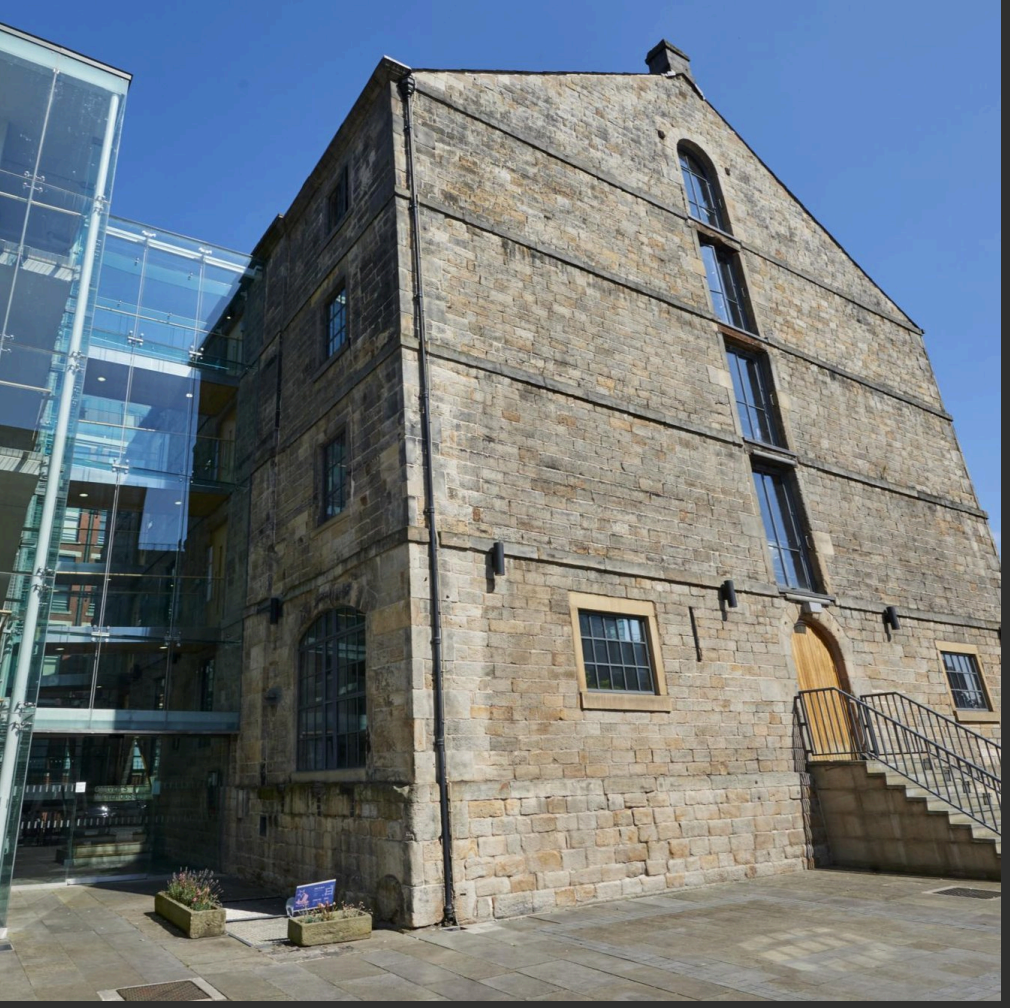






TO LET · GRADE II* LISTED OFFICES

Carvers Warehouse

Manchester

A modern space in a historical place, by the water in Piccadilly Basin.

SUITES AVAILABLE

476 – 3,511 sq ft

44 – 327 sq m · fitted and furnished options

A development by

Town Centre Securities
tcs-plc.co.uk

Dale Street
Manchester M1 2HG



Welcome to

Carvers Warehouse

Join us by the water

Step into a landmark of character and creativity: Manchester's original stone warehouse, reimagined for modern working.

Set in the heart of Piccadilly Basin, moments from the Rochdale Canal, Carvers Warehouse blends rich heritage with forward-thinking design.

It is a home for businesses that value authenticity, innovation and connectivity, where old-world charm meets contemporary convenience in a waterside setting.

