



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 overlaid with a semi-transparent dark layer, and the text "SPRING GARDENS" is prominently displayed in the center. The room has a warm, monochromatic color palette. A round table is in the foreground, with a lamp on it. Two leather chairs are visible, one on the left and one on the right. The background shows a wall with framed art and a large window or glass door. The floor is made of wood with a herringbone pattern. 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

COMMUNITY APP

- Book meeting rooms
- Book zoom booths
- Raise queries with the building manager
- Community discussions
- Have access to exclusive offers
- Discounts from local businesses in the area



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
- Private Zoom Booths
- 1:1 meeting area
- Co-working space
- Tea & Coffee station

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

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





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



LED Strip Lighting



Plug & Play Connectivity



Secure Access



2 x Passenger Lifts



24/7 Access



Business Lounge



Kitchen



Shower Facilities & Lockers



Basement Gym /
Fitness Studio



Cycle Storage



Roof Terrace



Meeting Room Facilities



Furniture Package



Manned Reception



LEASING OPTIONS

At Northspring, customisation meets convenience for your premium office.

That's why our flexible office solutions are designed to adapt to your unique business needs. From traditional leases to made & measured or all-inclusive packages, you have the freedom to shape a space that suits your vision.

Traditional Lease Occupier Fit-Out



Enjoy the flexibility of your own front door with 24/7 access, transparent terms, and the option to add fibre-ready connectivity.

This option gives you the responsibility to design, fit out, and personalise your office to meet your business needs.

Traditional Lease Made & Measure



Enjoy all the benefits of a traditional lease at Northspring, with the added option to create a bespoke package.

Select from our range of services to tailor your office experience.

All-Inclusive Made & Measured



Choose all-inclusive, where your office suite comes fully fitted and furnished for your convenience.

Plus, all services are covered in a single, straightforward monthly payment.

WITH THESE LEASING OPTIONS, UPGRADING TO A LUXURY OFFICE IS EASIER THAN EVER.

	Traditional Lease Occupier Fit-Out	Traditional Lease Made & Measured	All-Inclusive Made & Measured
24/7 access and your own front door	✓	✓	✓
Access to luxury amenities	✓	✓	✓
Transparent terms	✓	✓	✓
Fibre connectivity cable ready	✓	✓	✓
Fitted & furnished to your specification		✓	✓
All-inclusive monthly payment			✓
Internal suite cleaning & maintenance			✓
Service charge, business rates, building insurance			✓
Utilities			✓
Internet Line			✓

WORK AT NORTHSPRING NATIONALLY

When you become part of the Northspring family, you get access to luxury amenities across all Northspring properties.



SPRING GARDENS



WELLINGTON ST



TEMPLE ST



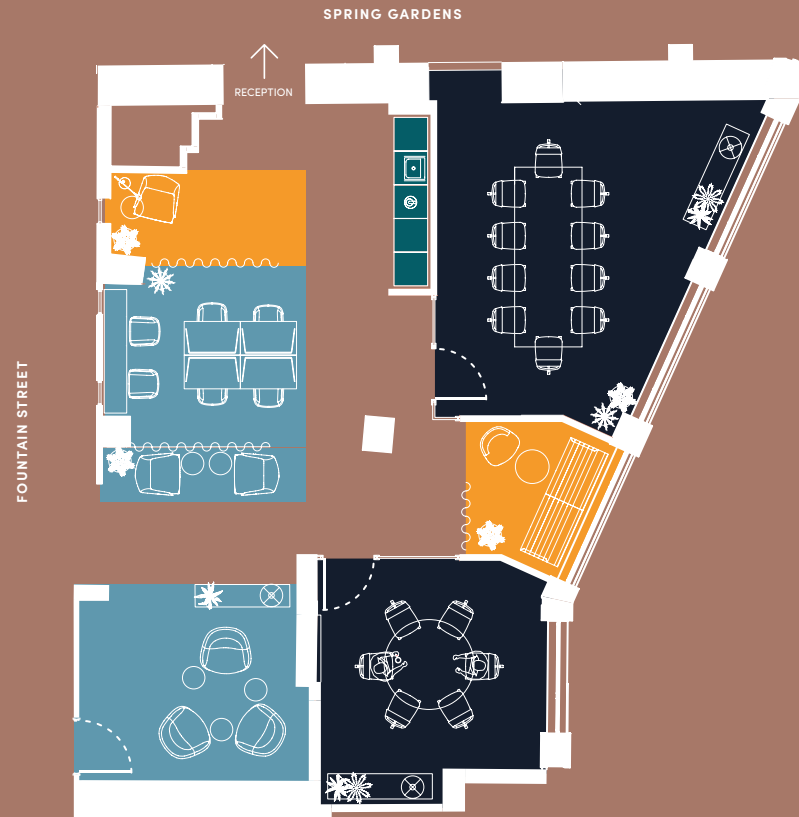
MANCHESTER
 SPRING GARDENS
 KING ST
 PETER ST
 CHAPEL WALKS

