

To Let



Manchester

Unit 1, Birley Fields, Stretford Road, M15 5JH

1,385 sq ft (128.66 sq m)

Rent: £27,500 pax

Location & Description:

- Located 1 mile south of Manchester city centre in the heart of Manchester Metropolitan University Birley Fields Campus. The area boasts strong transport links into Manchester city centre and surrounding locations.
- Unit 1 offers a unique opportunity in an area with high student and residential footfall.
- The subject premises are located with good visibility onto Stretford Road and adjacent to a Co-op Food convenience store.
- The unit provides a large ground floor sales area with additional ground floor ancillary space and WC facilities.
- The premises would be suitable for a variety of retail or F&B uses.

Demise:

Ground Floor 1,385 sq ft (128.66 sq m)

Rent:

£27,500 per annum exclusive.

Lease:

A new full repairing and insuring lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – B.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £21,250.

Date Prepared:

Updated May 2026

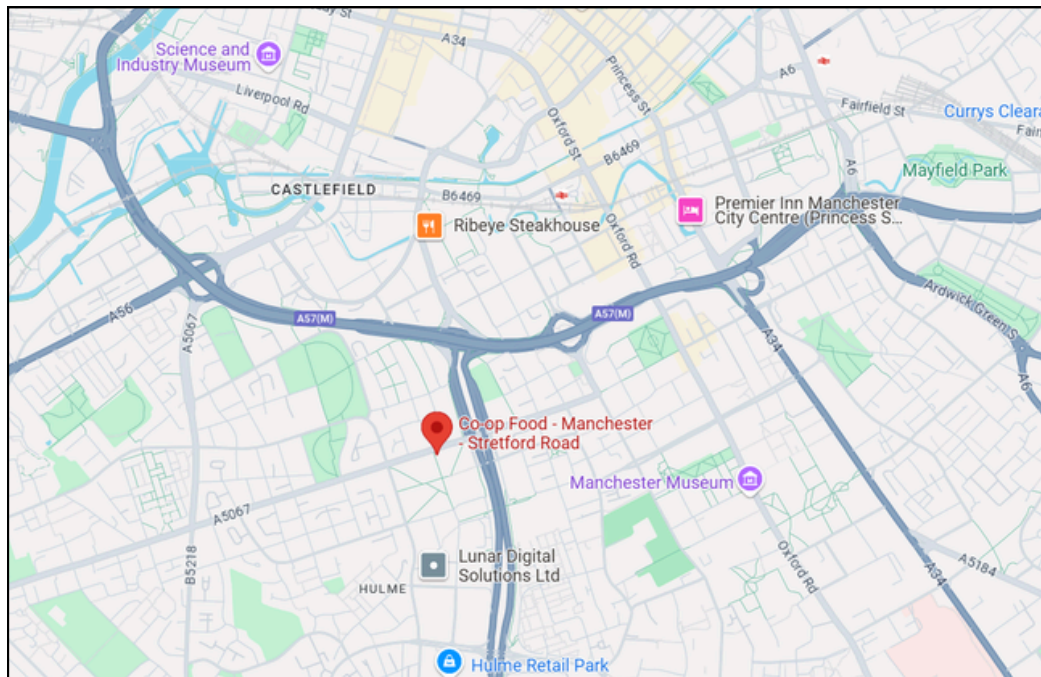
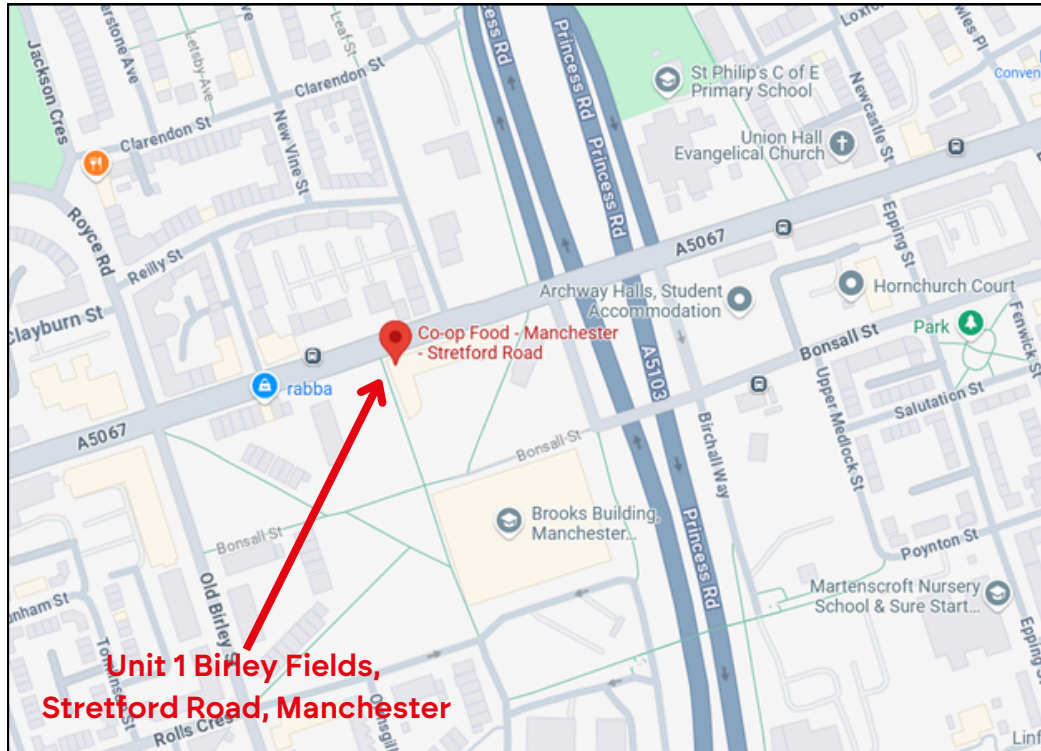
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