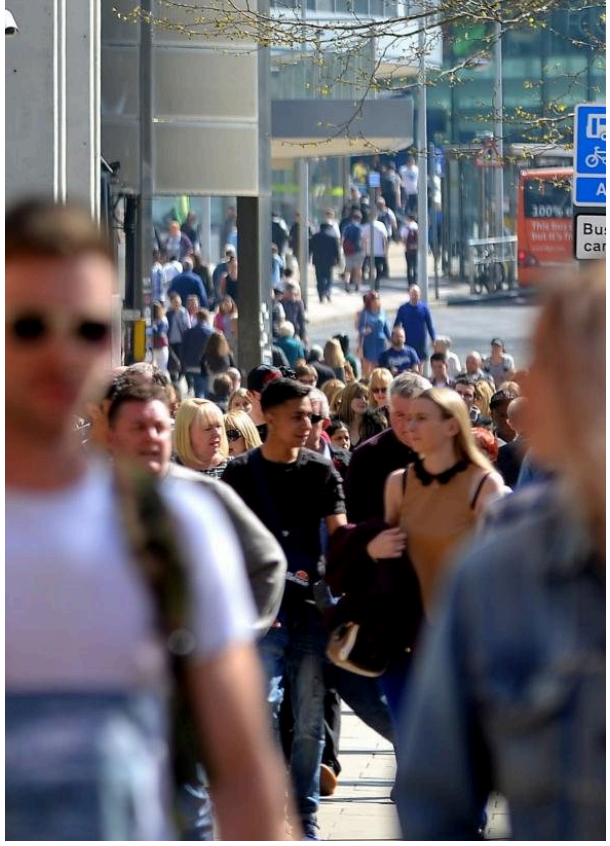
Grade II*	476 – 3,511	5 mins
Listed 19th-century warehouse	Sq ft of office suites	Walk to Piccadilly station

Doorstep convenience.

With connectivity, nature and amenity on the doorstep, Carvers Warehouse is everyone's cup of tea.

Whether it's easy access to Piccadilly Station, a lunchtime run along the canal, or the bars and restaurants of the Northern Quarter, you're at the heart of the action.

A vibrant business community where work and life combine seamlessly.







Where nature joins city life

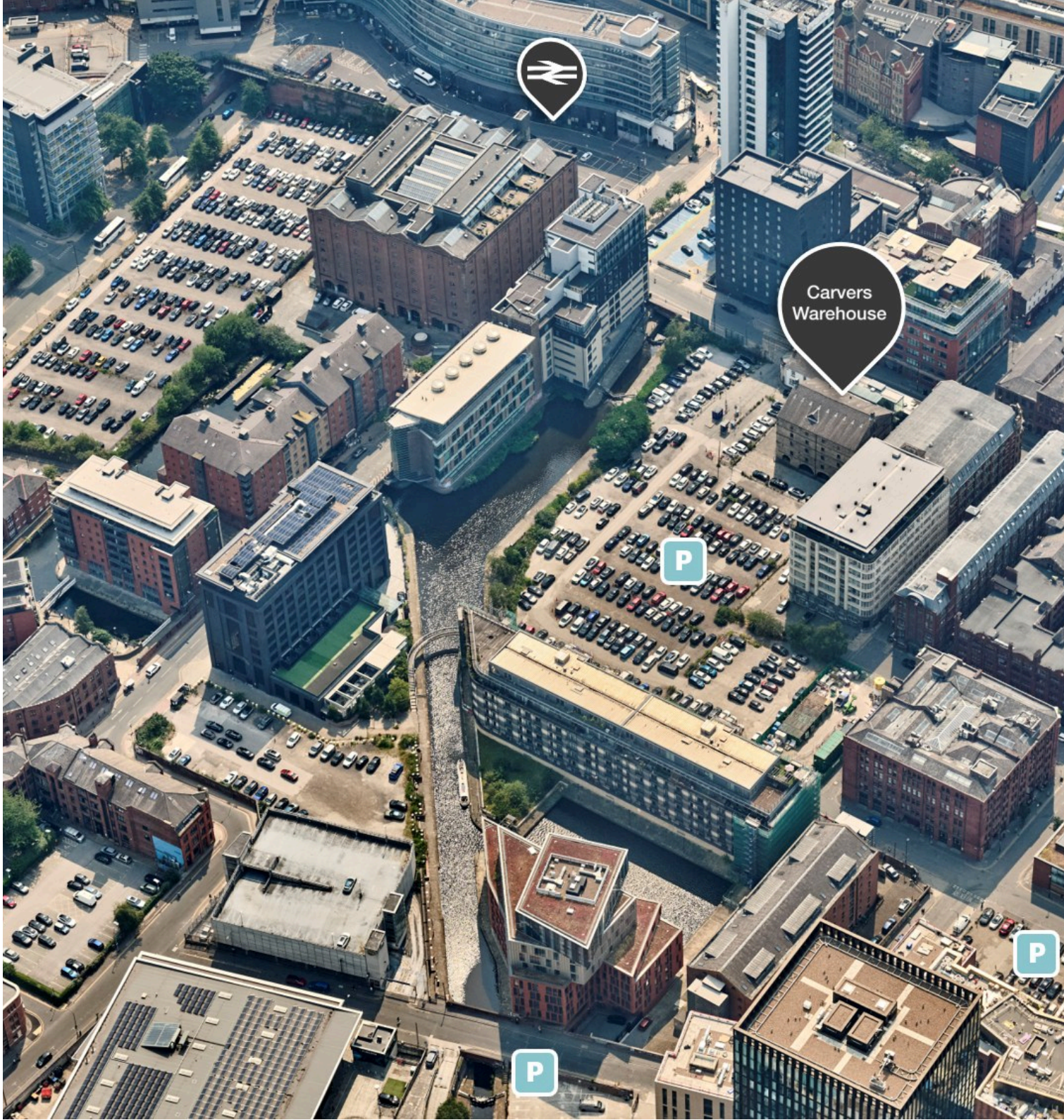
The city centre is close at hand, and Piccadilly station is a short stroll away for easy commutes and fast trains to London and across the country.

