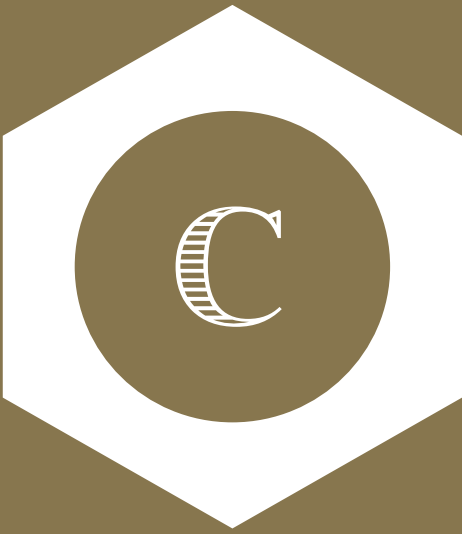




THE **CHANCERY**

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 & FURNISHED WORKSPACE



SPECIFICATION

The specification of the suites / building 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.

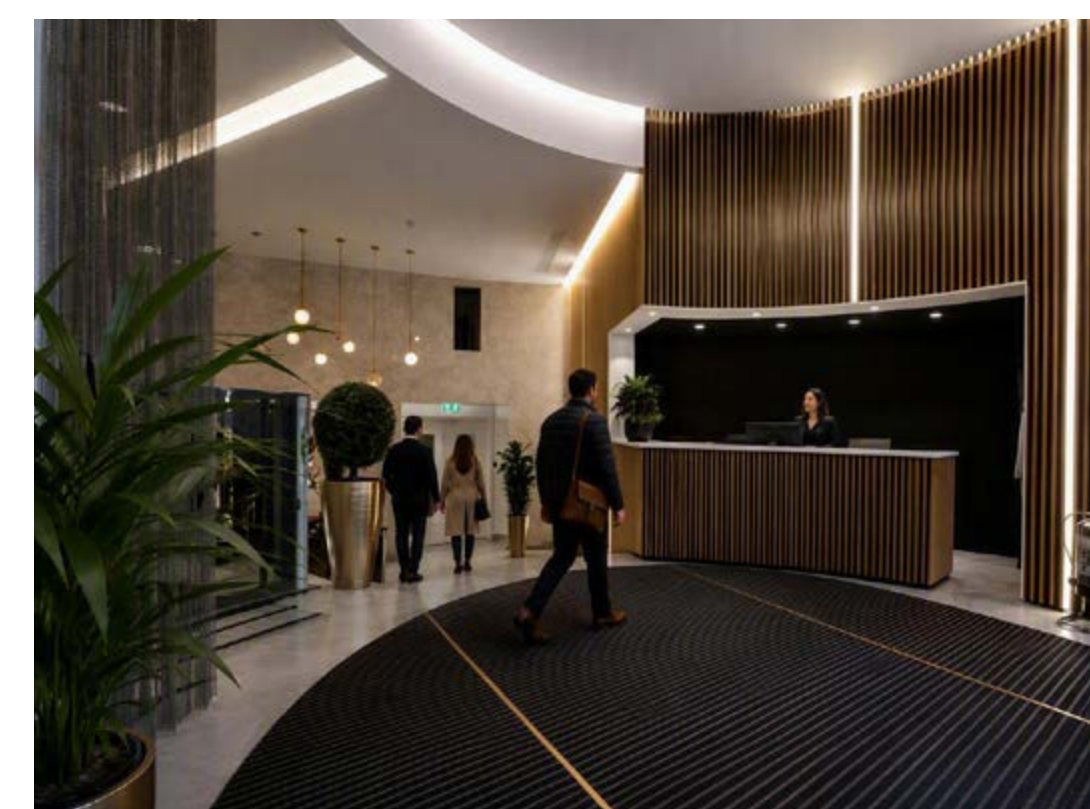
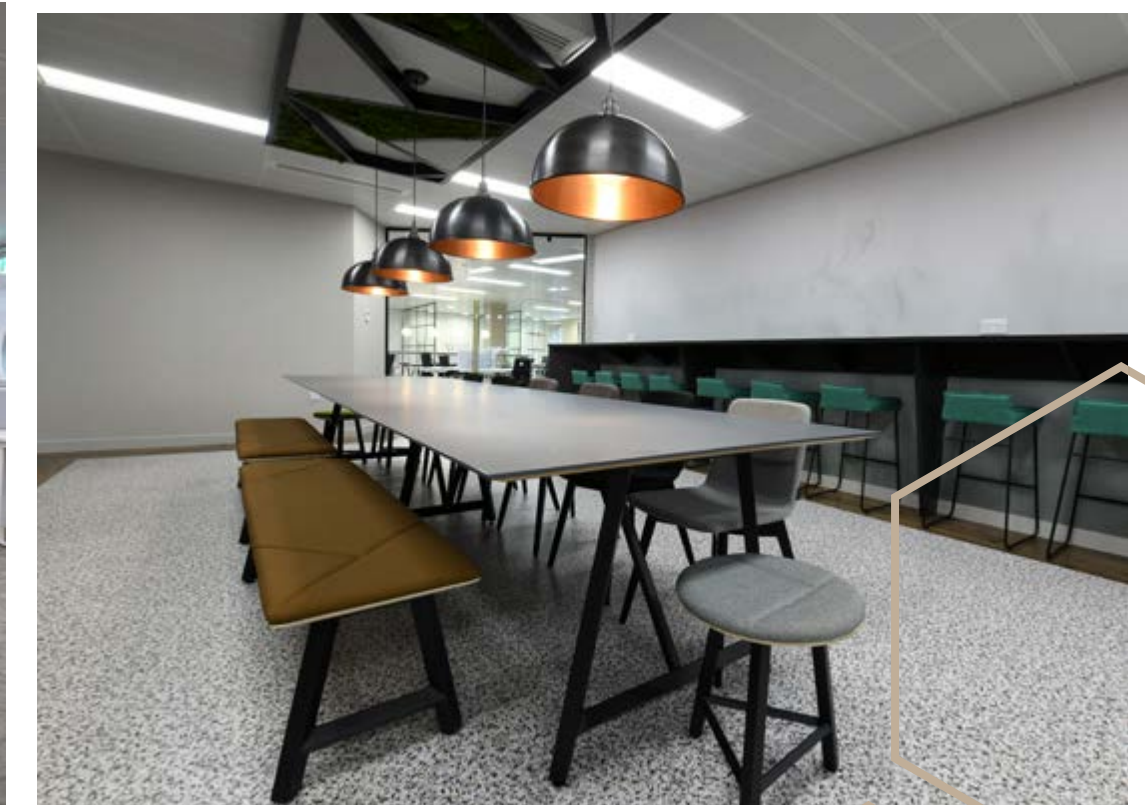
AVAILABILITY SCHEDULE

