

PARSONAGE CHAMBERS

3 THE PARSONAGE, MANCHESTER, M3 2HW

Design-led, recently refurbished business spaces

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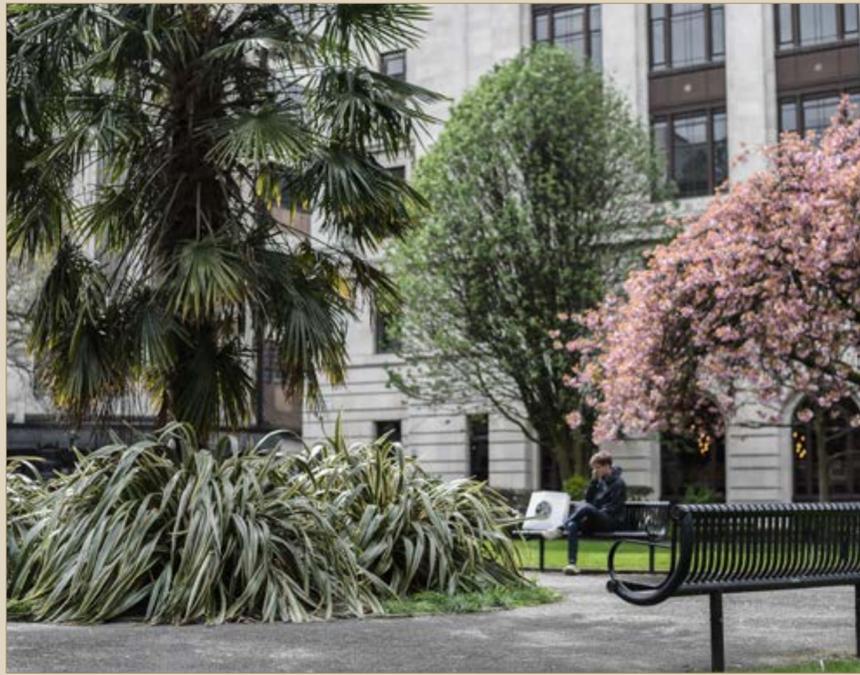
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LOCATION



Tucked away just off Deansgate and down the road from Parsonage Gardens, the building is surrounded by the vibrant amenity on offer in Manchester's City Centre.



- LOCAL FAVOURITES
- Exhibition
- King Street Townhouse
- HAUNT
- Pot Kettle Black
- Rosso
- Hotel Gotham
- Dishoom
- Selfridges
- Royal Exchange Theatre

MAP



TRANSPORT LINKS

METROLINK STATIONS

(within 15 mins walk)

- Exchange Square - 5 mins
- Market Street - 6 mins
- St Peters Square - 12 mins
- Piccadilly Gardens - 13 mins

