

# DEVA

CITY OFFICE PARK **MANCHESTER**

Unique courtyard environment | Outstanding specification | Period features | Unrivalled parking

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Self contained buildings from 750 sq ft - 8,500 sq ft

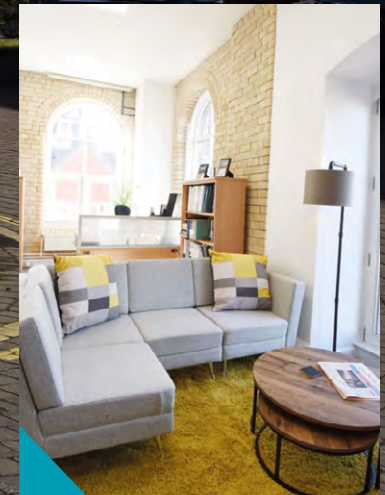


# WELCOME...

Deva City Office Park is a unique office development on the site of the former Threlfall's Brewery. The location offers the benefits of city centre amenities and public transport links, combined with unrivalled car parking provision and excellent road connections.

Deva City Office Park provides a wide range of business space, including original Grade II listed former brewery buildings which have been sympathetically refurbished to provide high specification office space, whilst retaining the heritage of their former use.

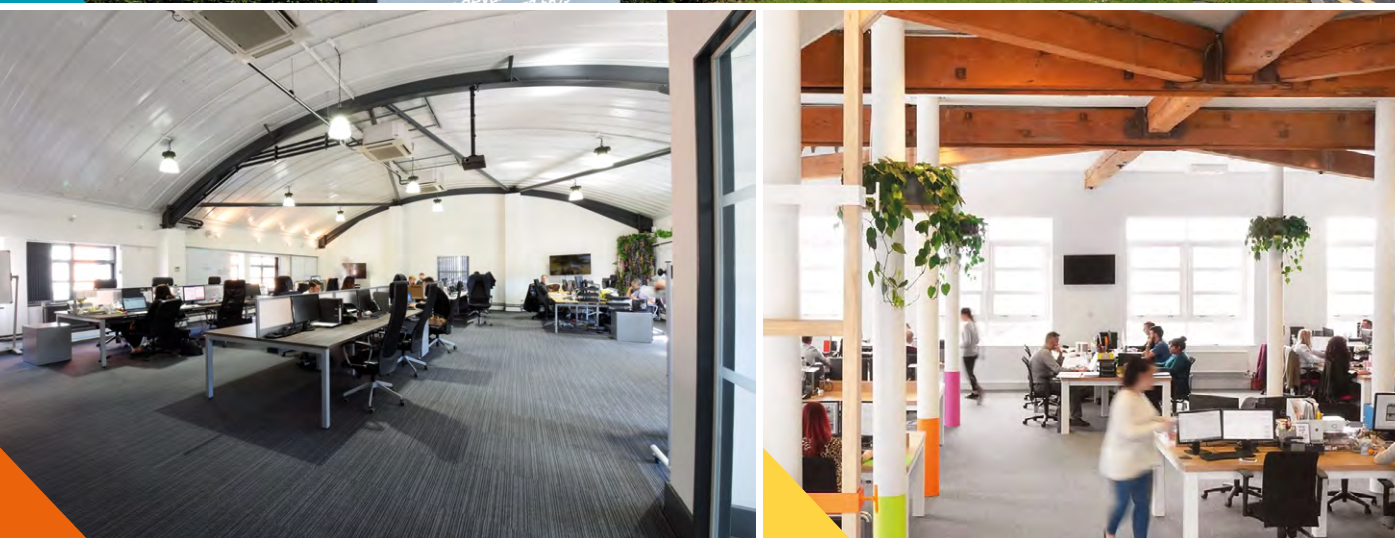
The original buildings are complemented by a development of 17 self-contained contemporary office units, each with its own front door. Arranged around a central courtyard, the units offer the added benefit of 24/7 manned security and secure car parking, accessed by a barrier entry system.