LEEDS
 WELLINGTON ST
 PARK ROW

TEMPLE ST
 BIRMINGHAM

THE CLUB

SPACE	KEY
Bookable Meeting Rooms	●
Touchdown	●
Refreshment Station	●
Private Zoom Booths	●



THE PARK

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



THE DECK

SPACE

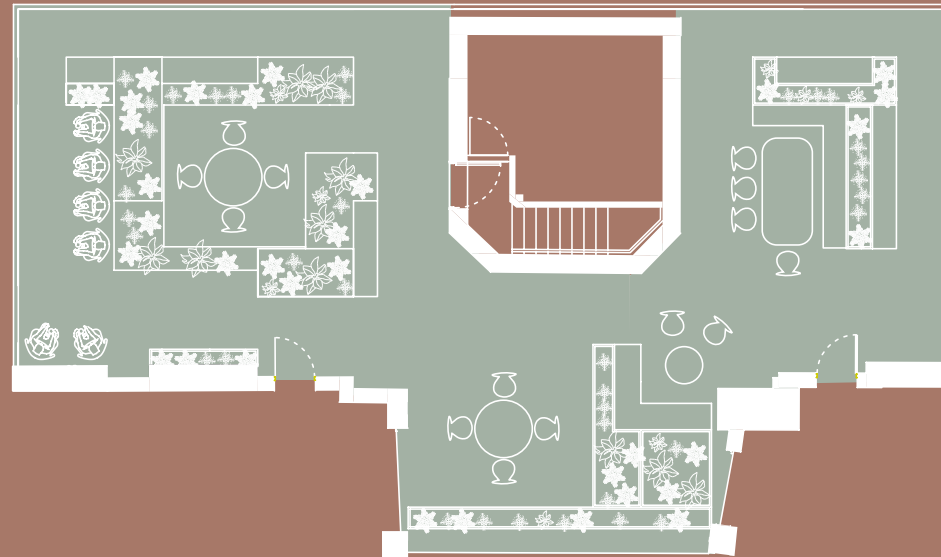
KEY

