35M

Visitors to Manchester in the year to January 2023.



100K

Students' study in Manchester



90K

People work in Manchester city centre.





VISION

Rylands will combine
workspace, retail and leisure
to create a vibrant professional
community and an exciting new
destination in Central Manchester.



AVAILABILITY

Units from 139 to 16,167 Sq Ft

FLOOR	UNITS	SQ FT	SQ M
B	Unit 1	10,699	994
B	Unit 2	16,167	1,502
G	Arcade	6,824	634
G	Unit 1	2,325	216
G	Unit 2	3,939	366
G	Unit 3	3,573	332
G	Unit 4	5,715	531
G	Unit 5	4,488	417
G	Unit 6	2,055	191
G	Unit 7	2,206	205
G	Unit 8	365	34
G	Unit 9	139	13
G	Unit 10	1,463	136



FLOOR

B

SQ FT SQ M

39,867 3,704

KEY

ARCIDE / LEISURE

CYCLE / WELLBEING / CHANGING



FLOOR

G

SQ FT SQ M

36,708 3,411

KEY

ARCIDE / LEISURE

RETAIL SPACE

WORKSPACE



CONTACT

Rylands was built on ambition and success.

To be a part of the new generation of pioneers please contact our agents.

RETAIL ENQUIRY

TOM PRESCOTT

tom@barkerproudlove.co.uk

M: 07841 168 163

JAMES MOSS

jmos@barkerproudlove.co.uk

M: 07977 278 229



barkerproudlove
retail property consultants

VIEWINGS

Viewing by appointment only
through the letting agents.

VAT | EPC

All figures are exclusive of but
liable to VAT. EPC on request.

DEVELOPMENT BY



A BUILDING OF
AM ALPHA

MISREPRESENTATION ACT. OBI Property, Barker Proudlove and AM Alpha gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) OBI Property, Barker Proudlove and AM Alpha cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of OBI Property, Barker Proudlove and AM Alpha has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) OBI Property, Barker Proudlove and AM Alpha will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGIs are indicative of the building and site only and are not an exact representation of the completed building. **Brochure designed by Landmark Branding Ltd | wearelandmark.co.uk | January 2023**