5 mins
Walk to Piccadilly station

6 mins
To Piccadilly Gardens tram stop

9 mins
Walk to Manchester Arndale

100+ eateries
Within a 10-minute walk



Building features.

The city centre's oldest surviving warehouse, this Grade II* listed building pairs original 19th-century features with contemporary office amenities.

Climate control: central heating and air handling	On-site café	Communal meeting pod
Lift access	DDA compliant	Cycling facilities and bike storage
Contract parking on site	Exposed beams and stone walls	24-hour CCTV
Secure access control	Close to the retail and leisure core	Grade II* listed



Availability.

Three suites from 476 sq ft. Suites 3A and 3B together make up 3,511 sq ft (327 sq m) on the third floor.

SUITE	SQ FT	SQ M	RENT PA	£ PSF	RATES 26/27	SERVICE 26/27	NOTES
3A	2,096	195	£59,736	£28.50	£18,360	£22,768.40	Third floor. Fully furnished.
3B	1,415	132	£33,960	£24.00	£12,744	£15,365.18	Third floor. Cat A.
1A	476	44	£13,000	£27.31	£4,536	£5,109.40	Small business rates relief may apply. Please check with Manchester City Council.

TENURE

New effectively full repairing and insuring (FRI) leases, on terms to be agreed.

VAT

All figures are quoted exclusive of VAT.

EPC

See relevant unit page.

