



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, to be anchored by Market Place Food Hall.**

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.

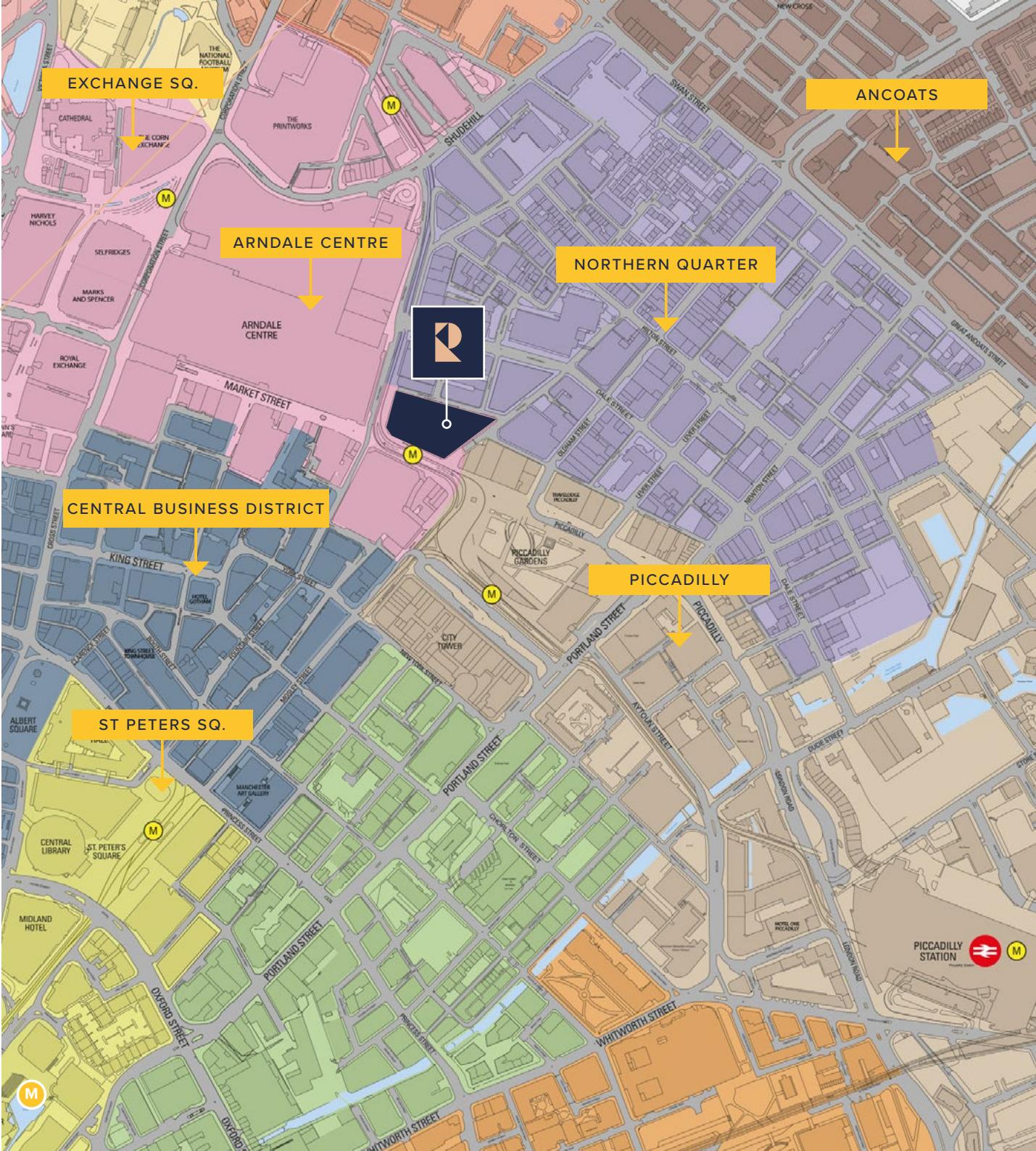
The building will be sensitively restored to its elegant past whilst also delivering state of the art office, retail and leisure space unlike anything else in Manchester.



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.





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



AVAILABILITY

Units from 2,207  
to 16,318 Sq Ft

FLOOR	UNITS	SQ FT	SQ M
B	Unit 7	11,238	1,044
B	Unit 8	16,318	1,516
G	Foodhall	<b>14,370</b>	<b>1,335</b>
		<b>LET TO MARKETPLACE</b>	
G	Unit 1	2,314	215
G	Unit 2	3,789	352
G	Unit 3	3,520	327
G	Unit 4	3,401	316
G	Unit 5	4,489	417
G	Unit 6	2,207	205





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

**Barker  
Proudlove**

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