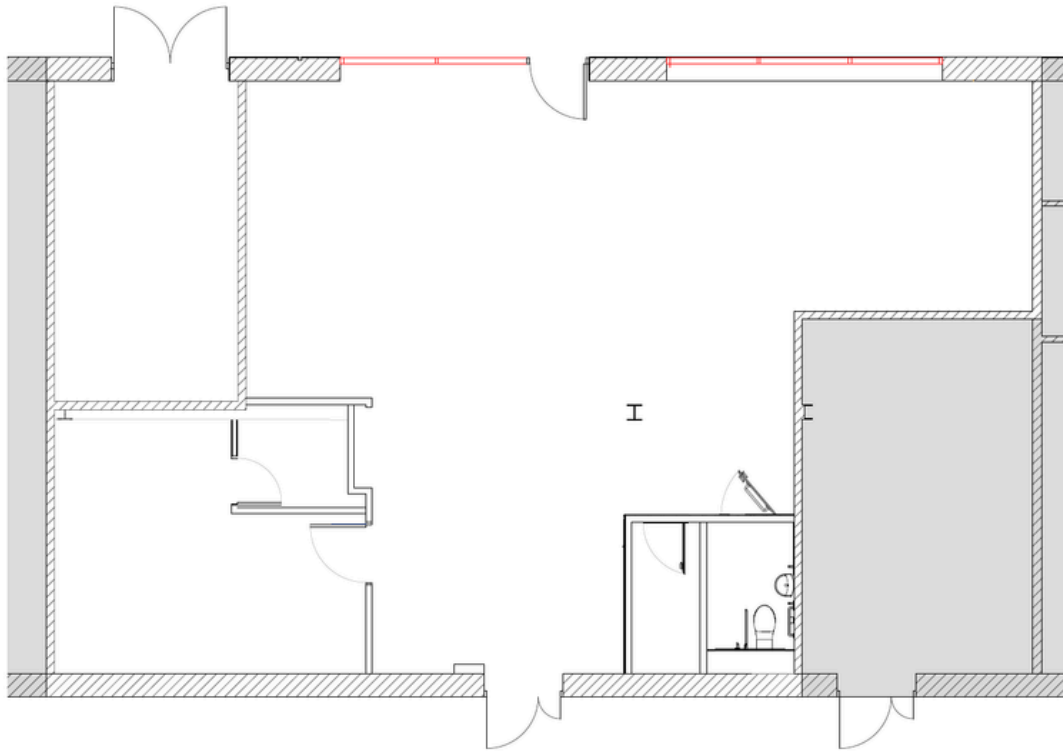
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Ground Floor Layout