



RYLANDS

RETAIL & LEISURE



A BUILDING OF
AM ALPHA

TO LET

Prestigious Leisure and Retail
Opportunity in Central Manchester.





INTRODUCTION

Stunning and highly prominent period property offering versatile floorplates to suit a variety of retail and leisure uses.

The Rylands Building was built as a warehouse for the Rylands Textile Company in an ornate 1930s art deco style as a show of prosperity and ambition.

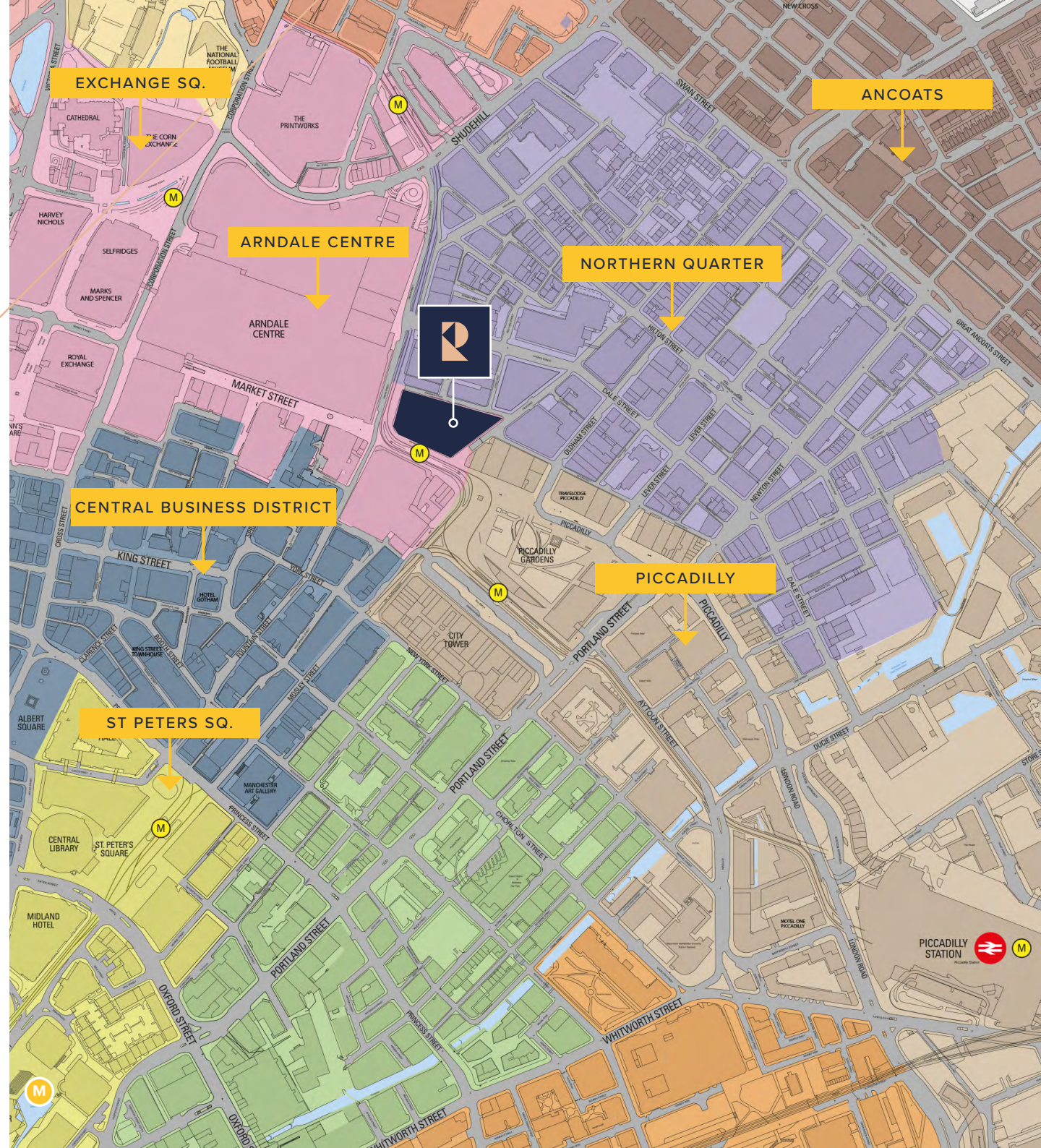
The building will be sensitively restored to its elegant past whilst also delivering state of the art office, retail and leisure space unlike anything else in Manchester.