Roof Garden



SPRING GARDENS

FOUNTAIN STREET

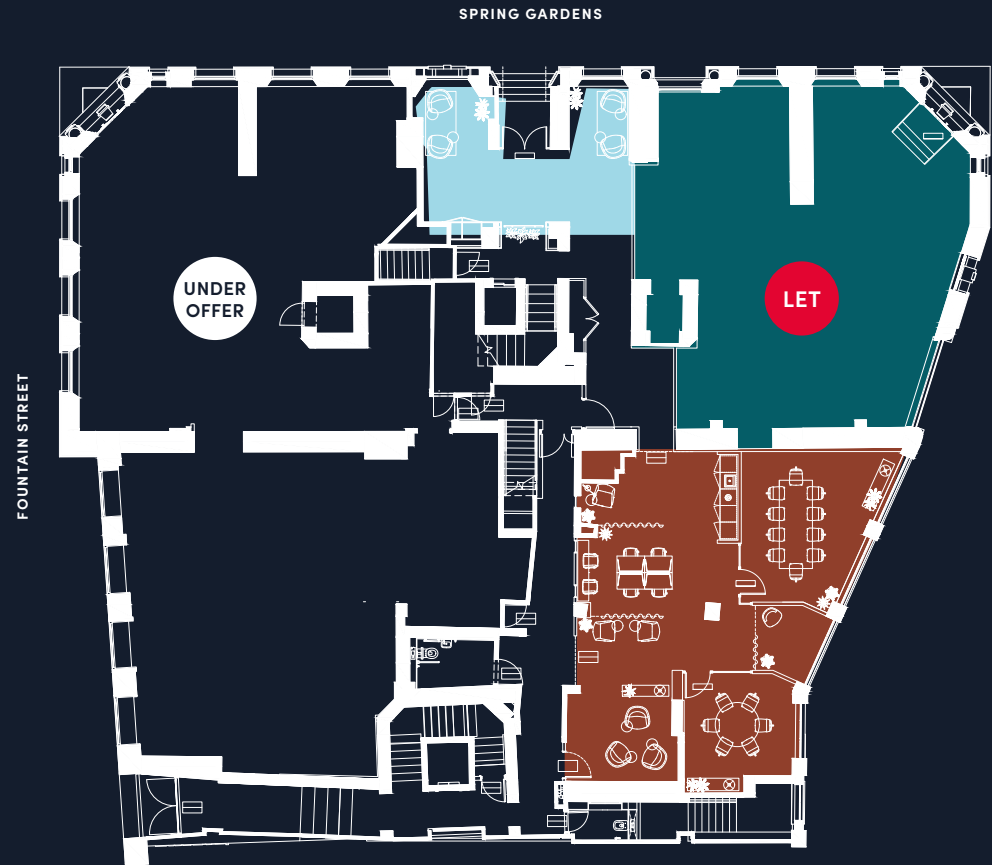


GROUND FLOOR

OFFICE SPACE	SQ M	SQ FT
A	UNDER OFFER	
B	LET	

- Retail Units ●
- The Club ●
- The Entrance ●

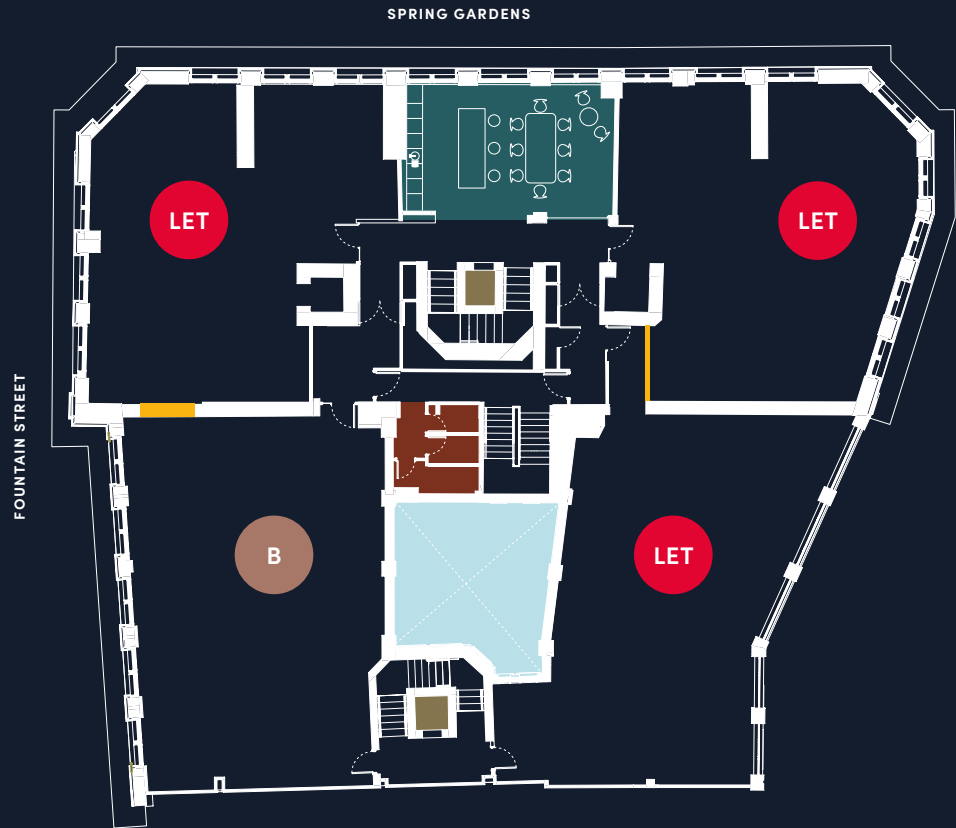
Indicative location
All measurements are subject to change



