



UNIT: T1

# Vita Living North

Available Now

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# Vita Living North

## Unit T1

Circle Square Oxford Road, Manchester, M1 7ED  
Permitted use : A1, A3, A4, A5

### SCHEDULE OF ACCOMMODATION

The premises are arranged over ground & mezzanine floors providing the following approximate gross internal floor areas:

### TOTAL SIZE

	<b>1,503 sq ft</b> Ground floor	<b>2,256 sq ft</b> Mezzanine floor
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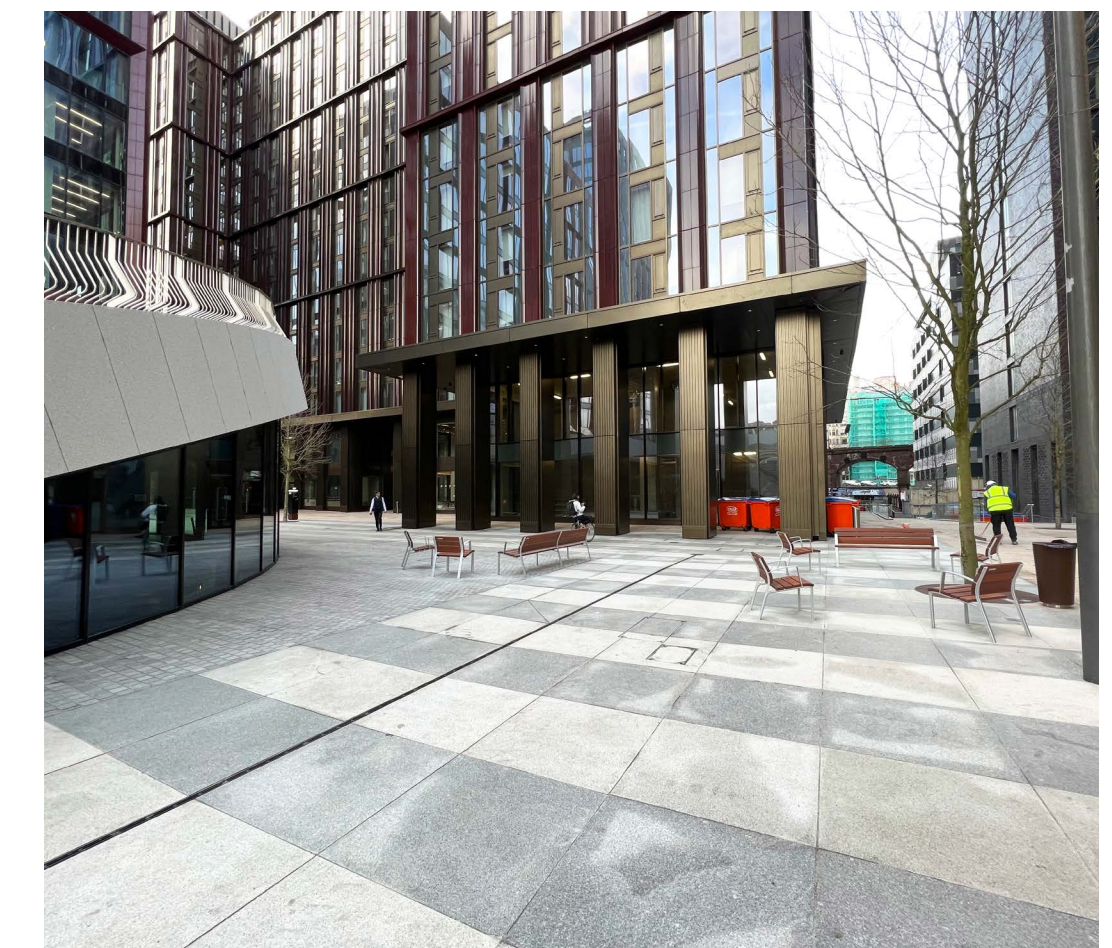
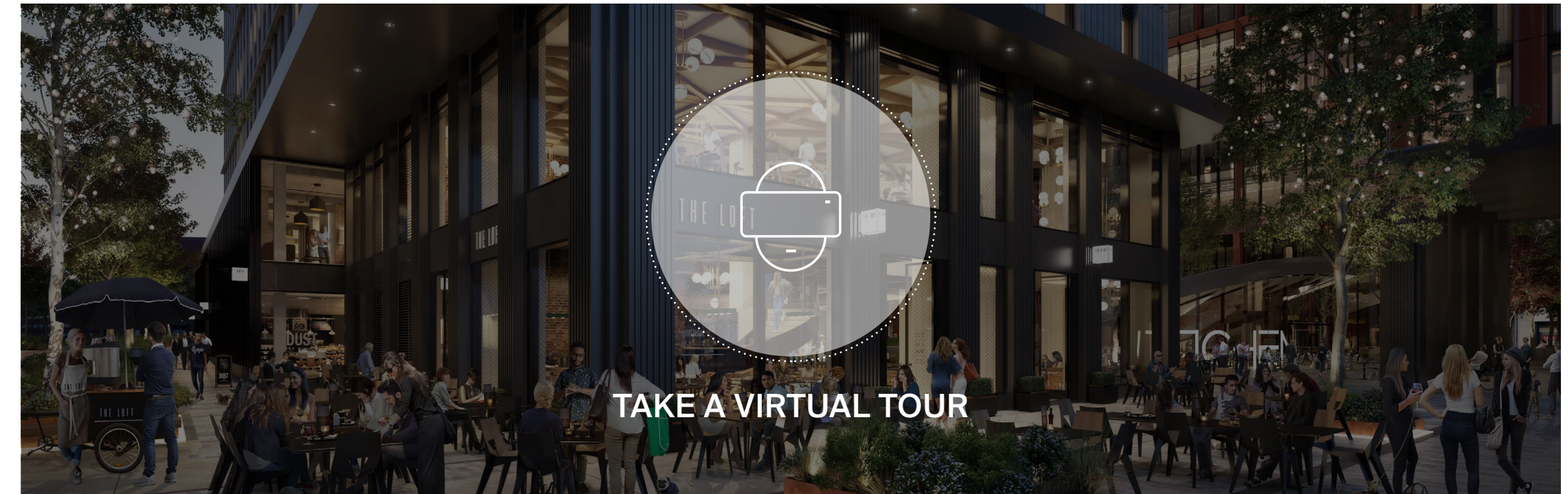
### TERMS

