



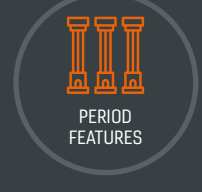
OUTSTANDING SPECIFICATION



UNRIVALLED PARKING



UNIQUE COURTYARD ENVIRONMENT



PERIOD FEATURES



OFFICES FROM 1,360 TO 6,645 SQ FT

DEVA
CITY OFFICE PARK MANCHESTER

SELF-CONTAINED OFFICES
CONTROL YOUR OWN WORKING ENVIRONMENT

Welcome to DEVA...

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

1,360 - 6,645 sq ft

with outstanding on-site car parking provision

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[FEATURES](#)

[ACCOMMODATION](#)

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FEATURING:

- A mixture of contemporary self-contained office buildings and high specification character accommodation
- Plug-and-go fully fitted & furnished suites
- Ability to control your own working environment
- Branding opportunities (Brewery Yard only)
- 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

CAR PARKING

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

YOU'RE IN GOOD COMPANY

Notable occupiers on the business park include:

DAVIS·BLANK·FURNISS
S O L I C I T O R S

Handelsbanken

Bupa
Dental
Care

THOMASONS



Please click to watch video



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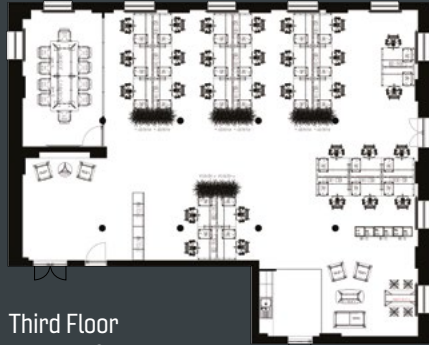
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CONTACT

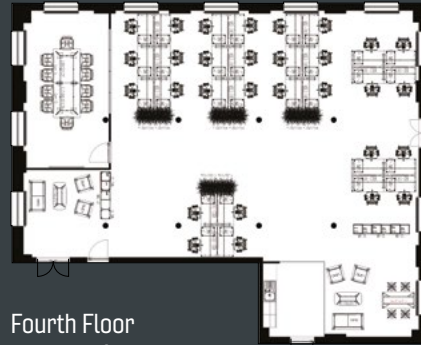


THE TOWER UP TO 2,250 SQ FT (209.1 SQ M)

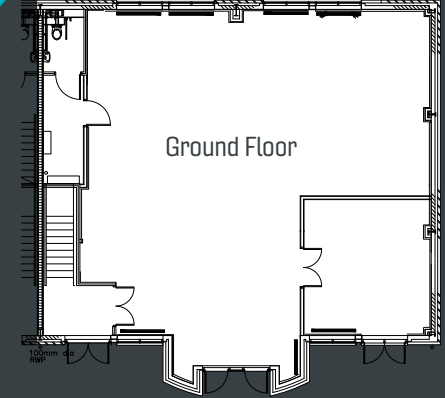
BREWERY YARD SELF-CONTAINED 3,371 SQ FT (313.17 SQ M)



Third Floor
2,165 sq ft (201 sq m)
fully fitted & furnished



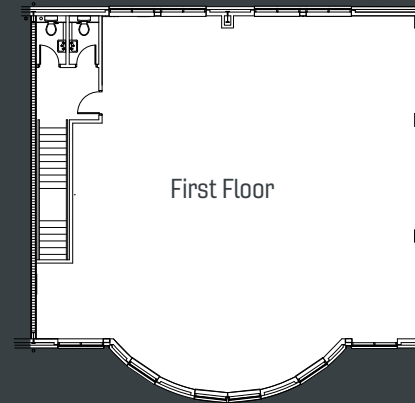
Fourth Floor
2,250 sq ft (209.1 sq m)
fully fitted & furnished



Ground Floor



Fifth Floor
2,230 sq ft (207.1 sq m)



First Floor



THE HOP HOUSE
3,371 sq ft
(313.17 sq m)