FLOOR ONE

OFFICE SPACE	SQ M	SQ FT
A		LET
B	190	2,042
C		LET
D		LET

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

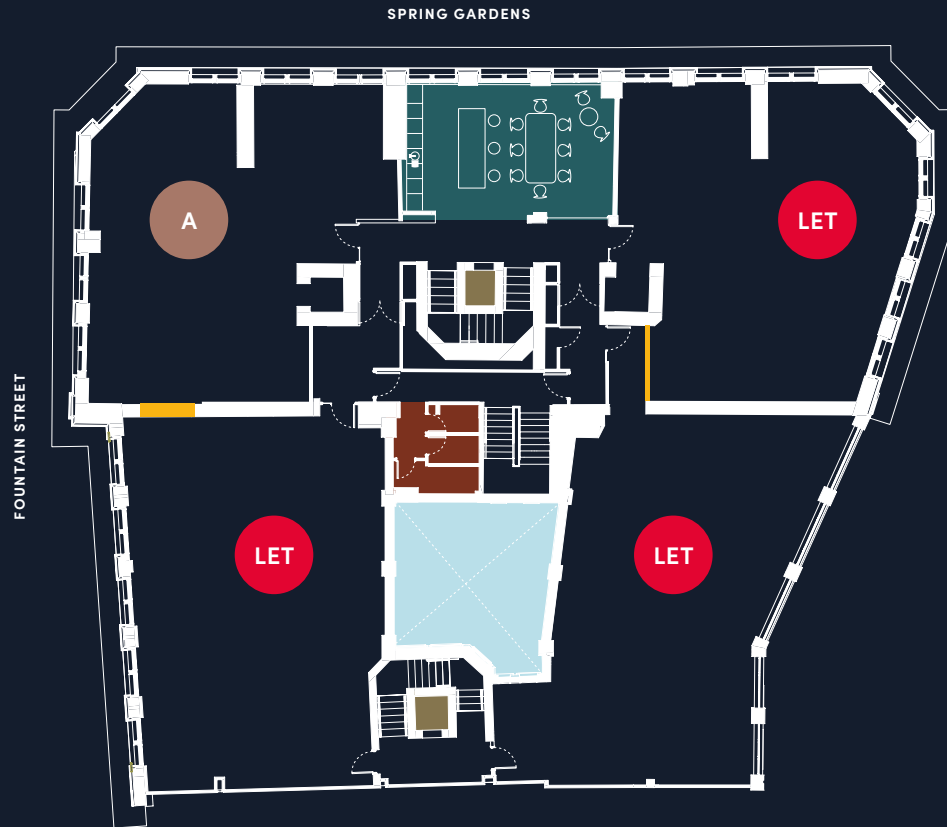


Indicative location
All measurements are subject to change

FLOOR TWO

OFFICE SPACE	SQ M	SQ FT
A	136	1,466
B		LET
C		LET
D		LET

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

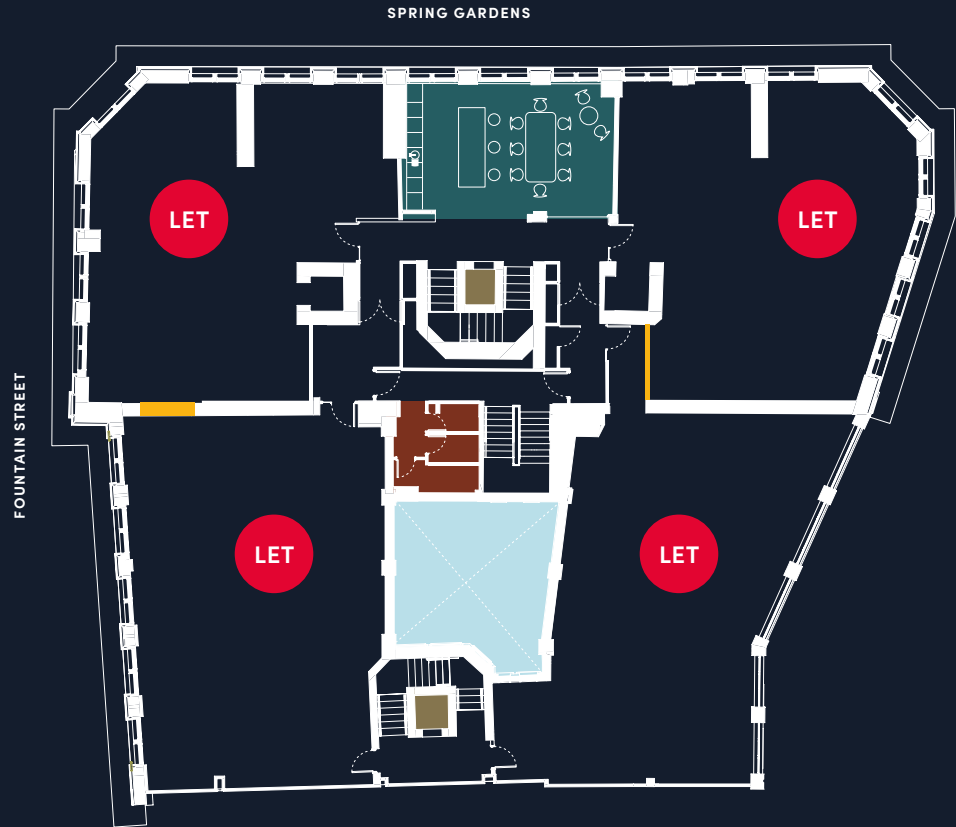


