UNIT: **A**

No.2 Circle Square

Available Now

circlesquaremanchester.com

No.2 Circle Square

RETAIL UNIT A

Unit A
1 Symphony Park, Manchester, M1 7FS
Permitted use Unit A
A1, A3, A4, A5

SCHEDULE OF ACCOMMODATION

The premises are arranged over ground floor only providing the following approximate net internal floor areas:

TOTAL SIZE

2,562 sq ft
Ground floor

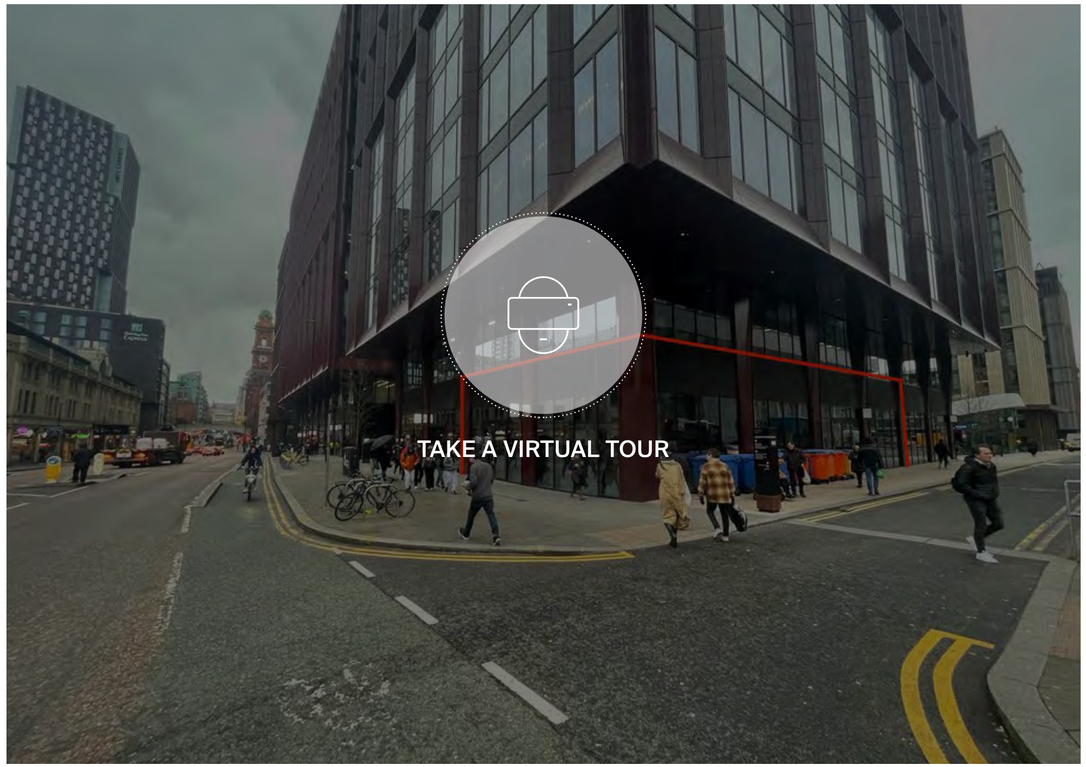
TERMS

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

RENT

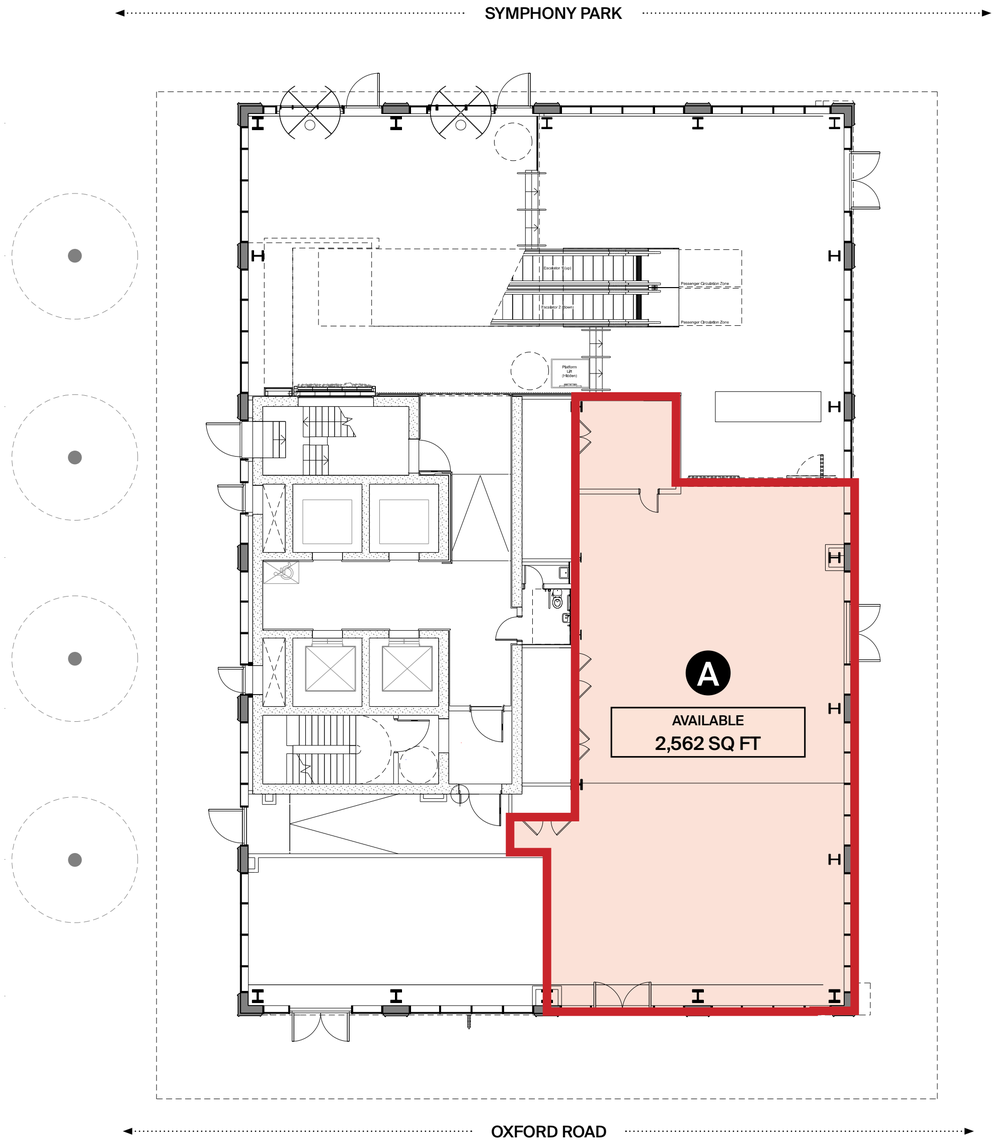
£90,000 per annum exclusive of VAT. A service charge is payable on these premises.

Further information is available upon request.



EAT. DRINK. SHOP.

