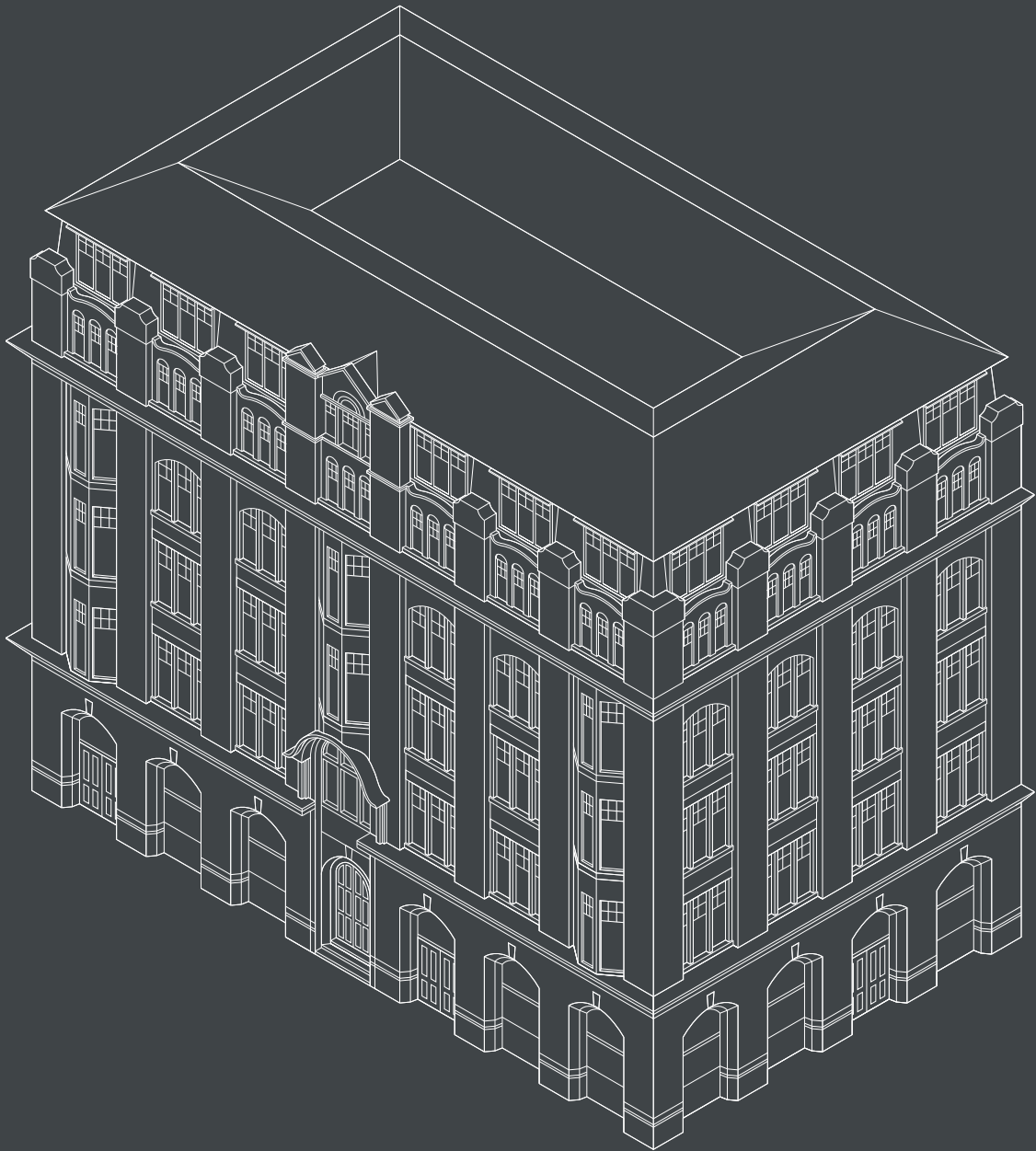


Availability

2nd floor – 5,884 sq ft

31 Dale St
Manchester
M11EY

Welcome to Studio 31



Character workspace in the heart of
Manchester's Northern Quarter.



Studio 31 forms part of a 100,000 sq ft office complex which combines authentic heritage with all of the requirements of a modern workplace.

Home to some of Manchester's best known brands:

- + Trek Bikes
- + Iconix Brand Group
- + Love Creative
- + Fairhursts Design



Location

Minutes walk from Piccadilly and the public transport network.

Studio 31 sits adjacent to the popular Stevenson Square between the major roads of Newton Street, Hilton Street and Dale Street. It is less than a 5 minute's walk from the Piccadilly Gardens transport interchange and Piccadilly Railway Station.

- 01 Evuna
- 02 Evelyn's
- 03 Afflecks
- 04 NOHO
- 05 BAB NQ
- 06 Yoga Soul
- 07 Ezra & Gil
- 08 FIX: Sauna and Ice Baths
- 09 Tariff & Dale
- 10 The Whisky Jar
- 11 Pen and Pencil



Lifestyle + amenity

Set in the heart of the Northern Quarter, Manchester's most thriving food, leisure and office destination.

Community + culture

Studio 31 is home to an eclectic mix of creative agencies, corporates and start-ups.

