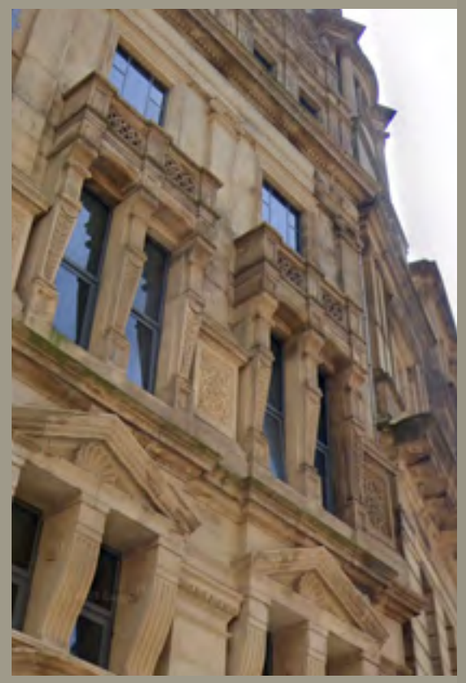
WATERHOUSE

41 SPRING GARDENS

BEAUTIFULLY REFURBISHED GRADE A OFFICES

STYLE GRANDEUR & HERITAGE



Waterhouse is a Grade II listed building, designed and built in 1890 by Alfred Waterhouse who also designed a number of notable Manchester landmarks including major commissions for Manchester University, National & Provincial Bank, the Refuge and Prudential Assurance and the splendid Gothic Manchester Town Hall.

EXPECT EXCEPTIONAL

DEFINED BY DETAIL

The attention to detail of the original design has been celebrated in the refurbishment retaining original features, and enhancing these with contemporary design cues that have created a beautifully crafted and inspiring working environment.

TASTEFULLY DONE

Waterhouse is located at the junction of Spring Gardens surrounded by other architectural gems that are home to venues including Grand Pacific, Cibo, Browns and The Gotham. These are some of Manchester's most impressive venues right on the doorstep.

CIBO

BROWNS

GRAND PACIFIC

Waterhouse's prime location in the heart of Manchester offers unparalleled convenience, with all essential amenities just a stone's throw away. Whether it's shopping, dining, or entertainment, everything you need is right on your doorstep.

CITY CENTRAL

WALKING TIMES

Market Street Tram	1 MIN
Piccadilly Gardens	1 MIN
St Peter's Square	2 MINS
Manchester Piccadilly	5 MINS
Manchester Victoria	8 MINS
Manchester Oxford Rd	10 MINS