High Quality Manchester Office Accommodation

**750 - 8,500 sq ft**

with outstanding on-site car parking provision



## OUTSTANDING COURTYARD SCHEME FEATURING:

- Contemporary self-contained offices
- High specification character accommodation
- Manchester city centre location
- Excellent road links and public transport connections
- 24-hour security provision
- Immediate access to ring road
- Cycle storage facilities
- Super connected for high speed broadband
- Existing fit out benefits in some buildings
- Brewhouse benefits from air conditioning

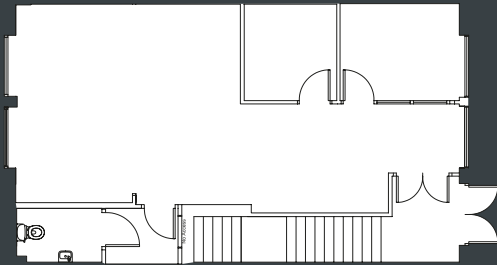
## CAR PARKING

Deva City Office Park benefits from an unrivalled on-site car parking ratio of 1 space per 375 sq ft.

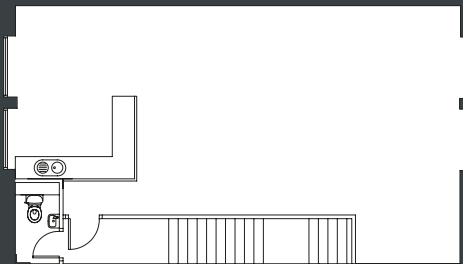


## ACCOMMODATION

### 7 Brewery Yard 1,552 sq ft (144 sq m)

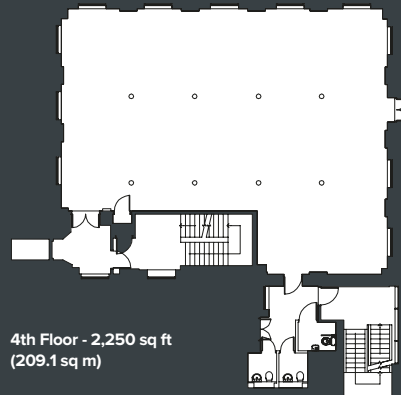


Ground Floor

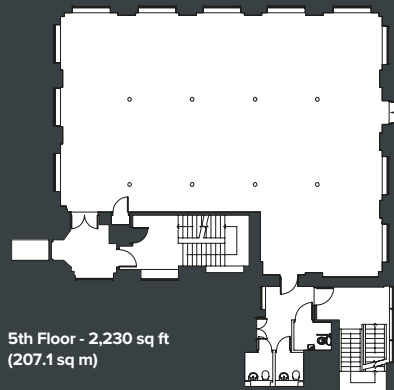


First Floor

### The Tower 4,480 sq ft (416.2 sq m)

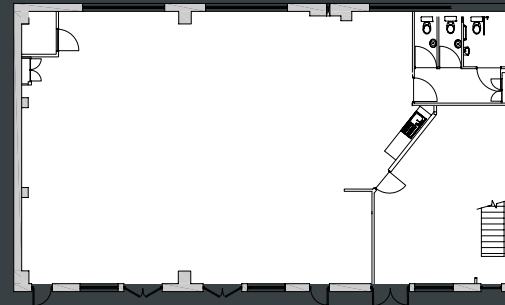


4th Floor - 2,250 sq ft (209.1 sq m)

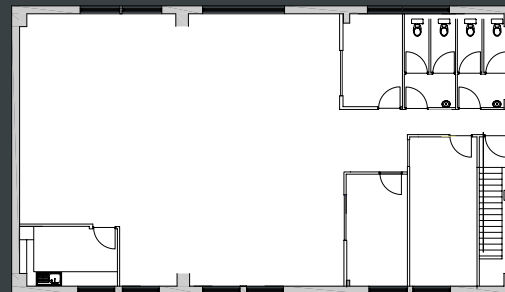


5th Floor - 2,230 sq ft (207.1 sq m)

