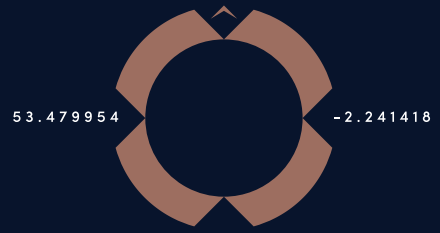



# NORTHSPRING

SPRING GARDENS

ANOTHER CLASS OF OFFICE

NORTHSPRING.COM

SPRING
GARDENS

# A MANCHESTER CLASSIC


Introduction 04
Lifestyle 05
Office Specification 07
The Club 10
The Park 11
The Deck 12
Floor Plans 13
Location 20
Contacts 21

# ELEGANCE IS THE ONLY BEAUTY THAT NEVER FADES

Located in the heart of the city's traditional business quarter, Northspring is a Manchester classic

Northspring Spring Gardens offers stunning office space in the heart of Manchester City Centre.

With boutique furnishings and a host of on-site amenities, allow us to cover your business's every need.

Including a your own private office, as well as access to bookable meeting rooms and breakout areas, our buildings promote collaboration and community.

**Northspring is a refined space for you to call home.**

# A PLACE WHERE ELEGANCE MEETS FUNCTIONALITY

Northspring is not a co-working office. Northspring is a place for you and your business to call home

**A place to work in and relax in.**
A place to be proud of and a place to evolve. But most importantly, it is YOUR place and you have full control of it.

Following a transformational refurbishment, Northspring boasts 22 exclusive suites from 1,000 sq ft spread across six floors.

High spec fixtures and fittings as well as the very latest workplace technologies complement the stylish interior inspired by the roaring twenties.

High spec fixtures and fittings as well as the very latest workplace technologies complement the stylish interior inspired by the roaring thirties

6
FLOORS

22
EXCLUSIVE WORKSPACES

SUITES FROM
1,000 Sq Ft

# Northspring provides a full range of high-quality amenities alongside initiatives that will help you become a part of this exciting community

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 ambiance. It is designed around principles of social interaction, collaboration and co-working. The space offers:

- 10 person board room
- 6 person meeting room
- 1:1 meeting area
- Co-working space
- Tea & Coffee station

03
**THE GALLEY**
The Galley is the perfect place to unwind and refuel, with informal meeting areas and a high specification kitchen area.

- Fridge
- Microwave
- Tea & Coffee Facilities
- Lockable Storage
- Breakout space
- Informal meeting area

04
**THE PARK**
The basement at Northspring offers a range of facilities to help improve your workplace well-being with amenities for cyclists and fitness, including:

- Showers
- Changing Facilities
- Lockers
- Cycle Storage
- Gym / Fitness Studio
- Gym / Fitness Studio Equipment

05
**THE DECK**
Enjoy stunning views of Manchester's skyline from the fantastic roof garden at Northspring.

- Outdoor seating area
- Outdoor meeting space
- Views over King Street
- Plants / Greenery
- Sun trap
- Space for relaxing

# 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 those in unhealthy work environments tend to gain weight, suffer from stress, and have more trips to the doctors, often leading to higher rates of absenteeism. With this in mind, we have built leisure facilities into the foundations of Northspring.

The basement area offers residents access to a high specification Gym / Fitness Studio, coupled with shower, drying room and cycle facilities to ensure that staff can stay healthy, happy and motivated.