TRAIN STATIONS

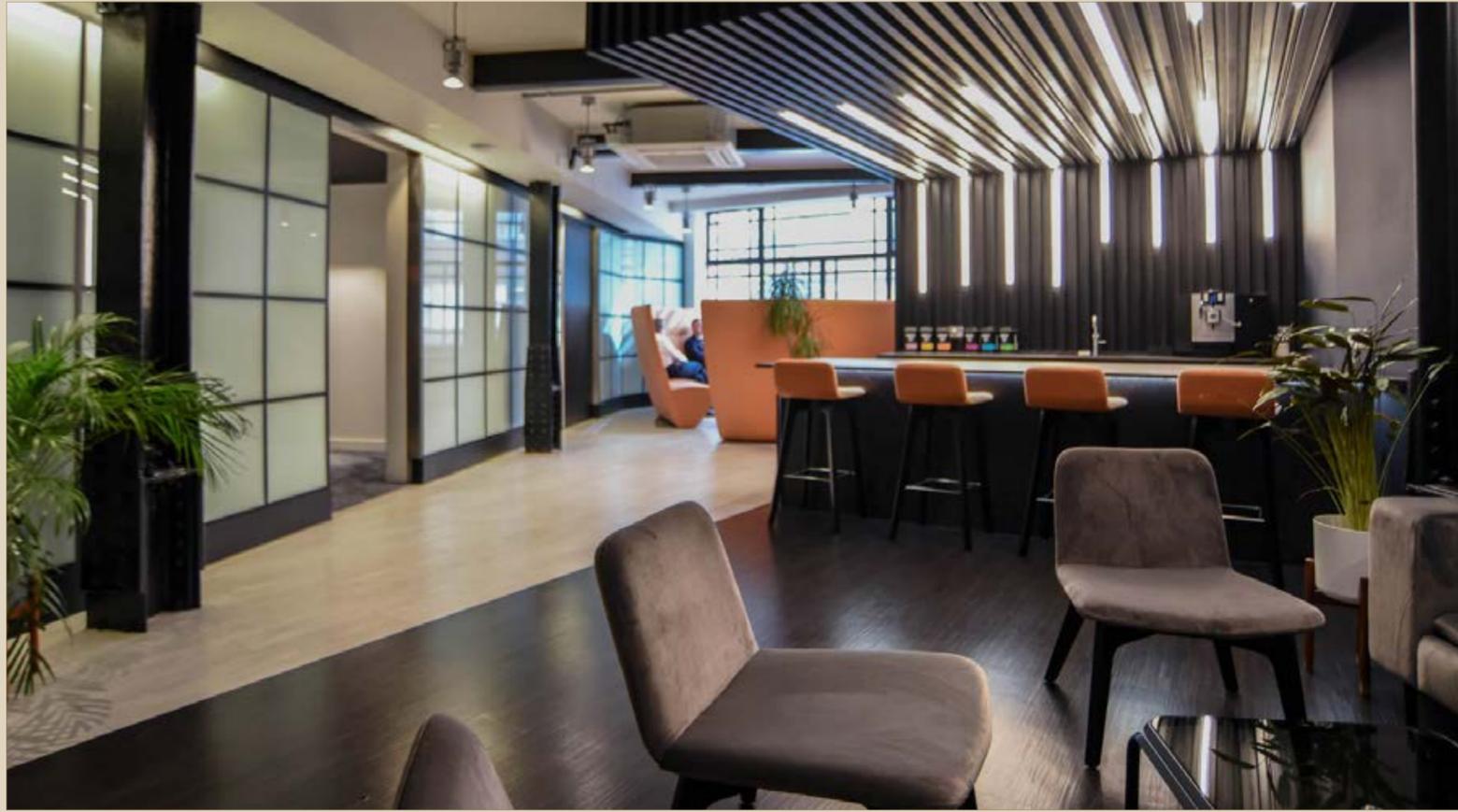
(within 20 mins walk)

- Victoria - 8 mins
- Oxford Road - 15 mins
- Deansgate - 4 mins
- Piccadilly - 18 mins

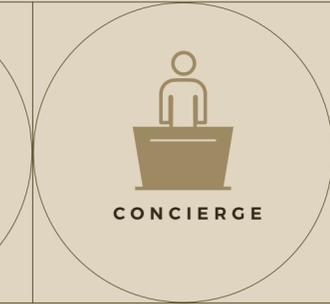
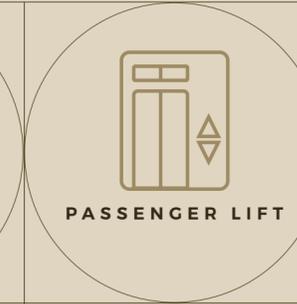
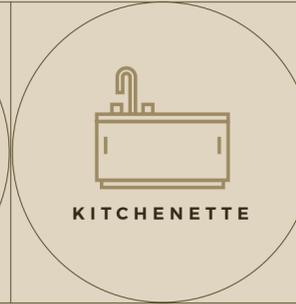
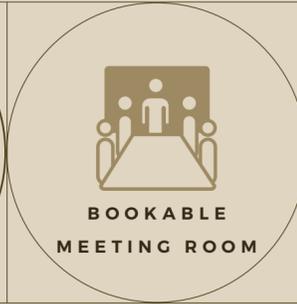
PORTFOLIO

- ★ Parsonage Chambers
- ② BridgeWorks
- ③ The Mission
- ④ 14-18 Tib Lane
- ⑤ Old Law Library
- ⑥ Lightwell
- ⑦ St Georges House
- ⑧ 56 Princess St
- ⑨ Boardwalk

BUILDING & SPECIFICATION



BUILDING & SPECIFICATION



PRIVACY & SECURITY

- Self-contained and secure suites.
- Fob access at front door, and your own keys for your suite.
- Strategic sound proofing for noise reduction and to aid productivity.
- CCTV monitored by on-site concierge.

IDENTITY

- Your company name displayed on front door directory.
- Your own suite front door with company name & logo.

FLEXIBILITY

- Flexible contracts (12 months +) to suit your business plan.
- We understand business plans change - upsizing or downsizing, we try to accommodate when you move within our portfolio.

