

SPRING GARDENS

MANCHESTER

55SG.CO.UK

CONTEMPORARY CREATIVE WORKSPACE TO LEASE – THINK DIFFERENT

55 Spring Gardens is situated in the heart of Manchester and has been designed to offer flexible floor plates with a range of Grade A workspace on offer.

The workspace appeals to all sectors and the building itself provides excellent internet infrastructure and superior connectivity, to ensure that every business can excel in this truly vibrant, sophisticated building.





When you arrive at 55 Spring Gardens, a warm and welcoming concierge team awaits. Recycled timber and end-grain wooden flooring meets occupiers as they step through the door. Beyond the reception you will discover a building that is dynamic and vibrant offering creative functional workspace for modern working.

BUSINESS LOUNGE & EVENT SPACE

What really makes this building special, is the ground floor business lounge and event space, which is unique and versatile. As the benefits of agile, open, informal workspace becomes increasingly apparent, this lounge area provides occupiers with the flexibility to have meetings and events outside of their day to day office.

Occupiers can utilise the private booths which are equipped with Chromecast screens which are ideal for smaller informal meetings or for visitors and staff to take a break from the office and relax. Grab a coffee, relax and enjoy the media wall. The use of innovative lighting, wireless audio visual and the sound system allows occupiers to utilise the space to host events and make a real impression on guests, which otherwise could not be achieved within the workspace.



MEDIA WALL



MEETING BOOTHS



BREAKOUT & EVENTS SPACE



THE WORKSPACE

A variety of workspace is available throughout the building, offering contemporary, inspiring environments from which to work from to inspire creativity and efficiency.

The part 1st floor offers open plan contemporary workspace, whilst the 8th & 9th floors offer a stylish fully fitted out option which includes private offices, meeting rooms, meeting booths, kitchen and break out space.