# THERE IS BEAUTY IN EVERYTHING

## OFFICE SPECIFICATION

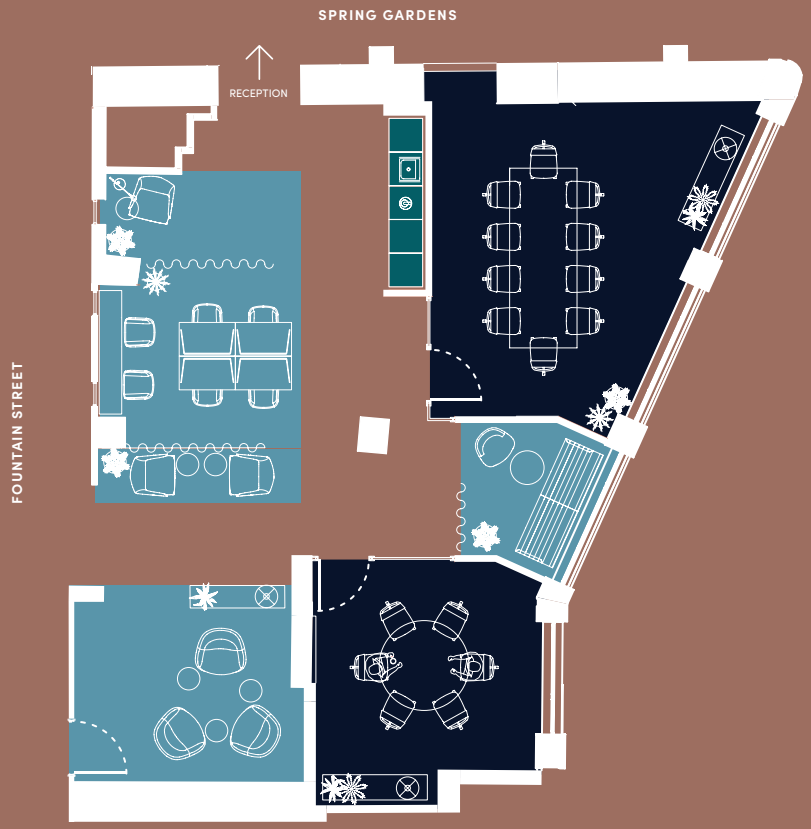
**Every detail matters and we have considered them all**

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

- Original Parquet Flooring
- LED Strip Lighting
- Plug & Play Connectivity
- Secure Access
- 2 x Passenger Lifts
- 24/7 Access
- Business Lounge
- Kitchen
- Shower Facilities & Lockers
- Basement Gym / Fitness Studio
- Cycle Storage
- Roof Terrace
- Meeting Room Facilities
- Furniture Package
- Manned Reception

# THE CLUB

| SPACE | KEY |
|---|---|
| Bookable Meeting Rooms | |
| Touchdown | |
| Refreshment Station | |

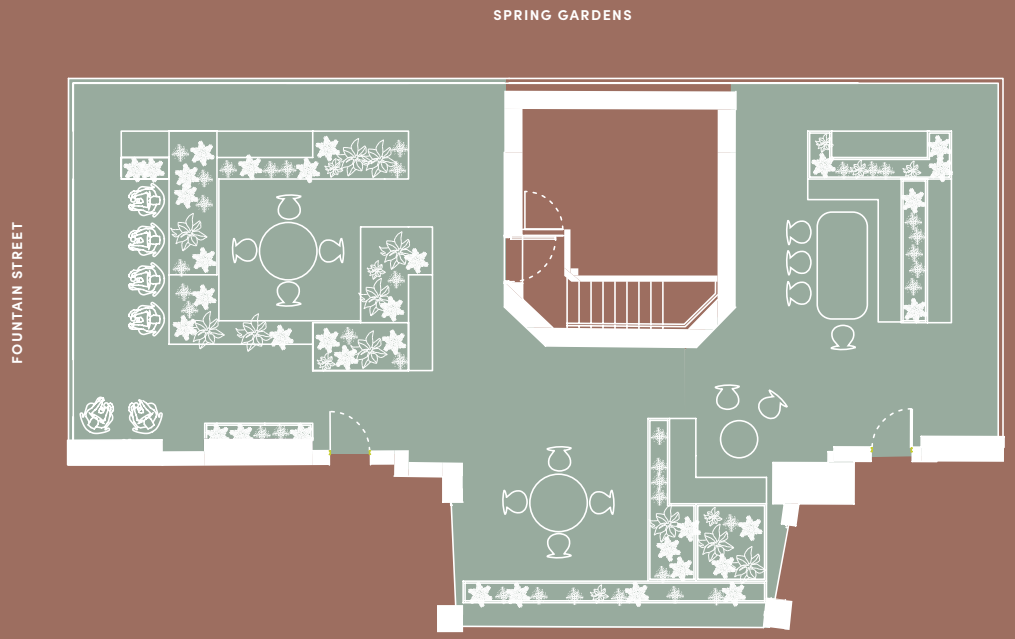


# THE PARK

| SPACE | KEY |
|---|---|
| Cycle Store | |
| Storage | |
| Lockers / Circulation | |
| Mens / Womens Changing Area | |
| Toilets | |
| Northspring Gym / Fitness Studio | |

