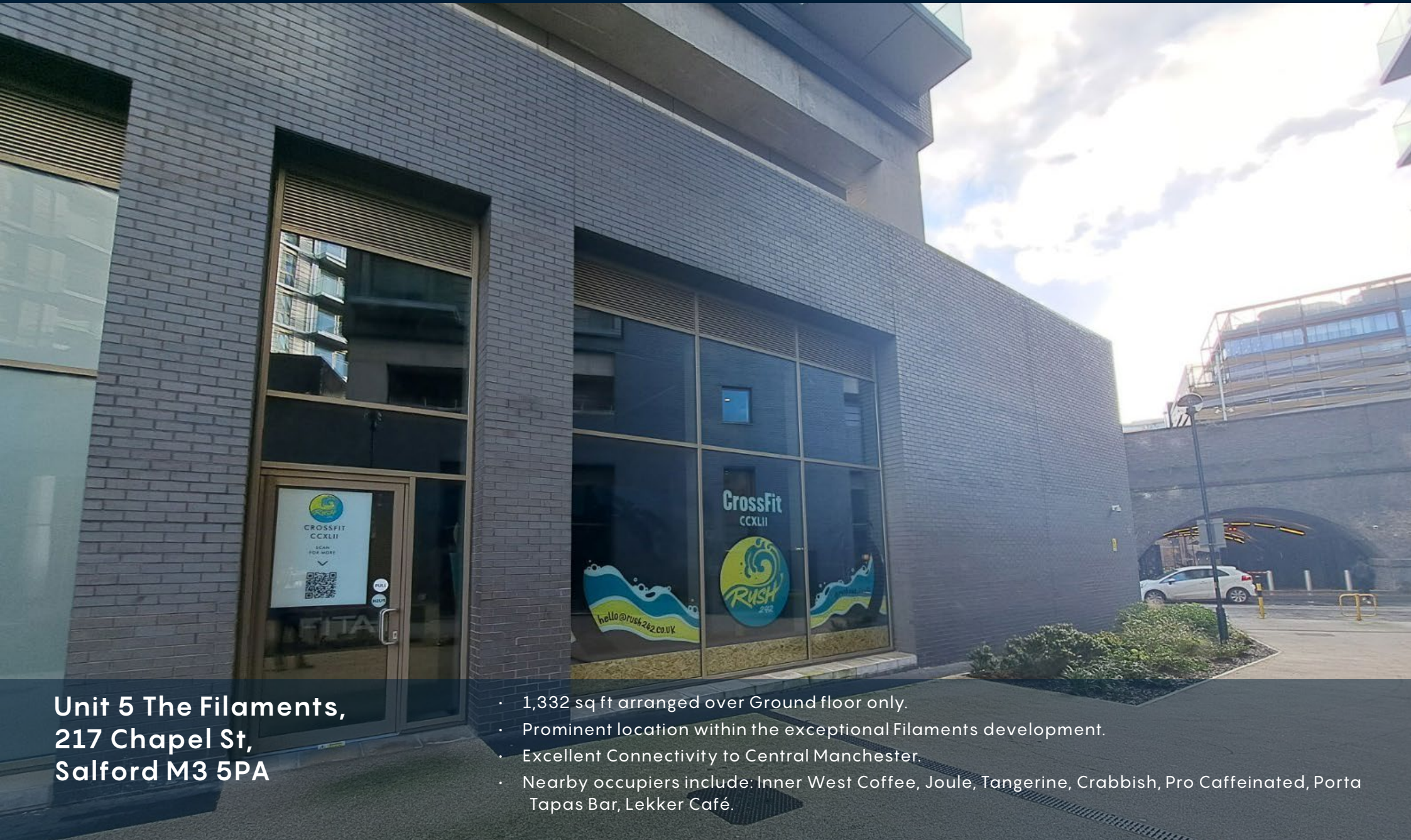


**TO LET**  
**PROMINENT RETAIL/LEISURE OPPORTUNITY**



**Unit 5 The Filaments,  
217 Chapel St,  
Salford M3 5PA**

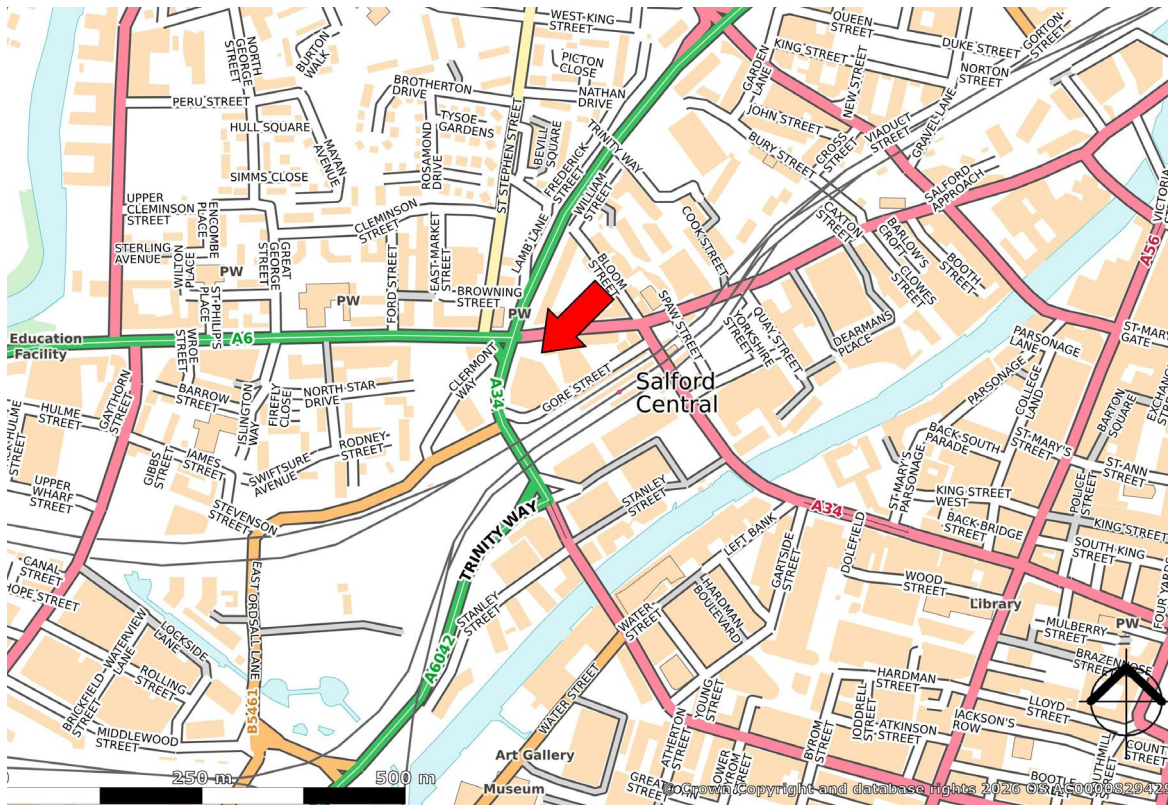
- 1,332 sq ft arranged over Ground floor only.
- Prominent location within the exceptional Filaments development.
- Excellent Connectivity to Central Manchester.
- Nearby occupiers include: Inner West Coffee, Joule, Tangerine, Crabbish, Pro Caffeinated, Porta Tapas Bar, Lekker Café.

## LOCATION

The Filaments is located in a highly sought after area off Chapel Street in Salford and is conveniently located within walking distance of the popular Spinningfields and Deansgate districts within Manchester City Centre. The development benefits from excellent connectivity to the regional motorway network via the M602 and is ideally situated next to Salford Central Station.

Salford continues to witness considerable residential growth with various large scale development being built within the immediate vicinity. This ensures a substantial captive audience for any operators seeking space in this location.

The area is popular with a host of quality retail and leisure operators such as Inner West Coffee, Joule, Tangerine, Crabbish, Pro Caffeinated, Porta Tapas Bar, Lekker Café all trading within the locality, which in turn creates a vibrant commercial environment.



## THE FILAMENTS

The Filaments is an exceptional mixed use development, comprising of 376 apartments with a mixture of one, two and three bedroom apartments as well as six townhouses to rent. The development contains two buildings, with six retail and leisure units at ground floor and creates an internal pedestrian piazza, perfect for outdoor seating.



## ACCOMMODATION

Unit 5 is a large corner unit arranged over ground floor and fronts the piazza with an outside seating area.

The property comprises the following approximate floor areas:

Floor	SQ M	SQ FT
Ground Floor	123.7	1,332



## LEASE

The premises are available by way of new effectively fully repairing and insuring lease for a term of years to be agreed.

## QUOTING RENT

Upon application.

## BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## EPC

Energy Performance Certificate Rating available on request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.