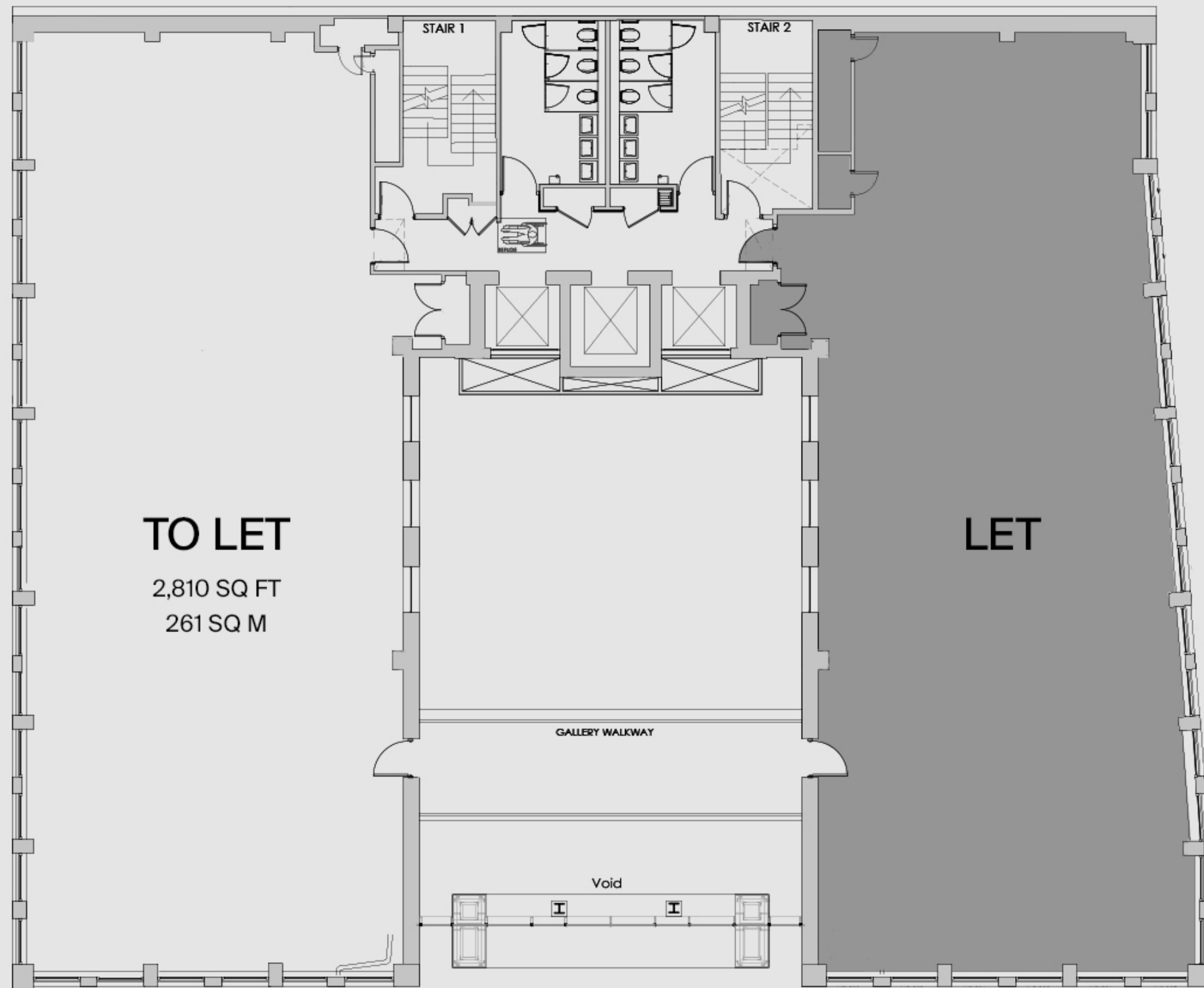


AVAILABLE WORKSPACE

FLOOR	SIZE	OCCUPIER
Part 1 ST	2,810 SQ FT / 261 SQ M	AVAILABLE
Part 1 ST	LET	MAXWELL BOND
2 ND	LET	AGEAS
3 RD	LET	INTELLI CENTRICS
Part 4 TH	2,981 SQ FT / 276 SQ M	AVAILABLE
Part 4 TH	LET	DATALEX
Part 5 TH	LET	SYS GROUP
Part 5 TH	LET	ADECCO
6 TH	LET	TURNER & TOWNSEND
7 TH	LET	CLARKE WILLMOTT
8 TH & 9 TH Sky Suite	5,668 SQ FT / 526 SQ M	AVAILABLE