# THE DECK

| SPACE | KEY |
| --- | --- |
| Roof Garden | |



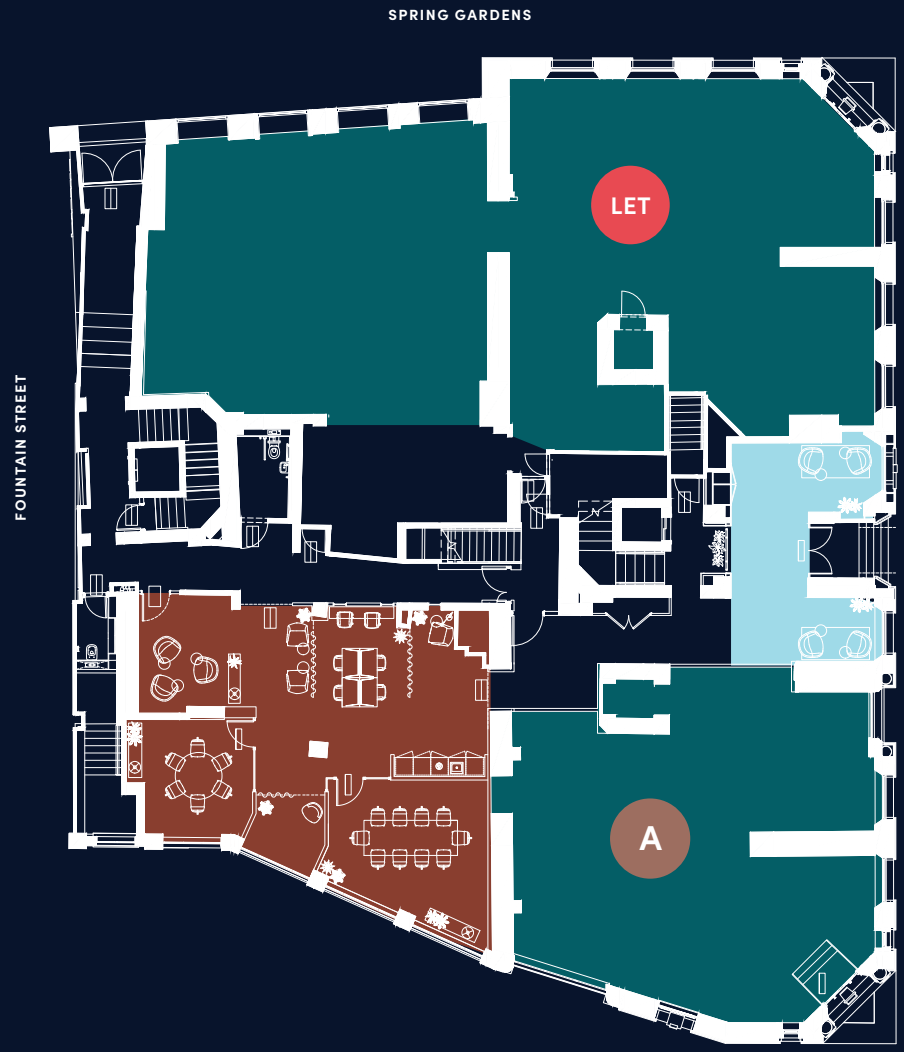
# GROUND FLOOR

| RETAIL SPACE | SQ M | SQ FT |
|---|---|---|
| A | 124 | 1,335 |
| B | | LET |

Retail Units

The Club

The Entrance




Indicative location
All measurements are subject to change

# FLOOR ONE

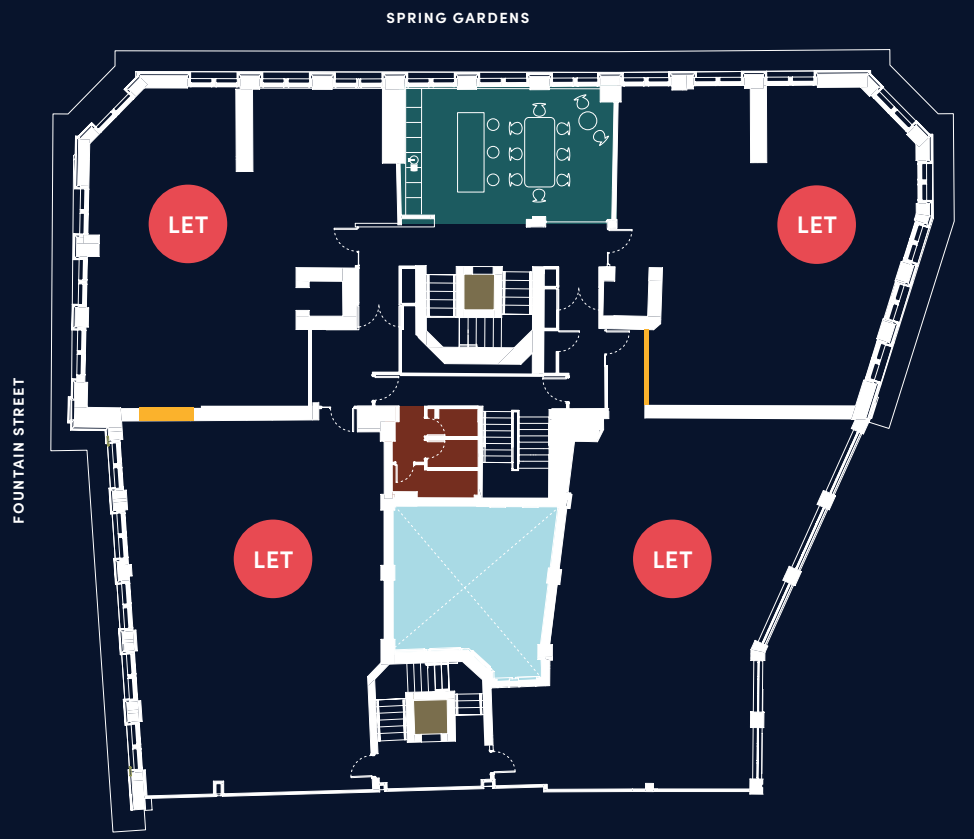
| OFFICE SPACE | SQ M | SQ FT |
