



NORTHSpring

CHAPEL WALKS

ANOTHER CLASS OF OFFICE

NORTHSPRING.COM



CHAPEL WALKS

A MANCHESTER CLASSIC

Introduction	04
Lifestyle	05
Office Specification	07
The Club	10
Floor Plans	11
Location	14
Contacts	16



ELEGANCE IS THE ONLY BEAUTY THAT NEVER FADES

Our beautiful
heritage
workspace is
designed to be
enjoyed

Tucked away, but very much
in the heart of the city centre,
Northspring Chapel Walks is the
perfect place for your business.

Designed with the occupier
in mind, our spaces include
boutique furnishings inspired by
the history of the building.

In addition to your own private
office, you'll have a wealth of
amenities included for you and
your employees to use.



A PLACE WHERE ELEGANCE MEETS FUNCTIONALITY

We're not a co-working office, however our communal spaces promote collaboration and community

Chapel Walks is a heritage building which has been completely reimagined to create a brand new, boutique office offering.

The building offers 4 private offices over 4 floors, you have the option to take one or multiple suites to suit the needs of your business.

Our high-spec fixtures and fittings combined with the latest workspace technologies make working from Northspring seamless.





High spec fixtures and fittings as well as the very latest workplace technologies complement the stylish interior inspired by the heritage of the building.

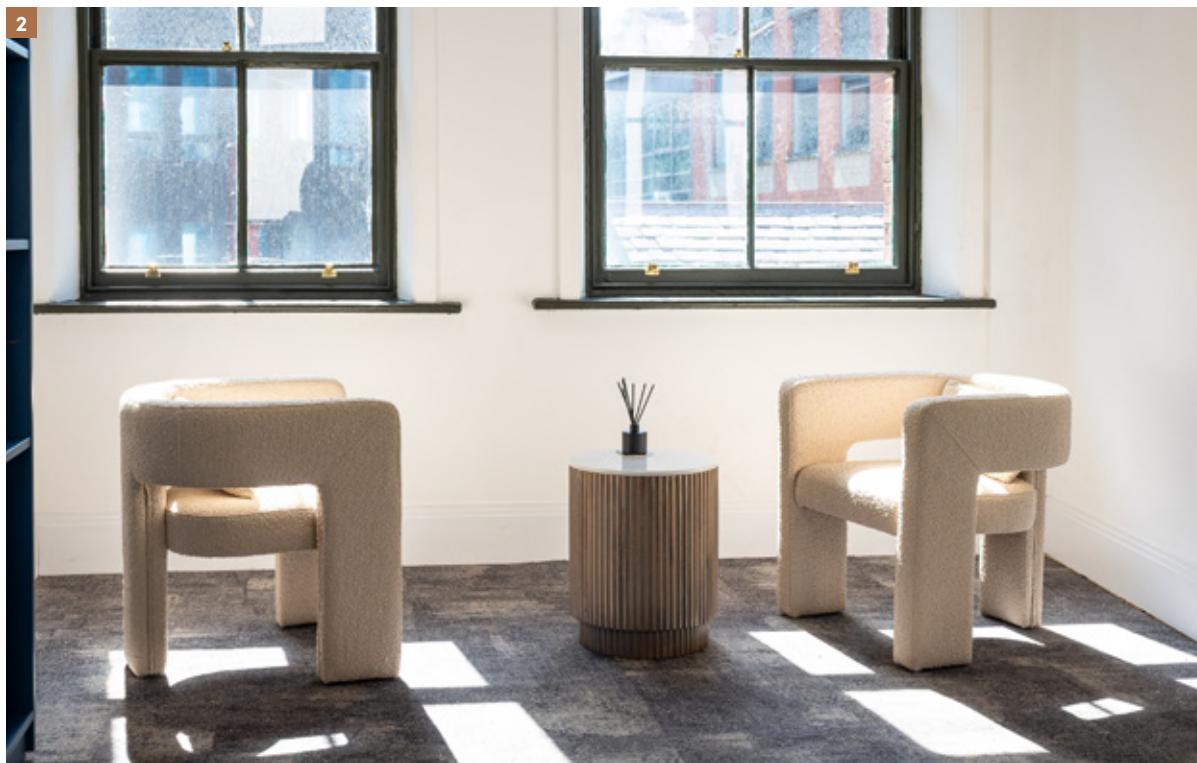
3

EXECUTIVE
WORKSPACES
REMAINING

SUITES TYPICALLY OF
3,800 Sq Ft



1
Northspring includes a range of amenities which are exclusive to occupiers, including access to features in nearby Northspring offices



2

01
CONCIERGE
Our concierge service is designed to make life easy. From the basic 'Meet and Greet' for visitors, to meeting room management in The Club, our concierge will attend meticulously to every detail.

