

THE **CHANCERY**

58 SPRING GARDENS
MANCHESTER
M2 1EW

TO LET
FULLY FITTED
OFFICE SUITES
FROM 2,761 SQ FT
TO 6,875 SQ FT

PRIME. PROFESSIONAL. PROGRESSIVE.

Flexible, modern space in the heart of Manchester's business core. The Chancery is a modern, yet classical building, both a homage and worthy companion to the 19th century buildings it sits alongside. With a handsome octagonal entrance to Spring Gardens, it offers floor plates of up to 6,875 sq ft that are ideal for progressive, forward thinking professional firms. This is an address that says you mean business.



FULLY FITTED CITY CENTRE WORKSPACE



SPECIFICATION

The specification of the suites include the following:

-  Fully fitted and furnished
-  Air conditioning
-  LED lighting
-  Manned reception
-  Shower facilities
-  Bike racks
-  24/7 access

CAR PARKING

Parking is available within the secure basement car park.

TENURE

The landlord is proactive and will consider structuring bespoke leasing packages to meet the needs of a prospective occupier.

The accommodation is to be leased by way of new, effective, full-repairing and insuring leases for a term of years to be agreed between the two parties.

RENT

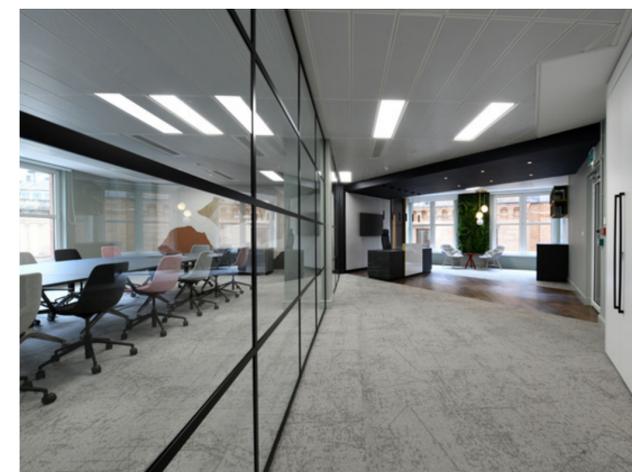
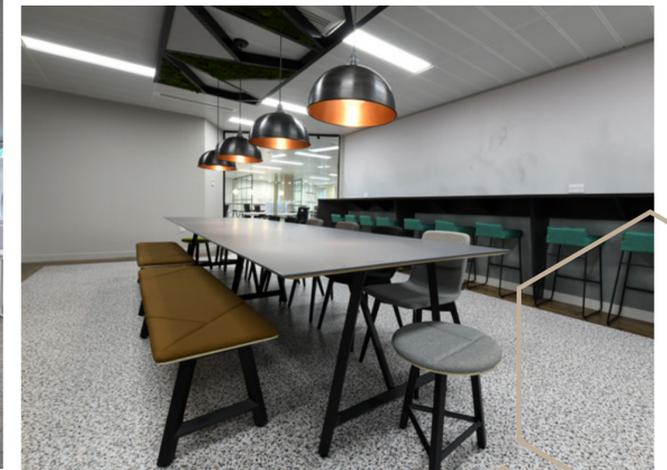
Upon application.