|---|---|---|
| A | | LET |
| B | | LET |
| C | | LET |
| D | | LET |

Opportunity to interconnect suites*

Breakout

Toilets

Lightwell




Indicative location
All measurements are subject to change

# FLOOR TWO

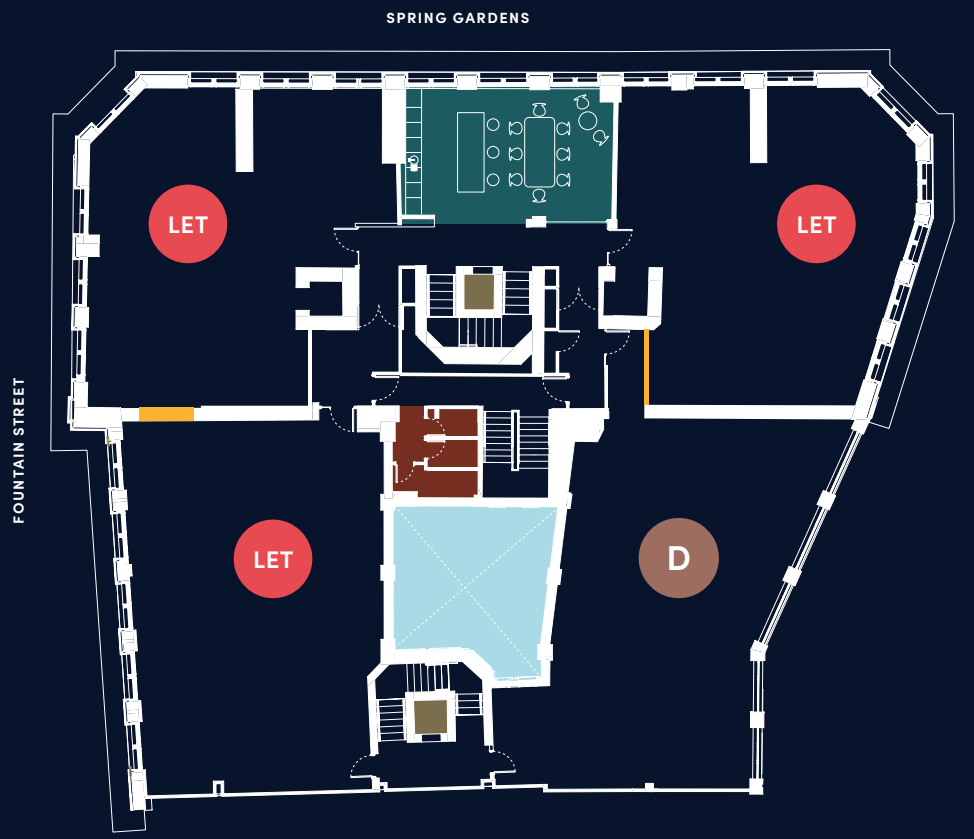
| OFFICE SPACE | SQ M | SQ FT |
|---|---|---|
| A | | LET |
| B | | LET |
| C | | LET |
| D | 147.5 | 1,588 |