Internal layout plan

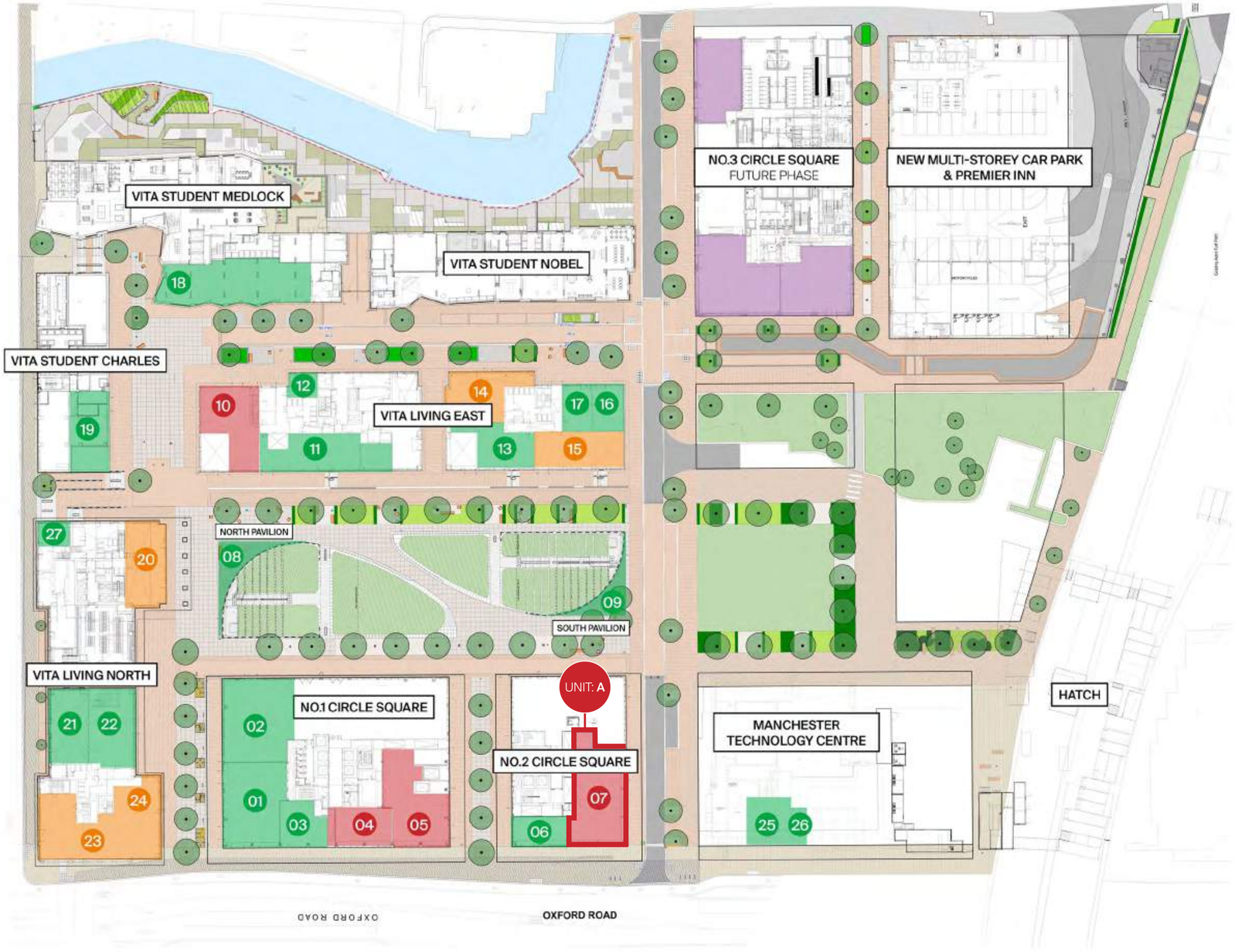


Masterplan: Retail

KEY

Completed | In Legals / Under Offer | Available

01	CANVAS	15	PICNIC In Legals
02	TAHI	16	Fiori by E L & N
03	LAP	17	Puisin Cosmetics
04	Available	18	Mr Su's Noodles and Dumplings
05	Available	19	One Home Minimart
06	FEDERAL	20	In Legals
07	Available	21	bird of prey
08	TRIB3	22	TSUJIRI
09	HELLO ORIENTAL	23	ASDA In Legals
10	Available	24	Karaoke Bar (In Legals)
11	N B	25	TESCO
12	Uncle T	26	little farm
13	Boo.	27	Nicholls & Co Barbers
14	In Legals		



Location

Transport & Connectivity

20 minutes by car
to Manchester Airport

10 minutes walk
to Piccadilly Train Station

Six car parks
within a 10 minute walk

2 minutes walk
to Oxford Road Train Station

Europe's best
connected public transport route

8 minutes walk
to St Peter's Square Metrolink Interchange

Direct connections
to all major rail networks

St Peter's Square provides direct routes to Victoria Station, Piccadilly Station, Manchester Airport, East Didsbury, Altrincham, MediaCityUK, Ashton-under-Lyne, Bury and Rochdale Town Centre.

