

MANCHESTER'S FINEST OFFICE TRANSFORMATION

Waterhouse

41 Spring Gardens

TO LET BEAUTIFULLY REFURBISHED GRADE A
SPECIFICATION OFFICES

MANCHESTER CITY CENTRE

Waterhouse

41 Spring Gardens

MANCHESTER M2 2BG



ENTER THE ULTIMATE OFFICE OPPORTUNITY...

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MANCHESTER **M2 2BG**

TO LET
BEAUTIFULLY REFURBISHED
GRADE A SPECIFICATION
OFFICES

- SUITES TO SUIT from 770 SQ FT
- FLOORS FROM 3,675 SQ FT
- ENTIRE BUILDING 15,727 SQ FT



...A FLAGSHIP OFFICE BUILDING IN THE **VERY HEART OF THE CITY**

Designed in 1890 by Alfred Waterhouse for the National Provincial Bank, 41 Spring Gardens is amongst a string of notable commissions undertaken by the celebrated Victorian architect.

The building has now been carefully remodelled and fully refurbished in a style that marries an exciting and contemporary feel with the original qualities of a bespoke and most elegant corporate headquarters.

The accommodation is entered through a fully glazed entrance lobby off Spring Gardens into a simply stunning and beautifully proportioned reception suite from where two 8 person lifts and an impressive staircase serve both the upper office floors and basement archiving.

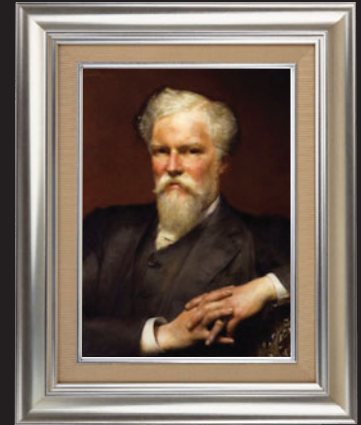


The office floors have been completely re-fitted to the best modern standard, with good natural light provided throughout from a mix of opening double glazed windows. The lift lobbies and wc accommodation has been completely remodelled to offer the highest standards.

On completion of this exciting project and its return to market, it seemed entirely fitting to mark the event and celebrate the heritage of this most successful of English architects by renaming the new building **Waterhouse**. We are sure he would have approved.

Alfred Waterhouse
Architect 1830 – 1905

Alfred Waterhouse was born in Liverpool into a talented family. His brothers were Edwin, who became co-founder of the Price Waterhouse partnership, now part of the iconic PwC and Theodore, who founded Waterhouse & Co, now part of international lawyers Field Fisher Waterhouse LLP.



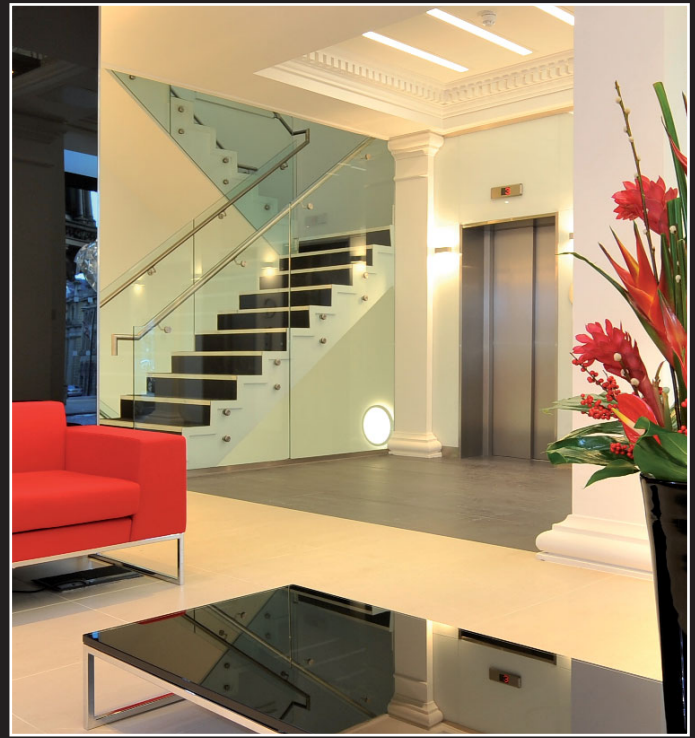
He designed a number of notable buildings including major commissions for Manchester University, National & Provincial Bank, the Refuge and Prudential Assurance. The most impressive of Waterhouse's northern structures was the splendidly gothic Manchester Town Hall. In London, he designed the Royal Institution of Chartered Surveyors HQ off Parliament Square, the Guilds' College in South Kensington and the distinctive terracotta faced Prudential Head office in Holborn, but became internationally renowned for his magnificent Natural History Museum.