VIEWING

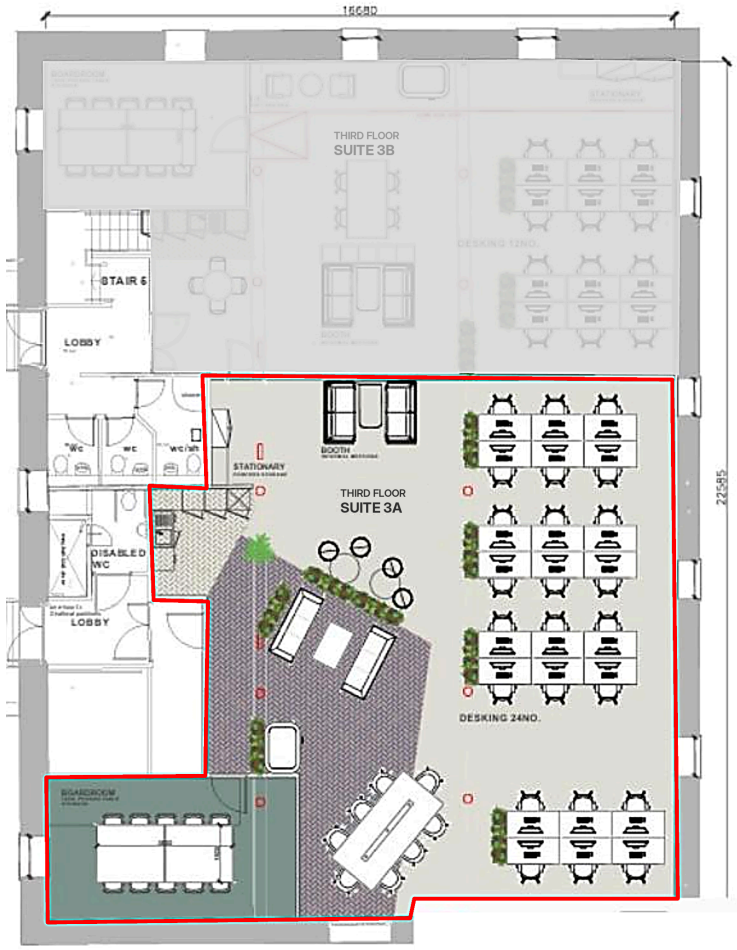
Contact the joint agents listed on page 11.

FLEXIBLE FLOOR PLATES

Suite 3A

2,096 sq ft · 195 sq m

Third floor · fully furnished





RENT

£59,736 per annum

£28.50 psf, fully furnished

TENURE

A new effectively full repairing and insuring lease, on terms to be agreed.

BUSINESS RATES

Rateable value £42,500

Rates payable 2026/27: £18,360

SERVICE CHARGE

On-account budget 2026/27: £22,768.40

EPC

Rating B

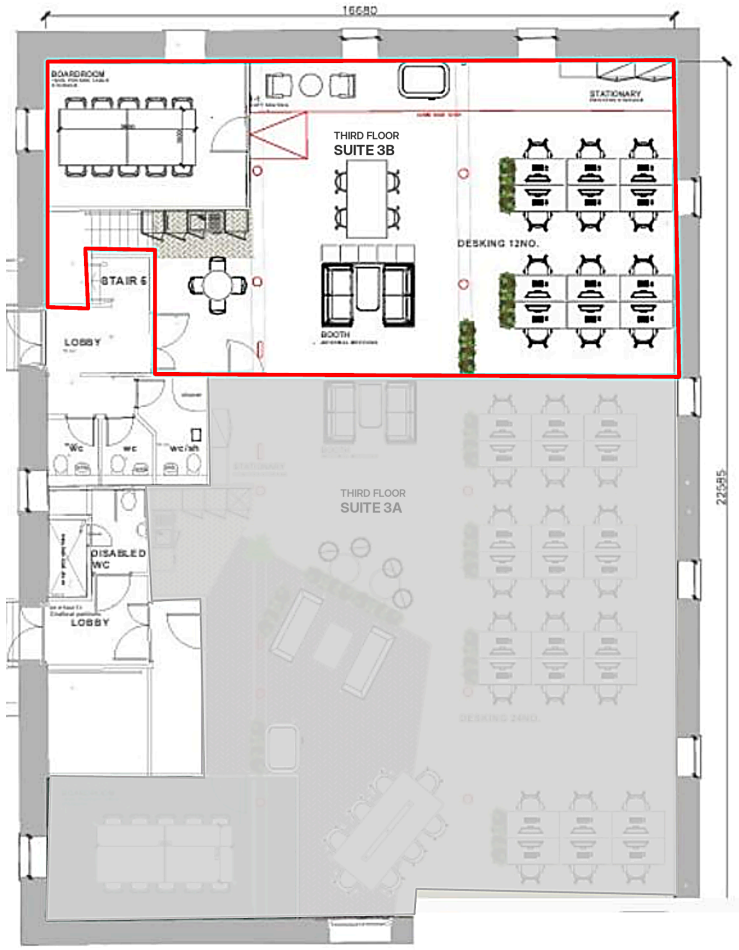
Plan for identification purposes only

FLEXIBLE FLOOR PLATES

Suite 3B

1,415 sq ft · 132 sq m

Third floor · Cat A or fitted and furnished





RENT

£33,960 per annum

£24.00 psf, Cat A

Fitted and furnished: £40,327.50 pa (£28.50 psf)

TENURE

A new effectively full repairing and insuring lease, on terms to be agreed.