Amenities

Restaurants / Bars

01 Fumo
02 Gorilla
03 Nando's
04 Hatch
05 Refuge
06 Five Guys
07 Navarro Lounge
08 Mowgli
09 Brew Dog
10 YES
11 Wood
12 Street on 1st
13 The Gas Works
14 Indian Tiffin Room
15 Bundobust

Cafes / Coffee Shops

01 Ditto Coffee
02 Nudo Sushi Box
03 Chango's Burrito Bar
04 Starbucks
05 Pret a Manger
06 Takk
07 R&V
08 Caffè Nero
09 The Eighth Day Cafe

Points of Interest

01 Palace Theatre
02 Dog Bowl
03 The Deaf Institute
04 Manchester Aquatics Centre
05 Manchester Museum
06 HOME
07 RNCM
08 Bridgewater Hall
09 Manchester Art Gallery

Hotels

01 The Midland
02 Kimpton Clocktower
03 Holiday Inn Express
04 Hyatt Regency Hotel
05 The Premier Inn - Circle Square

Shops

01 Tesco Express
02 Sainsbury's Local
03 Tesco Express
04 Co-op
05 Utility
06 Blackwells
07 One Time

Masterplan

480,000 sq ft
commercial office space

1,100 high quality
student apartments

683 private rented
sector apartments

Who’s here

Leading digital technology businesses

Occupiers include:

Hewlett Packard Enterprise · HILTI · accenture · BOSCH · MILLS & REEVE · xero · octopus energy · autocab · ROKU

Residents

Vita Living East (266 apartments) **97% occupied**

Vita Living North (411 apartments) **94% occupied**

Students

1,100 apartments across three buildings

Current occupancy 100%

91,000

Oxford Road **average weekly footfall**

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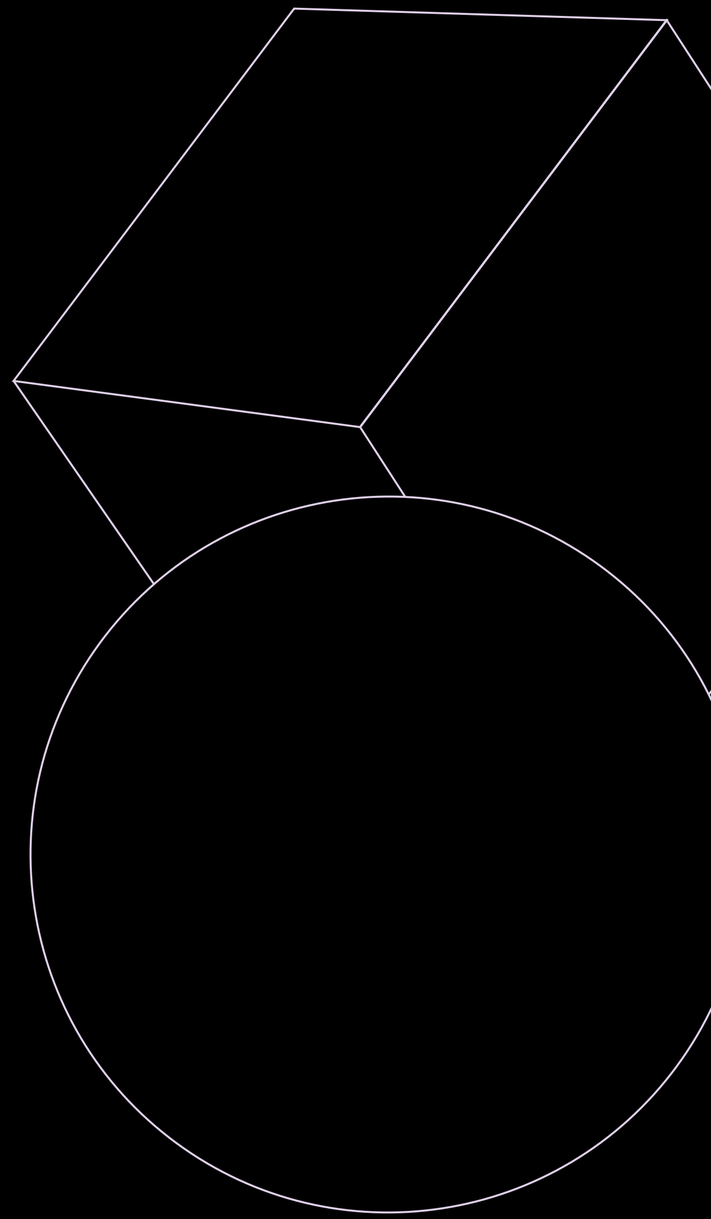

A development by:

bruntwood SciTech

VITA

January 2023. Subject to Contract.
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