



SPRING GARDENS, MANCHESTER

BOUTIQUE REFURBISHED GRADE A OFFICES



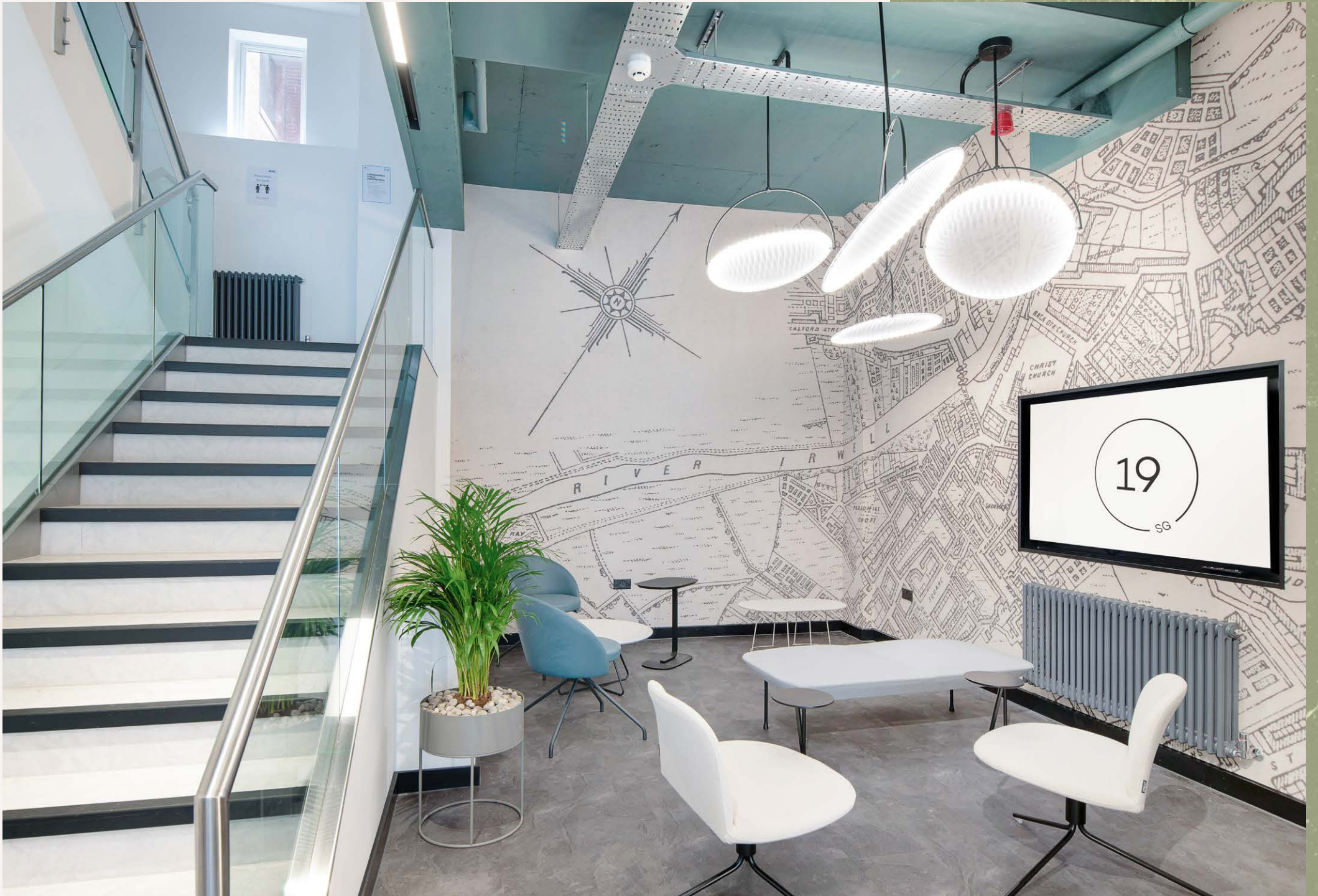


INTRODUCTION

Reborn for Modern Business

19 Spring Gardens has been comprehensively refurbished and upgraded to provide high quality contemporary office space allowing flexibility and growth.

