



# COMMERCIAL UNITS

WATERHOUSE GARDENS

# A place to live, eat, drink, shop, work and play

**PERMITTED USES: A1, A2, A3, B1 AND D1  
COMPLETION: Q2 2026**

Manchester is the birthplace of world-leading industries, home to innovation and first-rate education. Today, Waterhouse Gardens is located among colleges, universities and cultural venues; the places that foster Manchester's greatness. Adjacent to the site is Manchester College, a £100m campus project complete with TV, radio, art, and photography studios.

While nearby Chetham's School of Music is the UK's largest specialist music school. Close by is the AO Manchester Arena with the highest seating capacity of any indoor venue in the UK and the second largest in Europe. The arena hosts international music artists and sporting events attracting more than one million visitors each year.

**2,800 LOCAL RESIDENT FOR NEIGHBOURHOOD**

**1.2 MILLION AO ARENA VISITORS PER YEAR**

**1,000 COLLEGE STUDENTS & NEW EXPANSION**



**WATERHOUSE  
GARDENS**





N.O.M.A.



AO ARENA



Manchester College



Chetham's School Of Music



WATERHOUSE  
GARDENS



 WATERHOUSE GARDENS



Landscaped Public Realm



Connection To Music Arena



WATERHOUSE  
GARDENS

External Seating Areas Available



 WATERHOUSE  
GARDENS

High Visibility City Location



UNIVERSITY OF MANCHESTER

MANCHESTER TOWN HALL

PRINTWORKS

N.O.M.A.

ARNDALE

DEANSGATE

FOOTBALL MUSEUM

VICTORIA STATION

GREENBANK

CHEHAM'S SCHOOL OF MUSIC

AO ARENA

SPINNINGFIELDS

NEW BAILEY

MANCHESTER COLLEGE

GREENGATE

SALFORD



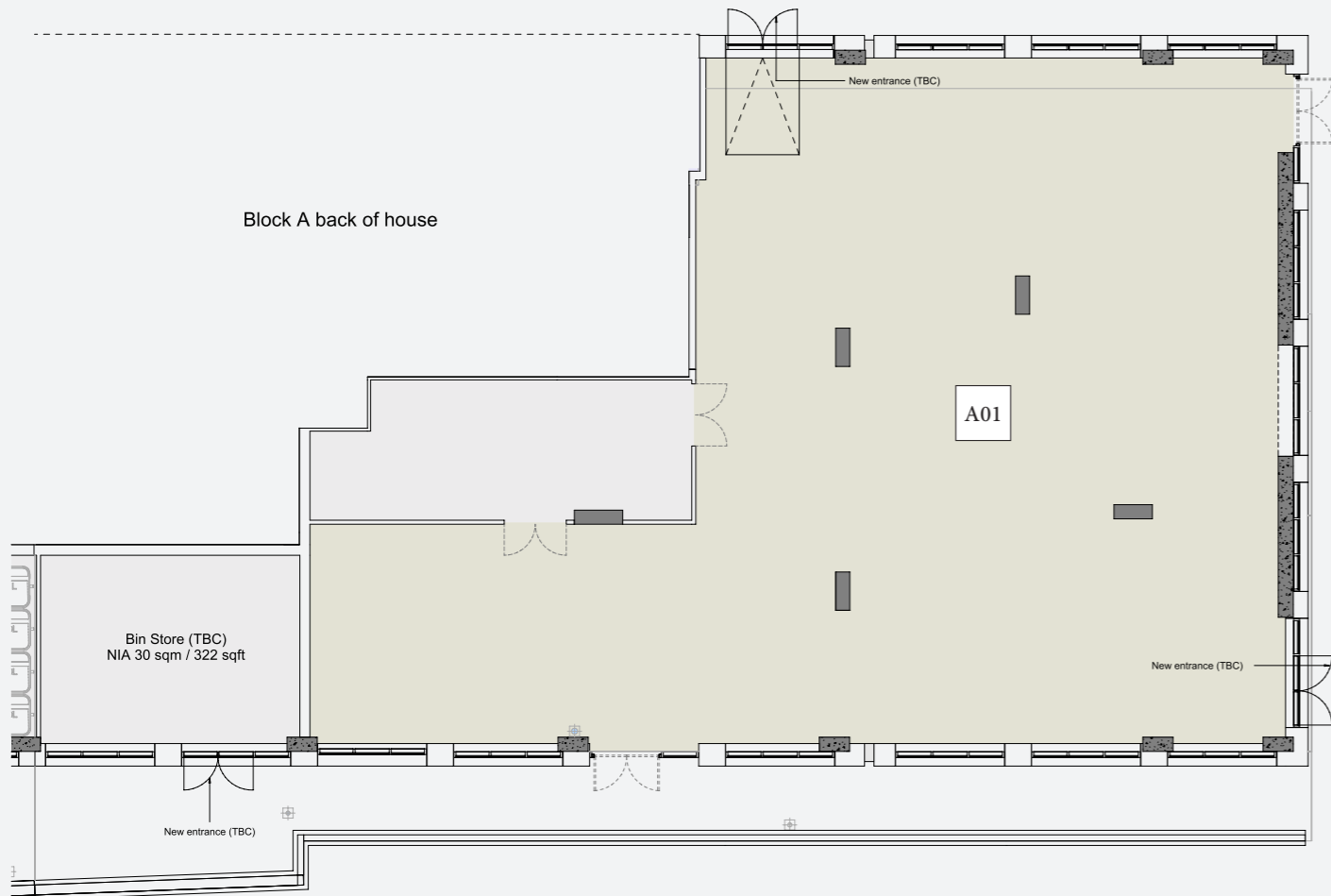
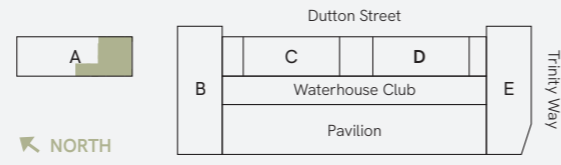
# Site Plan