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

### RENT

**£75,000 per annum exclusive of VAT. A service charge is payable on these premises.**  
Further information is available upon request.

# RETAIL UNIT T1



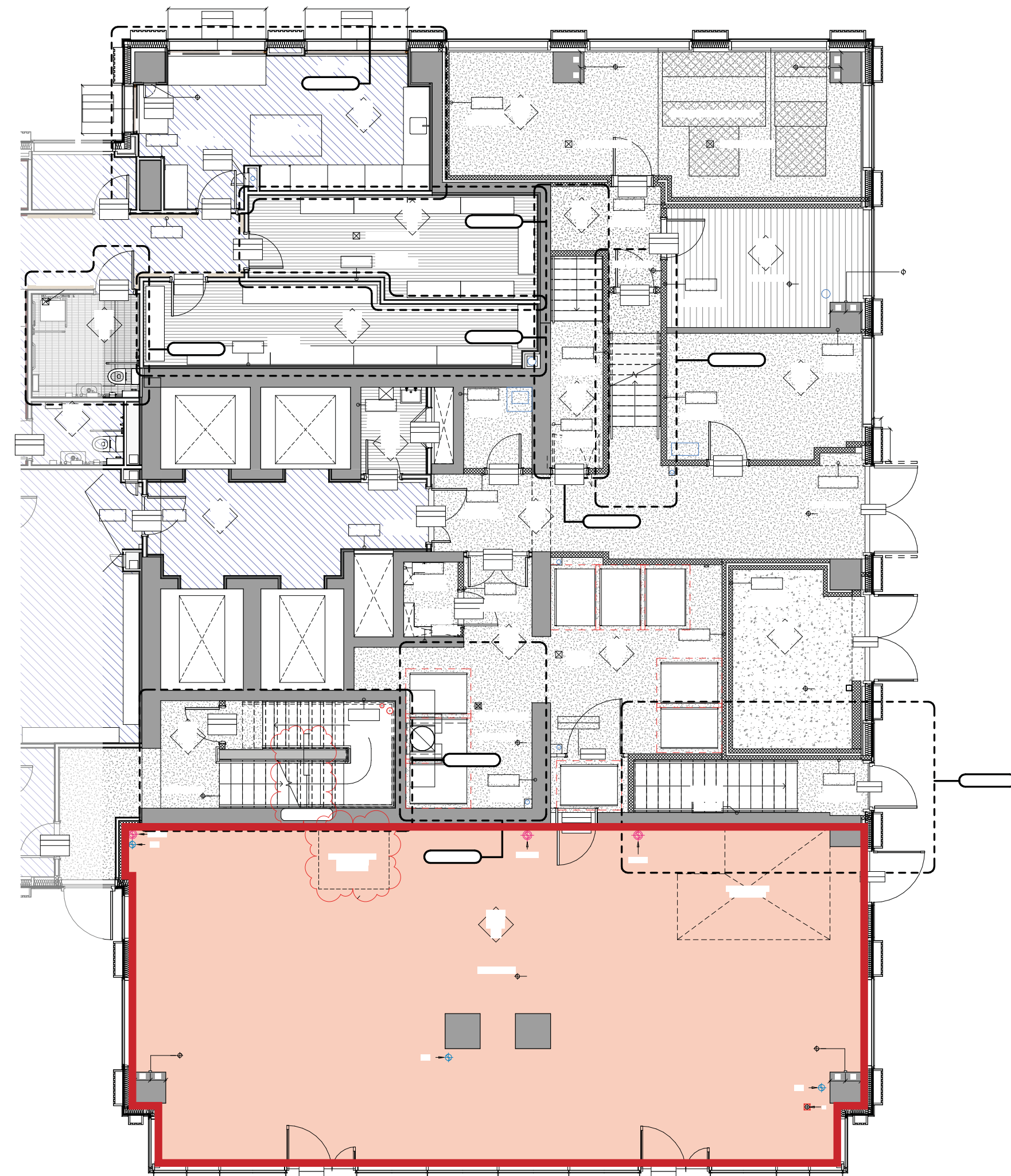
# EAT. DRINK. SHOP.