To Let
**BOUTIQUE REFURBISHED
GRADE A OFFICES**
3,531 - 14,005 sq ft





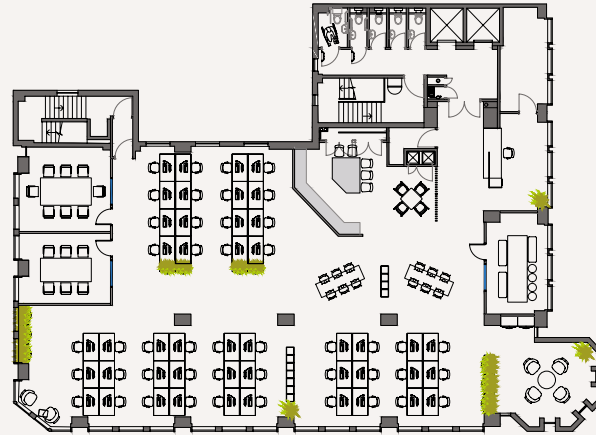
ACCOMMODATION

Flexible and Suited to You

Floor	Sq ft	Sq m
1st	5,246	487.37
4th	3,531	328.04
6th	5,228	485.70
Total	14,005	1,301.11

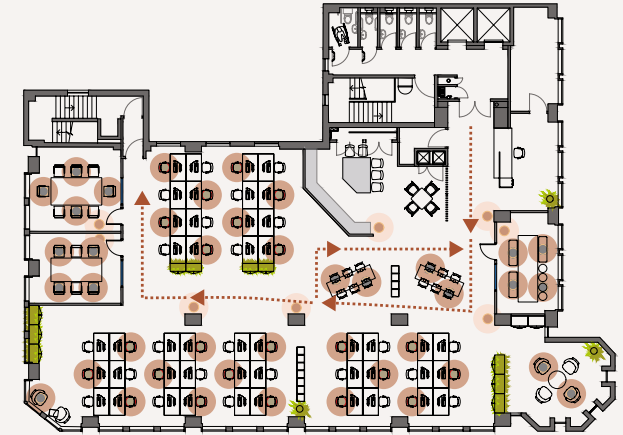
1ST & 6TH FLOOR TYPICAL LAYOUT

Work Stations	46
Meeting Rooms	3
Kitchen & Breakout	1



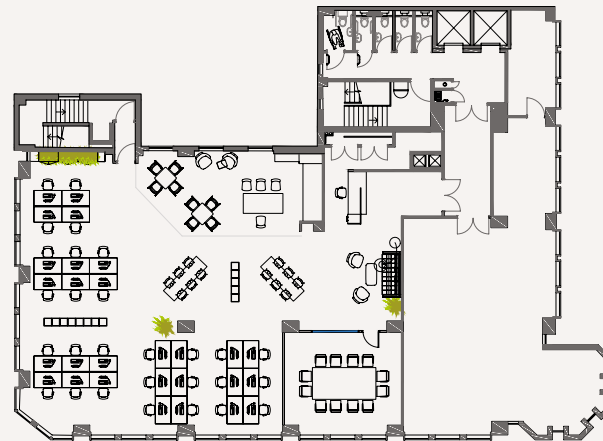
1ST & 6TH FLOOR COVID LAYOUT

Work Stations	23
Meeting Rooms	3
Kitchen & Breakout	1



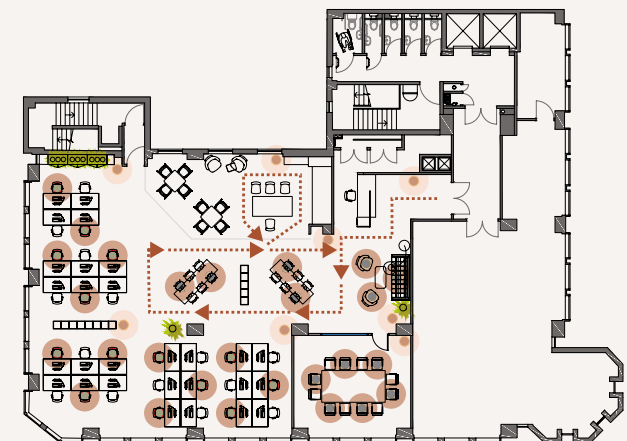
4TH FLOOR TYPICAL LAYOUT

Work Stations	28
Meeting Rooms	1
Kitchen & Breakout	1



4TH FLOOR COVID LAYOUT

Work Stations	14
Meeting Rooms	1
Kitchen & Breakout	1

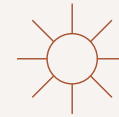


● Active Workstations ⋯➤ Circulation Route ● Hand Sanitising Points ● Collaboration Zones



