THE BLADE

MANCHESTER, UK

COMMERCIAL SPACE **TO LET**

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Introducing a new commercial opportunity at Renaker's latest iconic tower; The Blade. Forming part of the Great Jackson Street Masterplan, The Blade sits within a cluster of residential towers. These towers currently provide homes for over 3,500 people, a number that will increase to over 10,000 when the masterplan is complete.

The scheme will comprise 51 floors of new residential accommodation. This accommodation will provide over 400 apartments as well as significant amenity space. The Blade sits between a new primary school, public park and three further residential towers; Three60 (under construction), Elizabeth Tower and Victoria Residence. Renaker's Deansgate Square development forms part of the same masterplan. At Deansgate Square, the ten commercial spaces are now fully let and have been carefully curated around a large high quality public square.

LOCATION

The Blade is accessed via Silvercroft Street, just off Chester Road (A56 (M)) providing direct access to the Mancunian Way Ring Road and the rest of the city. Deansgate Tram and railway stations are also just a short walk away meaning the scheme benefits from great access and transport links.

The Blade is well located to capitalise on the ever growing residential population in the area.

The opening of the public realm at Deansgate Square alongside a mix of commercial lettings has led to the area becoming a destination in it's own right, providing not only for residents of the area but also the wider city.

The nearby commercial operators are all independent locally based, they include **Salvis Italian restaurant, Deansgate General Store, Flourish, Atomeca wine/coffee bar, The Green Lab and Kitten Japanese restaurant.**

DESCRIPTION

Situated on the Ground Floor of The Blade, the Commercial unit also benefits from a first floor mezzanine, providing additional useful space for an operator. The unit provides a wide frontage overlooking the park and has double height glazed elevations with the potential for outdoor seating to the front. The unit will be handed over in shell condition with glazed frontages provided by the Landlord, along with capped off services, ready for an incoming tenant fit out.

SOME OF THE CURRENT BRANDS

Salvi's · REAL ITALIAN FAMILY CUISINE

THE GREEN LAB

KITTEN

FOOD SORCERY

ATOMECA

THE BLADE

FLOOR AREAS

Ground Floor: **155 sqm / 1,668 sq ft**

First Floor: **103 sqm / 1,109 sq ft**

Total Area: **258 sqm / 2,777 sq ft**

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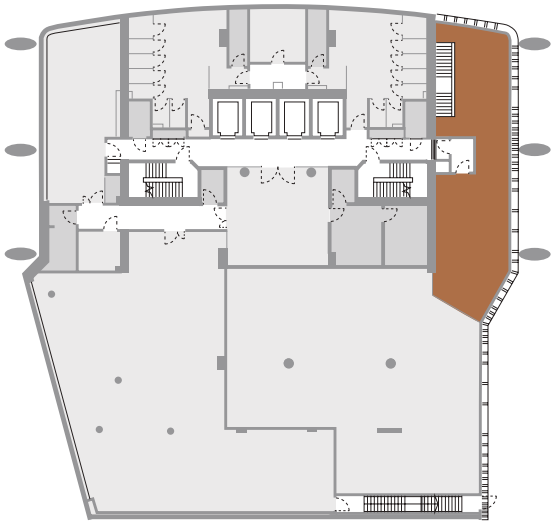
First Floor: **103 sqm / 1,109 sq ft**



COMMERCIAL TENANTS AT DEANSGATE SQUARE:

- General Store
- Salvis
- Kitten
- The Green Lab
- Atomeca
- Flourish
- CLNQ
- Deansgate Square Barbers
- Reviv

COMMERCIAL TERMS:

Rent: **£40,000** per annum

SERVICE CHARGE:

£1.50 per sq ft.

BUSINESS RATES:

Are to be assessed upon occupation.

TERM:

A new lease for a minimum term of 5 years is available.

PLANNING:

Use Class E - Commercial, Business & Service.

TIMING:

Practical Completion is due to be June 2023. The Landlord is looking to agree an Agreement for Lease now.

FOR MORE INFORMATION:

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