

NORTHSPRING

SPRING GARDENS

ANOTHER CLASS OF OFFICE

NORTHSPRING.COM

A modern interior space, possibly a lounge or office, featuring a round table, leather chairs, and framed art. The scene is dimly lit with a warm, brownish tint. The text "SPRING GARDENS" is overlaid in the center in a white, serif font. The room includes a round table with a lamp, a leather chair, and a window with a view of the outdoors. The floor is made of wood, and there is a rug. The overall atmosphere is sophisticated and contemporary.

SPRING GARDENS

A MANCHESTER CLASSIC

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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
- Private zoom booths

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
- Contemplation room

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





Well.
Fit.

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



Shower Facilities & Lockers



LED Strip Lighting



Basement Gym /
Fitness Studio



Plug & Play Connectivity



Cycle Storage



Secure Access



Roof Terrace



2 x Passenger Lifts



Meeting Room Facilities



24/7 Access



Furniture Package



Business Lounge



Manned Reception



Kitchen



THE CLUB

SPACE

Bookable Meeting Rooms

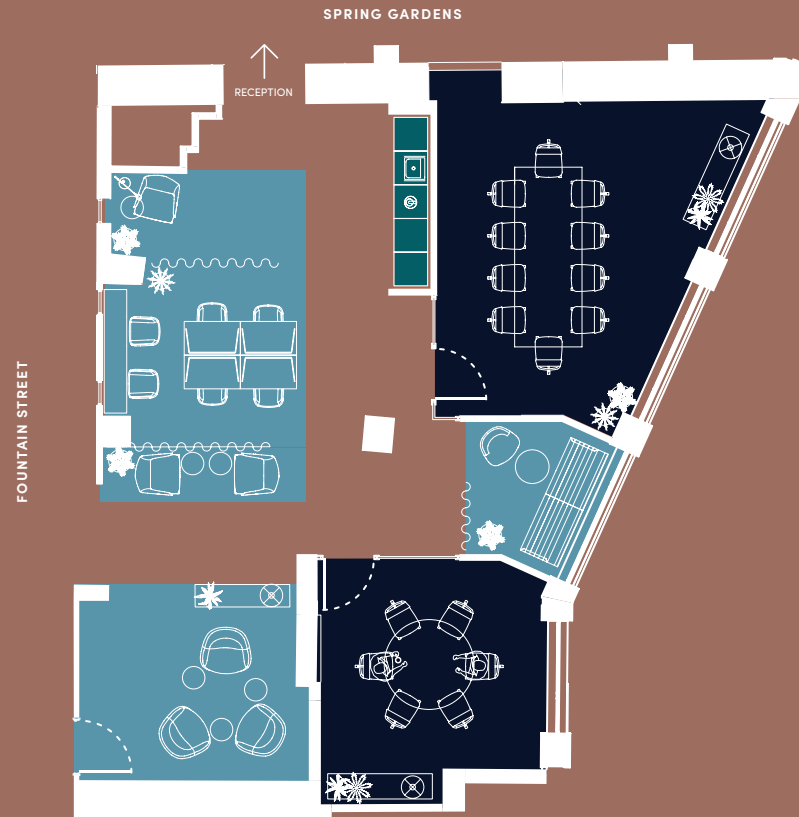
KEY



Touchdown

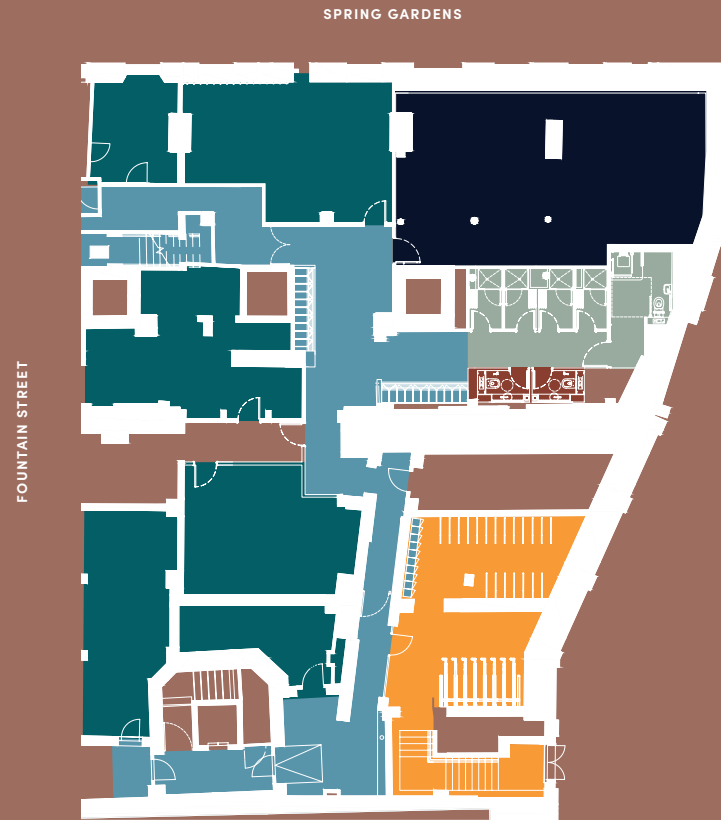


Refreshment Station



THE PARK

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



THE DECK

SPACE

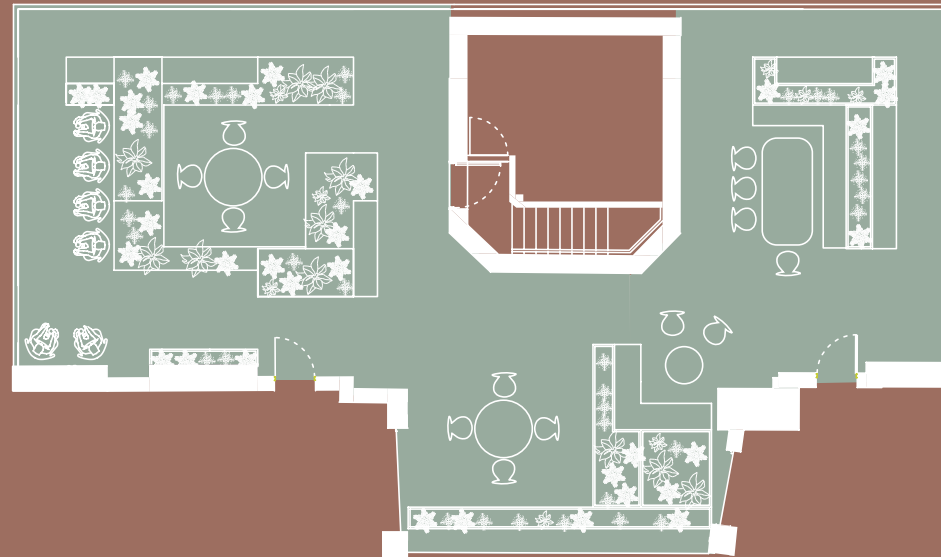
KEY

Roof Garden



SPRING GARDENS

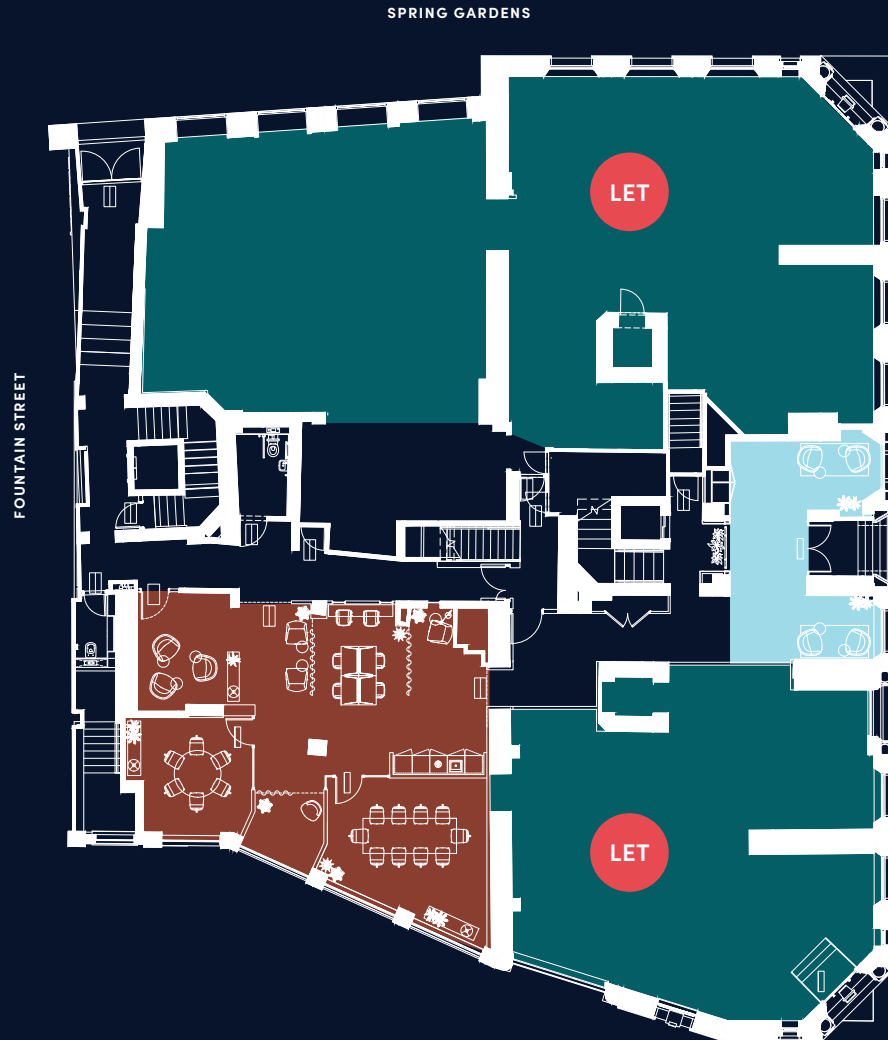
FOUNTAIN STREET



GROUND FLOOR

RETAIL SPACE	SQ M	SQ FT
A		LET
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	92	990
B		LET
C		LET
D		LET