AVAILABILITY SCHEDULE

FLOOR	SQ FT	SQ M
4th	6,875	639
Part 7th	2,761	256

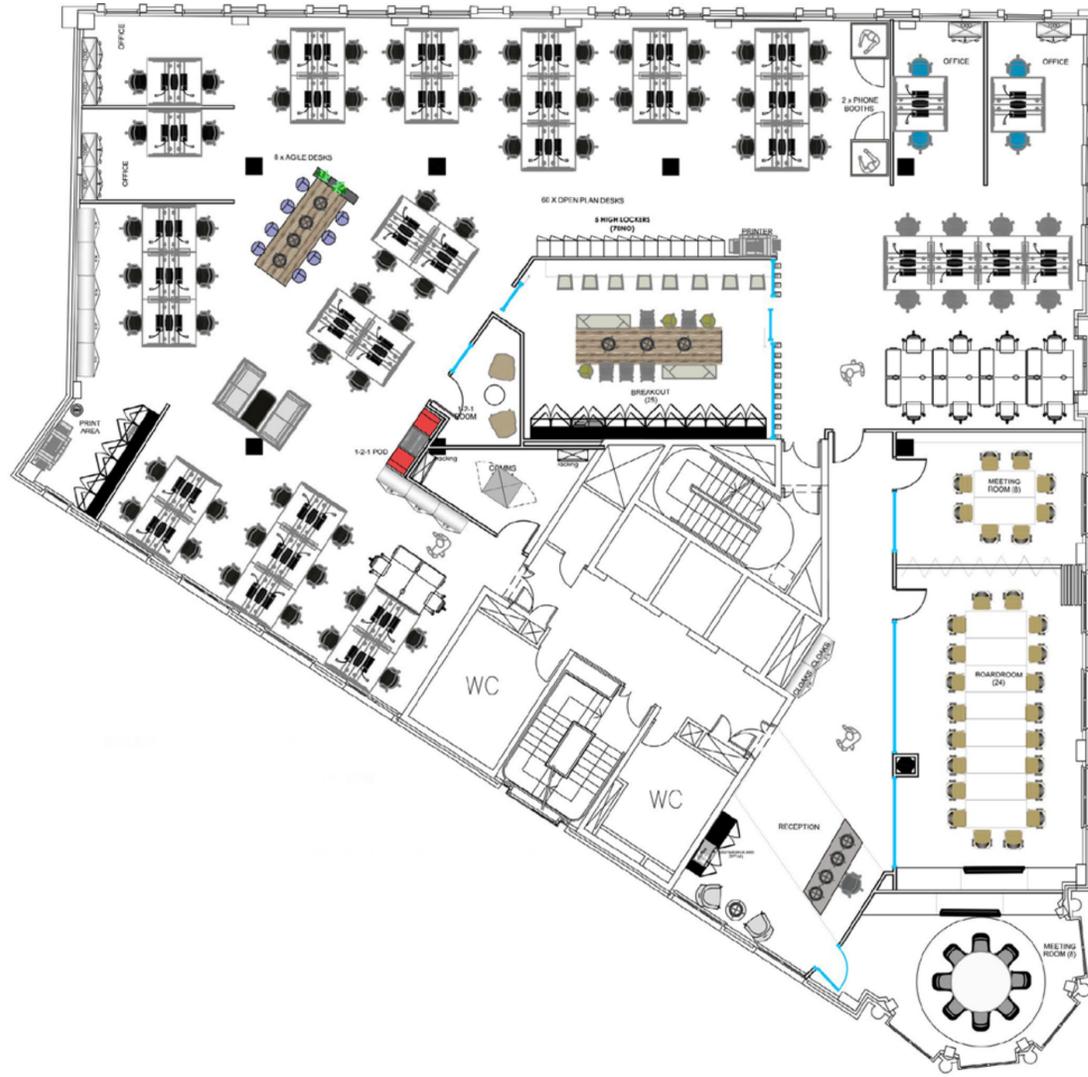
EPC

An EPC certificate is available upon request.



4TH FLOOR

6,875 SQ FT



-  70 Workstations
-  1 x 20 person boardroom
-  2 x 8 person meeting room
-  1 x Informal meeting areas
-  1 x 1-2-1 room
-  2 x Phone booths
-  1 x4 booth seats
-  Kitchen & Breakout area
-  70 x Lockers





PART 7TH FLOOR

2,761 SQ FT



 30 Workstations

 2 x Phone booths

 1 x Boardroom

 Kitchen & Breakout area

 1 x 8 person meeting room

 15 Lockers



HISTORY

Spring Gardens is of great historical importance to Manchester. For at least two centuries from 1500, its springs provided the city with its main source of water. Around this essential facility, Manchester developed socially, and over the course of the 19th and 20th centuries Spring Gardens became the centre of the north west banking industry. It's status as a blue-chip business address remains.