### The Brewhouse 4,709 sq ft (437 sq m)

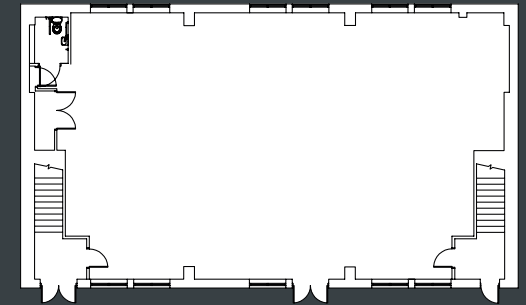


Ground Floor

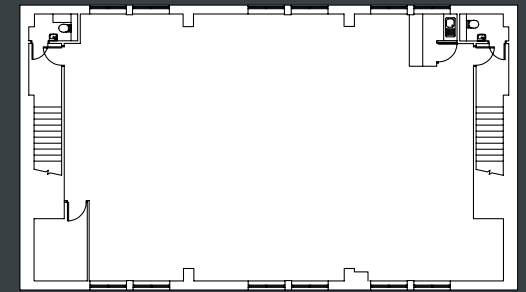


First Floor

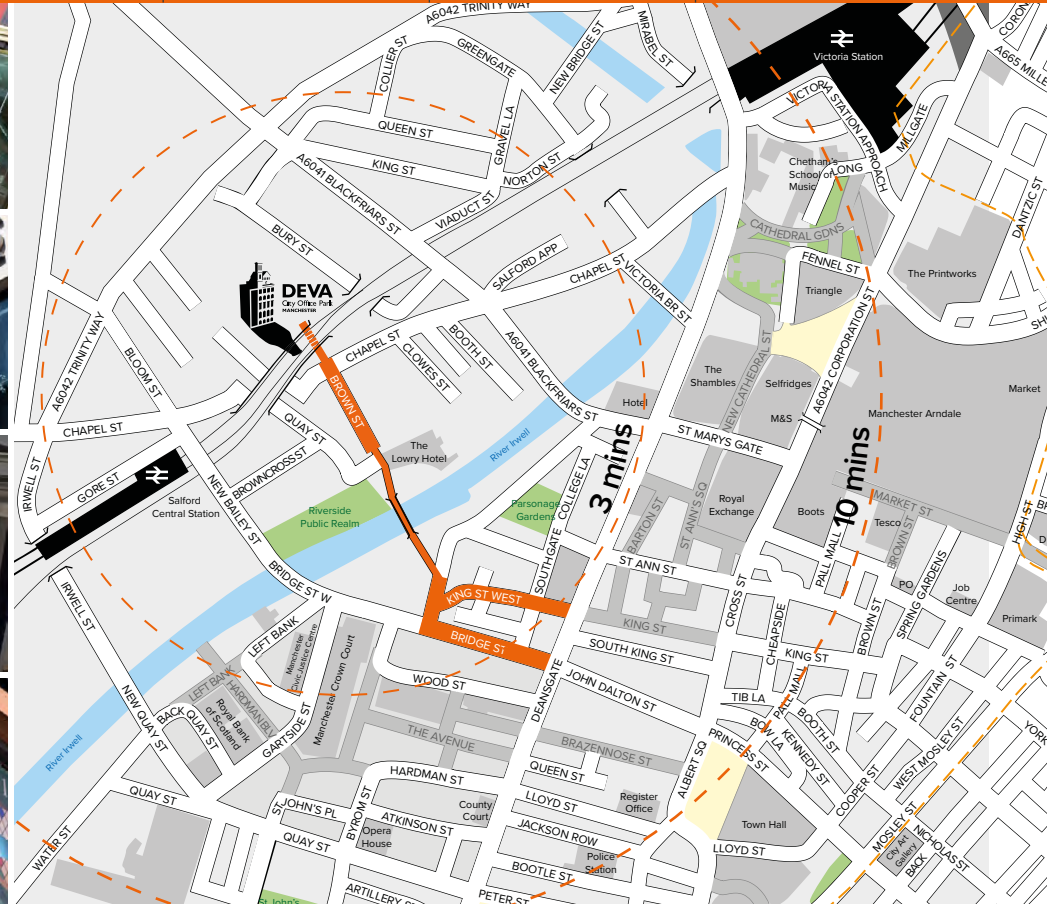
### Hop House 4,853 sq ft (450.8 sq m)