# Internal layout plan



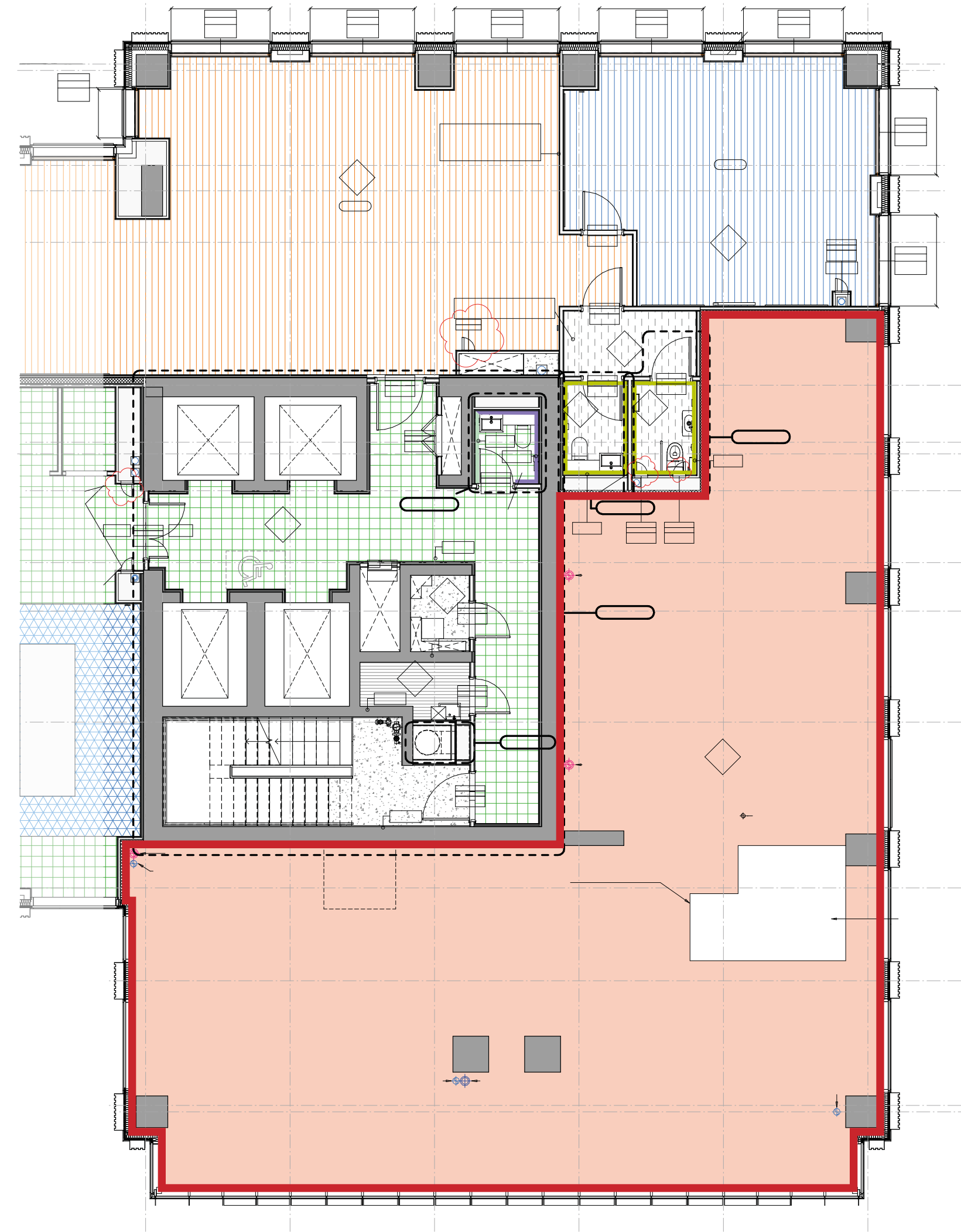
GROUND FLOOR

1,503 sq ft



MEZZANINE FLOOR

2,256 sq ft



# Masterplan: Retail

**KEY**

● Completed    ● In Legals / Under Offer    ● Available

01 **CANVAS**

02 **TAHI**  
ESTERY

03 **LAP**  
BICYCLE WORKSHOP

04 Available

05 Available

06 **FEDERAL**  
CAFE & BAR

07 Available

08 **TRIB3**

09 **HELLO ORIENTAL**  
MARKET

10 Available

11 **N B**

12 **Uncle T**

13 **Boo.**

14 **In Legals**  
STRAIGHT LINES CIRCLES

15 **PICNIC** In Legals

16 Fiori by E L & N  
LONDON

17 Puisin Cosmetics

18 **Mr Su's Noodles and Dumplings**

19 One Home Minimart

20 **In Legals**

21 **bird of prey**

22 **TSUJIRI**  
SINCE 1880

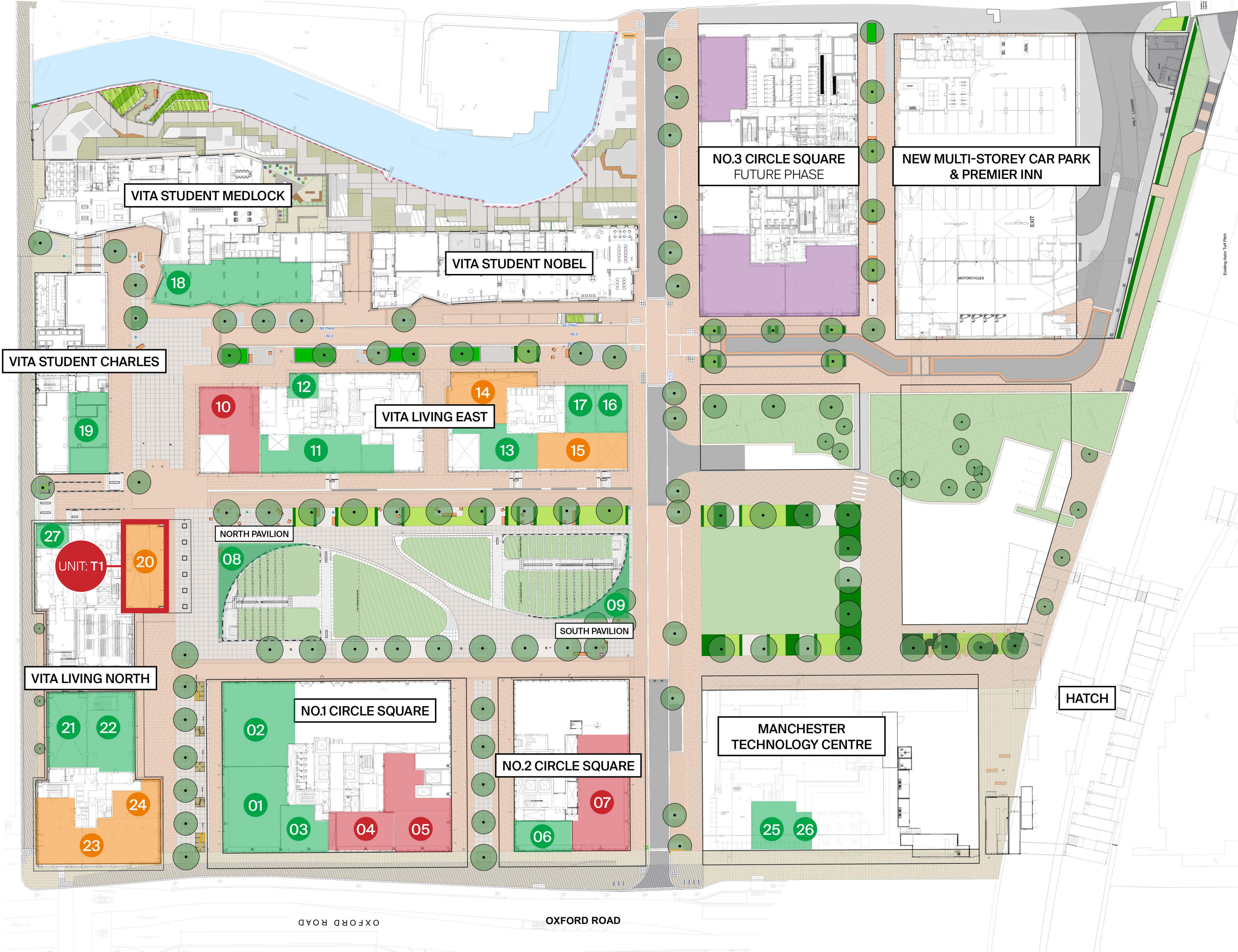
23 **ASDA** In Legals

24 Karaoke Bar (In Legals)

25 **TESCO**

26 **little farm**

27 Nicholls & Co Barbers



# Location

## Transport & Connectivity



**20 minutes by car**  
to Manchester Airport



**10 minutes walk**  
to Piccadilly Train Station



**Six car parks**  
within a 10 minute walk



**2 minutes walk**  
to Oxford Road Train Station



**Europe's best**  
connected public transport route



**8 minutes walk**  
to St Peter's Square Metrolink Interchange



**Direct connections**  
to all major rail networks



St Peter's Square provides direct routes to Victoria Station, Piccadilly Station, Manchester Airport, East Didsbury, Altrincham, MediaCityUK, Ashton-under-Lyne, Bury and Rochdale Town Centre.