PART 1ST FLOOR

2,810 SQ FT / 261 SQ M



PART 4TH FLOOR

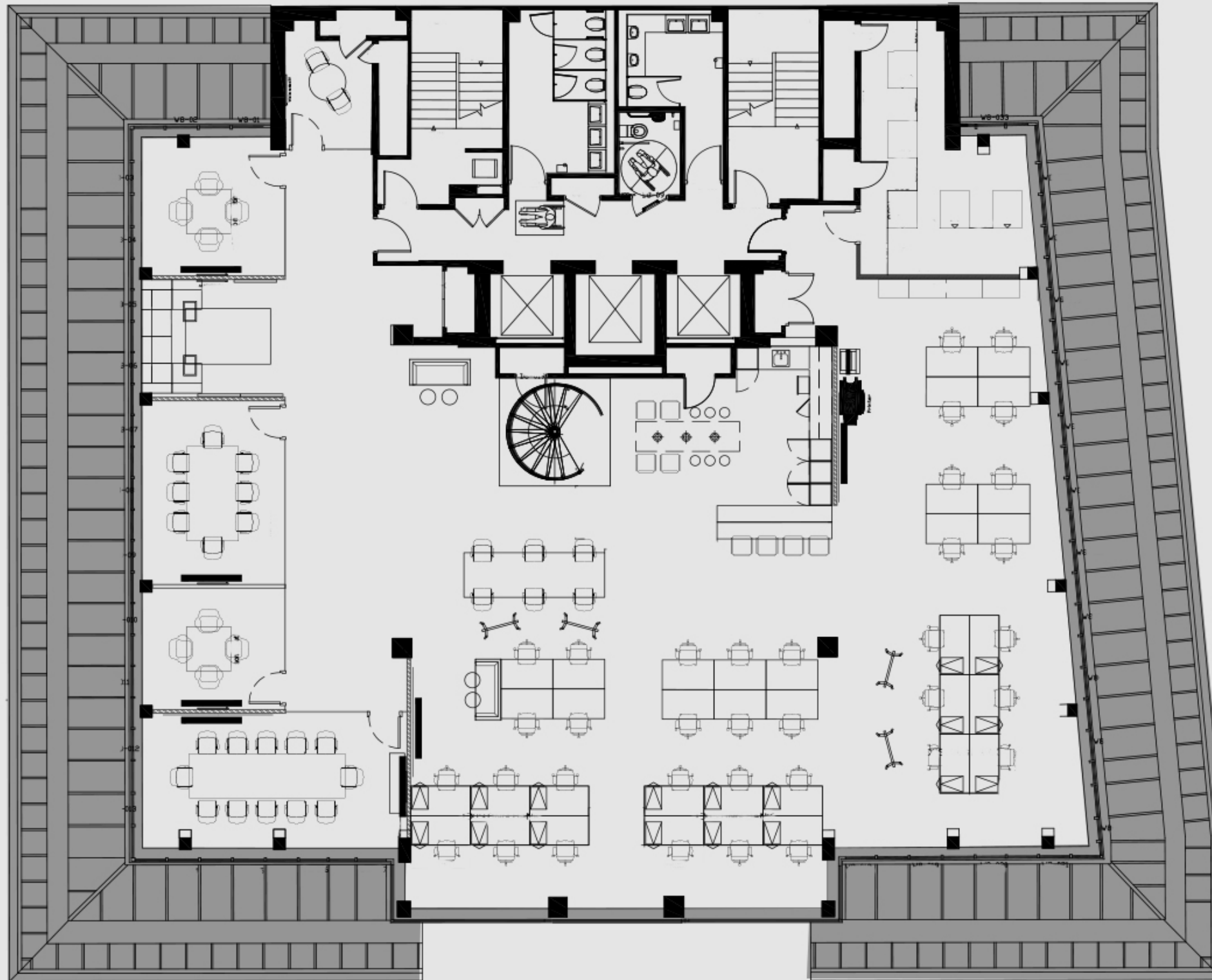
2,981 SQ FT / 276 SQ M



8TH FLOOR (SKY SUITE)

5,668 SQ FT / 526 SQ M

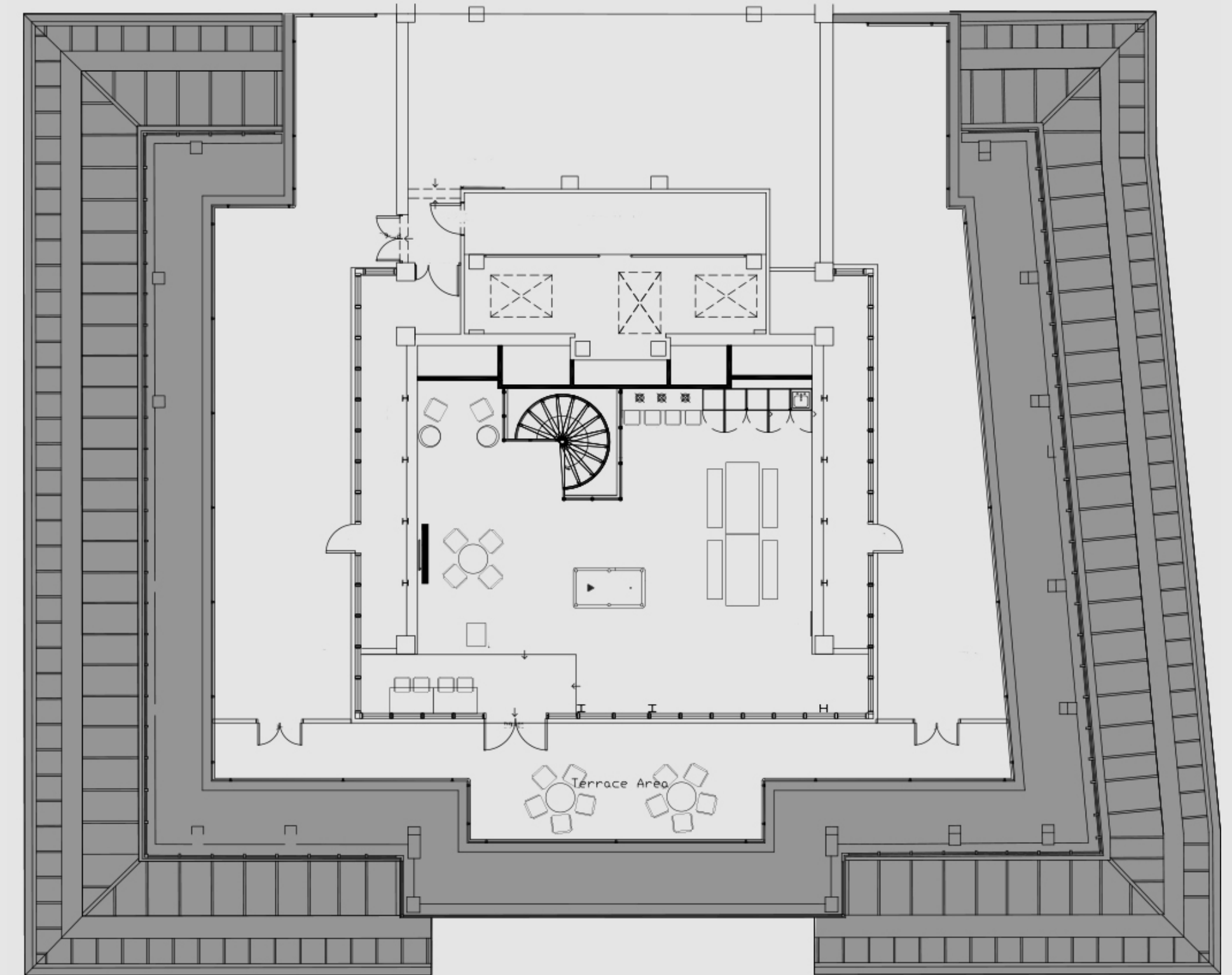
(8TH & 9TH COMBINED)