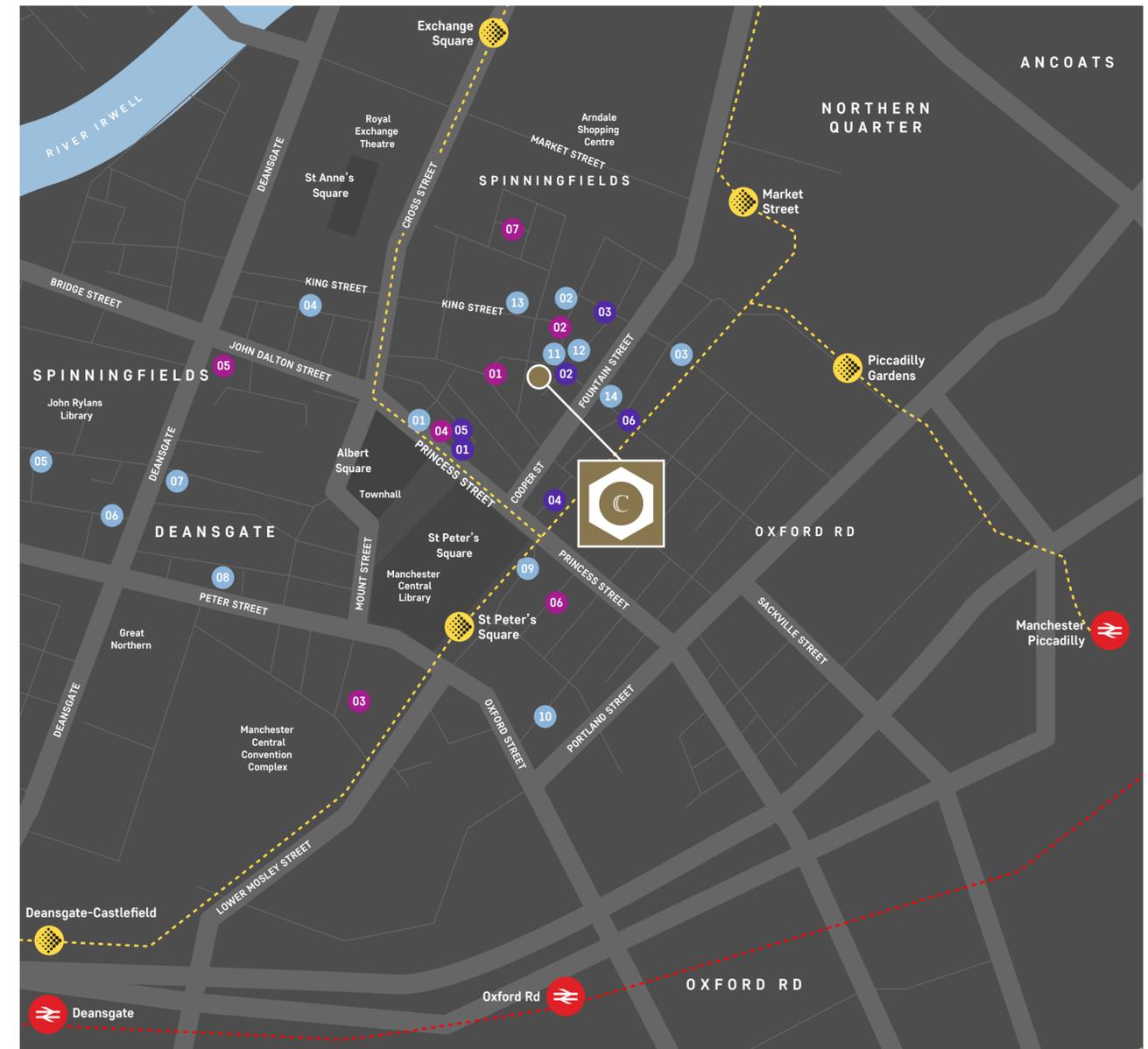
View from 7th floor boardroom



AMENITIES

King Street has long been known as the prime address in central Manchester and this broad boulevard has a range of amenities that speak of the confidence Manchester has as a leading European city. High-end retail, top quality restaurants, chic boutique hotels, they're all here, set within a refined collection of majestic buildings.

