

New commercial spaces in Ancoats & New Islington

By Manchester Life



Manchester Life

As an investor, developer, placemaker, and landlord, we’ve always had bold ambitions for Ancoats.

From restoring historic mills to creating homes and spaces for independent businesses, we’ve helped shape a neighbourhood that blends heritage with modern city living – welcoming thousands of new residents while keeping Ancoats’ unique character at its heart.

Formed in 2014 through a collaboration with Manchester City Council, Manchester Life was created to restart the regeneration of Ancoats and New Islington and to deliver much-needed homes for the city.

Since then, Manchester Life has played a central role in the area’s transformation, delivering high-quality homes for thousands of people and helping to shape one of Manchester’s most vibrant and thriving neighbourhoods.

 **1,500+ homes**
completed within Ancoats and New Islington.

 **3,000+ residents**
now live in Manchester Life homes within the neighbourhood.

 **30,000 sqft commercial space**
has been provided within Manchester Life developments to establish a thriving neighbourhood economy, which now hosts some of Manchester’s most successful home-grown businesses.



- 1. Eliza Yard, Ancoats
- 2. Murrays’ Mills, Ancoats
- 3. Pollen Bakery, New Islington
- 4. Cutting Room Square, Ancoats



Ancoats

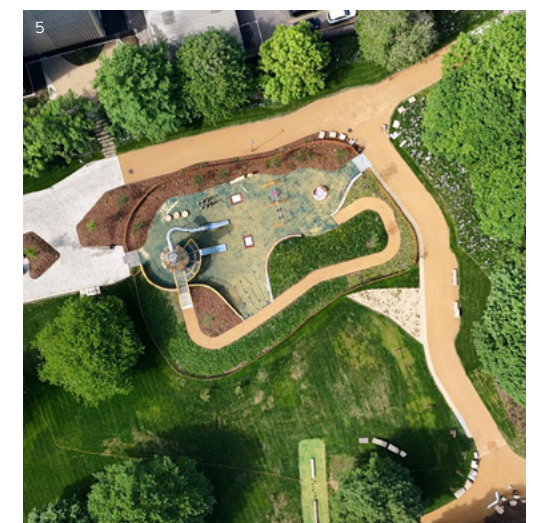
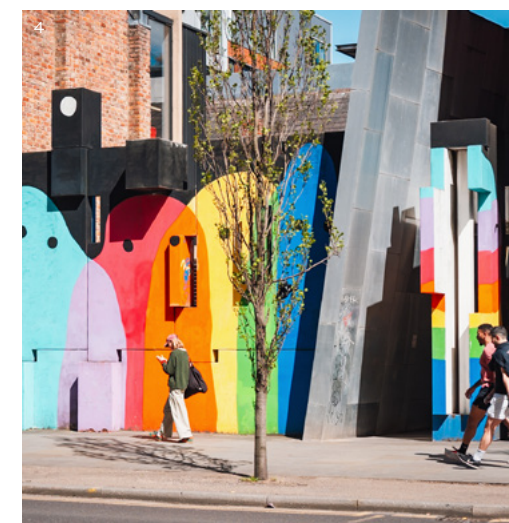
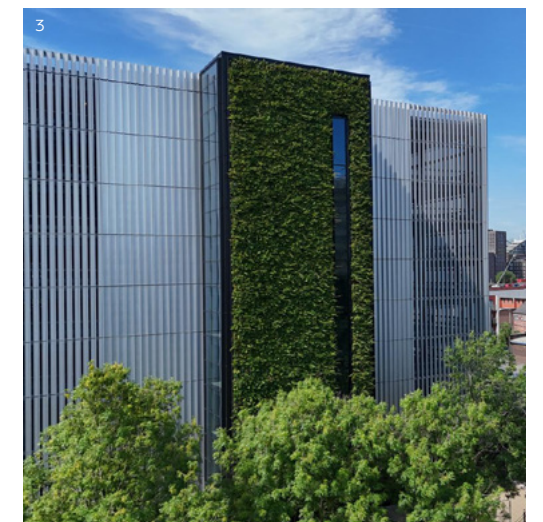
Once the world's first industrial suburb and beating heart of Manchester, Ancoats and New Islington have re-emerged as one of the most exciting neighbourhoods in Manchester, and a regeneration success story told worldwide.