## Amenities

### Restaurants / Bars

- 01 Fumo
- 02 Gorilla
- 03 Nando's
- 04 Hatch
- 05 Refuge
- 06 Five Guys
- 07 Navarro Lounge
- 08 Mowgli
- 09 Brew Dog
- 10 YES
- 11 Wood
- 12 Street on 1st
- 13 The Gas Works
- 14 Indian Tiffin Room
- 15 Bundobust

### Cafes / Coffee Shops

- 01 Ditto Coffee
- 02 Nudo Sushi Box
- 03 Chango's Burrito Bar
- 04 Starbucks
- 05 Pret a Manger
- 06 Takk
- 07 R&V
- 08 Caffè Nero
- 09 The Eighth Day Cafe

### Points of Interest

- 01 Palace Theatre
- 02 Dog Bowl
- 03 The Deaf Institute
- 04 Manchester Aquatics Centre
- 05 Manchester Museum
- 06 HOME
- 07 RNCM
- 08 Bridgewater Hall
- 09 Manchester Art Gallery

### Hotels

- 01 The Midland
- 02 Kimpton Clocktower
- 03 Holiday Inn Express
- 04 Hyatt Regency Hotel
- 05 The Premier Inn - Circle Square

### Shops

- 01 Tesco Express
- 02 Sainsbury's Local
- 03 Tesco Express
- 04 Co-op
- 05 Utility
- 06 Blackwells
- 07 One Time



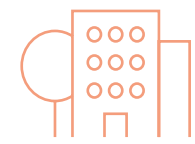
# Masterplan



**480,000 sq ft**  
commercial office space



**1,100** high quality  
student apartments



**683** private rented  
sector apartments

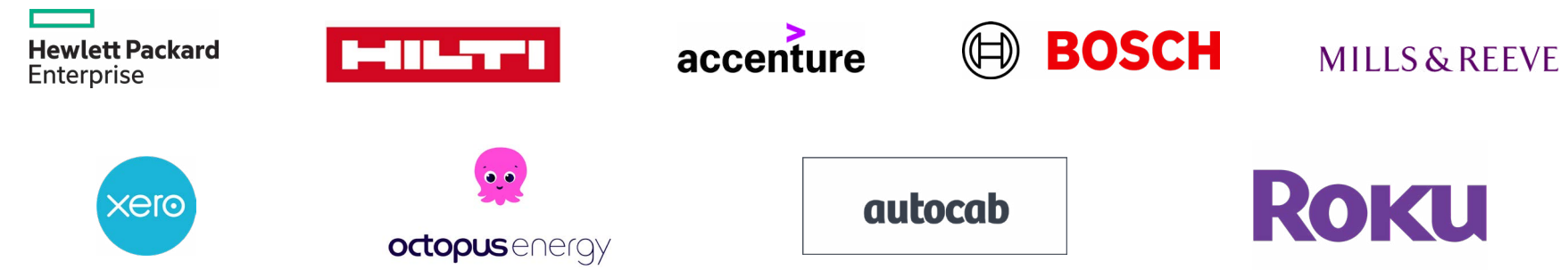


# Who's here

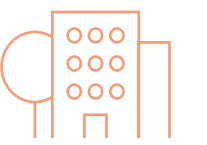
## Leading digital technology businesses



Occupiers include:



## Residents



Vita Living East (266 apartments) **97% occupied**

Vita Living North (411 apartments) **94% occupied**

## Students



**1,100 apartments** across three buildings

**Current occupancy 100%**

**91,000**



Oxford Road **average weekly footfall**



Circle Square  
Oxford Road  
Manchester  
M1 7ED

info@circlesquaremanchester.com  
circlesquaremanchester.com



Chris Middleton  
Retail Asset Manager  
07977 433 850  
chris.middleton@vitagroup.com



Jonathan Thompson  
0161 260 0062  
07810 656 006  
jt@ltlproperty.com



Conor Mulloy  
0161 302 5312  
07841 661 990  
conor.mulloy@g-s.co.uk

A development by:

bruntwood  
SciTech



October 2022. Subject to Contract.

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