SPECIFICATION

A Focus on Details



Excellent Natural Light



Two 10 Person Passenger Lifts



On-site Security



Fully Refurbished



Full Accessed Raised Floors



VRF Heating & Cooling System



Full CCTV Coverage



LG7 Compliant Lighting System



Secure Cycle Storage



Secure Basement Parking



Secure Access Control



Shower Facilities

Recently refurbished to provide Grade A office space incorporating exposed services and revealing original features and finishes, together with a comprehensively upgraded reception lobby and common areas, 19 Spring Gardens provides cutting edge offices in a prime business location.

6TH FLOOR



6TH FLOOR



6TH FLOOR



4TH FLOOR



4TH FLOOR





LOCATION

A Cultural Centre

Situated within the heart of Manchester's Central Business District and adjoining the city's retail, leisure, transport and amenity hubs, 19 Spring Gardens provides prestigious office space allowing ambitious businesses to attract the best staff and grow within a dynamic and flexible environment.

Numerous gyms are situated within walking distance and the building upgrade includes an on-site cycle hub with shower facilities. A range of independent coffee shops and restaurants are within easy reach, the city centre's two main railway stations at Victoria and Piccadilly together with Metrolink tram stops are within a few minutes' walk.

Well Connected

M WALKING TIMES

Metrolink Walking Distances

Location	Time
Market Street	1 Min
St Peter's Square	4 Mins
Piccadilly Gardens	2 Mins
Piccadilly Station	10 Mins
Victoria	10 Mins

RAILWAY

From Manchester Piccadilly

Location	Time
Leeds	48 Mins
Liverpool	51 Mins
Birmingham	1 Hr 26 Mins
London	2 Hrs 8 Mins
Edinburgh	3 Hrs 13 Mins

DRIVING DISTANCE

Location	Distance
Liverpool	35 Miles
Leeds	42 Miles
Birmingham	86 Miles
London	200 Miles
Edinburgh	217 Miles