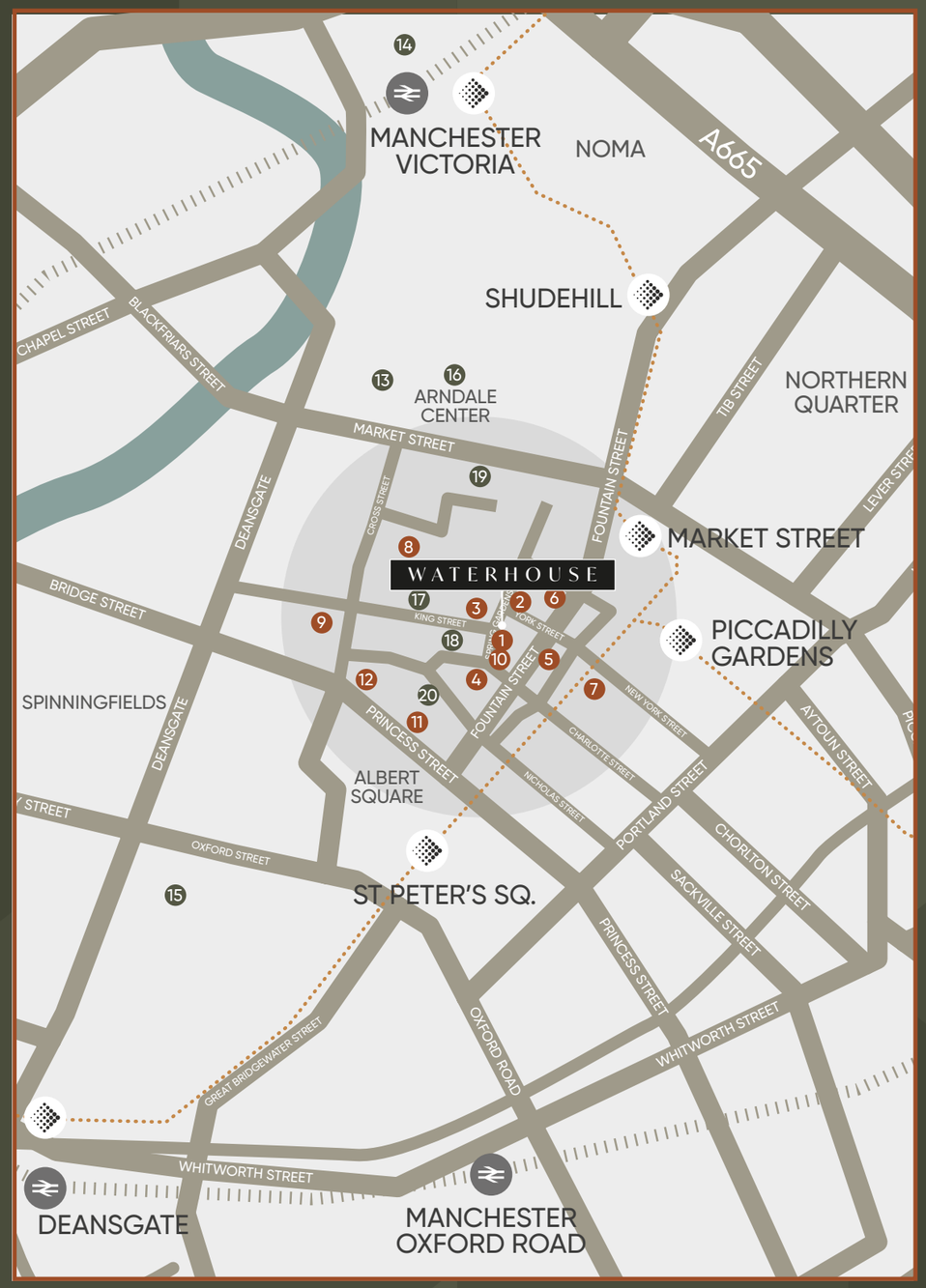
In addition, the property is ideally positioned for excellent transport links, with three tram stops just a two-minute walk away, providing quick and easy access to the city's extensive tram network. For those who prefer to travel by train, three major train stations are within a ten-minute walk, ensuring effortless connections to the rest of Manchester and beyond. This central location makes Waterhouse an ideal choice for anyone seeking both convenience and connectivity in the city.

BARS & RESTAURANTS

1. Cibo
2. Browns
3. Grand Pacific
4. Honey @ Hotel Gotham
5. Moose Coffee
6. Maki Ramon
7. The Alchemist
8. Sam's Chop House
9. El Gato Negro
10. Six by Nico
11. Hampton & Voúis
12. Piccolino Caffé Grande

AMENITIES

13. Selfridges
14. AO Arena
15. ODEON Great Northern
16. Arndale Shopping centre
17. King Street Gym
18. Flight Club
19. Tesco Express, Market St.
20. King Street Townhouse

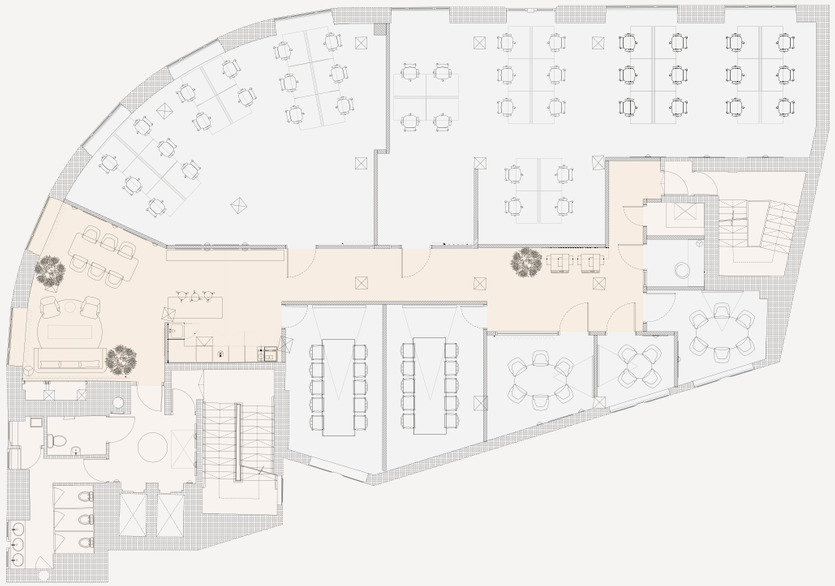


Key

- Metro
- Rail
- Bar & Restaurants
- Amenities
- Central area to show 5 minute walking radius