Opportunity to interconnect suites*

Breakout

Toilets

Lightwell




Indicative location
All measurements are subject to change

# FLOOR THREE

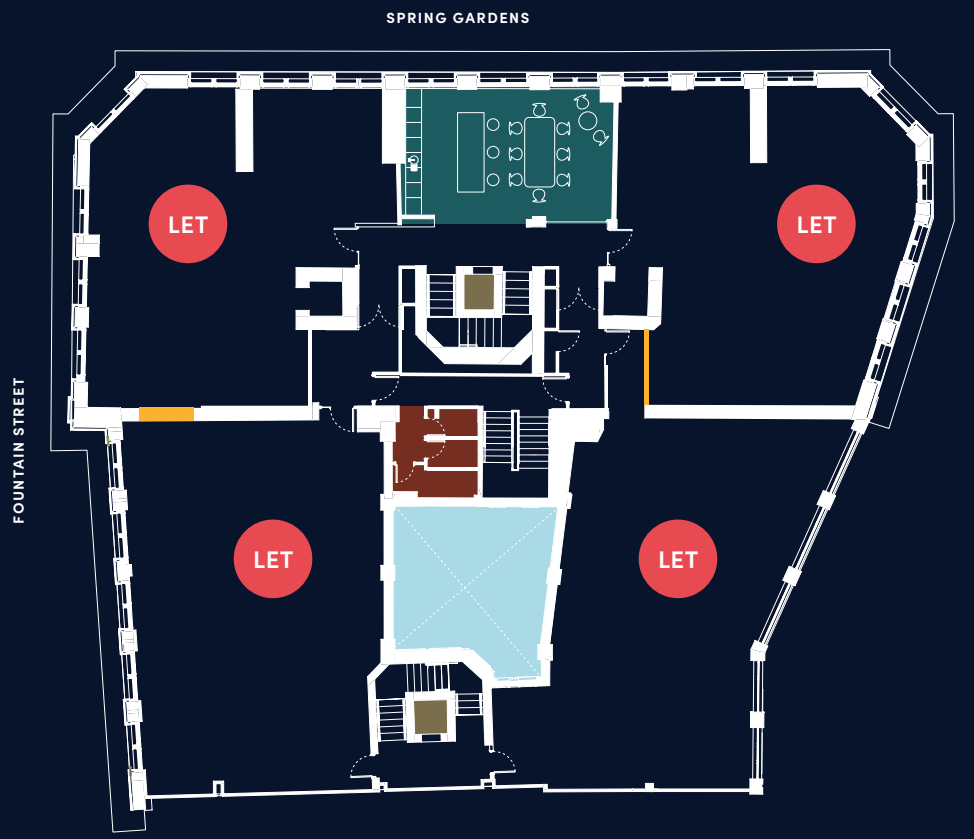
| OFFICE SPACE | SQ M | SQ FT |
|---|---|---|
| A | | LET |
| B | | LET |
| C | | LET |
| D | | LET |