BUSINESS RATES

Rateable value £29,500

Rates payable 2026/27: £12,744

Currently subject to an appeal to reduce the rateable value.

SERVICE CHARGE

On-account budget 2026/27: £15,365.18

EPC

Rating B

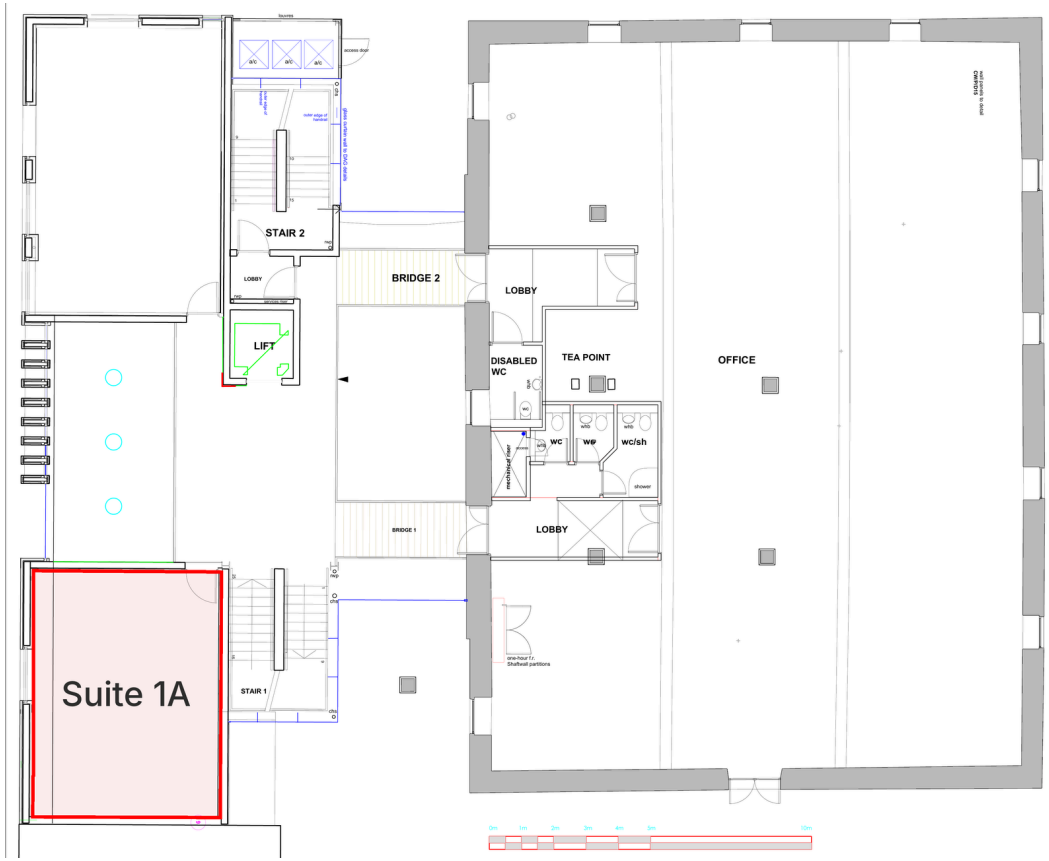
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FLEXIBLE FLOOR PLATES

Suite 1A

476 sq ft · 44 sq m

A compact suite, ideal for a small team





RENT

£13,000 per annum

£27.31 psf

TENURE

A new effectively full repairing and insuring lease, on terms to be agreed.

BUSINESS RATES

Rateable value £10,500

Rates payable 2026/27: £4,536

Small business rates relief may apply, subject to the tenant.

