

urbansplash

Albert Mill Castlefield Manchester



**Office / retail / leisure
for sale or to let**
764 sq ft - 8,758 sq ft

Albert Mill is a stunning Victorian mill, one of the last of its kind in Manchester city centre. We've refurbished it as shell spaces, where you can buy or rent some space to do your own thing, to create your perfect place to work, or live.

Albert Mill is bursting with original features, brickwork, cast iron columns, timber beams and floors. But apart from that it's a blank canvas.

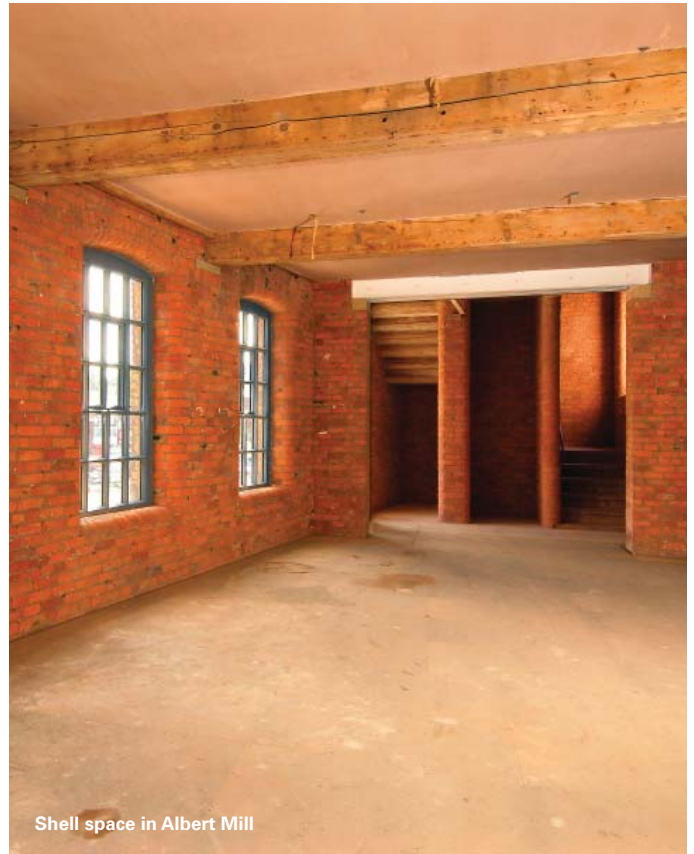
Come and have a go... if you think you're hard enough!



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Shell space in Albert Mill



Shell space in Albert Mill

Albert Mill

Ellesmere Street

Castlefield

Manchester

M15 4JY

Are magnolia walls and polystyrene ceilings stifling your creativity? Does the rattling of your clapped out air conditioning unit send you bonkers? Then Albert Mill could be just what you're looking for.

Albert Mill is 8,758 sq ft of commercial space for sale or to let as shells. The foundations are here for you to realise your ideal workspace, the only limit is your imagination.

We'll give you four walls, blasted brickwork of course, a front door, windows (timber not UPVC) and capped services, and the rest is entirely up to you. And you'll be in good company as your neighbours on the upper floors will all have chosen to buy their own homes as shells, to make their own mark.

Location

Albert Mill is in Castlefield, Manchester. A place where bars, restaurants, canals and open spaces sum up everything that living and working in Manchester means. Albert Mill is a five minute walk to the City Centre along the canal towpath, and has excellent transport links with Cornbrook Metrolink station next door, proximity to Deansgate station and direct access onto the Mancunian Way and further motorway network. Close enough to the city to be part of it, but detached enough not to be smothered by it, Albert Mill sits just on the edge.