9TH FLOOR (SKY SUITE)

5,668 SQ FT / 526 SQ M

(8TH & 9TH COMBINED)



SPECIFICATION

Original metal soffits, exposed steel structures and internal columns. A mix of concrete encasement and steelwork. Lighting that is fully programmable and adaptable. All these feature make an inspiring workspace from which to work from.

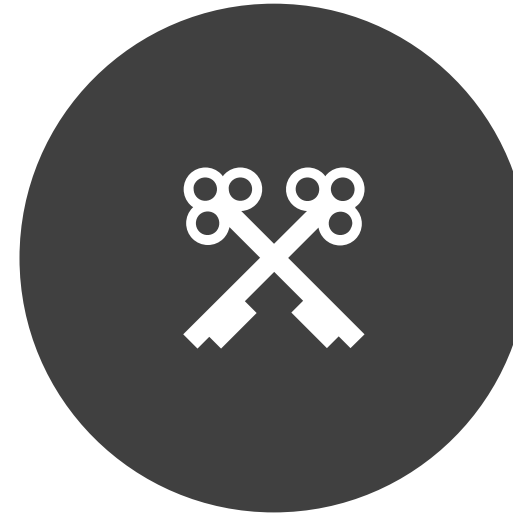
55 Spring Gardens gives you the chance to create your own working environment in a building that oozes vibrancy and is recognised for its best in class internet infrastructure and superior connectivity.

Each floor within the building has been designed to be split into two separate suites, and service trays are provided with cantilevered brackets to allow occupiers to distribute their CAT B services.

OFFICE

- LG7 compliance pendant lighting.
- VRF Comfort Cooling System with FabricAir distribution solution.
- Mechanical fresh air ventilation option to supplement the natural air supplies.
- Large three compartment cable management system with four plate floor boxes and dense planning grid.
- Energy performance rating B.
- Online real time web based energy monitoring.

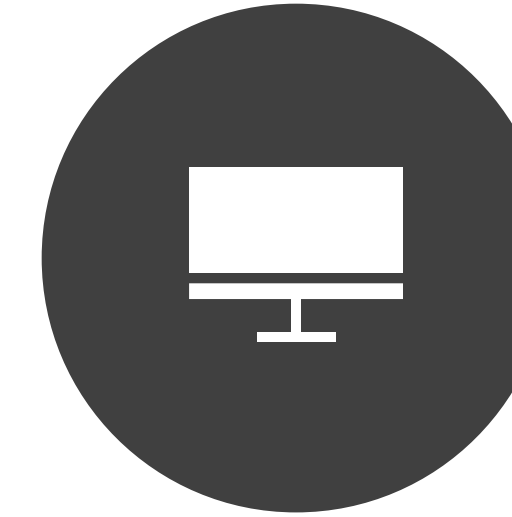
WHAT'S ON OFFER



Secure reception
with concierge services



Event Space free for tenants
to use for promotional events
and client entertaining



