

410

SPRING GARDENS

Grade A workspace in the heart of Manchester
M2 1EN | 40springgardens.co.uk

40
SPRING GARDENS

40



A REJUVENATING SPACE

40 Spring Gardens has undergone a transformation breathing a new lease of life throughout the building.

Each floor plate provides a unique inspirational workplace environment that allows your business and colleagues to thrive and grow.

40 Spring Gardens is rooted right in the heart of the spectacular Central Business District of Manchester. Walk out the doors to experience a host of amenities to suit and activities to inspire.

START SOMETHING NEW

40 Spring Gardens,
a building reawakened.



LOCAL AMENITIES ON YOUR DOORSTEP

40 Spring Gardens is only a couple of minutes away from King Street and its extensive selection of shops, bars, restaurants and hotels.





ST ANN'S SQUARE

SPINNINGFIELDS

MANCHESTER VICTORIA

ARDALE SHOPPING CENTRE

40 SPRING GARDENS

KING STREET

MARKET STREET

MANCHESTER LIBRARY

MANCHESTER TOWN HALL

MARKET STREET

PICCADILLY GARDENS

ST PETER'S SQUARE

METROLINK

PICCADILLY GARDENS

ST PETER'S SQUARE

CONNECTED IN THE MIDDLE OF MANCHESTER

A city with everything for everyone, as soon as you step out of 40 Spring Gardens. The perfect work base to meet or entertain. Connected to the right community and the best transport infrastructure.

AMENITIES

RESTAURANTS & BARS:

- 1 Browns
- 2 Grand Pacific
- 3 Rosso
- 4 Six by Nico
- 5 Flight Club

COFFEE SHOPS:

- 6 Moose Coffee
- 7 Black Sheep
- 8 Philpotts

HEALTH & FITNESS:

- 9 King St Gym
- 10 Pure Gym
- 11 Gym Group
- 12 TRIB3
- 13 The Gym Group
- 14 VIBE Fitness

HOTELS:

- 15 Brew Dog Hotel
- 16 Hotel Gotham
- 17 Stock Exchange
- 18 King St Townhouse

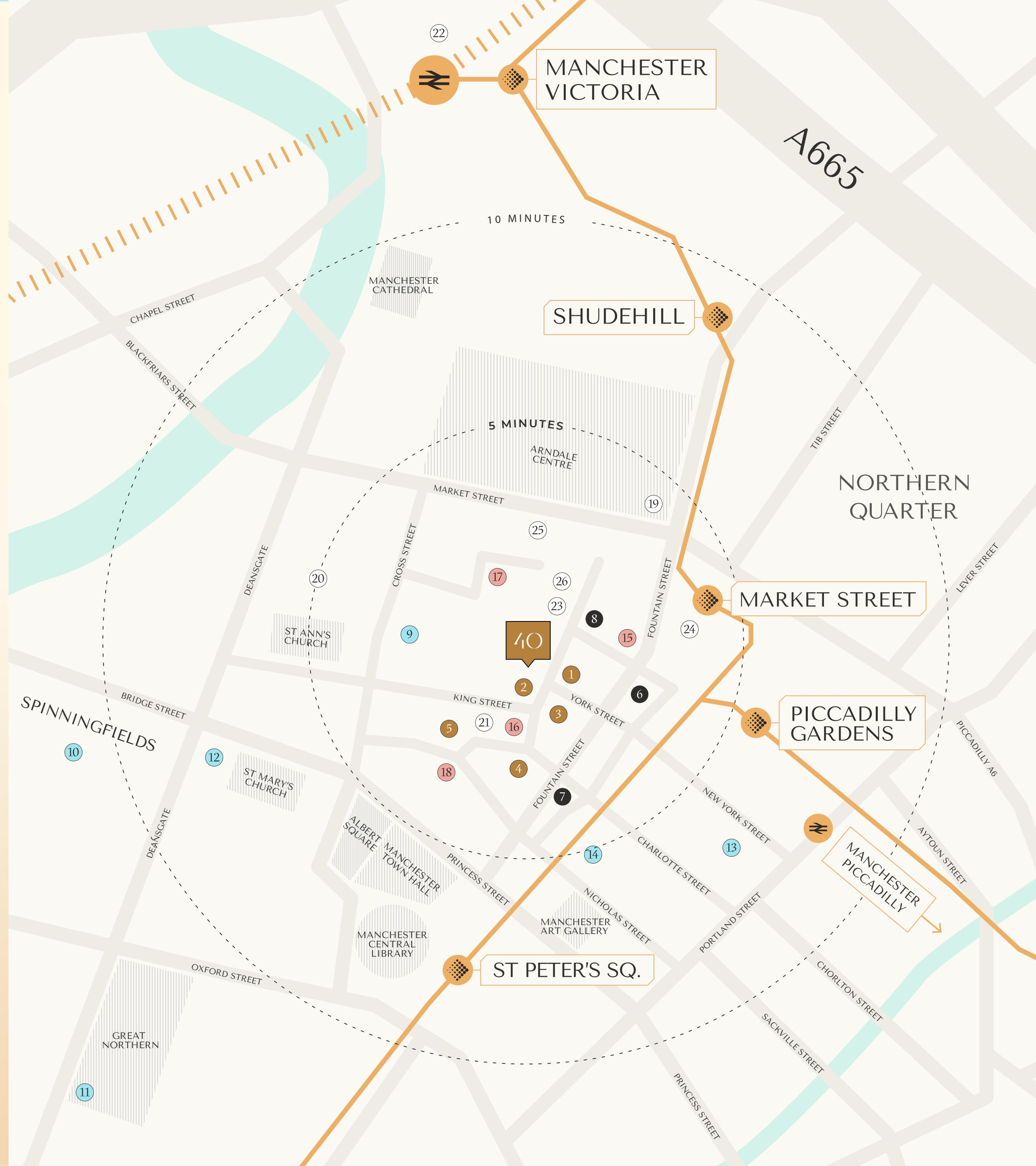
LEISURE & RETAIL:

- 19 Arndale Shopping Centre
- 20 St Ann's Square
- 21 King St
- 22 AO Arena
- 23 House of Evelyn
- 24 Primark
- 25 Tesco
- 26 Post Office

TRANSPORT

METROLINK/RAIL STATIONS

- Market Street - 4 min walk
- Piccadilly Gardens - 5 min walk
- St Peter's Square - 9 min walk
- Shudehill - 10 min walk
- Manchester Victoria - 15 min walk
- Manchester Piccadilly - 10 min walk



A BUILDING EXPERIENCE WRAPPED AROUND YOU

Aviva Investors created the Aviva Manchester Hub, a group of core city centre properties.

There is a focus on customer engagement, events, space activation, and helping your employees to make connections as part of the Aviva Manchester Hub and wider Manchester business community.

40 Spring Gardens welcomes you to a new era of exceptional occupier experience, with a dedicated bespoke service. Your expert property management team are based within Manchester City Centre enabling them to be proactive and reactive to any query, task or individual needs you raise.



REINVIGORATED SPACES

3	ALDERMORE	8
2	ALDERMORE	7
1	ALDERMORE	6
G	RECEPTION LOUNGE	5
B	CYCLE STORE, SHOWERS & CHANGING ROOMS	4
		ALDERMORE

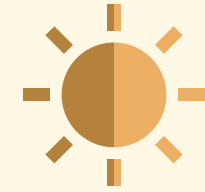
BUILDING SPECIFICATION



BREEAM RATING
VERY GOOD



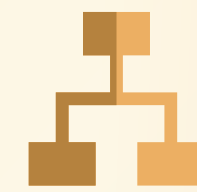
RAISED ACCESS FLOORS – 150MM
OVERALL HEIGHT



LED LIGHTING WITH AUTOMATIC
OCCUPANCY AND DAYLIGHT
DIMMING CONTROL



FRESH AIR FILTRATION 10L/S



AUTOMATIC BMS CONTROLS
AND ENERGY METERING



HIGHLY EFFICIENT VRF
SIMULTANEOUS HEATING AND
COOLING SYSTEMS



PLATINUM WIRED
SCORE RATING



14 AVAILABLE CAR PARK
SPACES AND 8 EVC



PLATINUM ACTIVE
SCORE RATING



ELECTRIC CAR AND BIKE
CHARGING FACILITIES



44 CYCLE SPACES



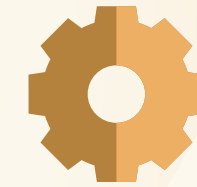
SECURE BICYCLE
STORAGE AND MAINTENANCE
FACILITIES