The building forms part of a larger island site, which is home to Ezra & Gil coffee shop and BAB, two of Manchester's most popular food brands, as well as Yoga Soul and FIX: Sauna & Ice Baths.





Available Space

Studio 31

Second floor

Proposed design and space plan



Available Space

Studio 31

Second floor

Sq Ft

5,884

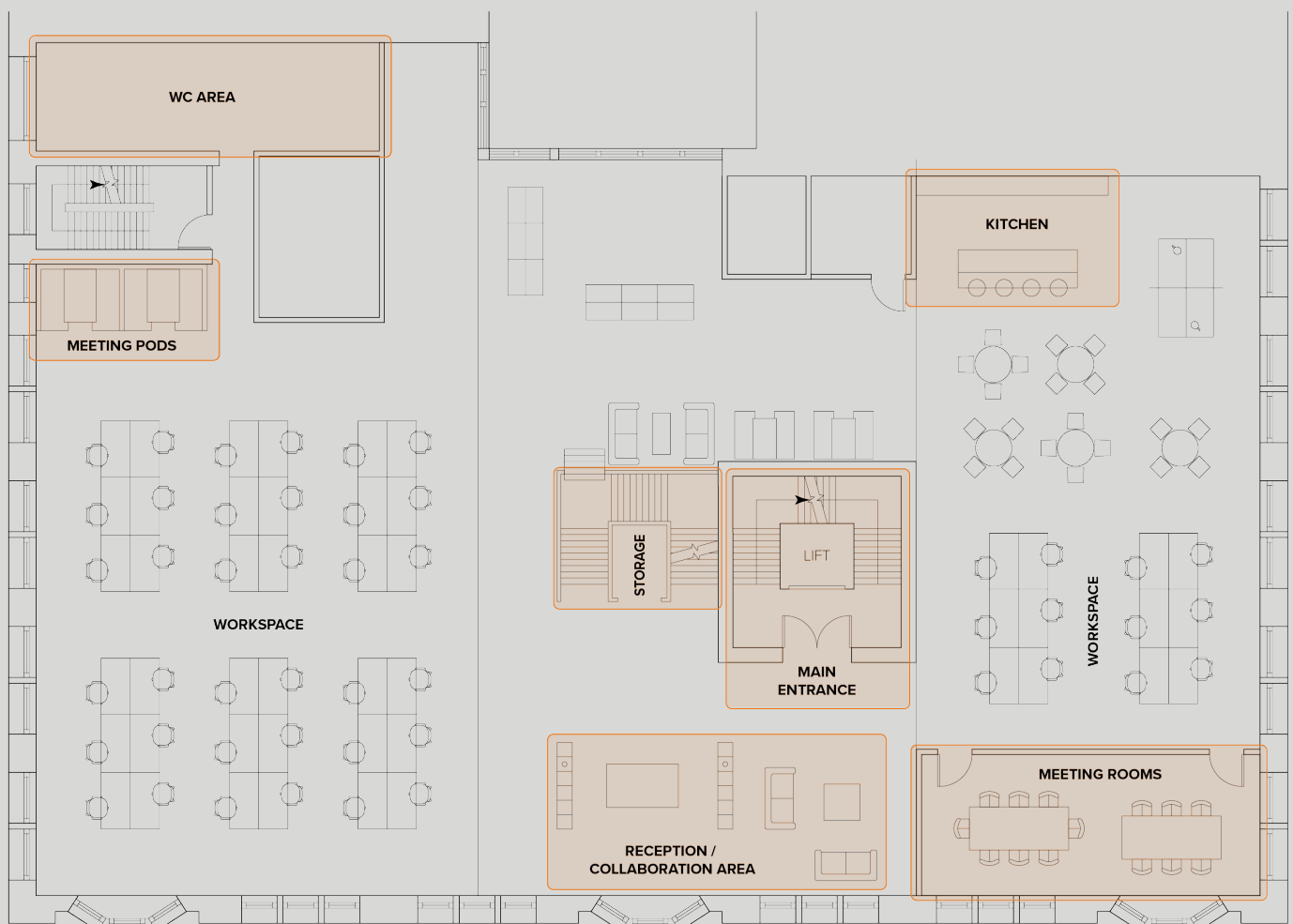
Sq M

547

Specification

- + Refurbished character office space
- + Exposed brick and floor boards
- + New LED lighting
- + EPC B
- + VRF comfort cooling and heating
- + Furniture (available on request)
- + Modern entrances which enhance the industrial character of the buildings
- + Communal bike storage
- + On site building manager

The second floor is available with vacant possession and a fully fitted option is also available. Suitable for up to 60 desks.





nqstudios.co.uk →

Lease Terms

Accommodation is available on a new full repairing and insuring lease for a term to be agreed.

Viewings

Viewing by appointment through the joint letting agents.

EPC

EPC B

Avison Young

Matt Pickersgill

07837 032 488
matt.pickersgill@avisonyoung.com

Daniel Harris & Co

Daniel Harris

07973 761 848
dh@dh-property.co.uk

Savills

Daniel Barnes

07870 186 410
dbarnes@savills.com

Oliver Luckman

07815 032 115
oliver.luckman@savills.com

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