Indicative location
All measurements are subject to change

FLOOR THREE

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

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

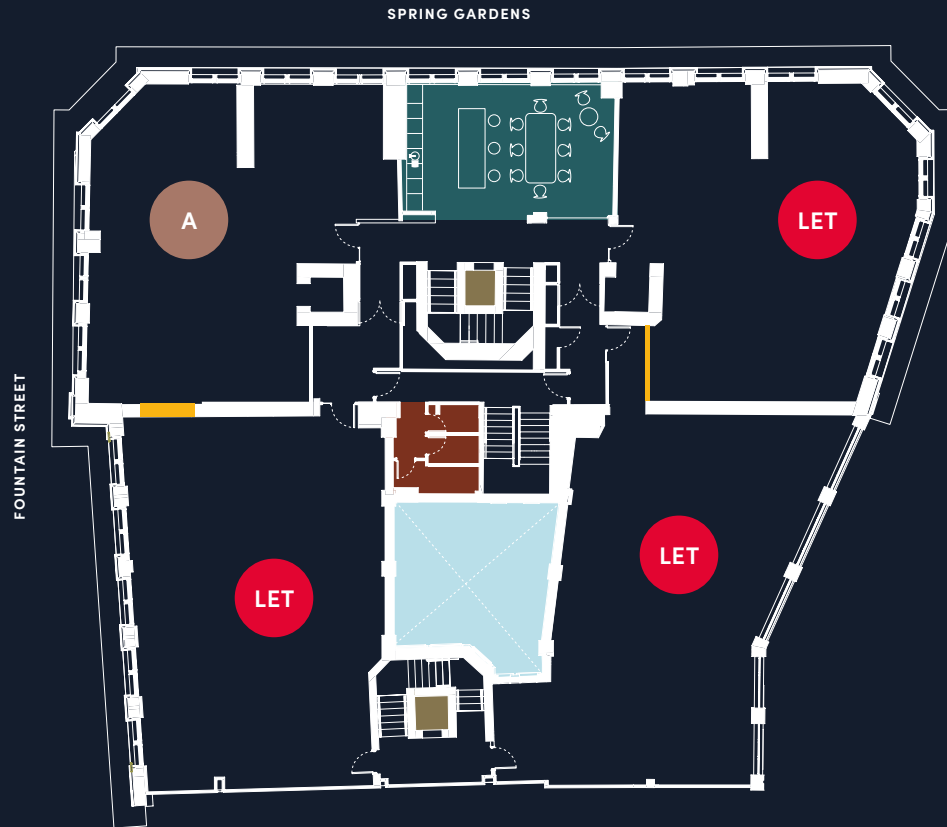


Indicative location
All measurements are subject to change

FLOOR FOUR

OFFICE SPACE	LEASING OPTIONS	SQ M	SQ FT
A	Fully-Fitted	132	1,422
B			LET
C			LET
D			LET