- Opportunity to interconnect suites* ●
- Breakout ●
- Toilets ●
- Lightwell ●

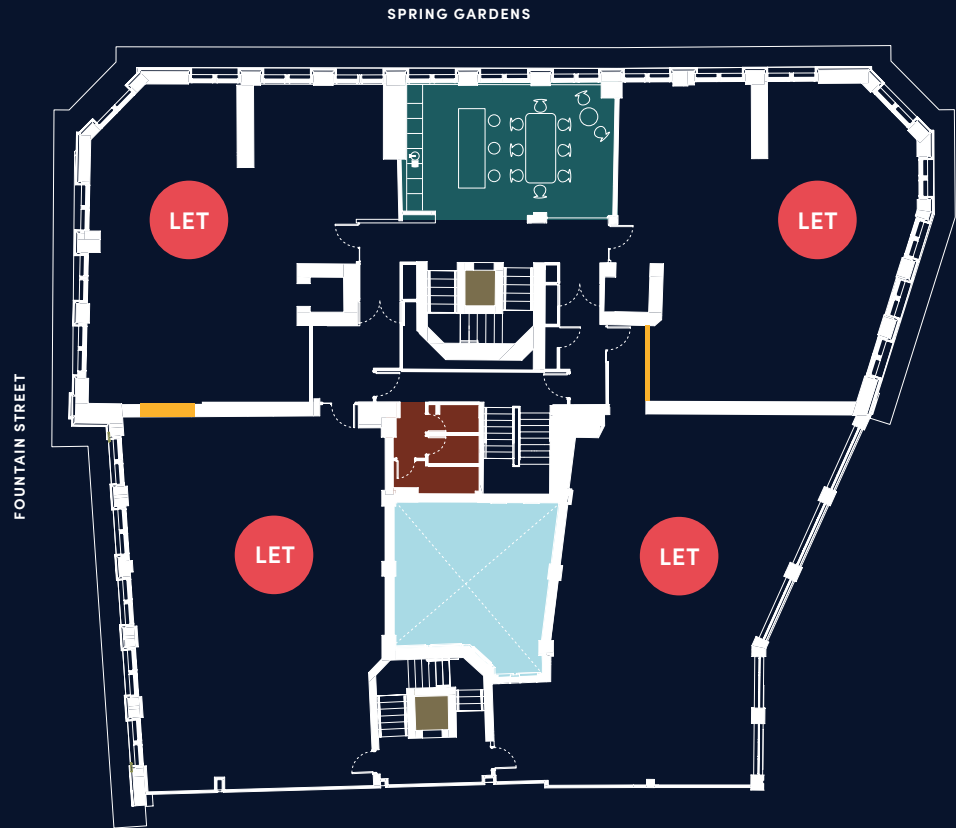


Indicative location
All measurements are subject to change

FLOOR TWO

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

- Opportunity to interconnect suites* ●
- Breakout ●
- Toilets ●
- Lightwell ●

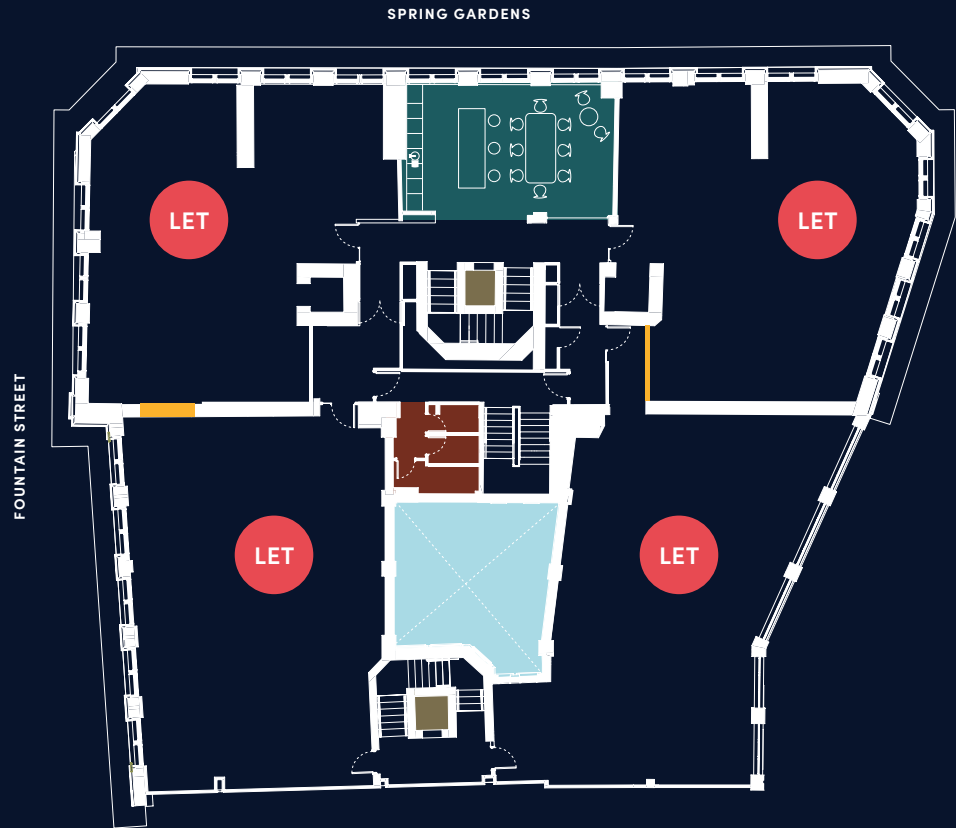