For the more everyday basic needs, there are Tesco Metro and Sainsbury's Local stores within a few minutes' walk from the building, along with the popular Market Street and Arndale Centre retail pitch close by.



A COLOURFUL ARRAY OF SHOPS, BARS AND RESTAURANTS CLOSE BY...

RESTAURANTS

- 01 Piccolino
- 02 Cibo
- 03 The Alchemist
- 04 El Gato Negro
- 05 The Ivy Spinningfields
- 06 Hawksmoor
- 07 Gusto
- 08 Albert's Schloss
- 09 Wagamama
- 10 Adam Reid at The French
- 11 Six by Nico
- 12 Lucky Cat
- 13 All Bar One
- 14 Double Zero

HOTELS

- 01 King Street Townhouse
- 02 Hotel Gotham
- 03 The Midland
- 04 Malmaison
- 05 Yotel
- 06 Motel One
- 07 Stock Exchange Hotel

CONVENIENCE

- 01 Tesco
- 02 Black Sheep Coffee
- 03 Moose Coffee
- 04 The Vienna Coffee House
- 05 P1 Fitness Gym
- 06 Sainsburys

THIS IS TRULY A
FIRST-CLASS PLACE
TO DO BUSINESS



LOCATION

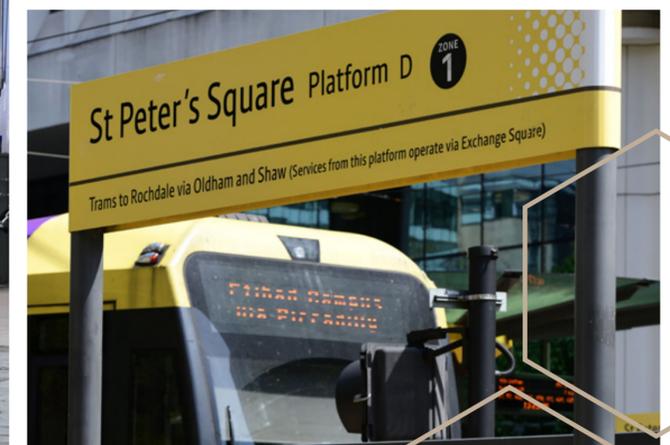
The heart of commercial Manchester sits within an elongated diamond shape between Mosley Street to the east, Princess Street to the south, Cross Street to the west and Market Street to the north.

Right at the centre of that lies Spring Gardens – at the apex of the key King Street thoroughfare, the vital artery that links Piccadilly Gardens to the east with Deansgate and Spinningfields to the west. This is where The Chancery sits.

The Chancery is surrounded on all sides by buildings of grace and quiet authority. Many of them are historical, with noble stone façades; some are new, with sleek glass walls reaching skywards. All are inspiring.

CONNECTIVITY

The Chancery's location makes it easily accessible from all parts of the city and beyond. It's within a few minutes' walk of the key St. Peter's Square Metrolink hub, with mainline railway stations Piccadilly and Victoria both ten minutes' walk away. Bus services from Piccadilly Gardens, just 400 metres away, run to all parts of the city.



FURTHER INFORMATION

Please contact the letting agents.



DAVID PORTER
david.porter@knightfrank.com

0161 833 0023

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

JAMES EVANS
james.evans@knightfrank.com



SAM CORBY
sam.corby@jll.com

0161 828 6440

RICHARD WHARTON
richard.wharton@jll.com



IMPORTANT NOTICE: Knight Frank and JLL give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published March 2026.

Designed by:
Bliss
Marketing
0161 387 7252