\* LANDSCAPING ILLUSTRATIVE

FLOORPLANS  
Commercial Units

GROUND LEVEL  
UNIT A01

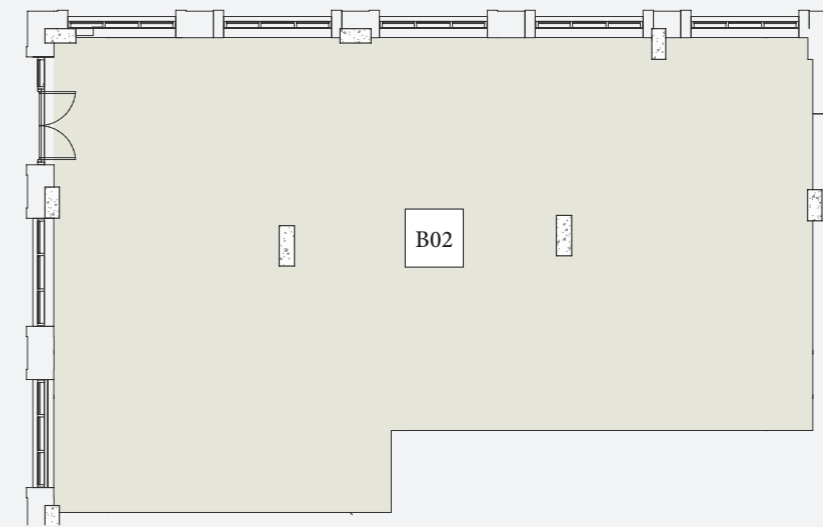
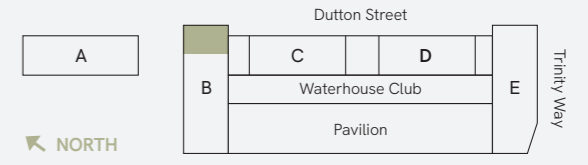


