

# 22 Little Lever Street

Manchester, M1 1HR

DANIEL & CO  
HARRIS



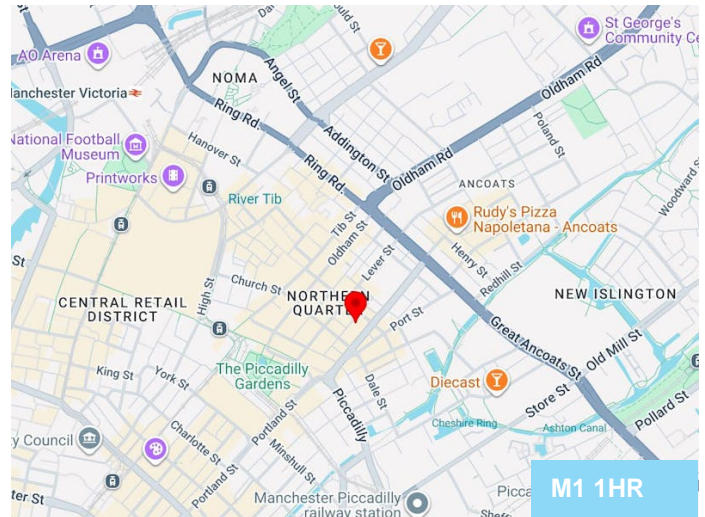
## TO LET

1,872 SQ FT  
(173.91 SQ M)

£35,000 PER ANNUM

Self-Contained Office





## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,872 sq ft                        |
| Rent           | £35,000 per annum                  |
| Rateable Value | £18,000<br>From April 2026         |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D                                  |

## Description

The premises comprise self-contained accommodation over basement, ground, first and second floors with good natural light, audio entry phone and security shutters. The second floor also includes a fully glazed meeting room.

## Location

The property is located immediately off Stevenson Square in the heart of the City's Northern Quarter, surrounded by a variety of coffee shops, bars, restaurants and offices. The Northern Quarter is regarded as the principal creative, media and fashion location in the City and is a short distance from Piccadilly Train, Bus and Tram stations with numerous car parks in the vicinity.

## Accommodation

The accommodation comprises the following areas:

| Description  | sq ft        |
|--------------|--------------|
| Basement     | 423          |
| Ground Floor | 463          |
| First Floor  | 497          |
| Second Floor | 489          |
| <b>Total</b> | <b>1,872</b> |

## Lease

The premises are to be made available on the basis of a new full repairing and insuring lease for a term to be agreed.

## Planning

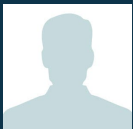
The unit is available for office use. Other commercial uses will also be considered.

## Viewings

Strictly by appointment with the appointed Agent.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



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### IMPORTANT NOTICE

Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract. Members of the Agents firm have no authority to make any representation or warranty in relation to the property. Generated on 17/04/2026