Interactive Mediawall
to Reception Hub



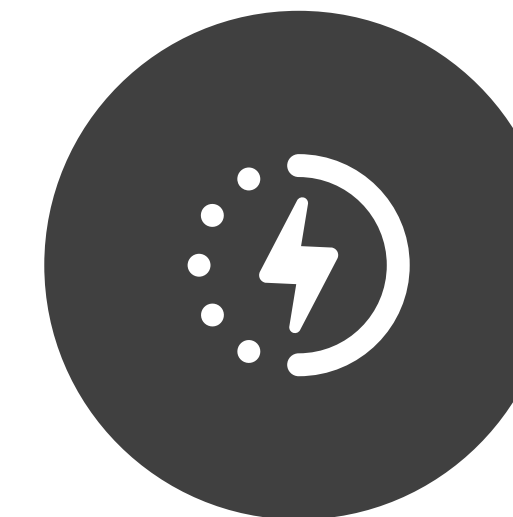
Stylish on-site café
and meeting space



Dedicated parking
available to basement



Cycle store, lockers,
showers & drying room



E-charging point available
to basement carpark

SUPERFAST CONNECTIVITY

55 Spring Gardens has achieved Wired Certified Gold status which means that it is verified and recognised for its excellent internet connectivity and superb infrastructure. In turn occupiers can make the move into new workspace easy and knowing that all their connectivity needs will be met.



HIGH-QUALITY CONNECTIONS

High-speed bandwidth connections are available over fibre and wireless to support activities like video conferencing and cloud storage.



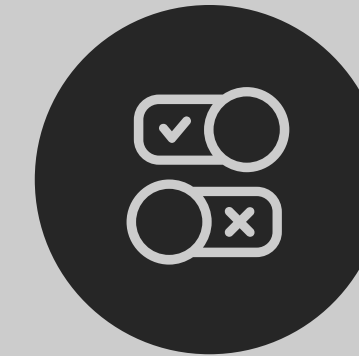
REDUNDANCY

Backup connections are accessible from different sources and pathways so that businesses never go offline.



ROOM FOR GROWTH

The building has secure space available for new ISP's to easily come in and offer services to tenants.



VARIETY OF CHOICES

Multiple providers are available to choose from so tenants can find the best prices and services for their needs.



RESILIENCY

Cables and equipment are organised and well-protected to minimise the risk of problems.

M247 (UK) SUPERFAST ENABLED BUILDING

- 1Mb per second to 1Gb per second as standard (10Gb per second in some instances)
- Direct hard wiring to every floor as standard
- Connectivity on The UK's most advanced hybrid wired and wireless network within 5 working days
- Flexible arrangements for tenants via our partner M247 (UK)
- Dual fibre access available for maximum resilience

AVAILABLE CARRIER	CABLE TYPE
BT Openreach	Direct Fibre Connection
BT Openreach	Copper Pairs (ADSL)
Colt	Direct Fibre Connection
M247	Fixed Wireless
Vodafone	Direct Fibre Connection

AMENITY & TRANSPORT



RESTAURANTS

- 1 SIX BY NICO
- 2 ROSSO
- 3 VESPER
- 4 THE ALCHEMIST
- 5 GRAND PACIFIC

AMENITIES

- 6 PATAGONIA
- 7 SAINSBURYS LOCAL
- 8 POST OFFICE
- 9 HARVEY NICHOLAS
- 10 ROYAL EXCHANGE



WALKING TIMES

Spinningfields	10 min
House of Fraser	6 mins
Arndale Shopping Centre	8 mins
Harvey Nichols	9 mins
St. Peter's Square Metrolink	4 mins
Oxford Road Station	10 mins
Deansgate Station / Metrolink	12 mins
Piccadilly Station / Metrolink	10 mins



RAIL TIMES

Liverpool	36 mins
Leeds	47 mins
Sheffield	50 mins
Birmingham	1 hr 28 mins
London Euston	2 hrs 5 mins
Newcastle	2 hrs 18 mins
Edinburgh	3 hrs 2 mins
Glasgow	3 hrs 12 mins