SERVICE CHARGE

On-account budget 2026/27: £5,109.40

EPC

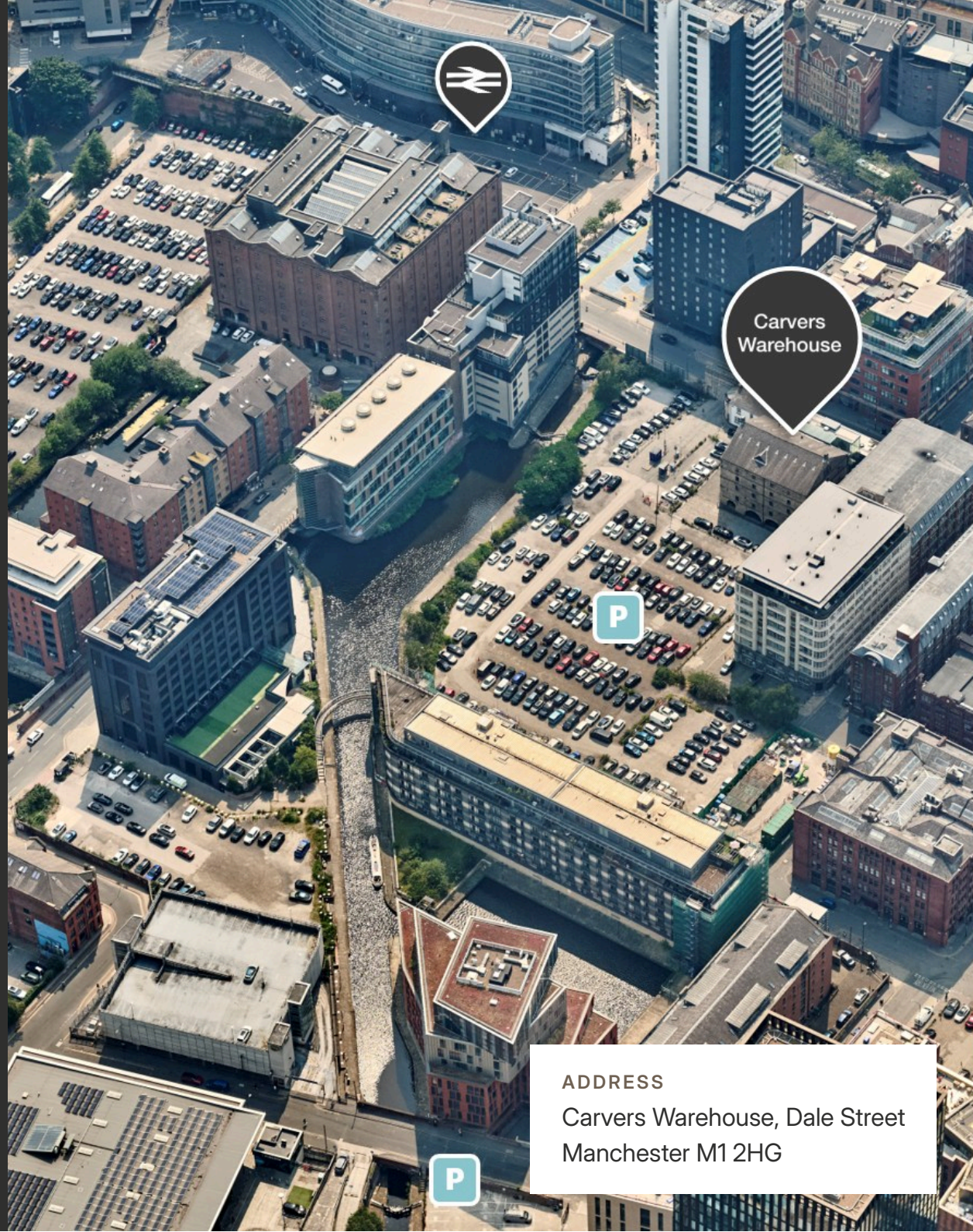
Rating A

Plan for identification purposes only

Getting here.

On Dale Street, on the edge of the Northern Quarter, a short walk from Piccadilly rail and Metrolink stations and close to Great Ancoats Street (A665), the inner ring road, for quick access to the M60.

RAIL	Piccadilly station is under 5 minutes' walk, with routes to all major UK cities and direct trains to London Euston every 20 minutes. Victoria station is an 18-minute walk.
BUS	Most local routes stop on Great Ancoats Street, a minute's walk away, and at Piccadilly Gardens.
CAR	An on-site car park for permit holders, plus three CitiPark car parks under 5 minutes' walk: Tariff Street (M1 2FG), 75 Dale Street (M1 2EG) and Port Street (M1 2EG).
BIKE	Bike storage is available for tenants.



ADDRESS

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