

Over 10,000 square feet (929 square metres) of unique and individual space

Fantastic historical and architectural features

New lift servicing all floors

Space/access for a canal barge

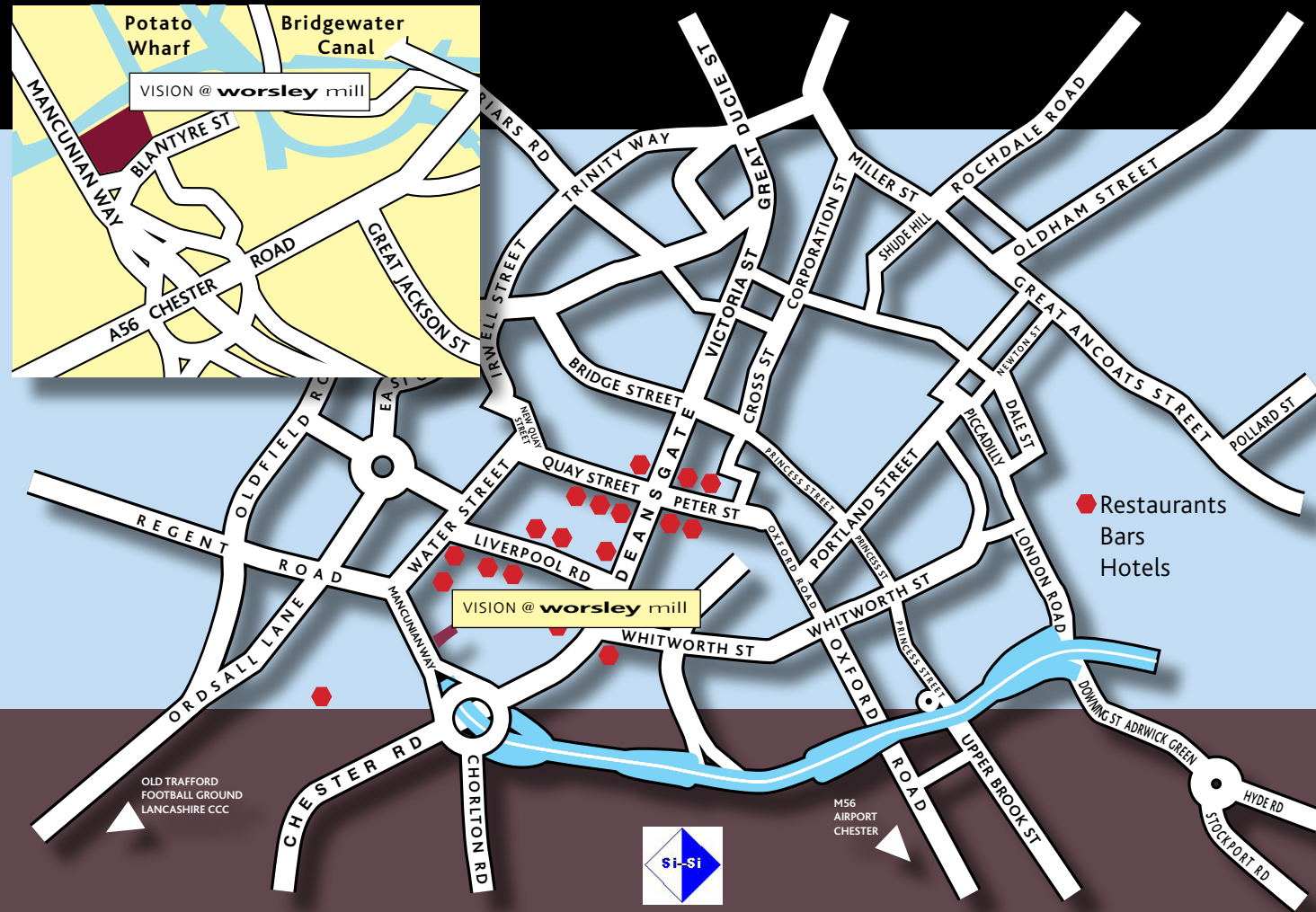
Highly visible location

Close to the bars and restaurants of Castlefield

Ideally located for road transport links

Short walk to Metrolink station

Outside space for 16 cars



Si-Si Investments Limited

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Edwards & Co
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Disclaimer:

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VISION @ **worsley mill**



You'll see.



10,560 sqft 982 sqm

To Let For Sale

www.worsleymill.com

Schedule of accommodation

Mancunian Way Section

4,942sqft (459.17sqm) - GIA

Two Storey Showroom Section

2,851sqft (264.86sqm) - GIA

Flywheel Section

2,767sqft (257.09sqm) - GIA

Tenure: 999 long leasehold with effect from 2001

Terms: The premises are offered either long leasehold or leasehold. Full details upon application.

Costs: Each party will bear their own legal and other related costs of the transaction



VISION @ **worsley** mill



Imagine the vision

Imagine being offered the opportunity to buy a unique and exciting property in one of Manchester's most sought after locations.

Step inside the building and as you look out of the window at the peaceful pathway of water flowing by, let your creativity begin to unfold. Envisage the opportunities and possibilities before you, and see in your mind's eye the potential that could so easily become a reality...

You'll see

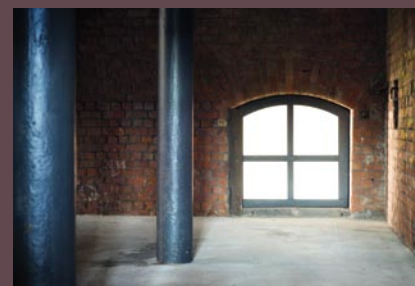


Imagine no longer

Located on the Bridgewater canal and a skipping stone's throw away from the cosmopolitan bars and restaurants of Castlefield, the Museum of Science and Industry and the Hilton Tower, Worsley Mill occupies a prominent position on one of Manchester's most frequently used commuter roadways – the Mancunian Way.

In this exciting area abundant with culture and entertainment, where redbrick buildings and cobbled streets meet glass-fronted apartment complexes, Worsley Mill is a truly unique jewel amongst the crown that is Castlefield.

The property has sixteen car parking spaces and a large outdoor patio area straight onto the waterfront - ideally suited for an informal meeting space - offering the ideal working lifestyle for companies looking for a workspace outside the norm.



Let your mind wander

Step inside Worsley Mill and be taken aback by the amazing structural and architectural features preserved from the building's working days as a flour mill. With a large disused pump from an artesian well as the focal point, it doesn't take much imagination to envisage the fantastic and flexible workspace that could easily be created. With exposed brickwork, feature windows and quirky dividing walls to work with, Worsley Mill offers a character and charm rarely found in commercial properties.

With planning for showroom space and leisure in place, and offering the prospect of a spacious office with a mezzanine level/gallery and glazed frontage straight onto the Mancunian Way, there's a wealth of opportunities to take advantage of in this grade two listed building.