Opportunity to interconnect suites*

Breakout

Toilets

Lightwell




Indicative location
All measurements are subject to change

# FLOOR FOUR

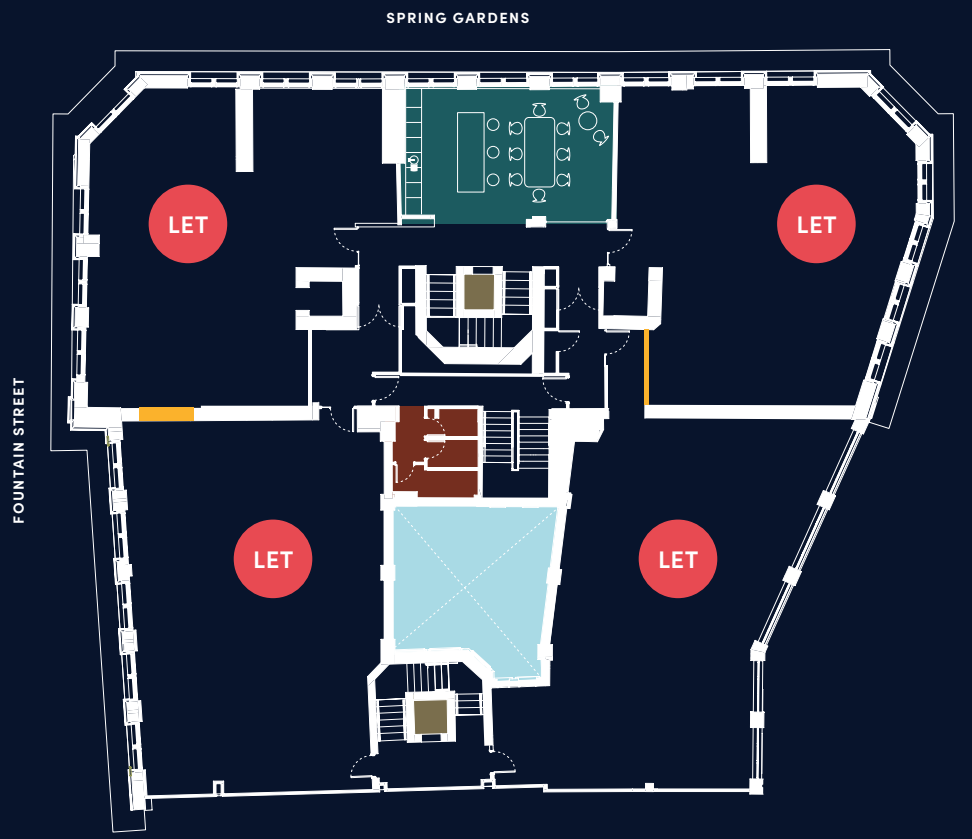
| OFFICE SPACE | SQ M | SQ FT |
|---|---|---|
| A | | LET |
| B | | LET |
| C | | LET |
| D | | LET |

Opportunity to interconnect suites*

Breakout

Toilets

Lightwell




Indicative location
All measurements are subject to change

# FLOOR FIVE

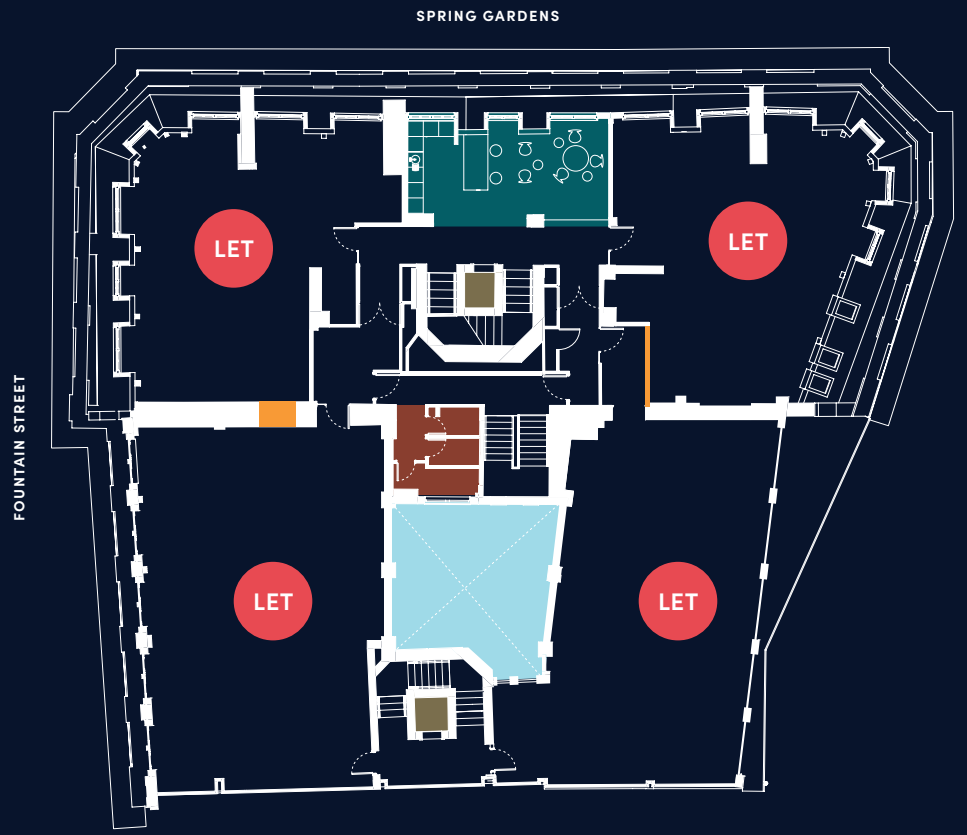
| OFFICE SPACE | SQ M | SQ FT |
|---|---|---|
| A | | LET |
| B | | LET |
| C | | LET |
| D | | LET |