Voted one of the world's coolest neighbourhoods by Time Out magazine, the combination of lively and attractive streets, historic Grade II listed buildings, green spaces, canals, bars, restaurants, cultural venues, and shops comes together to create a globally recognised regeneration success.

- The central Ancoats neighbourhood has around 6,000 residents.
- Ancoats Green and Jersey Street sit at the centre of Ancoats' latest chapter, with over 1,500 new homes delivered or on the way.
- The Ancoats Mobility Hub places parking, EV charging, shared car clubs, and secure cycle storage directly on residents' doorsteps.
- New Islington tram stop, Manchester Piccadilly, and the city centre are all within easy walking distance, providing excellent connectivity.
- The UK Government Property Agency has secured planning approval for a state of the art government office campus on the former Central Retail Park, expected to employ around 7,000 people within the neighbourhood.
- The Etihad Campus, just a 10 minute walk from Ancoats, supports thousands of jobs and continues to grow as a year round sports and entertainment destination attracting visitors from Manchester, the UK, and internationally.

VOTED ONE OF THE
WORLD'S COOLEST
NEIGHBOURHOODS

Time Out magazine



1. Hallé St Peter's Ancoats
2. New Islington Marina
3. Ancoats Mobility Hub
4. The Horsfall gallery, Ancoats
5. Ancoats Green



Cottonfield Wharf, New Islington
Cask, House of Esk and Pollen Bakery



Lampwick Quay, New Islington
Esq Hair and Aori



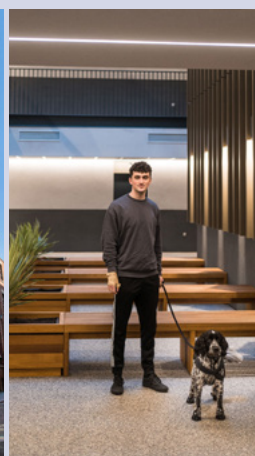
One Cutting Room Square, Ancoats
The Jane Eyre



One Vesta Street, New Islington



Murrays' Mills, Ancoats



New Little Mill, Ancoats



Sawmill Court, Ancoats

Mana, Muay Thai, Indian Affair, Kvadrat, Manchester Life Lettings & Management, Erst, Can Petit and Bruco



Smith's Yard, Ancoats

Co-op and Blossom Street Social

Communities and our current commercial tenants by Manchester Life

Manchester Life has a dedicated placemaker who supports our residents and champions local businesses.

Through the Manchester Life Card, local businesses can promote offers and connect directly with 3,000+ residents.



Weavers Quay, New Islington

Who's in the neighbourhood?

Also here...

- Companio Bakery
 - The Flat Baker
 - Elnecot
 - Canto
 - Rudy's Pizza
 - Ancoats Coffee Company
 - Duffy's Barbers
 - Ancoats Deli
 - Voodoo Running
 - Popup Bikes
 - Antonacci Hair & Aesthetic
 - Marina Salon by FKZ
- Blue Eyed Panda
 - Café 90 Delice
 - Layr Tiramisu
 - Rads
 - Ancoats General Store
 - The Edinburgh Castle
 - American Pies
 - Seven Brothers
 - Butter Bird
 - Baby Mayhem Doughnuts
 - Cona Restaurant Steak

1. ESQ Hair, Ancoats
2. Companio Bakery, New Islington
3. Bruco, Ancoats
4. Kvadrat Showroom, Ancoats



Poland Street area, Ancoats

A partnership between Manchester City Council, Great Places, and Manchester Life is delivering the next chapter of Ancoats’ regeneration, bringing over 1,500 new homes of all tenures to support a growing community.

At the heart of this new phase, the Ancoats Mobility Hub and Ancoats Green have created a people first neighbourhood, featuring pedestrian friendly streets and reduced vehicle movements.

Manchester Life’s three new developments will also bring a further 20,000 sqft. of ground floor commercial space, supporting independent businesses and activating streetscapes across Eliza Yard (126 for sale homes), Jersey Wharf (190 rental homes), and Phoenix Ironworks (256 rental homes).

Eliza Yard and Jersey Wharf welcome their first residents this spring, and Phoenix Ironworks, due for completion in 2029, will introduce makers’ spaces and a courtyard designed for community events.