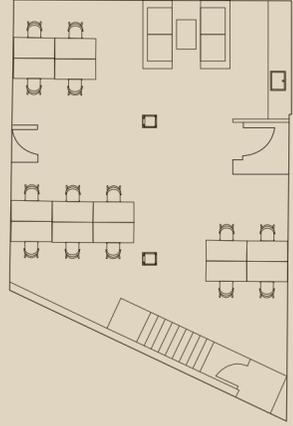
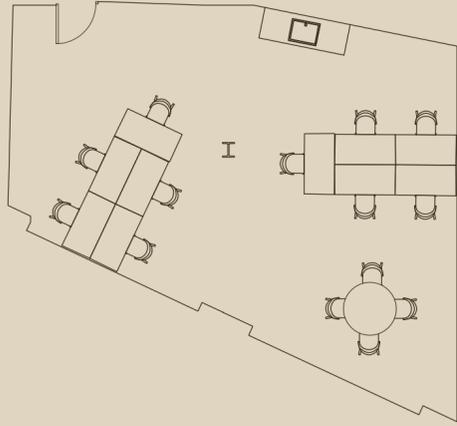
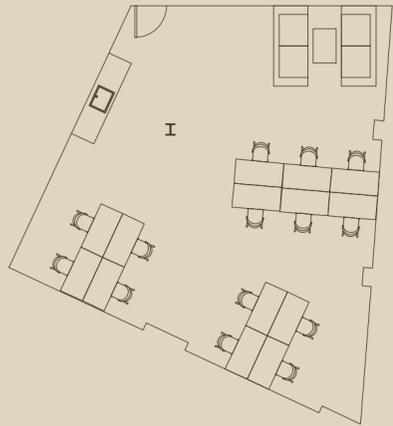
CONNECTIVITY

- Gigabit internet.
- Existing connection to each suite to allow you to plug in and get working without delay.
- Cost savings from arranging internet contracts on larger scale.
- Each suite fire-walled for security.

BESPOKE DESIGN

- Our architect can help you create a customised fit-out.
- Make your office work for your business, perhaps with meeting rooms, showrooms, private workspaces, services, or games rooms etc.
- To facilitate a smooth move, we can project manage the refurbishment on your behalf: we have our own team of builders and trade partnerships, and we pass on our discounts with various suppliers. The fee for this is the cost + 15%.

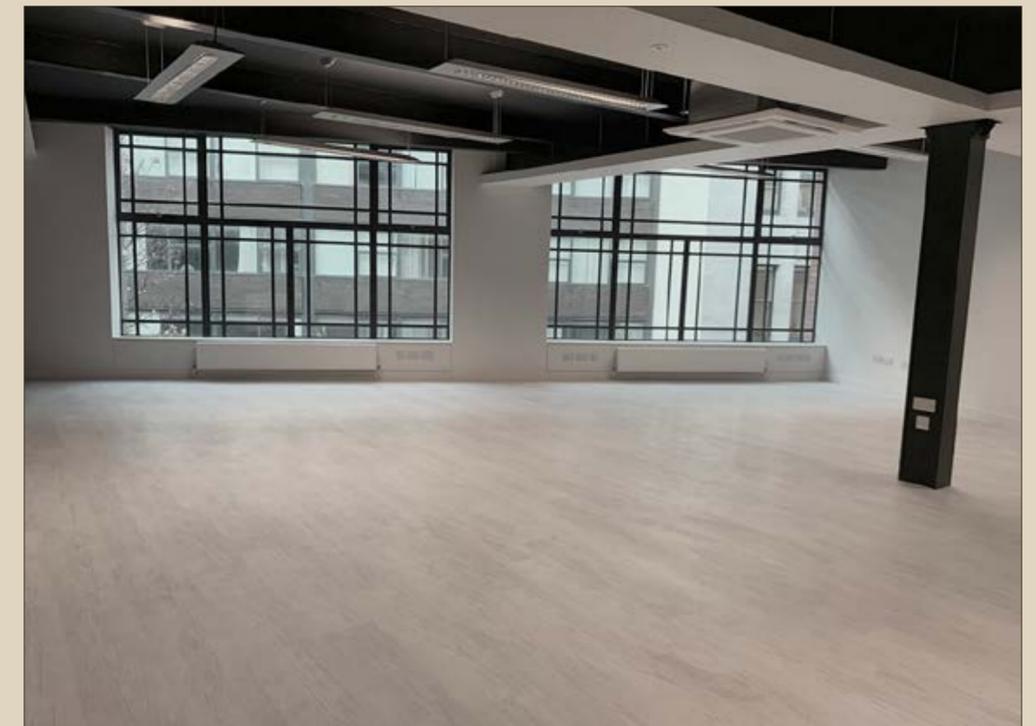
AVAILABLE SPACE

FLOOR/UNIT	DESKS	FLOOR PLAN
LG/1 (MARCH 2023)	12-14	
3/2 (JAN 2023)	10-12	
3/4 (1 MONTHS NOTICE)	12-14	

Parsonage Chambers is a beautiful 25,000 sq ft former yarn warehouse arranged over lower ground and six upper floors.

