



Waulk Mill Ancoats Manchester



Address

Bengal Street
Manchester
M4 6LN

urbansplash

Workspaces to let

(in the 13th coolest neighbourhood in the world!)

Located in the hustling and bustling area of Ancoats. Just minutes away from New Islington, the Northern Quarter and just 10 minutes away from both Manchester Piccadilly and Manchester Victoria train stations.

One of the first mills in Ancoats to be restored, we've carefully modernised the interiors whilst keeping some of the beautiful original features including exposed beams and brickwork. These are workspaces with bags of character. Award-winning ones at that.



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Waulk Mill

Ancoats

Manchester

Current availability

Unit	Area (sq ft)	Area (sq m)
1.1	1871	173
3	6000	557
3.1	3002	278
3.2	2997	278
4.1	3119	289

Leasing options

Easy in / easy out leasing with flexible short form leases from 3 to 6 years

Rent

£21 per sq ft

Service charge

£4.25 per sq ft with demised parking included

Business rates

Liaise with Manchester City Council. Find out more [here](#).

Work in the best part of town

Base your business in the coolest part of town, and also the 13th Coolest Neighbourhood in the World, as voted for by Time Out Magazine. And who can blame them, the community surrounding Waulk Mill has become very exciting, in Ancoats you'll find an array of independent bars, eateries and shops right on your doorstep. Just a short walk across the canal, you'll find yourself in New Islington where you can visit the infamous Pollen Bakery, along with a stunning park and marina to spend your lunch hour.

Set within Ancoats Urban Village, it's one of the largest regeneration areas in Manchester and we're proud to be a huge part of it contributing stunning workspaces and homes to create a vibrant community.

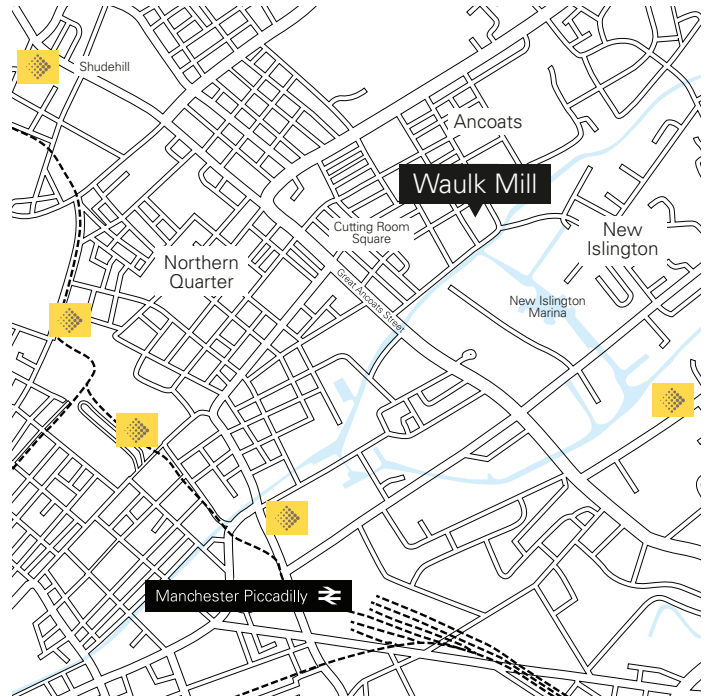


Get in touch

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