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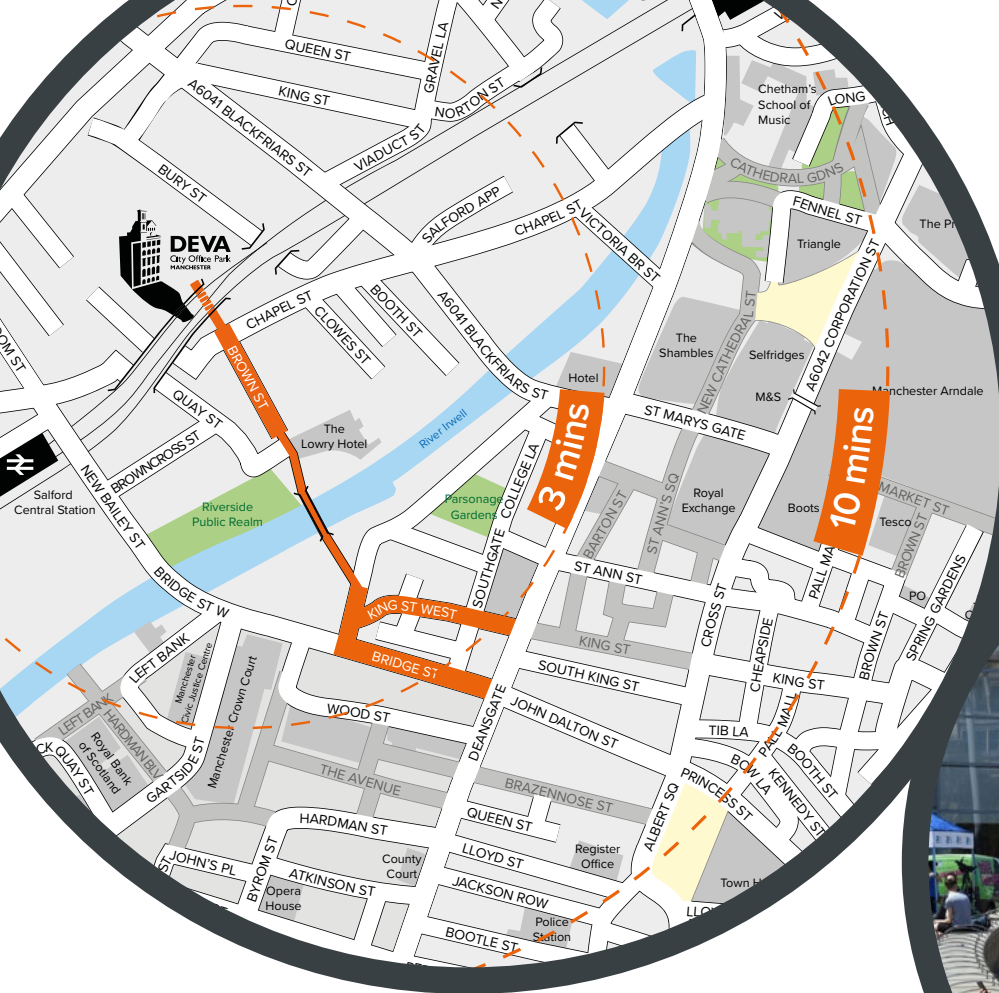
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LOCATION

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.

AN ABUNDANCE OF AMENITIES

Deva City benefits from the wealth of amenities that are available across Manchester City centre. In addition it has award winning restaurants and pubs along with cafes and shops all within a few minutes' walk. These include The Black Friar pub which is now described by many as 'A Gem Amongst Giants' and serves award winning food and drinks. Porta Tapas is one of Manchester best Spanish restaurants and is perfect for a quick bite and drink at lunch or after work! In a nutshell Deva City has all the amenity you could want within a few minutes stroll!



UNIQUE COURTYARD ENVIRONMENT



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



New Bailey Street
FREE Bus 5 mins walk



Salford Central 3 mins walk
Manchester Victoria 10 mins walk



Easy access to the
A580, M602 & M60

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SALFORD
CENTRAL

ANACONDA
CUT

CHAPEL
WHARF

GREENGATE

LOWRY HOTEL

MANCHESTER
ARENA

EMBANKMENT

VICTORIA
TRANSPORT
EXCHANGE

SPINNINGFIELDS

HARVEY
NICHOLS

HOUSE OF
FRASER

SELFRIDGES

ST ANNES
SQUARE

PRINTWORKS

DEANSGATE

ARNDALE
CENTRE

KING
STREET

DEVA
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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.

**CANNING
O'NEILL**
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0161 244 5500

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Edwards & Co
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www.edwardsandco.com

CBRE
+44 (0)161 455 7666
www.cbre.co.uk



Unique courtyard scheme
Outstanding specification
Period features
Unrivalled parking
Control your own environment

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