After acquisition, the building has undergone an extensive refurbishment to bring it back to life through careful restoration and modernisation. The result is characterful, flexible office suites with an industrial feel.

The lounge on the second floor is a communal space with bookable meeting rooms and complimentary refreshments.



OUR BUILDINGS

We buy and develop rundown, architecturally-interesting buildings. We have c.150,000 sq ft of commercial space across 10 buildings in Manchester.



PARSONAGE CHAMBERS



56 PRINCESS STREET



ST GEORGE'S HOUSE



THE MISSION



LIGHTWELL



BRIDGEWORKS



BOARDWALK

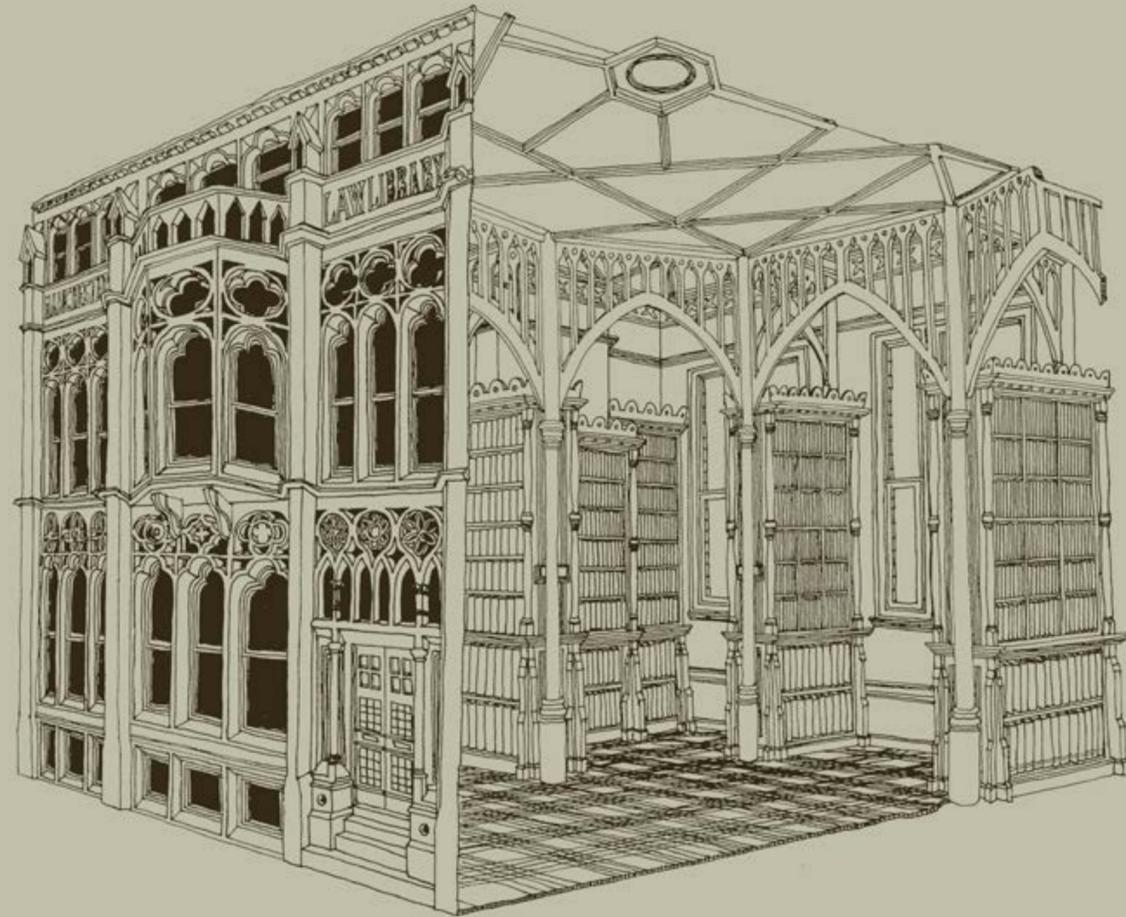


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OLD LAW LIBRARY

WHY US?



Grade A Alternative is a family owned property investment and development business. With our Manchester portfolio we specialise in identifying and developing architecturally interesting and overlooked buildings into design-led, inspiring spaces that make your teams want to come into the office.

We have a team based on Kennedy Street to help you with securing and managing your space – from viewings to ongoing property management, interior design, accounts, lease coordination or renovations / repairs; we aim to do everything in-house to avoid delays and ensure a high level of service for our clients.

Need a space for your business? Get in touch and work with us: we'll make sure the process is as smooth, simple, and enjoyable as possible! If that fails, we can offer a complementary therapy session with our office dog Lola.

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ADDRESS

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