COMMERCIAL UNIT

Ground Level Area  
295m<sup>2</sup> 3175ft<sup>2</sup>

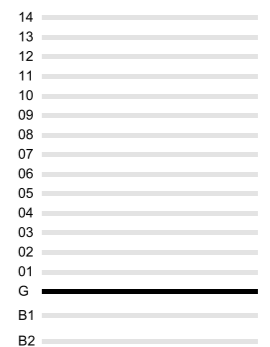


GROUND LEVEL  
UNIT B02



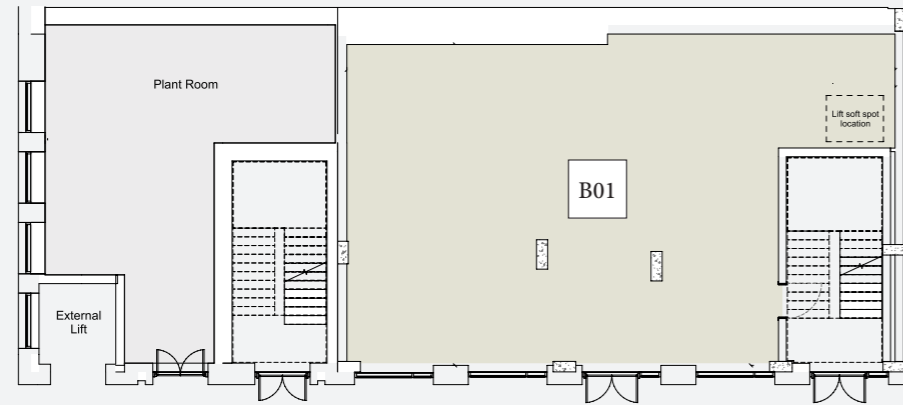
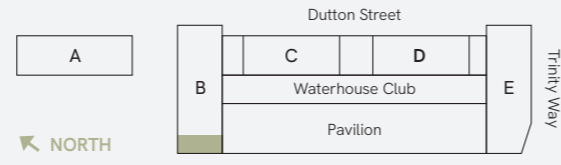
COMMERCIAL UNIT

Ground Level Area  
142m<sup>2</sup> 1528ft<sup>2</sup>



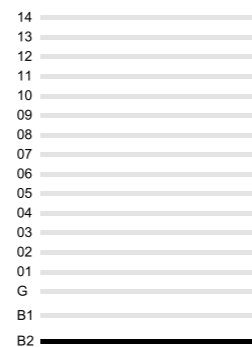
LEVEL B2

# UNIT B01



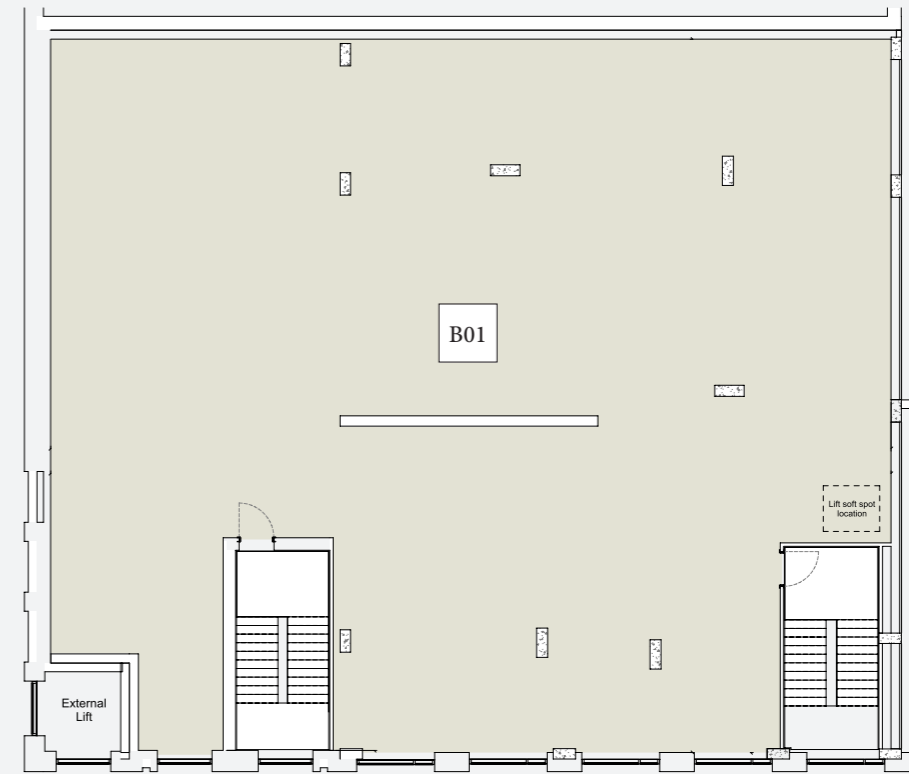
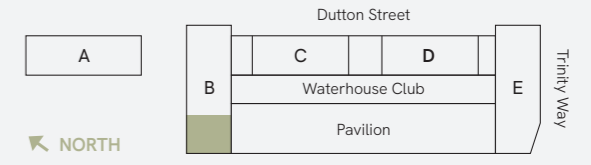
COMMERCIAL UNIT