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

*The 4th floor can be split.

EPC

An EPC certificate is available upon request.



4TH FLOOR

6,875 SQ FT



- | | |
|--|---|
|  68 Workstations |  2 x Phone booths |
|  1 x 20 person boardroom |  1 x 4 booth seats |
|  2 x 8 person meeting room |  Kitchen & Breakout area |
|  1 x Informal meeting areas |  70 x Lockers |
|  1 x 1-2-1 room |  4 x 2 person offices |

*The 4th floor can be split.





PART 7TH FLOOR

2,761 SQ FT



30 Workstations



1 x Boardroom



1 x 8 person meeting room



2 x Phone booths



Kitchen & Breakout area



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.



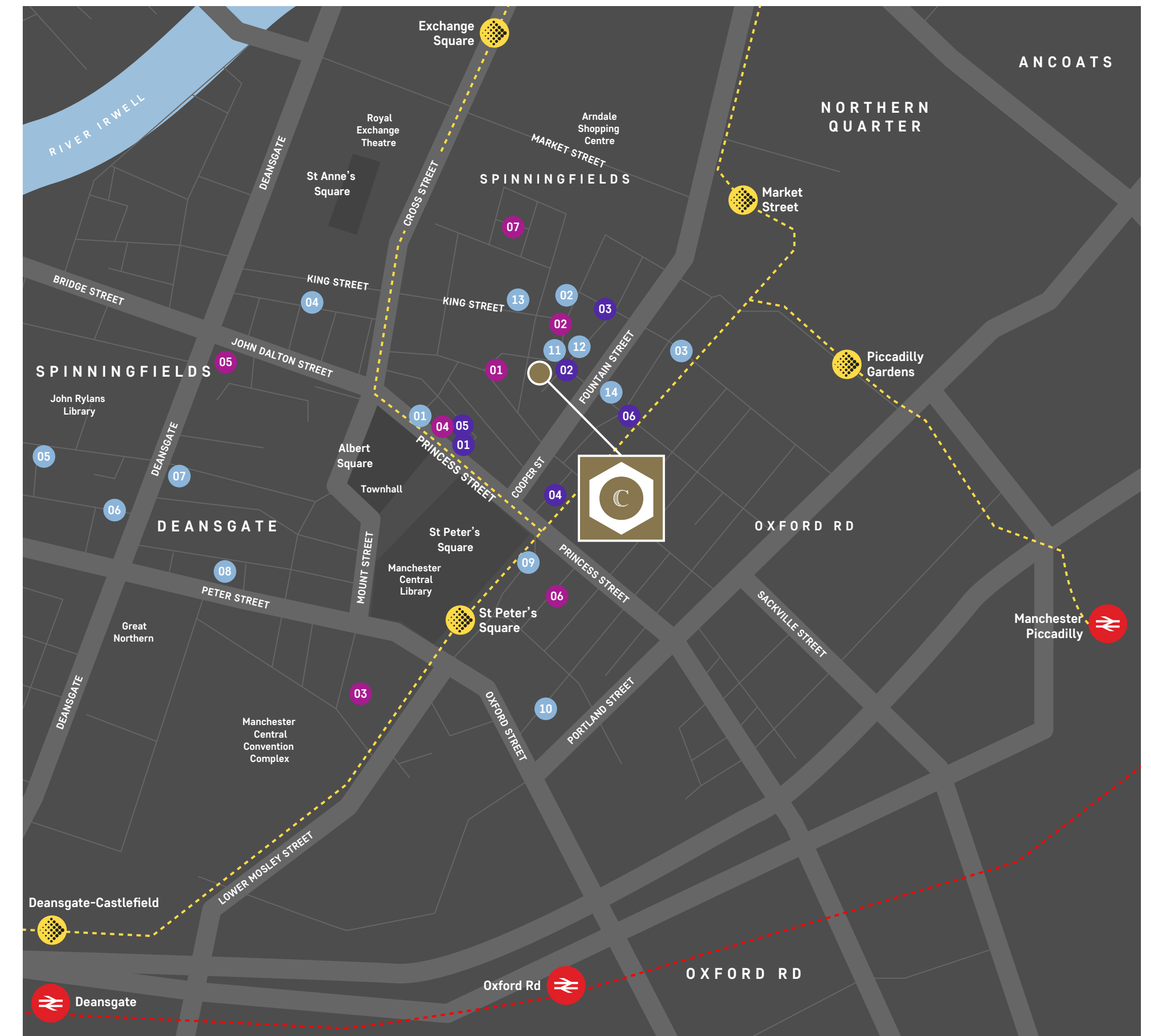
View from 7th floor boardroom



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 Express 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 Lennox