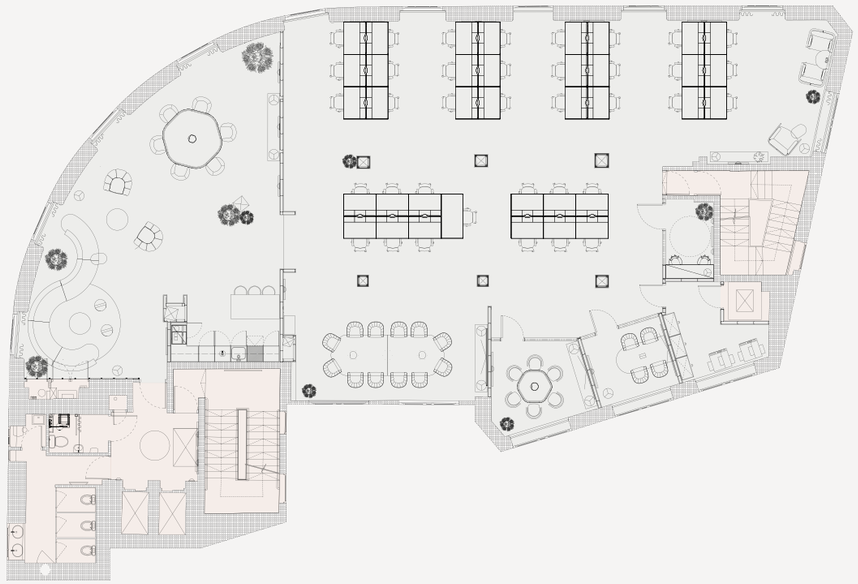
FIRST

SUITE 1 – 1,176 SQ FT / 109.4 SQ M (INC. MEETING ROOMS 1, 3 & FOCUS ROOM)
SUITE 2 – 1,608 SQ FT / 149.4 SQ M (INC. MEETING ROOMS 2, 4 & 5)



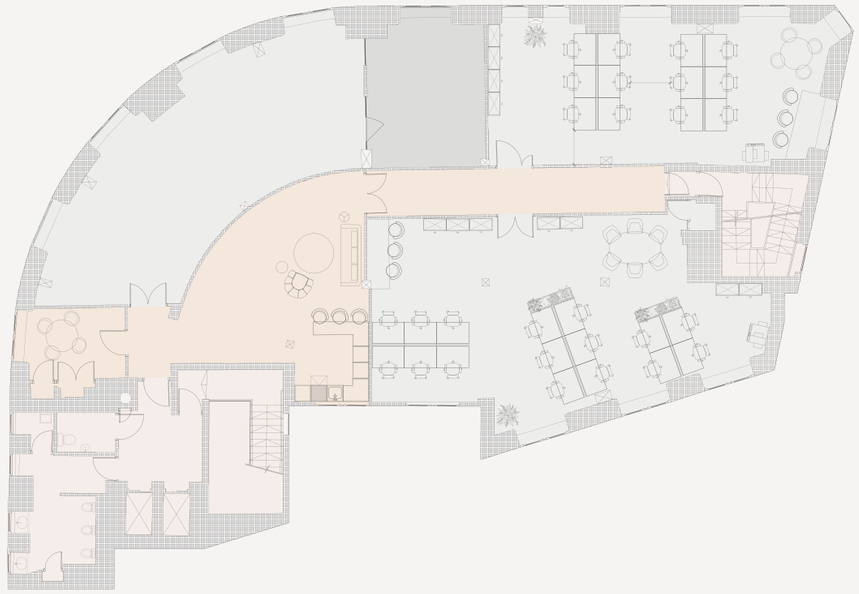
THIRD

FULL FLOOR - 3,728 SQ FT / 346.3 SQ M



FOURTH

SUITE 2 – 753 SQ FT / 70.0 SQ M
SUITE 3 – 1,009 SQ FT / 93.7 SQ M
COMMUNAL MEETING ROOM



SPECIFICATION

The boutique luxury design and specification has been carried throughout the building creating a high end business lounge, fitness studio, changing rooms and shower facilities exclusively for people working in Waterhouse.

SHOWERS

CYCLE STORAGE

BREAKOUT AREAS

FITNESS STUDIO

MEETING ROOMS

MALE & FEMALE CHANGING ROOMS

KITCHENS

LED LIGHTING

EPC RATING B

FLOOR TO CEILING WINDOWS

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