02
THE CLUB
As the name suggests, The Club is a beautifully realised business lounge with a members club ambience. It is designed around principles of social interaction, collaboration and co-working. The space offers:

- Private booths
- Informal meeting space



3

03
THE PARK
Northspring offers a range of facilities to help improve your workplace well-being with amenities for cyclists including:

- Showers
- Changing Facilities
- Lockers
- Cycle Storage



WORK LIFE BALANCED

The average person spends over 90,000 hours of their life at work. We want to help make those hours enjoyable

Recent studies have shown that unhealthy work environments can lead to burnout and employees suffering with stress. With this in mind, wellness is an integral part of the Northspring model.

Occupiers will have free access to Gym / Fitness Studio and leisure facilities in neighbouring Northspring offices. The basement area in the nearby Spring Gardens features a high-spec Gym / Fitness Studio which is open to Chapel Walks occupiers. Head over for quick gym session, some yoga, or some fresh air up one of our roof terrace's.

On site we also have lockers, changing areas, showers and bike storage so those summer cycles to work. Our facilities allow your staff to stay healthy, happy and motivated.



THERE IS BEAUTY IN EVERYTHING

OFFICE SPECIFICATION

Every detail matters and we have considered them all

With a concierge style front-desk, plug and play connectivity, breakout space, cycle hub, Northspring provides a full range of high-quality amenities. This sits alongside initiatives that will help you become a part of this exciting community.



LED Strip Lighting



Shower Facilities & Lockers



Plug & Play Connectivity



Cycle Storage



Secure Access



Meeting Room Facilities



Passenger Lift



Furniture Package



24/7 Access



Manned Reception



Business Lounge



LEASING OPTIONS

At Northspring, customisation meets convenience for your premium office.

That's why our flexible office solutions are designed to adapt to your unique business needs. From traditional leases to made & measured or all-inclusive packages, you have the freedom to shape a space that suits your vision.

Traditional Lease Occupier Fit-Out



Traditional Lease Made & Measure



Enjoy all the benefits of a traditional lease at Northspring, with the added option to create a bespoke package.

Select from our range of services to tailor your office experience.

Enjoy the flexibility of your own front door with 24/7 access, transparent terms, and the option to add fibre-ready connectivity.

This option gives you the responsibility to design, fit out, and personalise your office to meet your business needs.

All-Inclusive Made & Measured



Choose all-inclusive, where your office suite comes fully fitted and furnished for your convenience.

Plus, all services are covered in a single, straightforward monthly payment.

WITH THESE LEASING OPTIONS, UPGRADING TO A LUXURY OFFICE IS EASIER THAN EVER.

	Traditional Lease Occupier Fit-Out	Traditional Lease Made & Measured	All-Inclusive Made & Measured
24/7 access and your own front door	✓	✓	✓
Access to luxury amenities	✓	✓	✓
Transparent terms	✓	✓	✓
Fibre connectivity cable ready	✓	✓	✓
Fitted & furnished to your specification		✓	✓
All-inclusive monthly payment			✓
Internal suite cleaning & maintenance			✓
Service charge, business rates, building insurance			✓
Utilities			✓
Internet Line			✓

WORK AT NORTHSPRING NATIONALLY

When you become part of the Northspring family, you get access to luxury amenities across all Northspring properties.