Opportunity to interconnect suites*

Breakout

Toilets

Lightwell

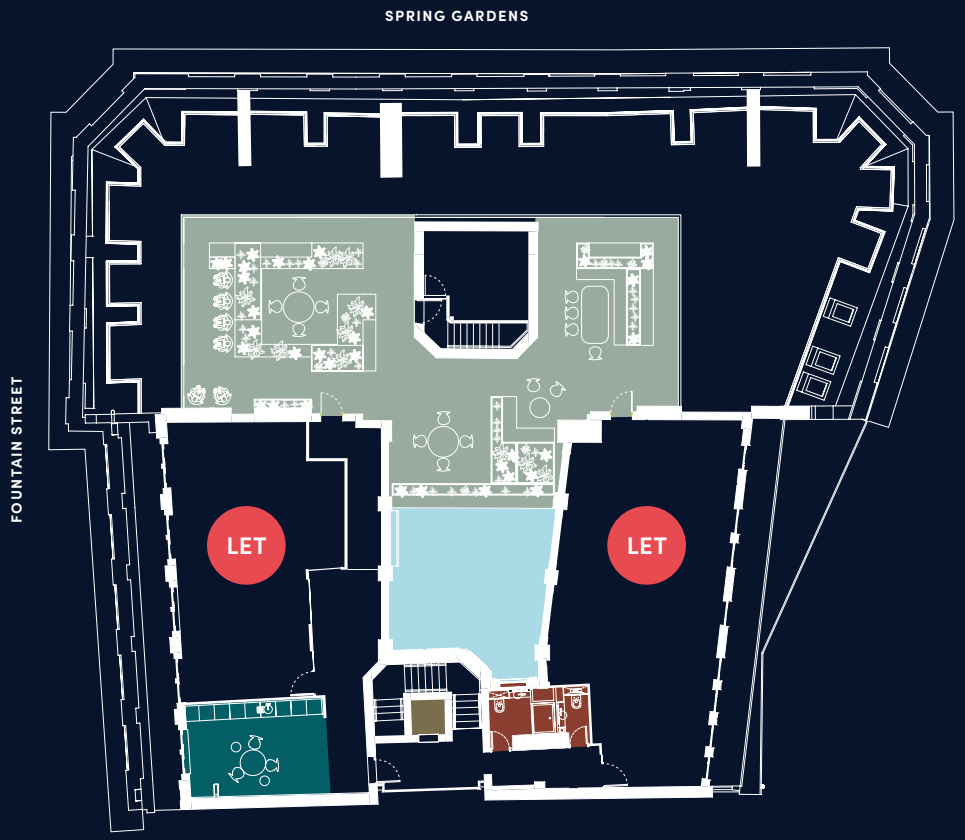



Indicative location
All measurements are subject to change

# FLOOR SIX

## PENTHOUSE SUITES AND ROOF TOP GARDEN

| OFFICE SPACE | SQ M | SQ FT |
|---|---|---|
| 6A | | LET |
| 6B | | LET |

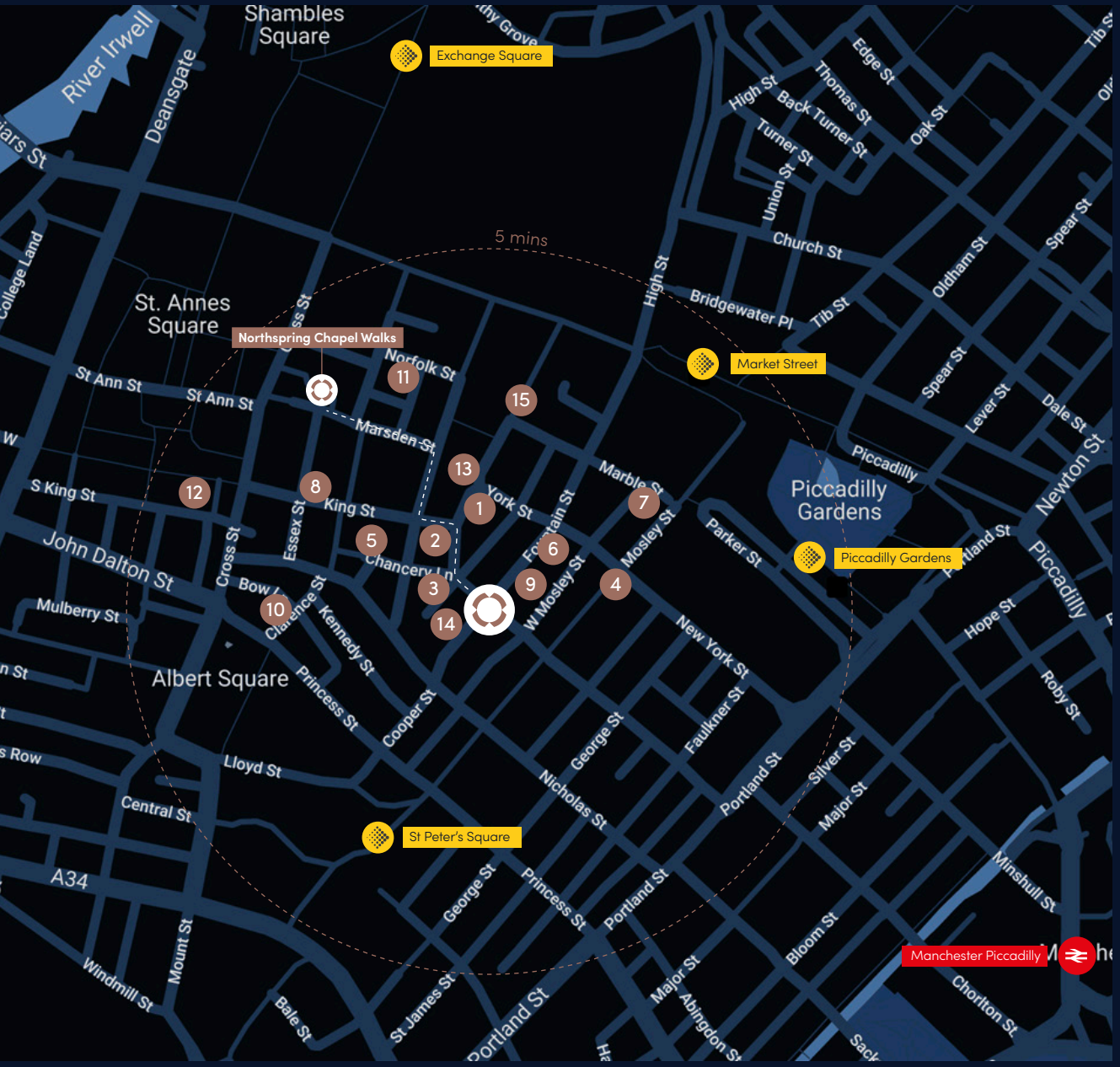



Breakout

Toilets

Lightwell

Indicative location
All measurements are subject to change




# PERFECTLY POSITIONED

## 70 Spring Gardens, Manchester M2 2BQ

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.

1. Rosso Restaurant
2. Hotel Gotham
3. Six By Nico
4. The Alchemist
5. Flight Club
6. Moose Coffee
7. Franco Manca
8. Kala Bistro
9. Lättsam
10. Piccolino's Grand Cafe
11. Stock Exchange Hotel
12. El Gato Negro
13. Grand Pacific
14. Black Sheep Coffee
15. PhilPotts

### ON FOOT

| | |
|---|---|
| Piccadilly Station | 10 min |
| Victoria Station | 10 min |
| Northern Quarter | 8 min |
| Spinningfields | 7 min |
| Deansgate | 6 min |
| Market Street | 4 min |

### 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

SPRING GARDENS

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