

# To Let



## Manchester

Unit E5, City Tower Plaza, New York Street, M1 4HN

Ground Floor: 2,973 sq ft (276.2 sq m)

Rent Upon Application

### **Location & Description:**

- Piccadilly Gardens is one of Manchester's main public squares and a central transport hub, with an annual passing footfall in excess of 22 million. The area benefits from a diverse offering of retail, leisure and business uses centred onto the central green space with proposed plans for improvements to the public realm.
- City Tower is a landmark Manchester office building which has benefitted from substantial investment in recent years.
- The subject premises occupy a prominent position sitting adjacent to the office foyer. Nearby occupiers include Higher Ground, Bar Shrimp, Rudy's Pizza and The Alchemist.
- The unit benefits from an open layout, excellent fit out including kitchen, extraction, WCs together with an outdoor seating area.

### **Demise:**

Ground Floor 2,973 sq ft (276.2 sq m)

### **Rent:**

Available upon request.

### **Lease:**

A new FRI lease for a term to be agreed.  
The rent will be subject to 5 yearly rent reviews.

### **Service Charge:**

Available upon request.

### **EPC:**

Available upon request.

### **Legal and Professional Fees:**

Each party to bear their own costs.

### **Rating Assessment:**

Rateable Value (April 2026) - £54,500.

### **Date Prepared:**

March 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:**

**Simon Colley**

07966 181708

simon@barkerproudlove.co.uk

**James Moss**

07977 278229

jmoss@barkerproudlove.co.uk

**Or our Joint Agent - Jack Wagland or Jonathan Netley  
@ Savills**

