



nineteen
springgardens • manchester

2,138 SQ FT (199 SQ M) • GRADE A OFFICE SPACE

location

Situated in the heart of the central business district, 19 Spring Gardens occupies an enviable position in one of Manchester city centre's most sought after addresses.

The property benefits from strong transport links with the nearest Metrolink stop just 5 minutes walk away. In addition, Manchester Piccadilly is less than 15 minutes walk away, providing services to regional and national destinations.

Located close to the main retail hub at Market Street and the popular King Street district, the building has a wealth of amenities nearby including the Post Office, Adidas, All Bar One and Grand Pacific.

POSTCODE: M2 3NT



the space

- Full access raised floors
- VRF heating and cooling system
- LG7 lighting
- 3 meeting rooms, 1 private office and server room
- Kitchenette
- Pre-installed power and data cabling
- Male and Female WC's
- DDA compliant
- Two 10-person passenger lifts
- Cycle and shower facilities
- Reception with concierge service
- 1 secure basement car parking space
- EPC rating 'B'



A modern office building providing 2,138 sq ft of Grade A workspace in a central location. The refurbished accommodation is accessed via an impressive reception.

The vacant, part 4th floor suite has been fitted to a high standard and provides a ready to occupy suite.

neighbourhood



The building is situated in a thriving area with an abundance of cafes, shops, restaurants and bars.



gallery



terms

Tenure

The office is available to lease via way of an assignment or sublease expiring in March 2022. Alternatively, the office could also be made available by way of a new lease subject to a surrender agreement with the landlord.

VAT

VAT will be applicable at the prevailing rate.

Service Charge

A service charge will be payable.

Viewing

Strictly by appointment with the joint agents:

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