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Span Group
7 Heathgate Place
75-83 Agincourt Road
London
NW3 2NU**OW/SB****10th February 2026**

Dear Joshua,

Re: Chatham Mill Split Plans

The subject property occupies the lower floors of the Grade II listed Chatham Mill, located on Chester Street and accessed off Oxford Road, one of the main arterial routes into Manchester city centre. Chatham Mill is situated within a diverse mixed-use environment, with a range of commercial, leisure, retail and residential uses in the immediate vicinity.

The accommodation is arranged as Office A to the front and Offices B & C to the rear. Office A extends to approximately 5,200 sq ft and was refurbished and let in 2015 to Wilson Cooke, who subsequently assigned the lease to B2W Group in 2020. Offices B & C provide a combined area of 4,002 sq ft and were refurbished and let as a single suite to The Beans Group in 2019.

Following The Beans Group exercising their break option in 2024, Span Group undertook a light-touch refurbishment, retaining the existing meeting room and kitchen facilities. The space was then marketed as a single suite from June 2024 before joint agents, Canning O'Neill, were appointed in February 2025. A launch event was then held in May 2025, attended by Manchester based office agents.

Despite sustained marketing efforts, occupier interest has been limited, with only six viewings undertaken since the property was reintroduced to the market in March 2024. The quoting rent has also been reduced by 25% to £15.00 per sq ft; however, this adjustment has not translated into a material increase in enquiry levels.

Throughout the marketing period, both agents have noted a consistent level of demand from occupiers seeking character office accommodation below 2,000 sq ft. In particular, enquiries from businesses requiring sub-1,000 sq ft suites have been prevalent. This trend is supported by 2025 take-up data, which shows that 93 of the 198 recorded office transactions were for units under 2,000 sq ft, representing 47% of total market activity.



In light of this evidence, we have recommended that the landlord considers a subdivision of the vacant accommodation. While we acknowledge the sensitivities associated with undertaking works within a Grade II listed building, a carefully considered and sympathetic split utilising the existing layout and retained features where possible would, in our view, materially enhance the marketability of the space.

A subdivision would allow the accommodation to align more closely with prevailing occupier demand, particularly from SME businesses seeking high-quality character space within the most active size bracket of the Manchester office market. Creating suites in the region of 750–1,500 sq ft would position the property competitively and broaden its appeal.

On balance, given the prolonged marketing period, limited levels of interest and clear supporting market evidence, we consider that subdivision represents the most realistic and commercially viable strategy for securing occupational interest and achieving a letting.

Kind regards,

Yours sincerely

Oliver Woodall

BSc (Hons)

Associate Director