Eliza Yard
Complete Spring 2026

Jersey Wharf
Complete Spring 2026

Phoenix Ironworks
Complete 2029

- 1. Eliza Yard, Ancoats
- 2. Eliza Yard, Ancoats
- 3. Jersey Wharf, Ancoats
- 4. Phoenix Ironworks, Ancoats

All computer generated images





Lampwick Quay, New Islington

Lampwick Quay is a 213-apartment residential development by Manchester Life on the marina and a two-minute walk from the New Islington Metrolink stop. To the East, the Etihad Campus is two stops away, and Piccadilly just one stop.

Lampwick Quay welcomed its first residents in 2021. Between Lampwick Quay, Weavers Quay, and One Vesta Street, there are around 1,400 people living in the immediate area.

Aori (Greek Restaurant) and Esq Hair (barbershop) are located at Lampwick Quay. Two further units were previously unavailable as they were used as offices

during the restoration of the historic Ancoats Dispensary next door, but they are now ready for occupation.

A new accessible bridge over the Ashton Canal has improved connections from Lampwick Quay directly to the New Islington tram stop, creating a convenient five minute walking link between the two neighbourhoods.

Lampwick Quay — New Islington Marina

Commercial space details



Flexible Leases from 5 years +
5-yearly index-linked rent reviews, and a tenant-only break clause at year 3.



6 month rent-free
period to support setup.

Please Contact
Marie Hodgson
marie.hodgson@mcrlife.co.uk
07879 447702

AVAILABLE NOW

Eliza Yard

Unit	Area (sqm)	Area (sqft)	Floor to ceiling height (mm)
Unit 1	122.40	1,317.50	4,005
Unit 2	90.10	969.83	3,780
Unit 3	89.90	967.68	3,630
Unit 4	90.70	976.29	3,550

Jersey Wharf

Unit	Area (sqm)	Area (sqft)	Floor to ceiling height (mm)
Unit A	103.26	1,111.48	3,930
Unit B	92.17	992.11	4,755
Unit C	121.31	1,305.77	4,730
Unit D	121.02	1,302.65	3,905
Unit E	92.10	991.36	4,730

Lampwick Quay

Unit	Area (sqm)	Area (sqft)	Floor to ceiling height (mm)
Unit 1	73.9	795.16	3,435
Unit 2	60.6	652.26	3,435