SHOWER, CHANGING,
AND LOCKERS INCLUDING
DRYING FACILITIES



BIODIVERSITY WITH
INTERNAL PLANTING



FLEXIBLE & EFFICIENT M&E/PUBLIC
HEALTH ENGINEERING INSTALLATIONS

1/8

OCCUPANCY RATIO –
1 PERSON PER 8 SQ M



FLOOR TO CEILING HEIGHT –
2800MM

VIEWS OF THE
MANCHESTER SKYLINE
FROM THE AVAILABLE
UPPER FLOORS



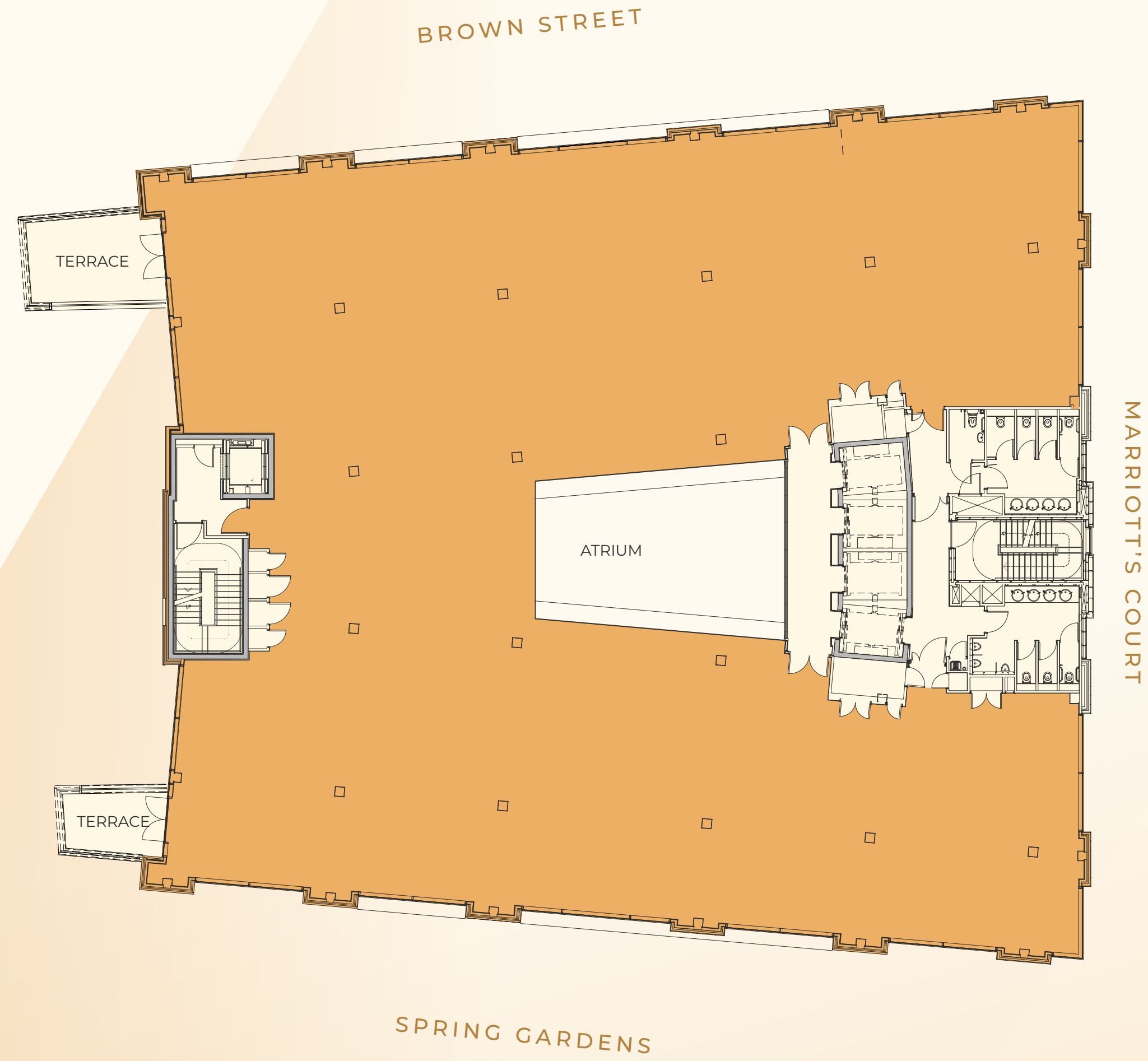
FLOORPLANS & AVAILABILITY

45,950 SQ FT AVAILABLE ACROSS THE 5TH, 6TH, 7TH AND 8TH FLOORS

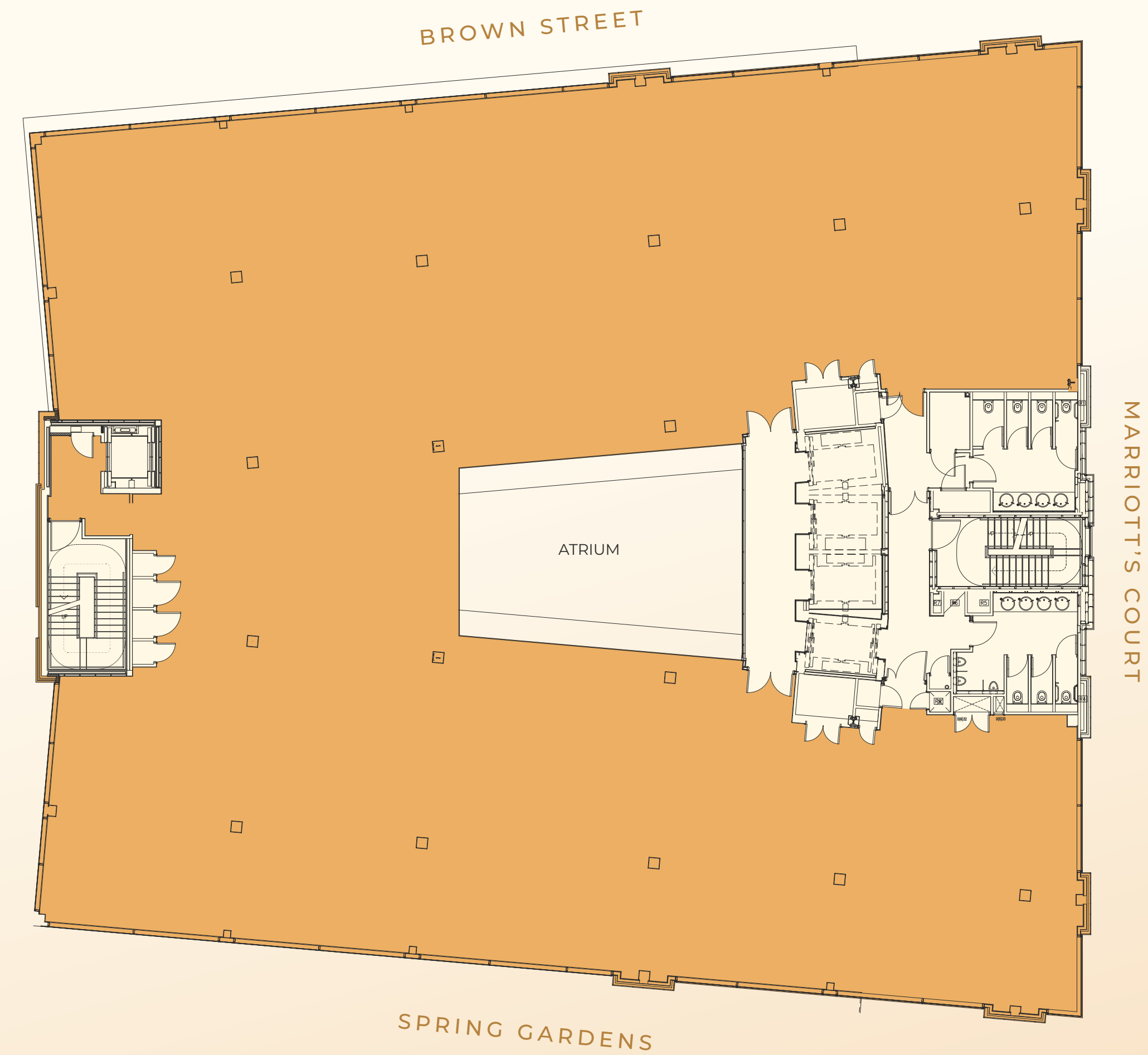
Drenched in natural light, the large refurbished floor plates provide you with the chance to create your own working environment in a building that oozes vibrancy.