WELLINGTON ST



TEMPLE ST



PARK ROW

SPRING GARDENS
KING ST
PETER ST
CHAPEL WALKSWELLINGTON ST
PARK ROW

MANCHESTER

BIRMINGHAM

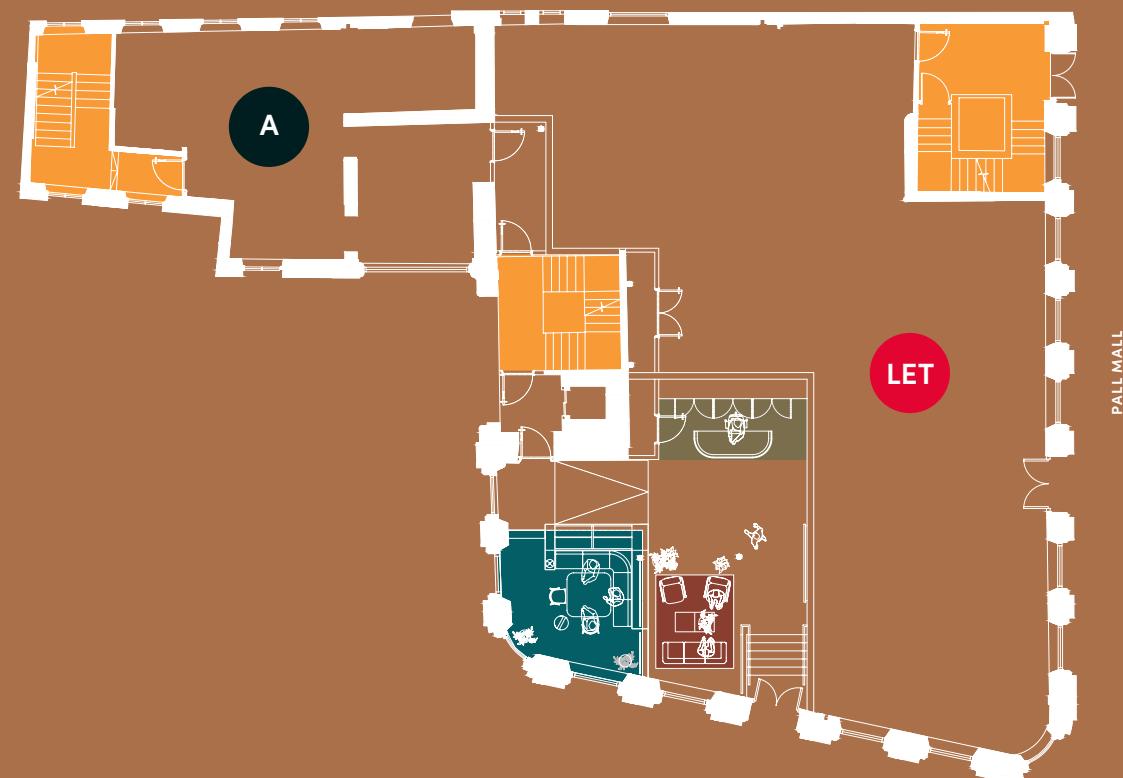
TEMPLE ST

LEEDS

THE CLUB

	SQ M	SQ FT
Office Space	74	800
F&B		LET

SPACE	KEY
Informal meeting space	●
Touchdown Zone	●
Concierge	●
Stairwell	●



FLOOR ONE

	SQ M	SQ FT
Office Space	332	3,574

Stairwell	●
Toilets	●

All measurements are subject to change.

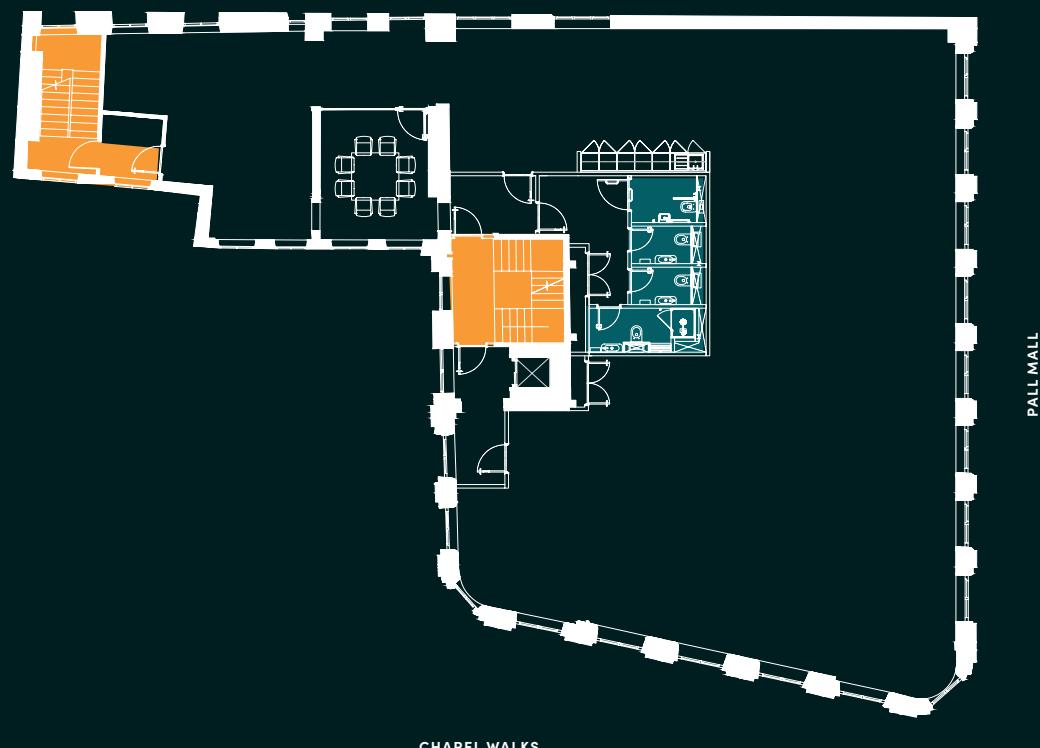


FLOOR TWO

	SQ M	SQ FT
Office Space	356	3,832

Stairwell	●
Toilets	●

All measurements are subject to change.