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

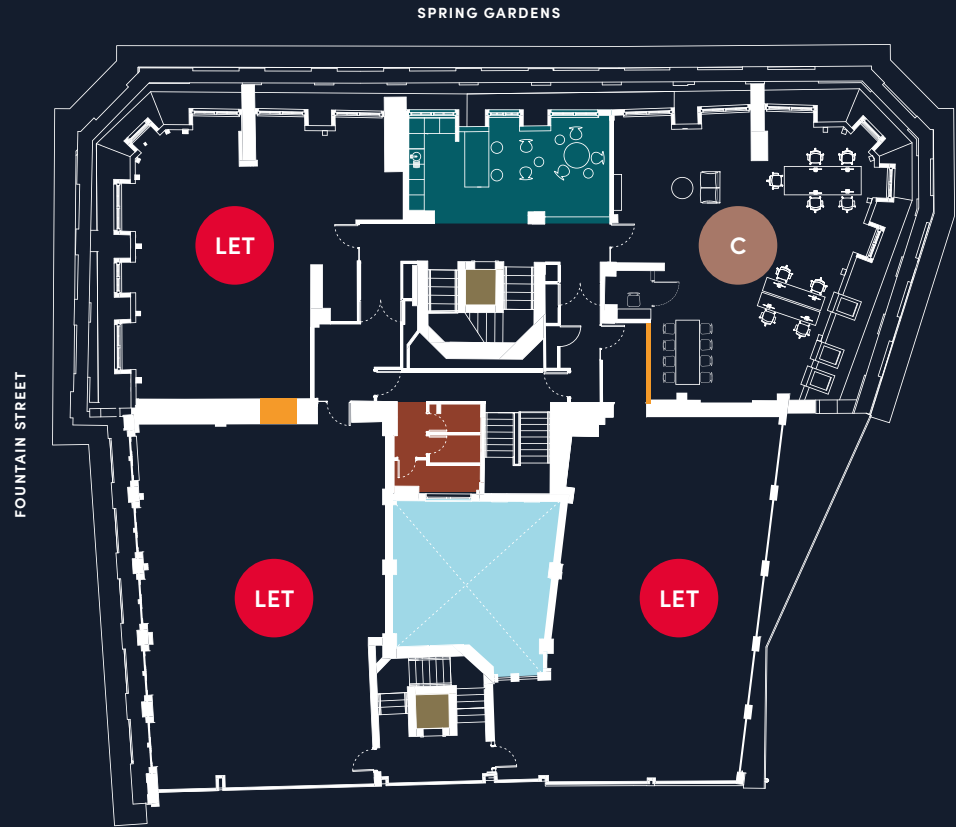


Indicative location
All measurements are subject to change

FLOOR FIVE

OFFICE SPACE	LEASING OPTIONS	SQ M	SQ FT
A			LET
B			LET
C	Fully-Fitted	108	1,165
D			LET

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



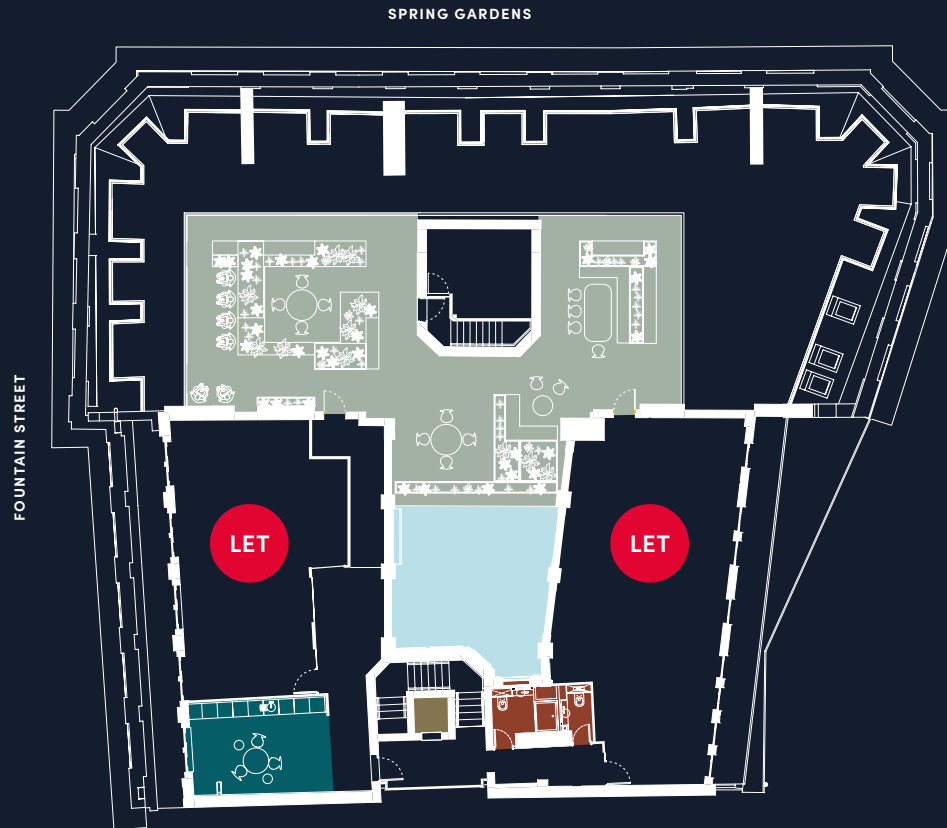
Indicative location
All measurements are subject to change