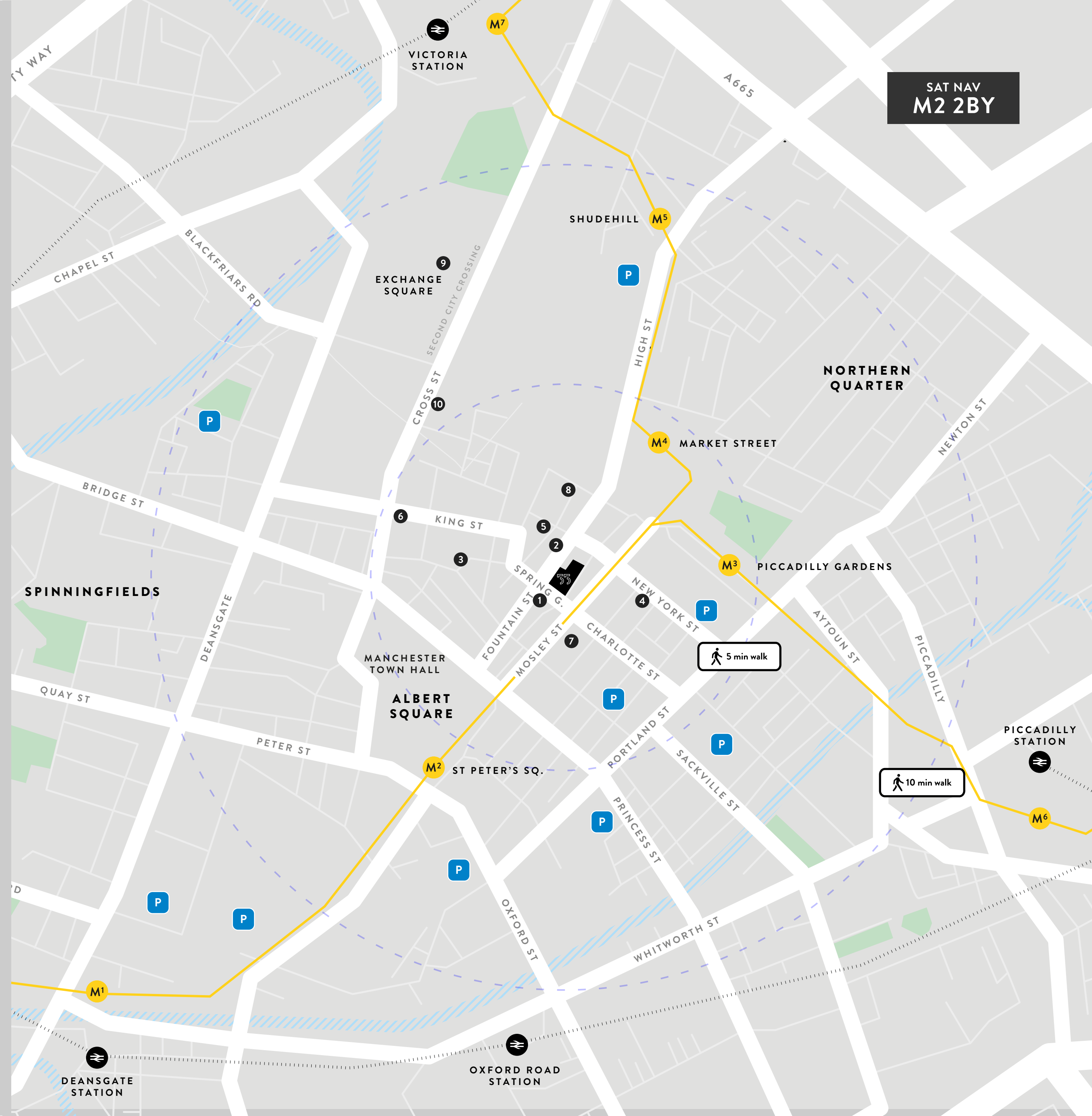
METROLINK TIMES

(FROM ST PETERS SQ METROLINK)

Piccadilly Station	3 mins
Victoria Station	7 mins
Old Trafford	11 mins
Etihad Stadium	12 mins
Media City	17 mins
Altrincham	26 mins
Manchester Airport	50 mins

