

TO LET

High Specification
Refurbished Office Accommodation

3,000 to 9,000 sq ft
(278.71 to 836.31 sq m)

55 SPRING GARDENS

MANCHESTER CITY CENTRE

'...Be part of one of Manchester's
most stylish office locations'



LOCATION

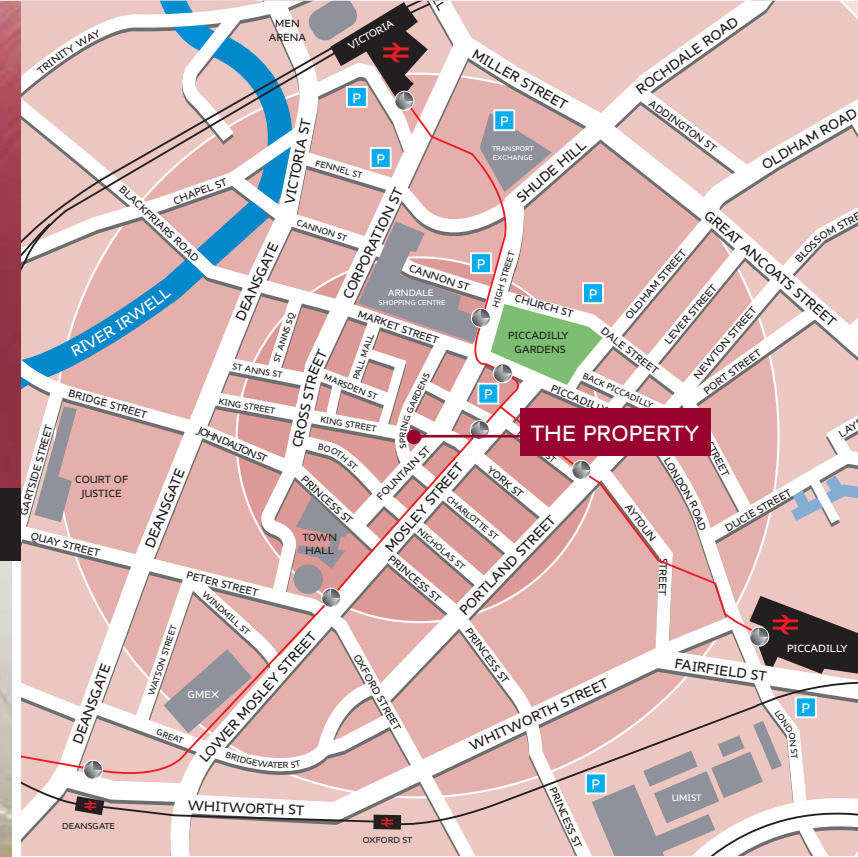
55 Spring Gardens is located in the heart of Manchester City Centre prime business core.

The building is conveniently situated for access to the city's prime retail areas of King Street, Market Street and St Ann's Square and is also close to a number of quality restaurants. 55 Spring Gardens benefits from excellent public transport amenities with metrolink, bus and rail stations all within close proximity.

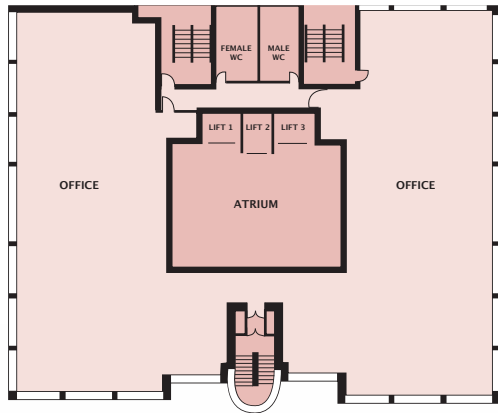
DESCRIPTION

55 Spring Gardens is a landmark building on the corner of Fountain Street and Spring Gardens. The accommodation benefits from the following features:

- Screed/perimeter trunking
- Air ventilation system
- Gas fired central heating
- Basement car parking spaces
- Suspended ceiling incorporating LG3 lighting
- Manned reception
- 24 hour access



TYPICAL FLOORPLAN



SERVICE CHARGE & BUSINESS RATES

The incoming tenant will be responsible for the payment of business rates and service charge levied on the accommodation.

VIEWING

Strictly by appointment with the sole lettings agent GVA Grimley on 0161 834 7187.

ACCOMMODATION

55 Spring Gardens comprises the following areas:

	(Sq ft)	(Sq m)
3rd Floor	6,002	557.60
Pt 4th Floor	3,000	278.71
Total	9,002	836.31

LEASE TERMS

The accommodation is available by way of sub-lease or assignment.

LEGAL COSTS

Each Party is to be responsible for their own legal costs in relation to the transaction.

VAT

All figures quoted are exclusive of but may be liable to VAT at the prevailing rate.

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