FLOOR SIX

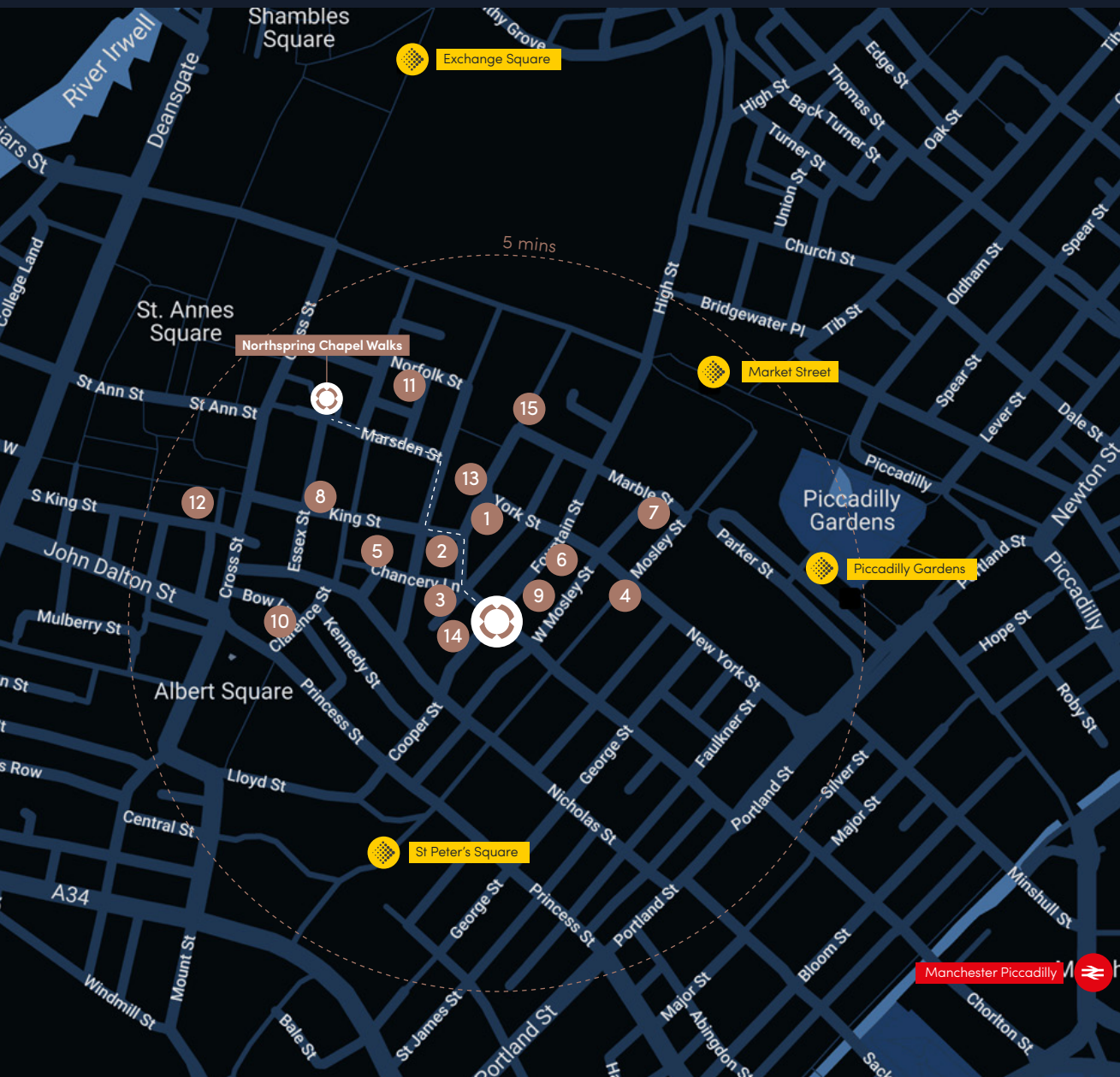
PENTHOUSE SUITES AND ROOF TOP GARDEN

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



NORTHSPRING

SPRING GARDENS

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