



# The Chancery

FULLY FITTED & FURNISHED OFFICE SPACE | 3,424 SQ FT



Good quality fitted and furnished workspace on Spring Gardens, in the heart of Manchester's Central Business District.

**THE CHANCERY**  
**58 SPRING GARDENS**  
**MANCHESTER**  
**M2 1EW**





## LOCATION

The Chancery is situated on Spring Gardens within Manchester's commercial centre.

The property sits close to the top of King Street, the main throughfare connecting Piccadilly Gardens with Deansgate and Spinningfields.

Traditionally the centre of the Northwest banking industry, Spring Gardens has retained its reputation as a blue-chip business address and remains a popular choice for professional occupiers.



### By foot

- 4 mins > ST PETER'S SQUARE METROLINK
- 5 mins > MARKET STREET METROLINK
- 13 mins > MANCHESTER OXFORD ROAD STATION
- 13 mins > MANCHESTER PICCADILLY STATION



### By Rail

- 2 hours > LONDON EUSTON
- 19 mins > MANCHESTER AIRPORT
- 50 mins > LIVERPOOL
- 1 hours > LEEDS



### By Metrolink

- 27 mins > ALTRINCHAM
- 25 mins > EAST DIDSBUY
- 27 mins > TRAFFORD CENTRE
- 14 mins > SALFORD QUAYS





## NEIGHBOURHOOD

The property is ideally situated in one of Manchester's most prestigious neighbourhoods. The surrounding restaurants, bars and coffee shops provide occupiers with an excellent choice of destinations, whether catching up with clients over lunch or grabbing an after work drink.

This chic and refined area of the city is also home to a number of designer boutiques, including Vivian Westwood, Hervia and Belstaff. The adjacent Hotel Gotham is one of Manchester's top 5\* hotels.



## THE PROPERTY

The Chancery is a fully refurbished, modern, Grade A office building.

The property benefits from an impressive fully-manned reception, ensuring a warm and professional welcome for staff and visitors.

The available workspace is situated on the 3<sup>rd</sup> floor, accessible via three passenger lifts.



FULL ACCESS  
RAISED FLOORS



LED PANEL  
LIGHTING



SUSPENDED METAL  
CEILING



FULLY MANNED  
RECEPTION



MALE + FEMALE W/C'S  
TO EACH FLOOR



SHOWERS + CHANGE  
FACILITIES



BIKE STORE



AIR CONDITIONING



## SPECIFICATION

Each office suite benefits from the following specification: -

**64 X WORKSTATIONS**

**3 X GLAZED MEETING ROOMS**

**RECEPTION AREA**

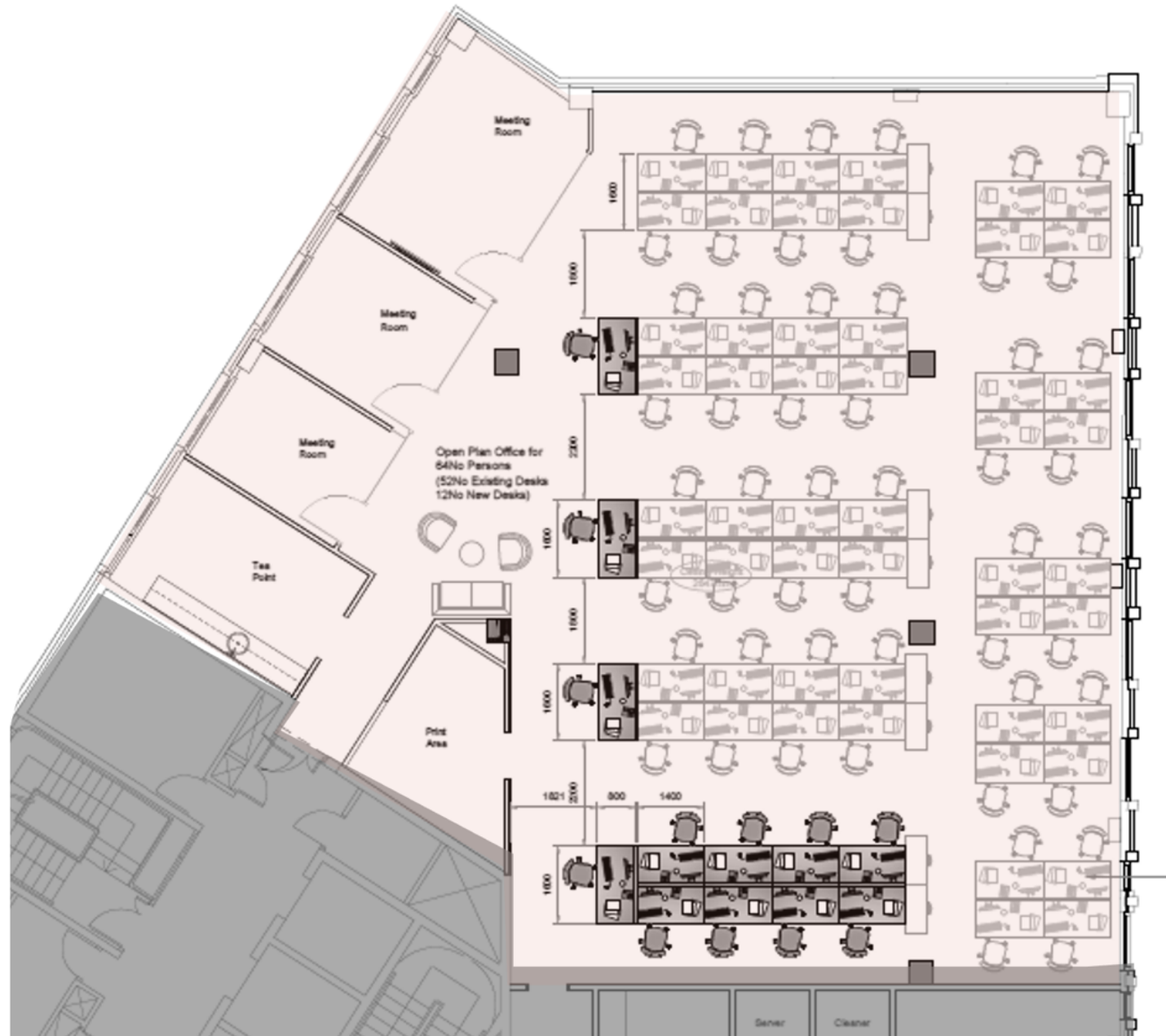
**SOFT SEATING**

**KITCHENETTE**

**PRINTER AREA**



**THIRD FLOOR**  
**3,424 SQ FT**  
**64 DESKS**









## TERMS

### LEASE

The part-third floor office is held by way of an effectively full repairing and insuring lease, expiring in February 2027.

An ingoing tenant can either take a flexible sublease or an assignment the existing leases.

### RENT

The current passing rent is £25.00 per sq ft pa, exclusive of VAT.

### SERVICE CHARGE & INSURANCE

The service charge and insurance will be payable by the ingoing tenant.

### VAT

The property is elected for VAT and therefore VAT will be payable on the rent.

### BUSINESS RATES

Business rates will be payable by the tenant.

### EPC

Full certificate available on request.

### ANTI-MONEY LAUNDERING

Legislation has imposed on us obligations for mandatory reporting, record-keeping and identification procedures.

Company information, ID documentation and source of funds information will be required from the ingoing tenant and verified electronically to ensure we comply with the Regulations.

## CONTACT

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