» [Click here to see location map](#)



Specification

Finishes, fixtures and fittings

- Brickwork sandblasted and cleaned
- Hardwood timber panelled doors with stainless steel ironmongery
- Cast iron columns, fire protected, primed and compliant with building regulations
- New timber double glazed windows with opening lights
- Concrete floor with 200mm zone for purchaser / tenant finish

Services

- Water, electricity and telephone connections

Common areas

- Lift access
- Bicycle storage

Floor areas

Unit number	Area (Sq ft)	Area (Sq m)
Lower ground floor		
108	1,760	163
109	2,150	199
Ground floor		
101	1,186	111
102	1,072	100
103	800	75
104	759	71
105	796	74
106	638	59

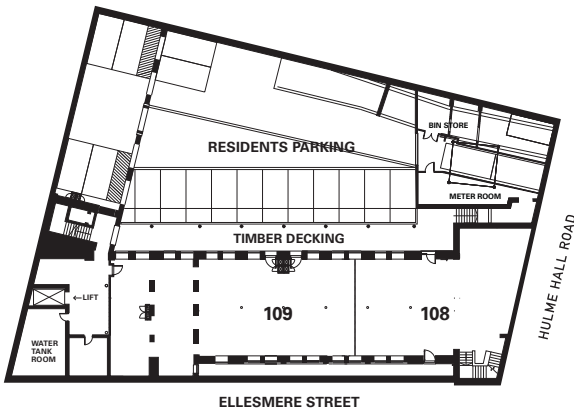
Please note that units 102 - 105 can potentially be combined to create spaces of between 759 - 3,427 sq ft dependent on the combination.

Units 108 and 109 can potentially also be combined to create a total space of up to 3,910 sq ft.

Floor plans

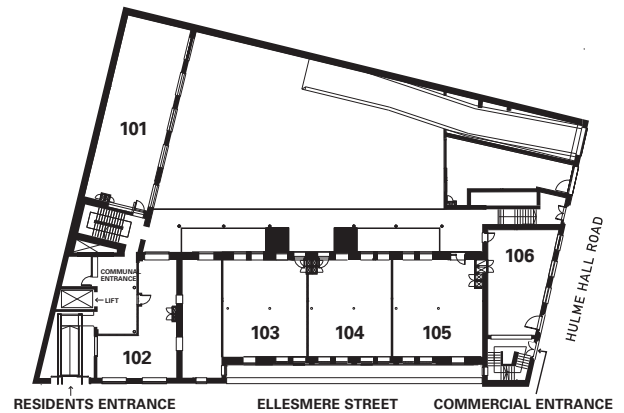


Level 00 - Lower ground floor



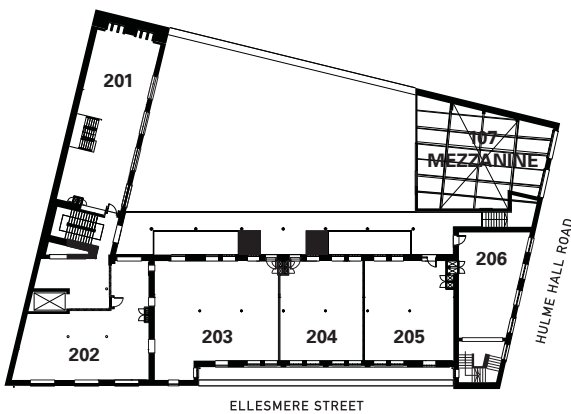
Please note that units 108 and 109 can potentially be combined to create a space of up to 3,910 sq ft.

Level 01 - Ground floor

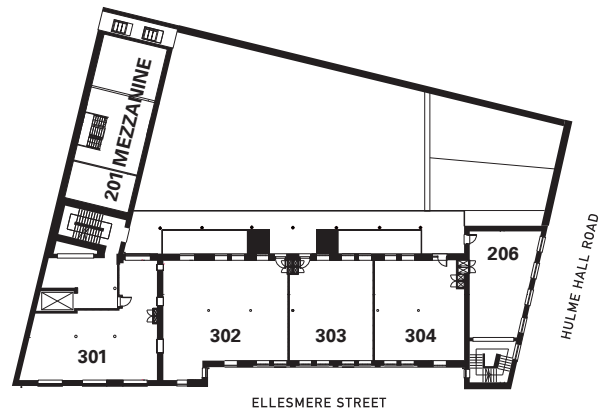


Please note that units 102 - 105 can potentially be combined to create spaces of between 759 - 3,427 sq ft dependent on the combination.

Level 02 - First floor



Level 03 - Second floor



Level 04 - Third floor



Level 05 - Mezzanine to level 04



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