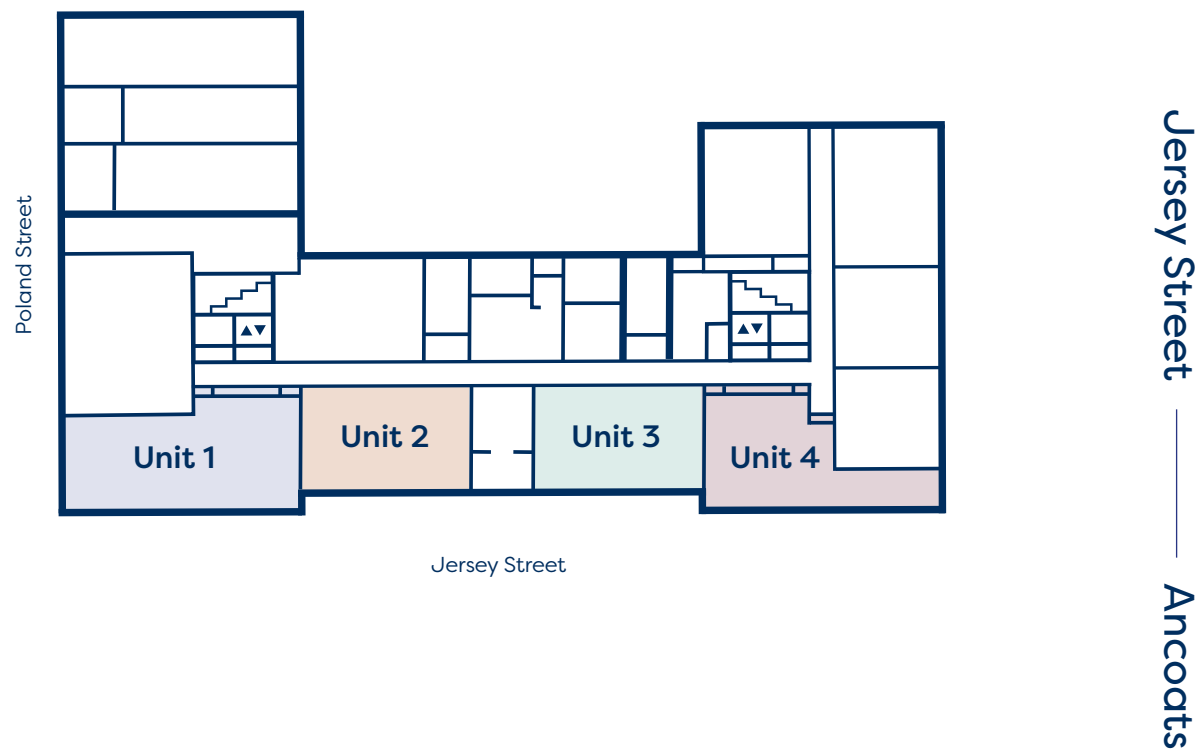
AVAILABLE 2029

Phoenix Ironworks

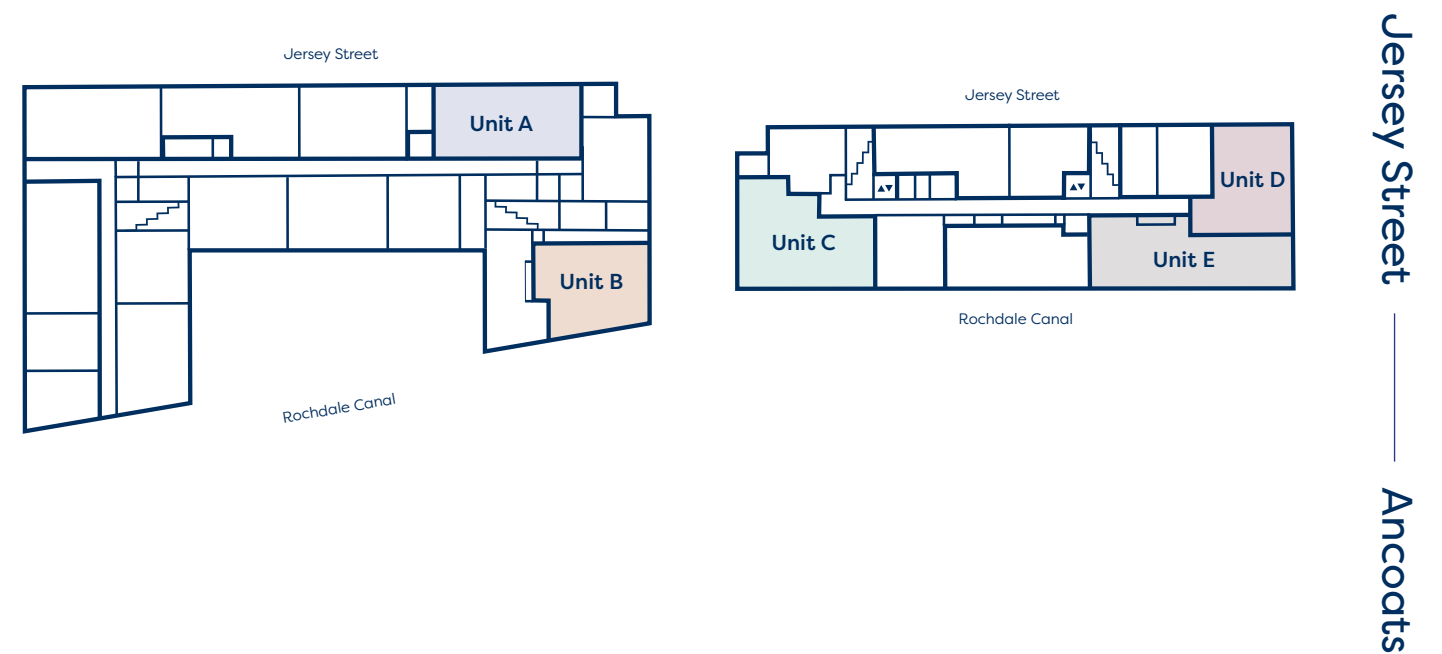
Unit	Area (sqm)	Area (sqft)	Floor to ceiling height (mm)
Unit 1	120.58	1,297.91	4,130
Central Makers	112.72	1,213.31	Double height space: 7,219 (slab to underside of ridge), 4,681 (slab to underside of lowest point at eaves)
Private Unit 1	162.81	1,752.47	Double height space: 7,219 (slab to underside of ridge), 4,681 (slab to underside of lowest point at eaves) Mezzanine: 4,217 (deck to underside of ridge), 1,681 (deck to underside of lowest point at eaves)
Private Unit 2	53.67	577.70	Double height space: 7,969 (slab to underside of ridge), 4,707 (slab to underside of lowest point at eaves) Mezzanine: 4,895 (deck to underside of ridge), 1,548 (deck to underside of lowest point at eaves)
Makers Unit 1	20.17	217.11	4,819 (slab to underside of ridge), 3,678 (slab to underside of lowest point at eaves)
Makers Unit 2	14.81	159.41	4,819 (slab to underside of ridge), 3,678 (slab to underside of lowest point at eaves)
Makers Unit 3	14.81	159.41	4,819 (slab to underside of ridge), 3,678 (slab to underside of lowest point at eaves)
Makers Unit 4	20.69	222.71	4,819 (slab to underside of ridge), 3,678 (slab to underside of lowest point at eaves)
Makers Unit 5	14.81	159.41	4,819 (slab to underside of ridge), 3,678 (slab to underside of lowest point at eaves)
Makers Unit 6	14.81	159.41	4,819 (slab to underside of ridge), 3,678 (slab to underside of lowest point at eaves)
Makers Unit 7	20.69	222.71	4,819 (slab to underside of ridge), 3,678 (slab to underside of lowest point at eaves)
Makers Unit 8	14.78	159.09	4,819 (slab to underside of ridge), 3,678 (slab to underside of lowest point at eaves)