Each floor is capable of sub-division to accommodate requirements from 5,457 sq ft.

5TH FLOOR
11,801 SQ FT

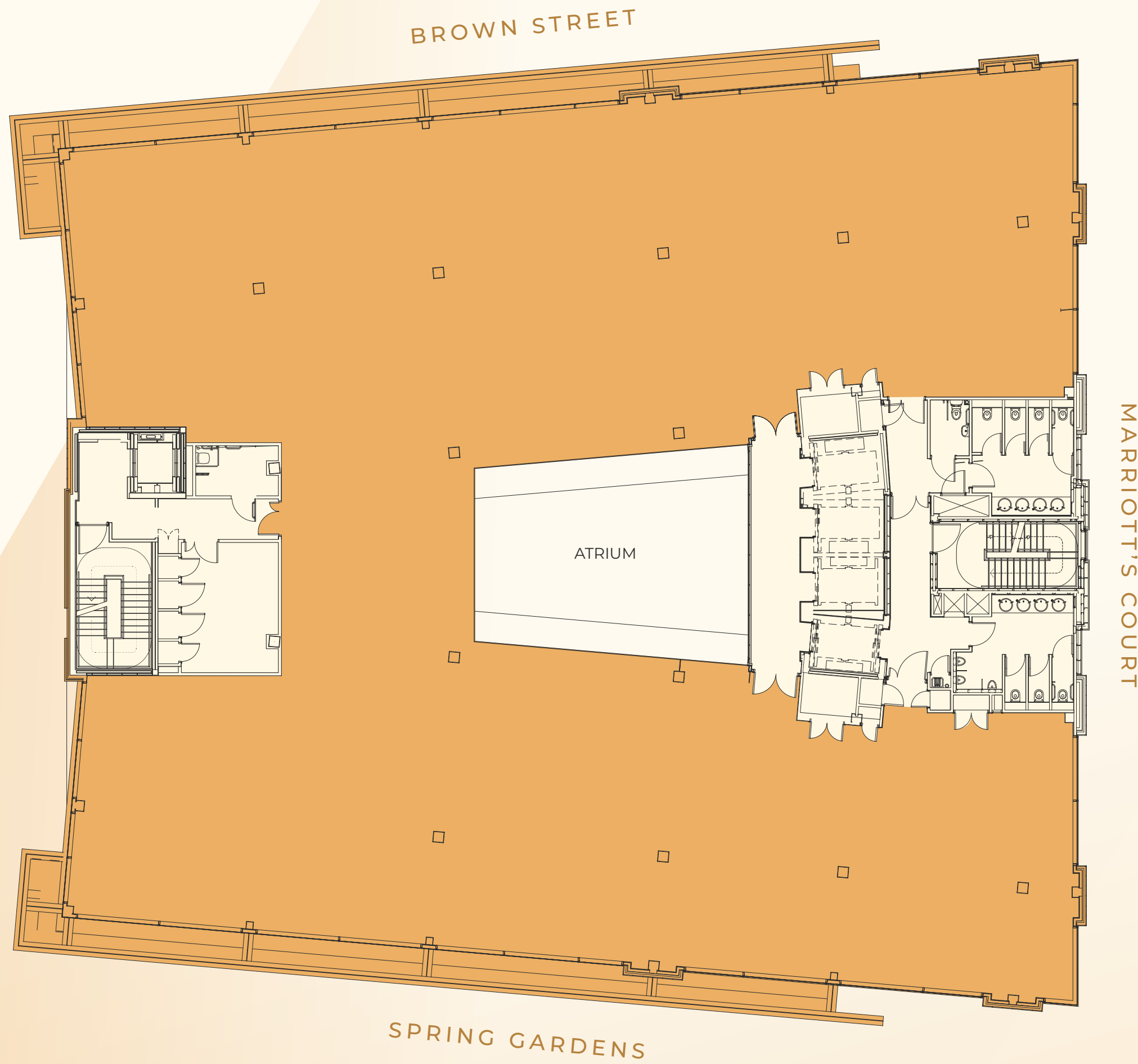


6TH FLOOR
11,537 SQ FT

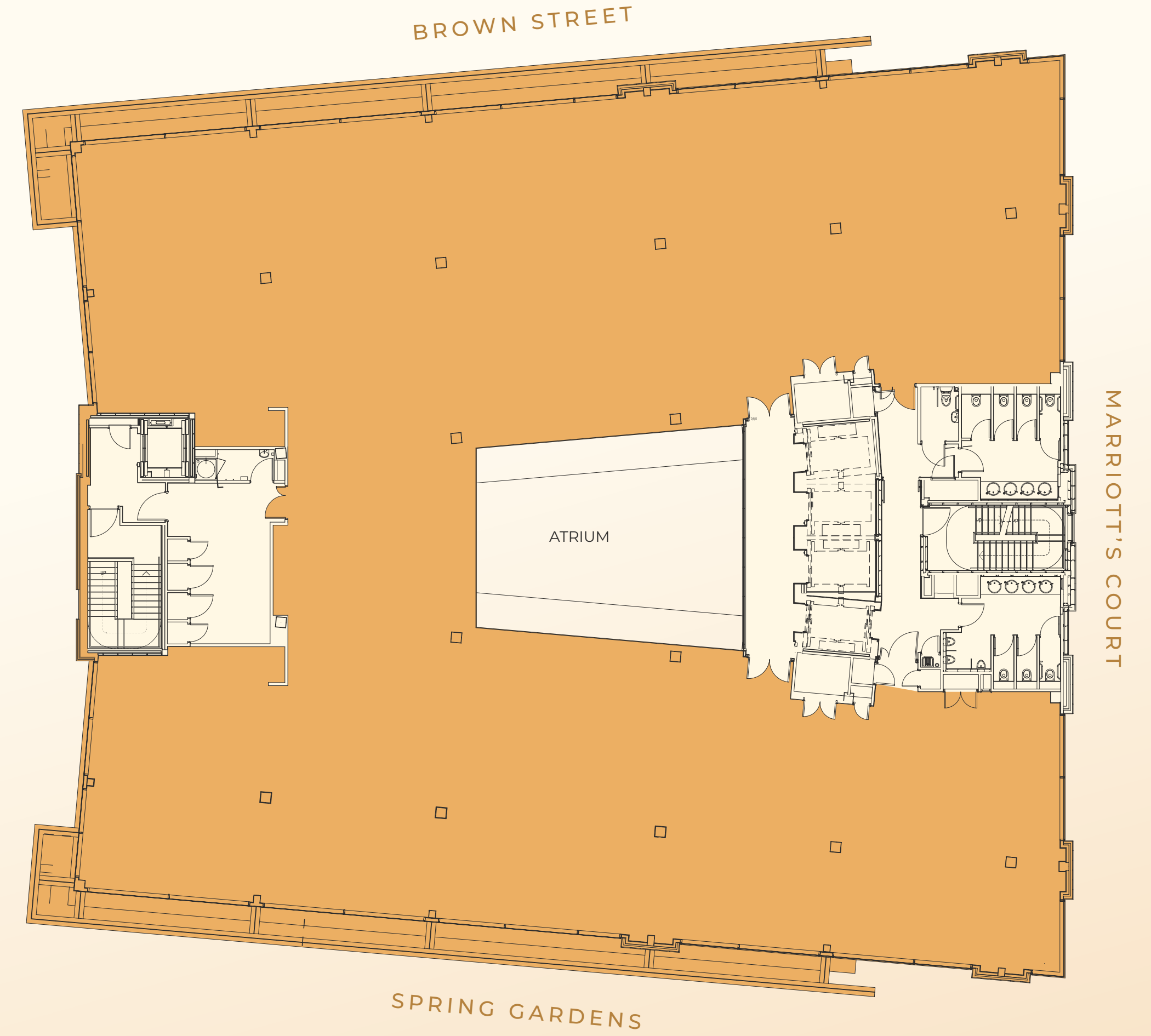


Each floor within the building has been designed to be split into two separate suites.

7TH FLOOR
11,329 SQ FT



8TH FLOOR
11,283 SQ FT



Each floor within the building has been designed to be split into two separate suites.

READY TO START SOMETHING NEW AT 40 SPRING GARDENS?

For any enquiries or further information please contact:

OBI

Andrew Cowell
acowell@obiproperty.co.uk
07584 990 976

CBRE

Mark Garner
mark.garner@cbre.com
07799 625 236

savills

James Evans
jevans@savills.com
07870 999 665