LOCATION

Manchester is a world class city of culture, entertainment, and style with something to suit all tastes.

Connecting the prime retail pitch on Market Street, the culture and tech of the Northern Quarter, the commerce of the central business district and the city's main railway station, Manchester Piccadilly, Rylands will become a key hub in the city centre landscape.





LOCATION



2.8M

People reside in Greater Manchester area.



35M

Visitors to Manchester in the year to January 2023.



100K

Students' study in Manchester



90K

People work in Manchester city centre.





VISION

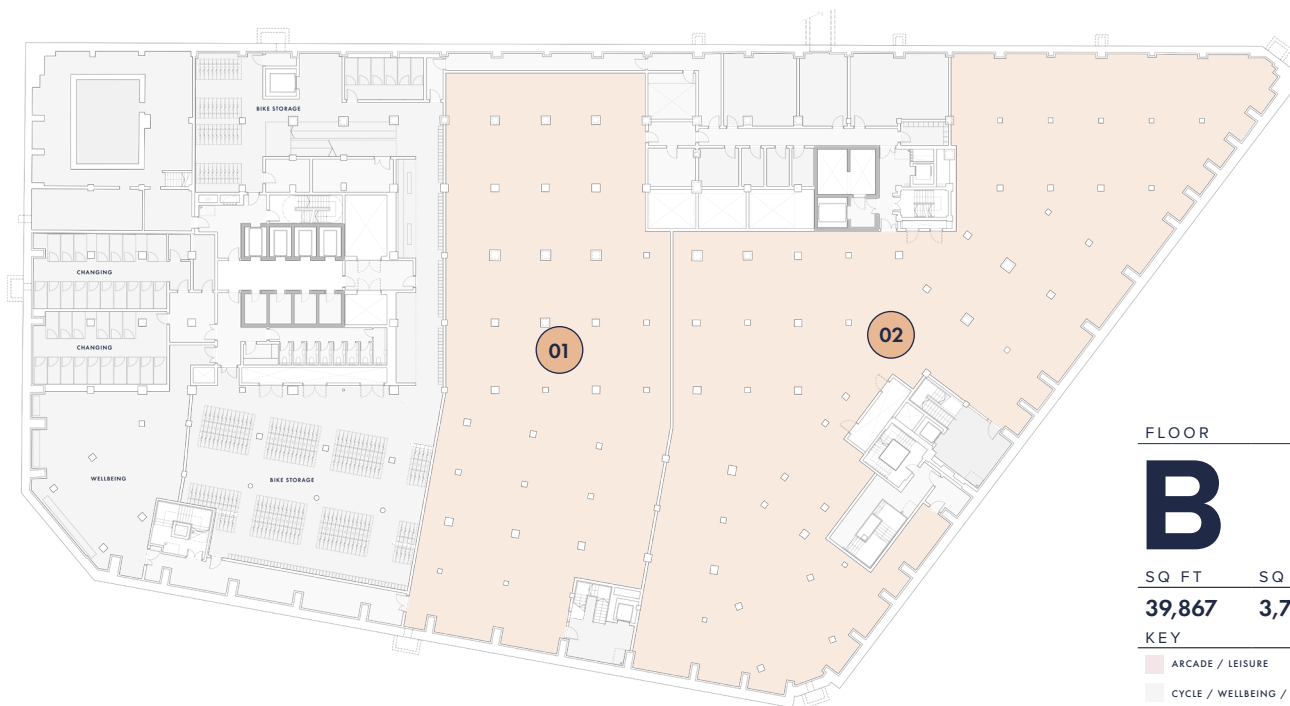
Rylands will combine
workspace, retail and leisure
to create a vibrant professional
community and an exciting new
destination in Central Manchester.