Indicative location
All measurements are subject to change

FLOOR THREE

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

- Opportunity to interconnect suites* ●
- Breakout ●
- Toilets ●
- Lightwell ●

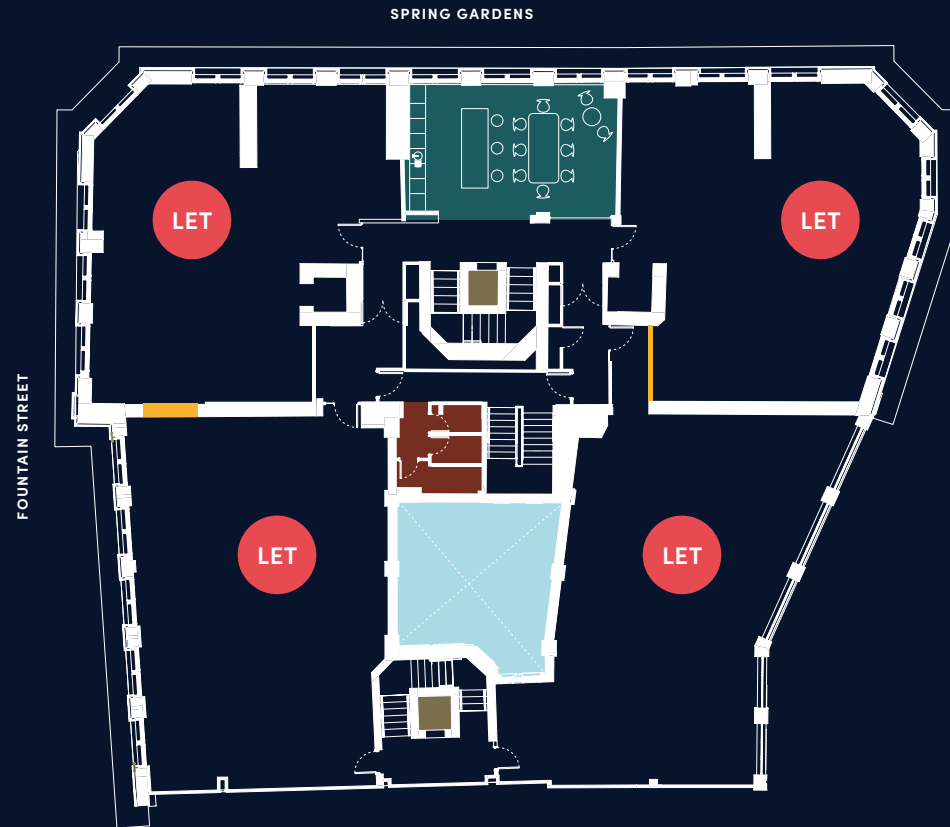


Indicative location
All measurements are subject to change

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	107.3	1,156