- 12 Lucky Cat
- 13 All Bar One
- 14 Double Zero

HOTELS

- 01 King Street Townhouse
- 02 The Rex
- 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



THE CHANCERY, 58 SPRING GARDENS, MANCHESTER M2 1EW

LOCATION

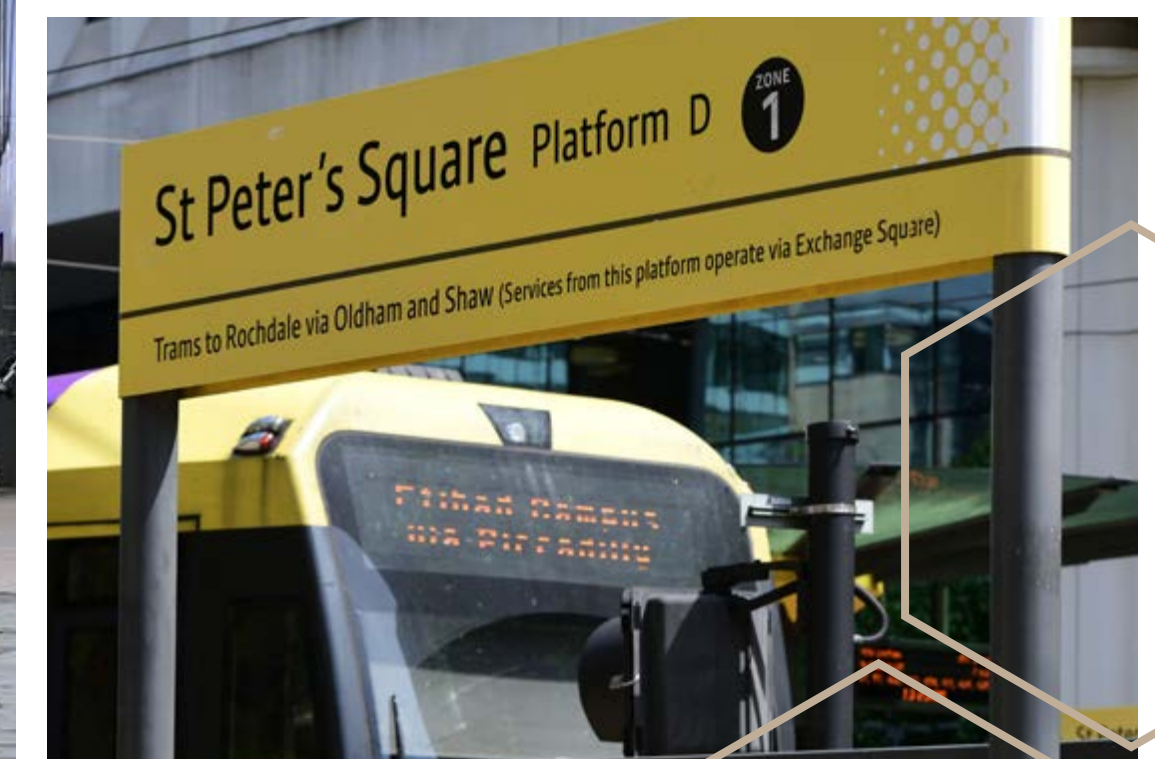
The heart of commercial Manchester sits within an elongated diamond shape between Mosley Street to the east, Princess Street to the south, Cross Street to the west and Market Street to the north.

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 within a ten minute walk away. Bus services from Piccadilly Gardens, just 400 metres away, run to all parts of the city.



THECHANCERY-MANCHESTER.COM

FURTHER INFORMATION

Please contact the letting agents.



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