Level B2 Area  
125m<sup>2</sup> 1345ft<sup>2</sup>



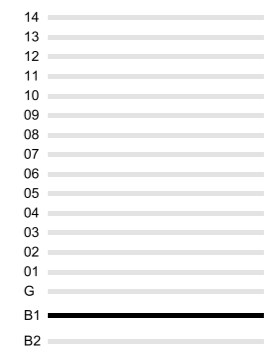
LEVEL B1

# UNIT B01



COMMERCIAL UNIT

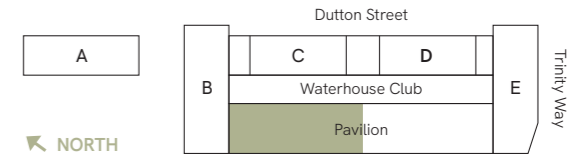
Level B1 Area  
454m<sup>2</sup> 4886ft<sup>2</sup>



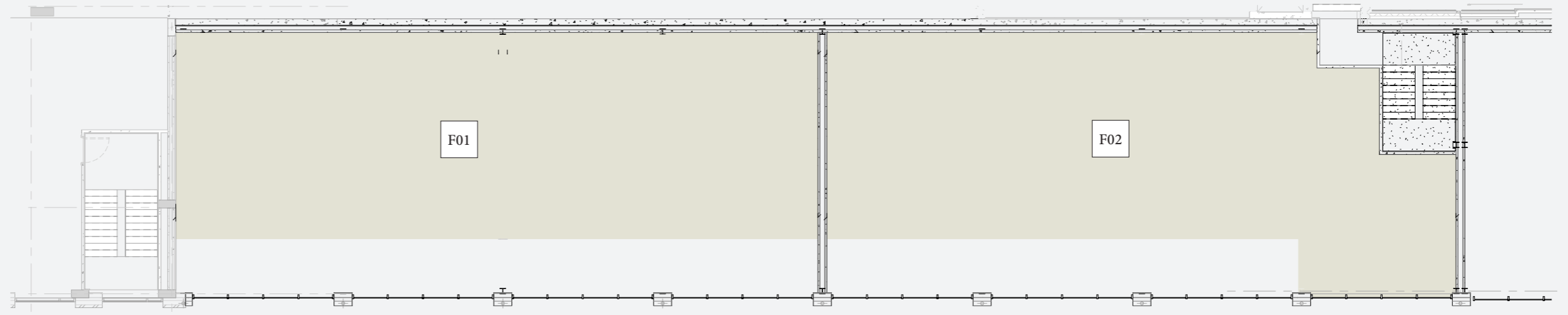
LEVEL B1

# UNIT F01, F02

Unit No	Unit Size
F01	93.2m <sup>2</sup> 1966ft <sup>2</sup>
F02	177.7m <sup>2</sup> 1913ft <sup>2</sup>