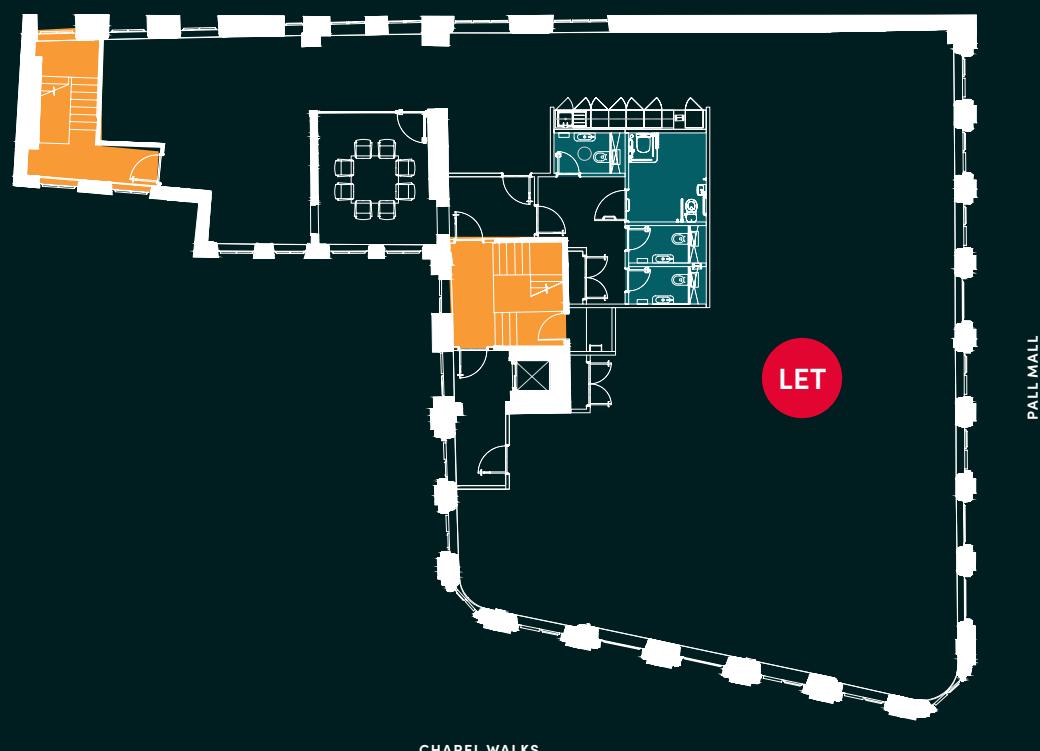


FLOOR THREE

Office Space	SQ M	SQ FT	LET
--------------	------	-------	-----

Stairwell		●
Toilets		●

All measurements are subject to change.



THE NORTHSPRING MANCHESTER PORTFOLIO

With luxury amenities
for you to enjoy.



