

THE CHANCERY

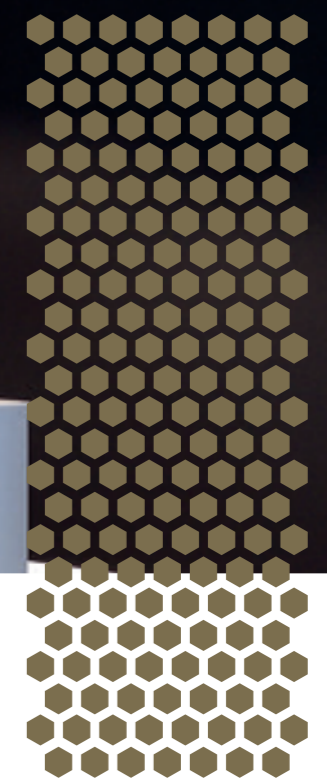


THE CHANCERY

PRIME. PROFESSIONAL. PROGRESSIVE.
Flexible, modern space in the heart of
Manchester's business core.

THE CHANCE OF A LIFETIME





REFURBISHED GRADE A CITY CENTRE WORKSPACE

SPECIFICATION

The specification of the suites includes the following:

- Full-access raised floors
- Air conditioning
- LED panel lighting
- Suspended metal ceiling
- Fully-manned reception
- Male and female WCs to each floor
- Shower facilities
- Bike racks

CAR PARKING

Parking is available within the secure basement car park.

TENURE

The landlord is proactive and will consider structuring bespoke leasing packages to meet the needs of a prospective occupier. The accommodation is to be leased by way of new, effective, full-repairing and insuring leases for a term of years to be agreed between the two parties.

RENT

Upon application.

AVAILABILITY SCHEDULE

Floor	sq ft	sq m
7 th	Christie & Co	Alvarez & Marsal
6 th	Atradius Credit Insurance	
5 th	Sanderson Weatherall	
4 th	Duff & Phelps	
3 rd	Korn Ferry	
2 nd	6,375	592.5
1 st	Yorkshire Bank (available)	
Ground	Yorkshire Bank (available)	



KEY INFORMATION

The Chancery is a modern, yet classical building, both a homage and worthy companion to the 19th century buildings it sits alongside. With a handsome octagonal entrance to Spring Gardens, it offers floor plates of 3,503 to 6,875 sq ft that are ideal for progressive, forward-thinking professional firms. This is an address that says you mean business.



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2ND FLOOR 6,375 sq ft



INDICATIVE FLOOR PLAN

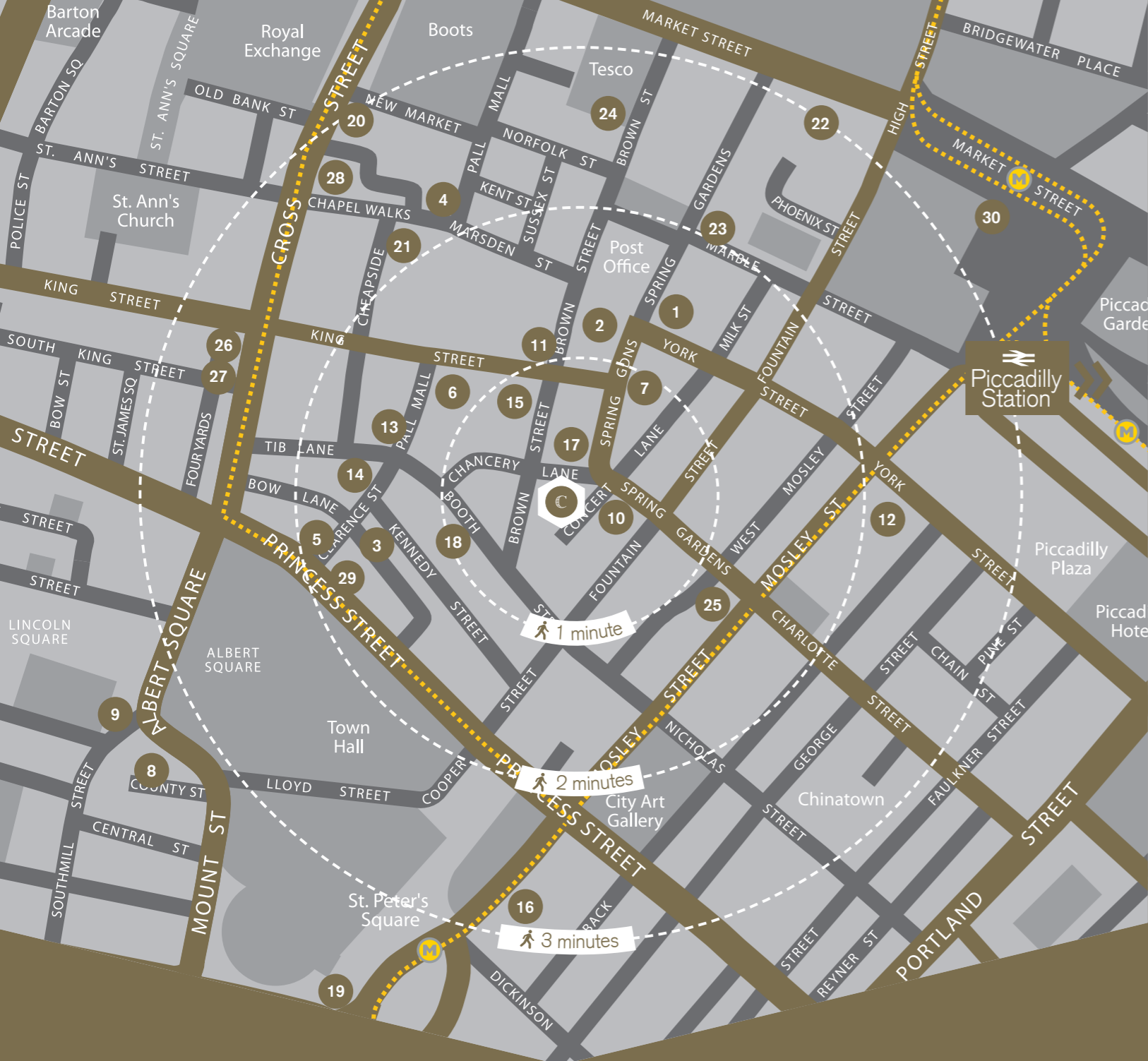
- | | |
|----------------------|------------------------|
| 1 x Reception | 76 x Permanent Desks |
| 1 x Board Room | 27 x Hot Desks |
| 4 x Meeting Rooms | 1 x Printing Area |
| 2 x Director Offices | 1 x Kitchen and Dining |
| 1 x Break-out Space | |