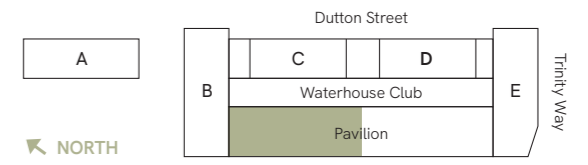
COMMERCIAL UNIT



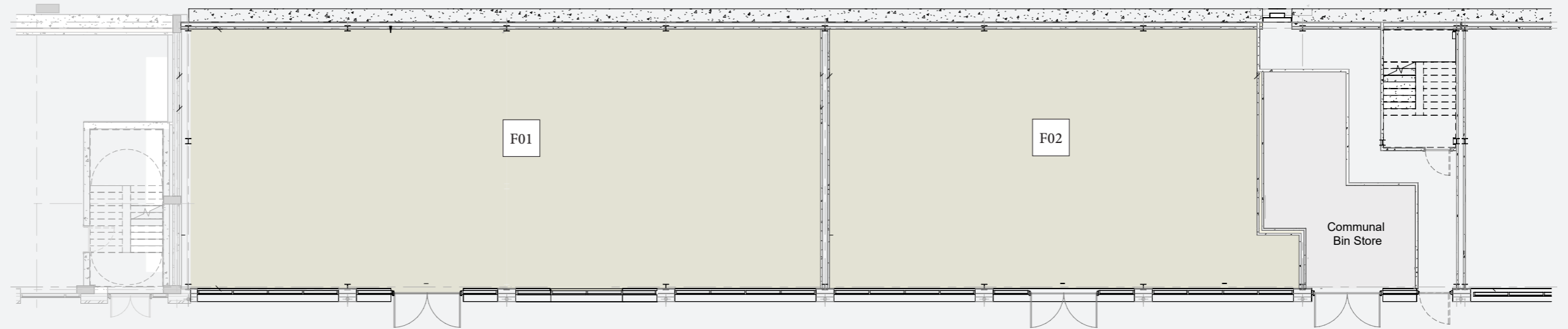
LEVEL B2

# UNIT F01, F02

Unit No	Unit Size
F01	228m <sup>2</sup> 2463ft <sup>2</sup>
F02	161.1m <sup>2</sup> 1734ft <sup>2</sup>



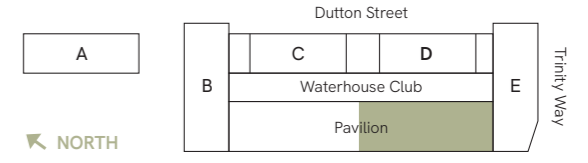
COMMERCIAL UNIT



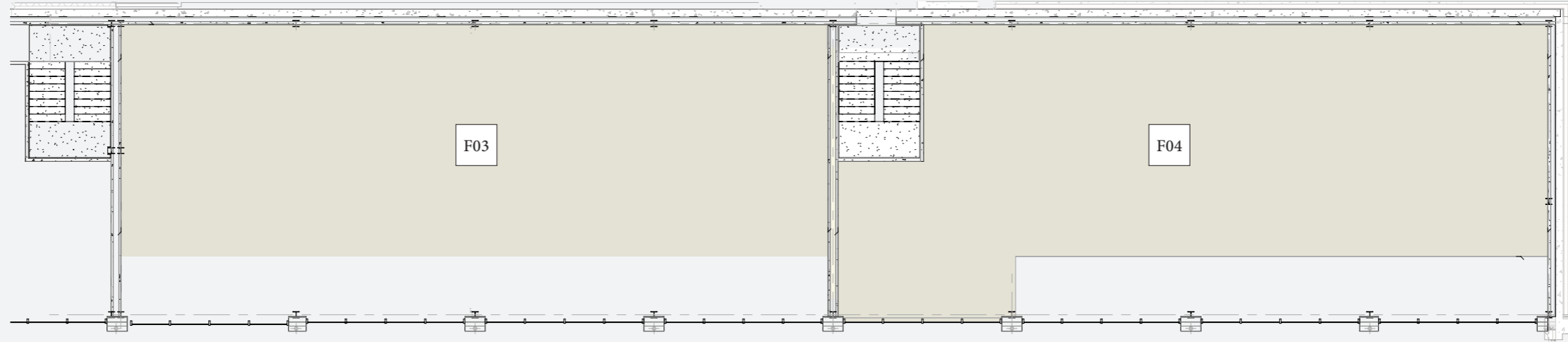
LEVEL B1

# UNIT F03, F04

Unit No	Unit Size
F03	179.1m <sup>2</sup> 1927ft <sup>2</sup>
F04	182.2m <sup>2</sup> 1961ft <sup>2</sup>