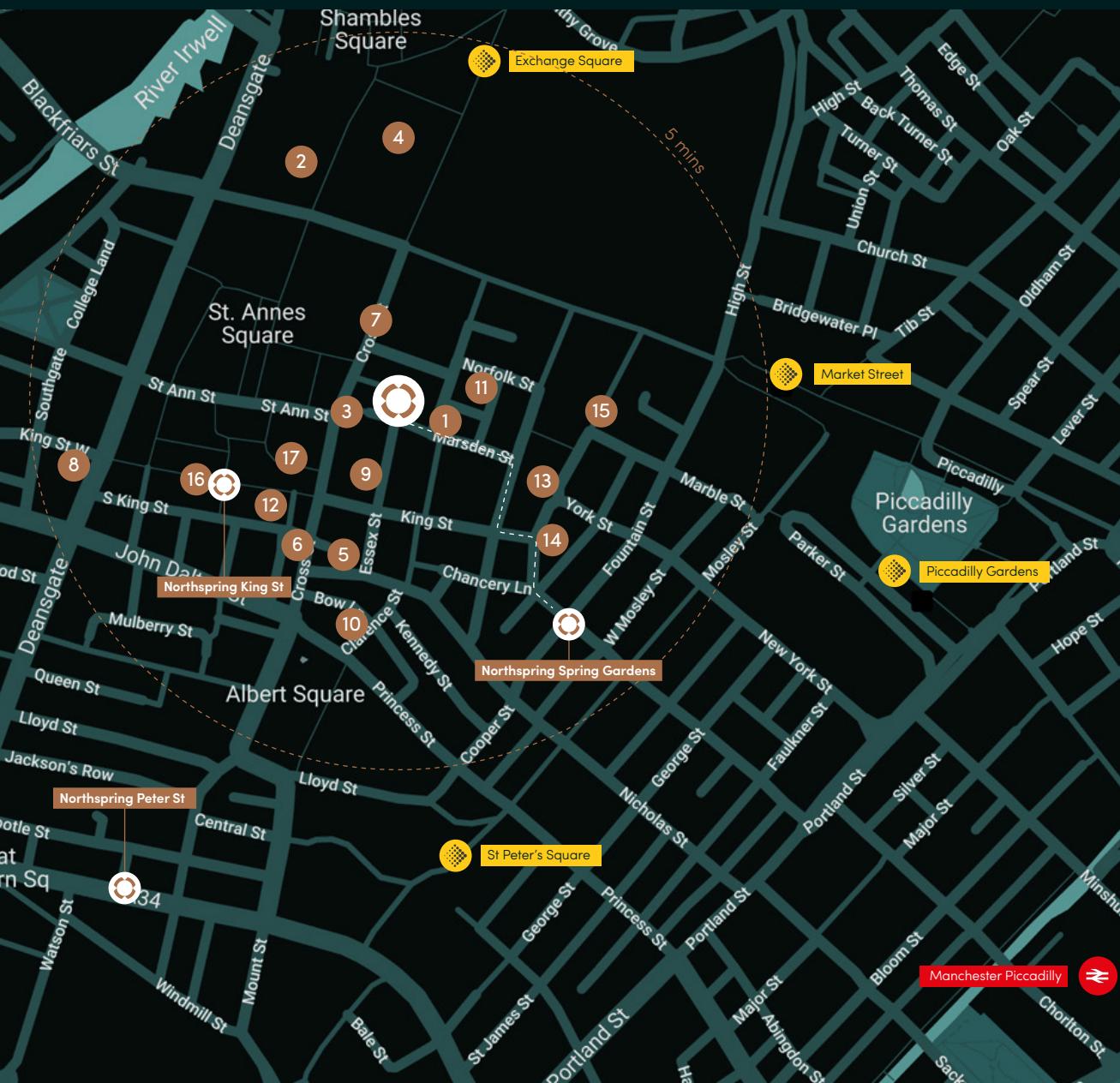
THE PARK



THE DECK



THE CLUB



PERFECTLY POSITIONED

Chapel Walks, Manchester M2 1HN

Northspring is perfectly located to give you access to all Manchester city centre has to offer. Northspring couldn't be better positioned for transport links, with the city's main bus, Metrolink and train stations all within 10 minutes on foot, it is simple to travel to all major connections across the country.

Manchester's business, shopping and leisure districts such as Spinningfields, Chinatown and the Northern Quarter are minutes away.

ON FOOT

1. Sam's Chop House	
2. Harvey Nichols	10 min
3. Pret A Manger	10 min
4. Selfridges	8 min
5. Gaucho	7 min
6. Bold St Coffee	6 min
7. Royal Exchange Arcade	4 min
8. San Carlo	
9. Kala	
10. Piccolino's Grand Cafe	
11. Stock Exchange Hotel	
12. El Gato Negro	
13. Grand Pacific	
14. Gotham Hotel	
15. PhilPotts	
16. Franca Manca	
17. Sonata	

METROLINK

Manchester Airport	40 min
East Didsbury	30 min
Ashton-under-Lyne	30 min
Bury	25 min
Media City	20 min
Altrincham	20 min

RAIL

London	2 hours
Edinburgh	3.5 hours
Birmingham	1.5 hours
Newcastle	1.5 hours
Leeds	1 hour
Liverpool	1 hour



NORTHSpring

YOUR OFFICE REDEFINED

Sixteen.

Nick Nelson
nick@sixteenrealestate.com
07842 714 043

Rosie Veitch
rosie@sixteenrealestate.com
07746 249 920

CHAPEL WALKS
MANCHESTER
M2 1HN

NORTHSpring.COM

Misrepresentation Act.
Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation or warranty whatsoever in relation to this property.