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HISTORY

Spring Gardens is of great historical importance to Manchester. For at least two centuries from 1500, its springs provided the city with its main source of water. Around this essential facility, Manchester developed socially, and over the course of the 19th and 20th centuries Spring Gardens became the centre of the north west banking industry. It's status as a blue-chip business address remains.



AMENITIES

King Street has long been known as the prime address in central Manchester and this broad boulevard has a range of amenities that speak of the confidence Manchester has as a leading European city. High-end retail, top quality restaurants, chic boutique hotels, they're all here, set within a refined collection of majestic buildings.

For the more everyday basic needs, there are Tesco Metro and Sainsbury's Local stores within a few minutes' walk from the building, along with the popular Market Street and Arndale Centre retail pitch close by.



A COLOURFUL ARRAY OF SHOPS, BARS AND RESTAURANTS CLOSE BY...



RESTAURANTS

1. Browns
2. Grand Pacific
3. Croma
4. Sam's Chop House
5. Piccolino
6. Pizza Express
7. Rosso
8. Tampopo
9. Slug and Lettuce
10. Six by Nico

BARS

11. All Bar One
12. The Alchemist
13. Liquorice
14. Town Hall Tavern
15. Flight Club
16. Anthologist

HOTELS

17. Hotel Gotham
18. King Street Townhouse
19. Midland Hotel
20. Motel One

LEISURE

21. Sports Direct Fitness
22. Pure Gym

CONVENIENCE FOOD

23. Philpotts
24. Tesco
25. Sainsbury's
26. Eat
27. Chop'd
28. Pret A Manger

CAFÉS

29. Starbucks
30. Caffè Nero

Tram Route



THIS IS TRULY A FIRST-CLASS PLACE TO DO BUSINESS

LOCATION

The heart of commercial Manchester sits within an elongated diamond shape between Mosley Street to the east, Princess Street to the south, Cross Street to the west and Market Street to the north.

Right at the centre of that lies Spring Gardens – at the apex of the key King Street thoroughfare, the vital artery that links Piccadilly Gardens to the east with Deansgate and Spinningfields to the west. This is where The Chancery sits.

The Chancery is surrounded on all sides by buildings of grace and quiet authority. Many of them are historical, with noble stone façades; some are new, with sleek glass walls reaching skywards. All are inspiring.

CONNECTIVITY

The Chancery's location makes it easily accessible from all parts of the city and beyond. It's within a few minutes' walk of the key St. Peter's Square Metrolink hub, with mainline railway stations Piccadilly and Victoria both ten minutes' walk away. Bus services from Piccadilly Gardens, just 400 metres away, run to all parts of the city.



POSTCODE: M2 1EW





THE CHANCERY

THECHANCERY-MANCHESTER.COM

FURTHER INFORMATION

Please contact the letting agents.

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