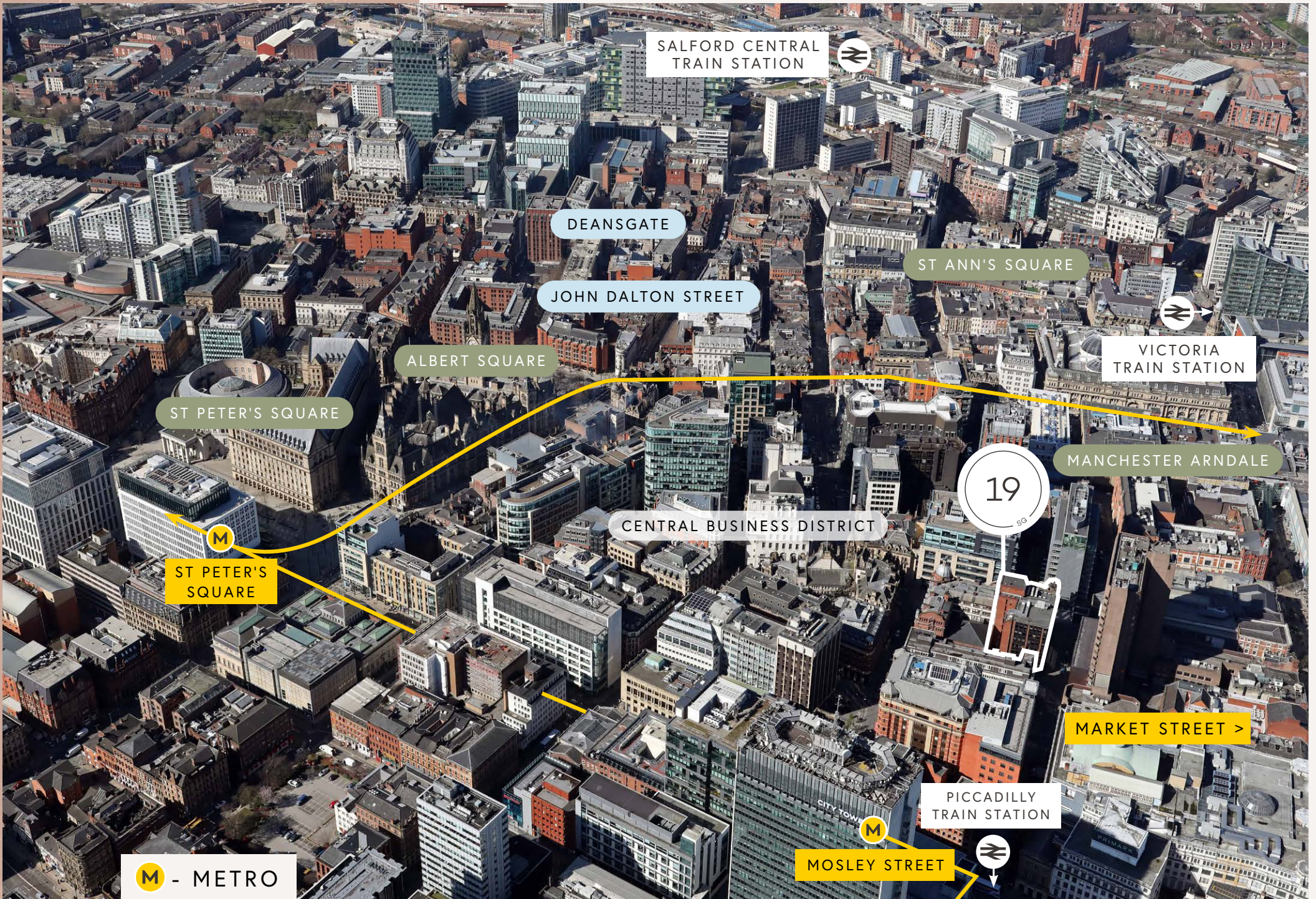


● RETAIL & LEISURE

1. Pretty Green
2. Post Office
3. Belstaff
4. Hotel Gotham
5. Fjällräven Store
6. Patagonia Manchester
7. Hervia Bazaar
8. Evelyn House of Hair & Beauty
9. Trevor Sorbie
10. Manchester Arndale
11. PureGym Manchester
12. King Street Townhouse
13. Hotel Motel One - Royal Exchange
14. Tesco
15. Boots

● FOOD & DRINK

1. Grand Pacific
2. Sam's Chophouse
3. Rosso
4. Moose Coffee
5. Six by Nico
6. Vesper
7. Café Beermoth
8. The Waterhouse
9. MashTun
10. Kala Bistro
11. Salut Wines
12. Flight Club
13. Black Sheep Coffee & Cocktails
14. Nudo Sushi Box
15. The Alchemist
16. Brewski Bar



SALFORD CENTRAL TRAIN STATION



DEANSGATE

JOHN DALTON STREET

ST ANN'S SQUARE



VICTORIA TRAIN STATION

ALBERT SQUARE

ST PETER'S SQUARE

MANCHESTER ARDLE



CENTRAL BUSINESS DISTRICT

ST PETER'S SQUARE



MARKET STREET >

PICCADILLY TRAIN STATION



MOSLEY STREET



M - METRO

EPC

The building has an Energy Performance Certificate rating of B (43).

TERMS

Highly competitive flexible lease arrangements.

VIEWING

To view or for further information contact the agents.

All Enquiries:



OLIVER WOODALL

0161 837 1396
07741 634 874

ANDREW TIMMS

0161 837 1385
07843 674 231

ANDREW CRABTREE

07436 145 983

RICHARD LACE

07795 104 231



Property Managed by:



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

Edwards and Co. Chartered Surveyors on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Edwards and Co. Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is October 2021.



Designed and produced by Anderson Advertising and Property Marketing Limited T. 0113 274 3698