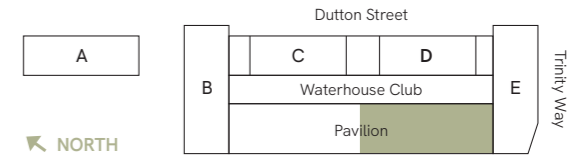
COMMERCIAL UNIT



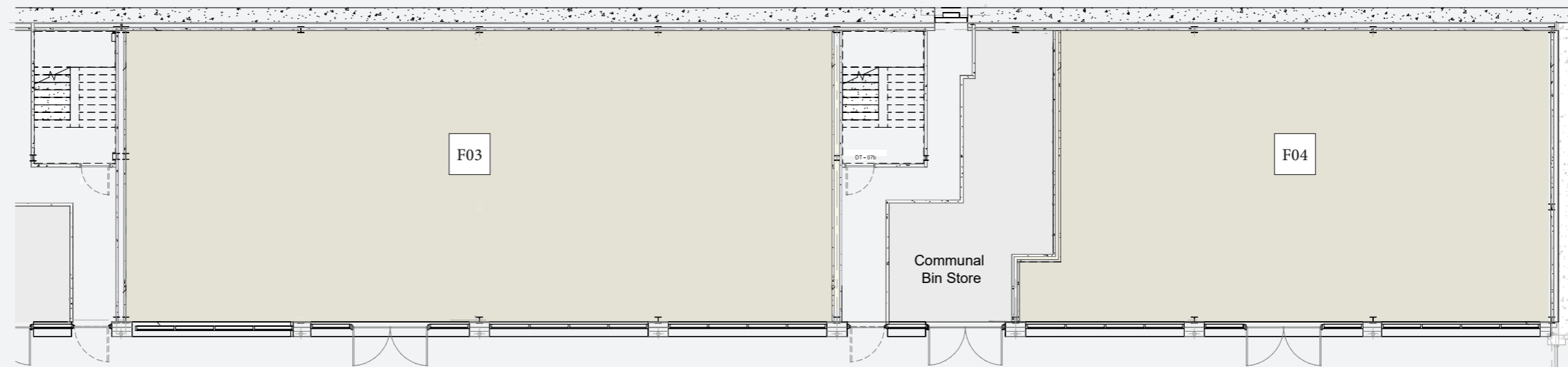
LEVEL B2

# UNIT F03, F04

Unit No	Unit Size
F03	227.4m <sup>2</sup> 2448ft <sup>2</sup>
F04	163.3m <sup>2</sup> 1758ft <sup>2</sup>

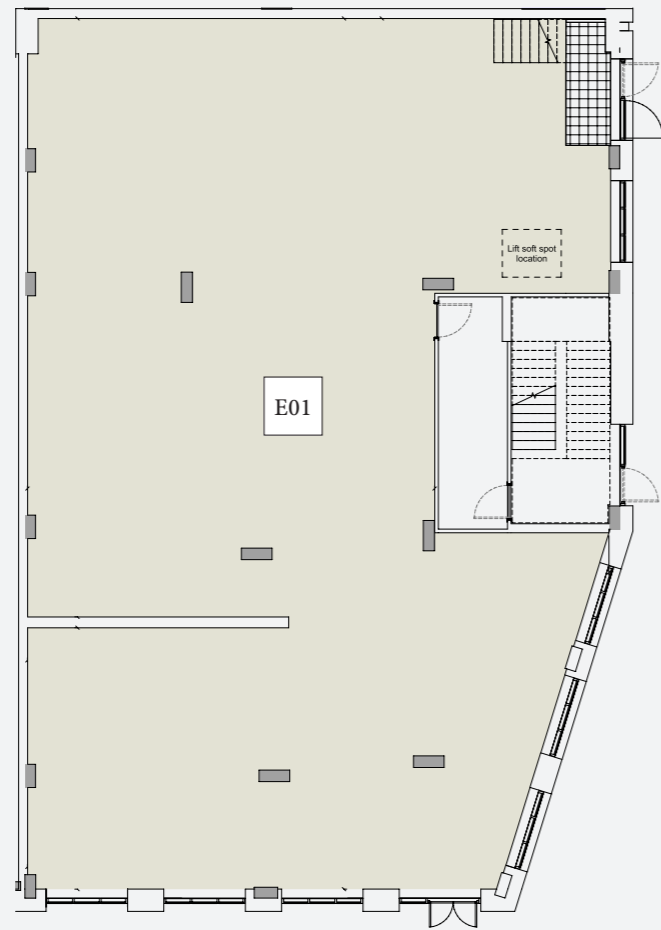
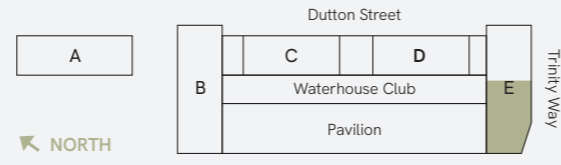