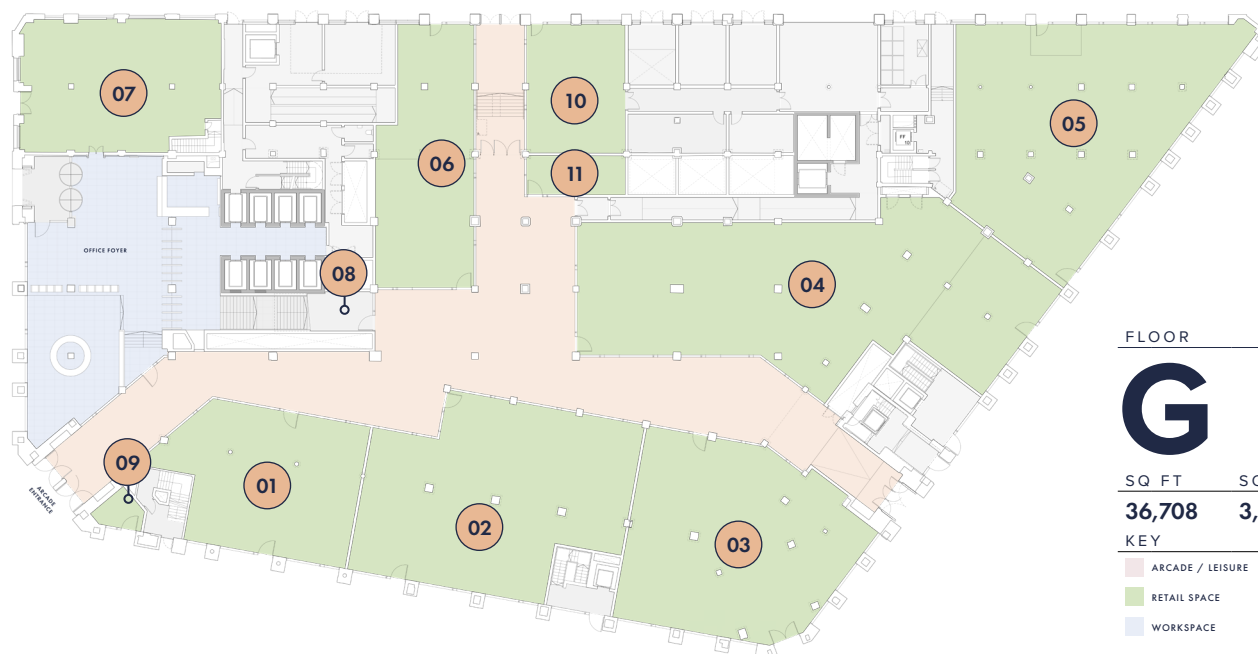
AVAILABILITY




Units from 129 to 16,167 Sq Ft

FLOOR	UNITS	SQ FT	SQ M
B	Unit 1	10,699	994
B	Unit 2	16,167	1,502
G	Arcade	6,770	629
G	Unit 1	2,271	211
G	Unit 2	3,875	360
G	Unit 3	3,476	323
G	Unit 4	5,672	527
G	Unit 5	4,402	409
G	Unit 6	2,066	192
G	Unit 7	2,206	205
G	Unit 8	215	20
G	Unit 9	129	12
G	Unit 10	1,108	103



FLOOR	
B	
SQ FT	SQ M
39,867	3,704
KEY	
<div></div>	ARCADÉ / LEISURE
<div></div>	CYCLE / WELLBEING / CHANGING



FLOOR	
G	
SQ FT	SQ M
36,708	3,411
KEY	
	ARCADe / LEISURE
	RETAIL SPACE
	WORKSPACE



CONTACT

Rylands was built on ambition and success.

To be a part of the new generation of pioneers please contact our agents.

RETAIL ENQUIRY

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VIEWINGS

Viewing by appointment only
through the letting agents.

VAT | EPC

All figures are exclusive of but
liable to VAT. EPC on request.

DEVELOPMENT BY



A BUILDING OF
AM ALPHA

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