B	139.7	1,504
C		LET
D		LET

A and B can be combined to create larger a suite

- Opportunity to interconnect suites* ●
- Breakout ●
- Toilets ●
- Lightwell ●



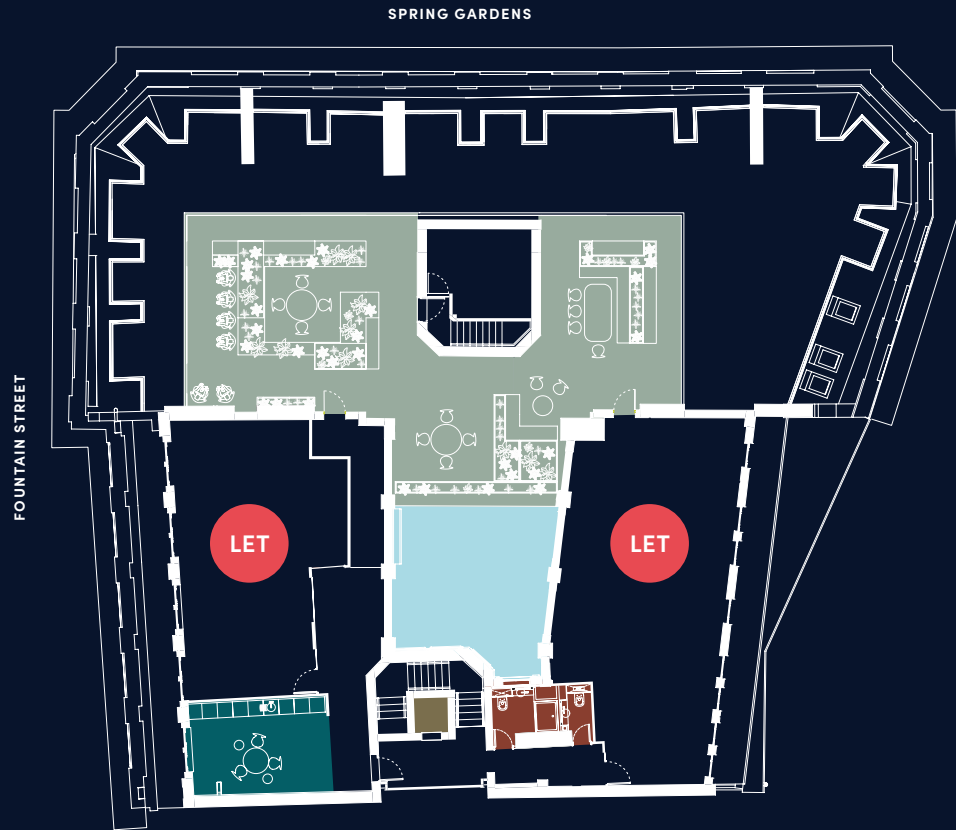
Indicative location
All measurements are subject to change

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



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