Eliza Yard

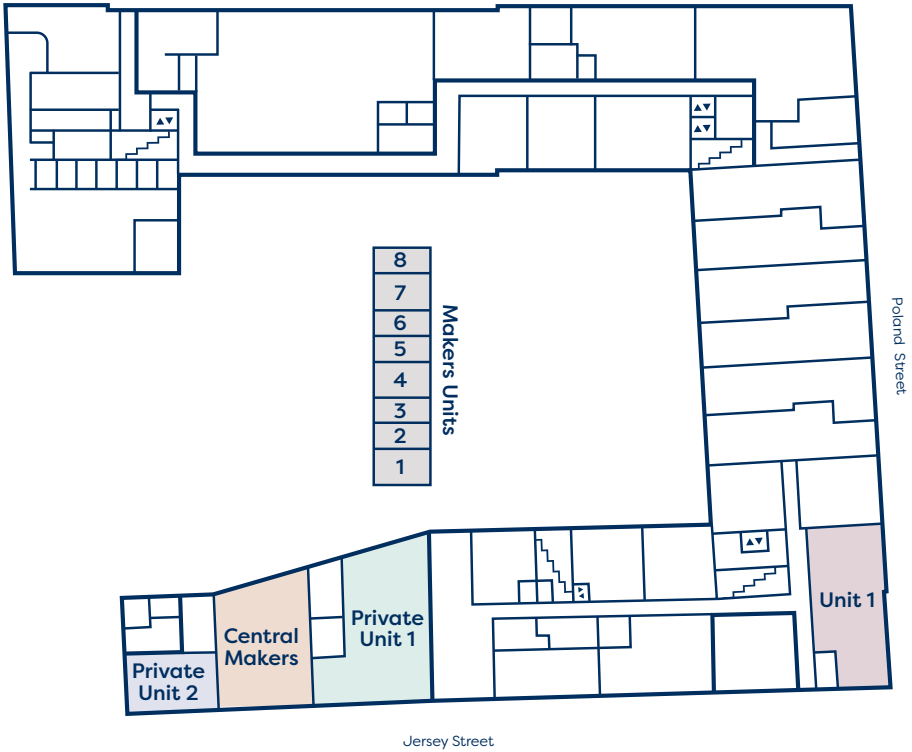


Jersey Wharf





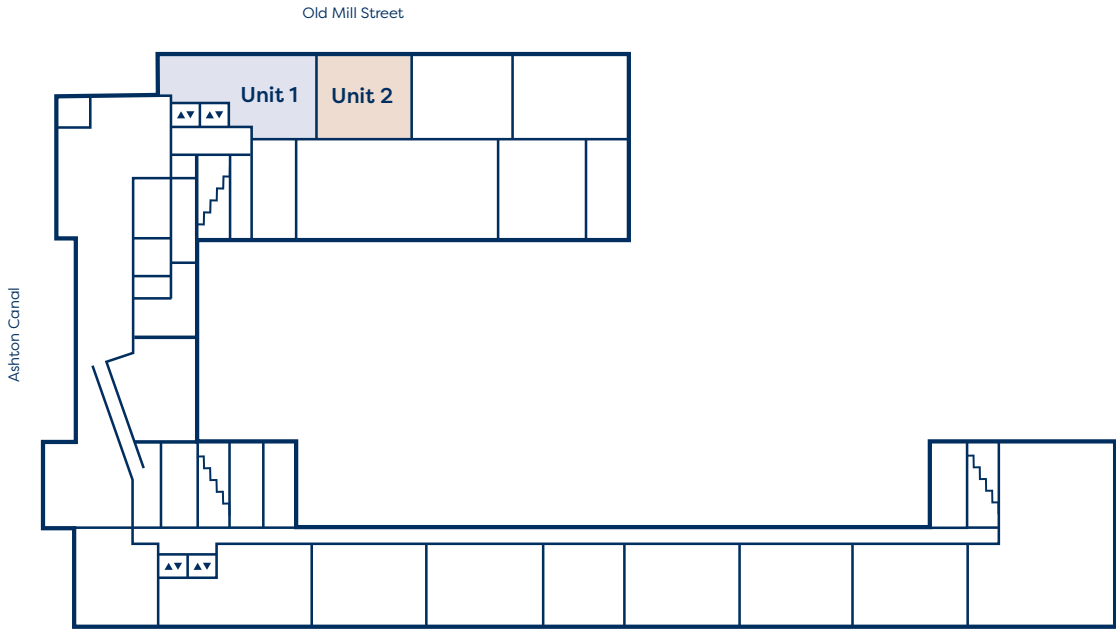
Phoenix Ironworks



Jersey Street — Ancoats



Lampwick Quay



Lampwick Quay — New Islington Marina

Specification

Technical information

- Each unit is finished to shell standard with glazed shop fronts provided.
- A dedicated commercial riser will be provided to Jersey Wharf unit E only, sized to allow kitchen extraction. All ducting to be installed by the tenant during fit-out.
- For Eliza Yard and Jersey Wharf louvred panels will be provided behind which each tenant can install their required ventilation. A decorative panel will be installed by Manchester Life in front of the louvres.
- For Lampwick Quay, blanking panels are fitted so each tenant can install their required ventilation. Each tenant will be required to install a decorative panel to match the adjacent occupied units.
- Floor constructed with no finishes. Floor slab set 150mm below to facilitate (where desired) a raised access floor (to be provided by the tenant).
- Walls taped and filled with plasterboard or blockwork with no finish applied.
- Insulation has already been installed to meet general building compliance. Any insulation specific to the commercial unit occupation must be provided by the tenant during the fit-out.
- Acoustic treatment is installed as required to meet general building compliance. Any acoustic treatment specific to the commercial unit occupation must be provided by the tenant during the fit-out.
- Perpendicular signs for each commercial unit in the Eliza Yard and Jersey Wharf schemes will be installed along the Jersey Street elevations.

Use

- For Eliza Yard, Jersey Wharf and Phoenix Ironworks the commercial units benefit from Use Class E (excluding convenience retail and a gymnasium).
- For Lampwick Quay the commercial units benefit from A1 (excluding convenience retail), A2, A3, B1 and D1 (excluding a place of worship).

Utilities and services

- Incoming water supply terminated for future tenant extension, individual units metered for direct billing.
- Drainage pop-ups provided.
- Incoming electrical supply terminated within a lockable isolator for future tenant extension. Individual units metered for direct billing.
- Each unit is provided with a Hyperoptic broadband connection. Set up for direct billing.
- Fire alarm junction box connected to the landlord's fire alarm system. This is a temporary arrangement until the tenant fit-out, at which point the tenant shall remove this and install their own stand-alone system.
- Shared commercial bin store available in each building.

Note

- Further technical information will be provided to prospective tenants.
- Each tenant will be responsible for obtaining required planning and building control consent.



1. Erst, Ancoats
2. Cask, New Islington



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*Considerate creators
of brilliant places*



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