



Building C, Central Park

Northampton Road, Manchester, M40 5BP

**High-quality fitted office
available for flexible
sublease**

6,891 sq ft
(640.19 sq m)

- Plug & Play with 70 desks
- 2 large boardrooms
- 29 exclusive parking spaces
- On-site gym and cafeteria
- Double-height manned reception

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Summary

| | |
|----------------|------------------|
| Available Size | 6,891 sq ft |
| Rent | £21.30 per sq ft |
| Rates Payable | £8.60 per sq ft |
| Service Charge | £13.70 per sq ft |
| VAT | Applicable |
| EPC Rating | C (58) |

Description

The available accommodation comprises a high-quality, fully fitted part ground floor suite. The layout provides 70 open-plan desks, 4 phone booths, 1 small meeting room, 2 16-person client-facing boardrooms positioned directly off a dedicated reception and waiting area. Additional facilities include a fitted kitchen and breakout space, multi-faith room, and separate print/store room, delivering a well-balanced and immediately occupiable workspace suitable for a wide range of occupiers. The accommodation benefits from access to the wider building amenities, including an on-site gym, cafeteria and attractive central atrium breakout area, together with an excellent parking ratio.

Location

The property is situated within Central Park, an established business destination approximately 1.5 miles north-east of Manchester city centre. Central Park Metrolink station is a short 3-minute walk from the building, providing rapid connectivity to Manchester Victoria in 8 minutes and onward connections across the city, with Deansgate accessible in 19 minutes. The location also benefits from strong road connections via the nearby M60 (Junction 21), offering convenient access to the wider Greater Manchester and national motorway network, making Central Park an attractive and highly accessible office location.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------|--------------|---------------|--------------|
| Ground - West | 6,891 | 640.19 | Available |
| Total | 6,891 | 640.19 | |

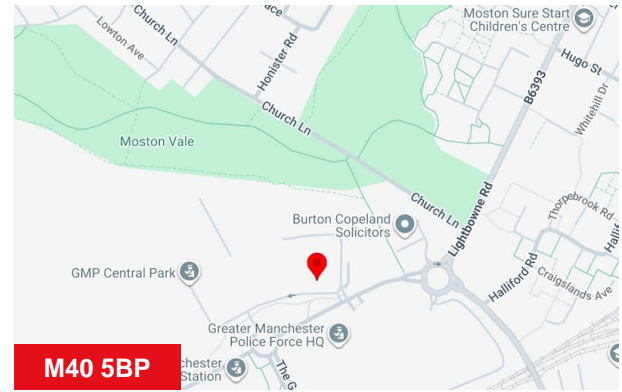
Specification

The office benefits from a modern specification, including:

- Air-conditioning
- Fully raised access floor
- Suspended ceiling with recessed LED lighting
- Communal gym, cafeteria and atrium breakout
- Cycle storage
- Parking ratio of 1:240 sq ft

Terms

Available by way of a flexible sub-underlease to January 2030.



Viewing & Further Information



Ed Tinney

07957 600 668

etinney@spring4.com