

Office Suites 102 & 201-202

Royal Mills, Redhill Street, Ancoats, M4 5BA

DANIEL & CO
HARRIS



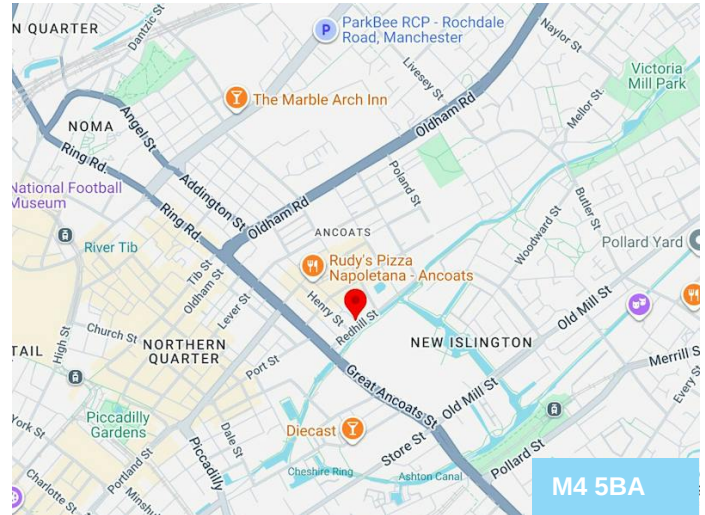
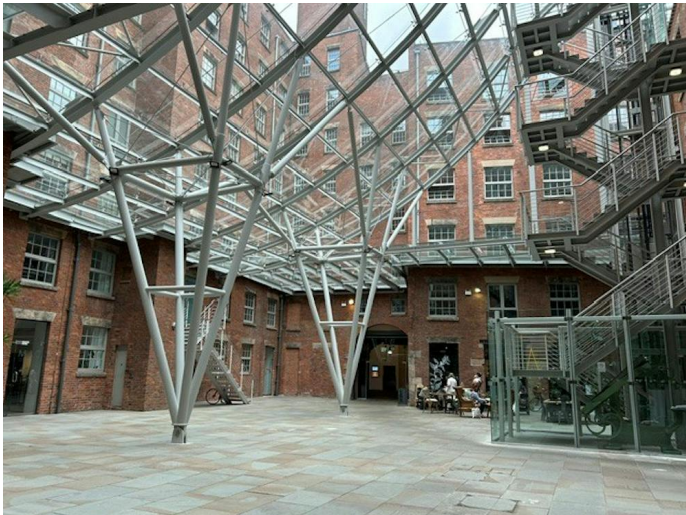
TO LET

736 TO 1,245 SQ FT
(68.38 TO 115.66 SQ M)

Office Suites To Let

- Fully Fitted
- 24 Hour Access
- Parking On Site Available
- Fixed Service Charge (Including Electricity & Heating)

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Summary

Available Size	736 to 1,245 sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The office suites are located in Royal Mills, a Grade II mill originally developed in 1798 and comprehensively refurbished in 2013 to create commercial space on lower floors and residential apartments above. The building has 24 hour Concierge, glass atrium, courtyard cafe and roof garden.

The office suites are well fitted and ready for immediate occupation. The spaces are fully carpetted with LED lighting. The larger suite has its own kitchen and WC facilities, the smaller one has shared facilities. Features include central heating, fob entry, use of terrace, finger print access, shower and bike store with parking space also available.

Location

Royal Mills is located in Ancoats on Redhill Street adjacent to Great Ancoats Street (inner ring road) and close to several bus routes and the New Islington Tram stop. It is situated close to both New Islington and the Northern Quarter and the shops, cafes and restaurants of Cutting Room Square.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent	Service charge
Unit 102	736	68.38	£15,900 /annum	£3,535 /annum
Unit 201-202	1,245	115.66	£26,800 /annum	£5,885 /sq ft
Total	1,981	184.04		

Leases

Leases are available for terms to be agreed on Full Repairing and Insuring Basis (by way of Service Charge). NB The Service Charge is capped and includes both electricity and heating.

Planning

The units are suitable for office use.

Viewing

Strictly by appointment with the appointed Agents.

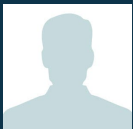
Identity Checks/AML

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.

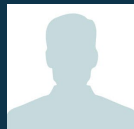
Business Rates

Unit 102: Rateable Value £15,500

Unit 201-201: Rateable Value £26,500



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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 10/09/2026