COMMERCIAL UNIT



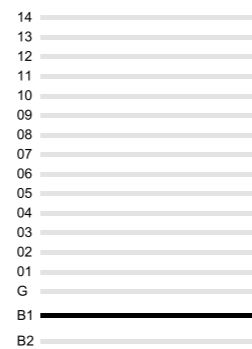
LEVEL B1

# UNIT E01



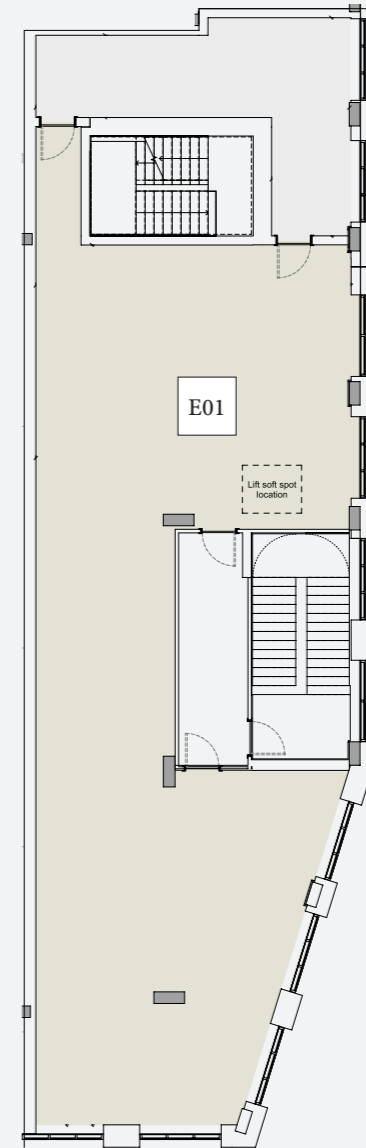
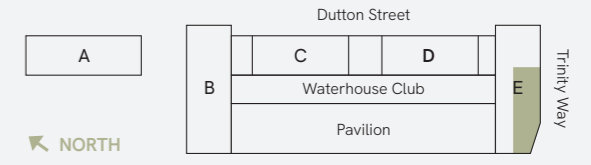
COMMERCIAL UNIT

Level B1 Area  
336m<sup>2</sup> 3616ft<sup>2</sup>



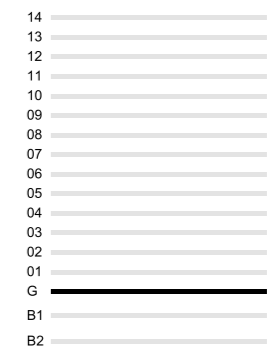
GROUND LEVEL

# UNIT E01



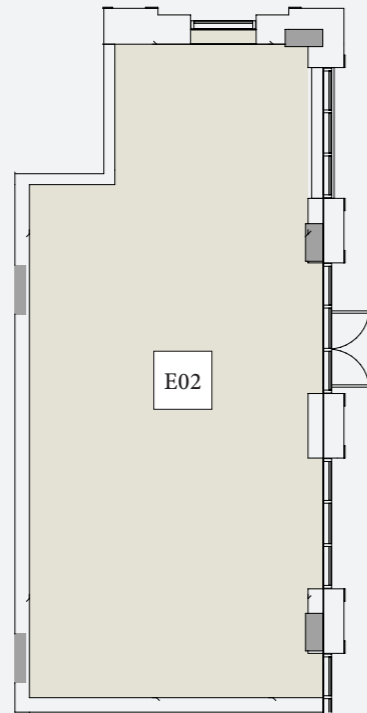
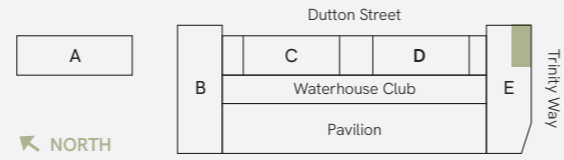
COMMERCIAL UNIT

Ground Level Area  
165m<sup>2</sup> 1776ft<sup>2</sup>



GROUND LEVEL

# UNIT E02



 COMMERCIAL UNIT

Ground Level Area  
51m<sup>2</sup> 548ft<sup>2</sup>





**CONOR MULLOY**

E: CONOR.MULLOY@G-S.CO.UK  
T: 0161 302 531  
M: 07841661990



WWW.STARKAPROPERTY.COM

**DAVID BELL**

E: DAVID@STARKAPROPERTY.COM  
T: 07870 999 651

**SAMMY JONES**

E: SAMMY@STARKAPROPERTY.COM  
T: 07447 048 628

**TESS GILL**

E: TESS@STARKAPROPERTY.COM  
T: 07788 284 982



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