Ground Floor



First Floor



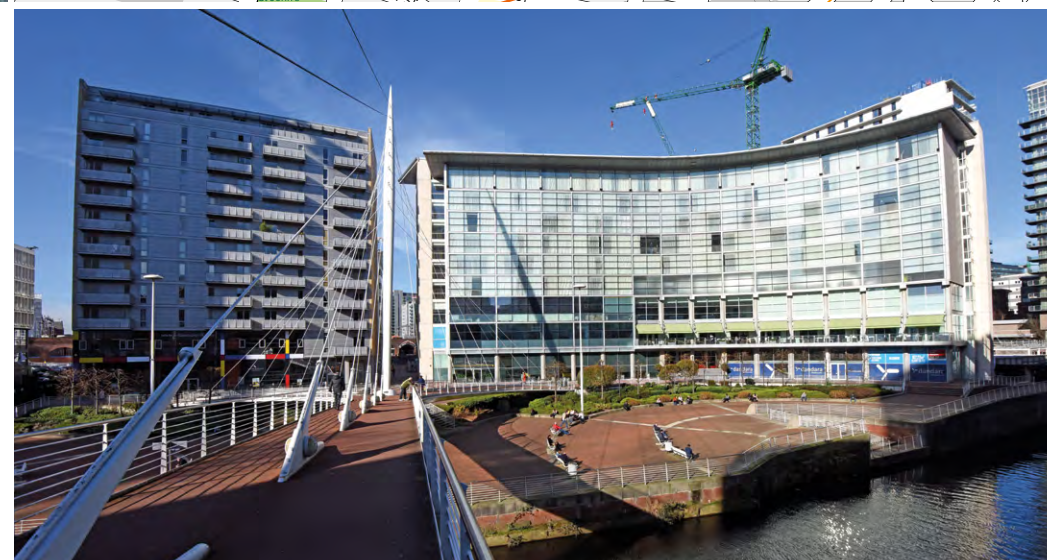
## LOCATION

Deva City Office Park is conveniently situated in the heart of Manchester city centre. Access to the scheme is from Trinity Way (A6042), which forms part of the Manchester inner ring road, or from Chapel Street, adjacent to the 5\* Lowry Hotel.

Deansgate, with its abundance of national retail and leisure operators, including House of Fraser, Co-op, Tesco, San Carlo, Australasia, Oast House, Cicchetti, The Ivy and Costa Coffee is less than **three minutes** walk away.

Deva City Office Park is strategically positioned for quick access into and out of the city centre. The M602, M60 and A580 are easily accessed and in turn provide links onto the regional motorway network.

Salford Central and Victoria Station are within a short walk providing rail, bus and Metrolink services.





Unique courtyard environment

*Deva City Office Park is strategically positioned for quick access into and out of the city centre*



**BUS**

New Bailey Street  
FREE Bus  
5 mins walk



**TRAIN**

Salford Central  
3 mins walk  
Manchester Victoria  
10 mins walk



**CAR**

Easy access to the  
A580, M602 & M60





MANCHESTER  
ARENA

VICTORIA  
TRANSPORT  
EXCHANGE

PRINTWORKS

ARNDALE  
CENTRE  
HARVEY  
NICHOLS  
SELFRIDGES

PICCADILLY  
TRANSPORT  
EXCHANGE  
ST ANNES  
SQUARE

PICCADILLY  
TRAIN STATION  
SPRING  
GARDENS

KING STREET

LOWRY HOTEL

HOUSE OF  
FRASER

SALFORD  
CENTRAL

ALBERT  
SQUARE

ST PETERS  
SQUARE

SPINNINGFIELDS

GREAT  
NORTHERN  
WAREHOUSE  
THE IVY



**DEVA**  
CITY OFFICE PARK MANCHESTER

TRINITY WAY A6042



- | Unique courtyard environment
- | Outstanding specification
- | Period features
- | Unrivalled parking

## TERMS

The accommodation is available on a leasehold basis for a term of years to be agreed.

## FURTHER INFORMATION

By appointment with the joint letting agents CBRE, Edwards & Co and Canning O'Neill.