KEY

- Metrolink Stop
- Ordsall Chord
- M1 Deansgate - Castlefield
- M2 St Peter's Square
- M3 Piccadilly Gardens
- M4 Market Street
- M5 Shudehill
- M6 Piccadilly Station
- M7 Victoria Station















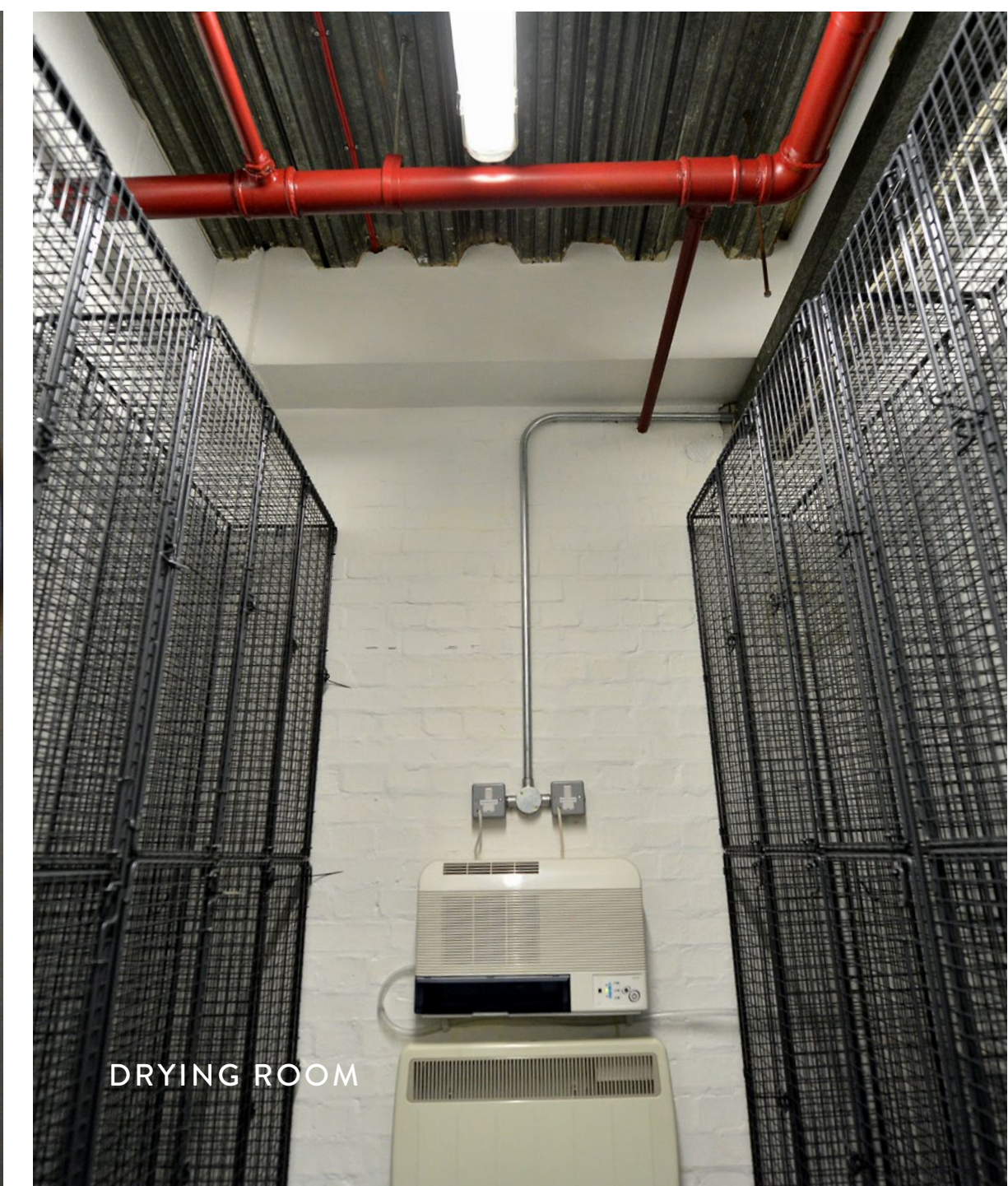
BICYCLE STORAGE



DEDICATED PARKING



SHOWER FACILITIES



DRYING ROOM



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