His work is among the most recognisable of all Victorian architects, his buildings having characteristically bold and picturesque outlines, strongly three-dimensional façades and attractive, spiky skylines.

Amongst his many honoured positions, he was President of the Royal Institute of British Architects from 1888 to 1891.



COMBINING **CLASSIC DESIGN** WITH A **CONTEMPORARY LOOK**



Summary Specification

- 24/7 secure access by proximity card/entry phone system
- CCTV in lobby and reception areas
- Fully furnished reception and waiting area
- New suspended metal tile ceilings and lighting
- Raised access floors with carpet tile finish
- New VRF fan coil comfort cooling
- Lossnay waste energy recovery/heat exchanger system
- Double glazed windows, some openable
- Basement archive storage available

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

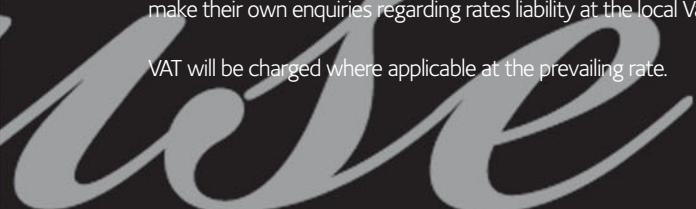
Other Costs

All rents are quoted exclusive of rates and service charge, payable quarterly in advance.

The tenant will be responsible for the costs of internal repairs and maintenance. The landlord will be responsible for running the services and common parts of the building, external repairs and insurances, the costs of which will be recovered from the tenant via a quarterly service charge.

Each party will be responsible for their own legal costs incurred in connection with the drafting and execution of the lease. Interested parties are advised to make their own enquiries regarding rates liability at the local Valuation Office.

VAT will be charged where applicable at the prevailing rate.



...CREATING A VERY SPECIAL WORKING ENVIRONMENT

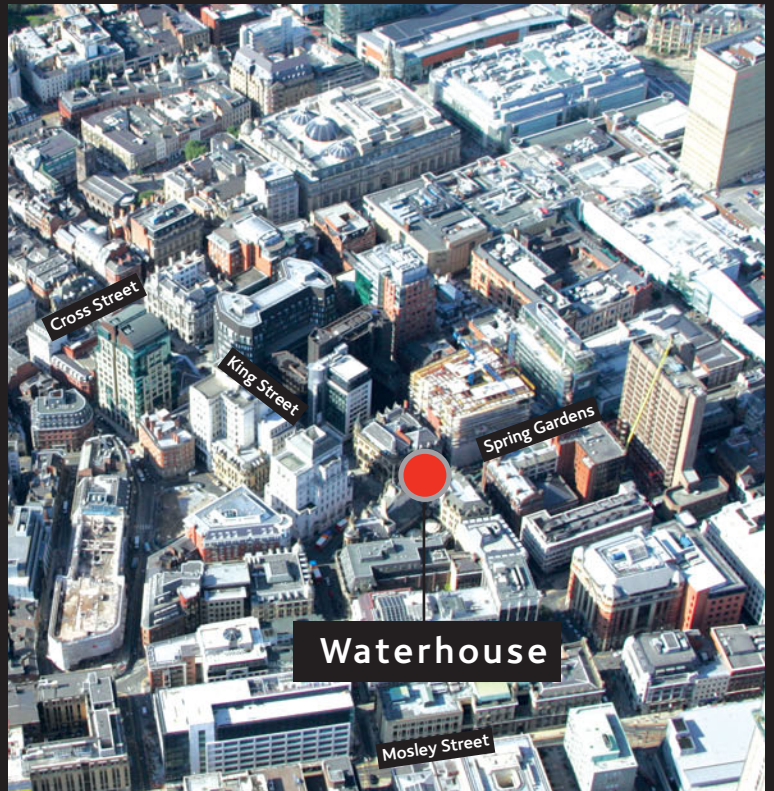
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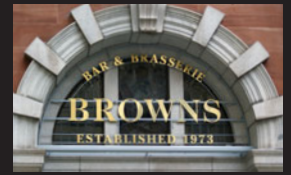
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Location

Waterhouse is most prominently situated on Spring Gardens, overlooking its junction with the top of King Street. This is an absolutely prime location at the very heart of the traditional financial and professional quarter of Manchester - over 150 years in the making, at the very centre of the established business district and still the beating commercial heart of the City Centre.



Waterhouse



Waterhouse is close to all the principal business, retail and public transport amenities serving the centre. There are also a number of well known and popular restaurants nearby – an eclectic choice handy for that breakfast briefing, informal mid-morning business chat over a latte or a more formal meeting over power lunch, dinner or supper.



Viewing

For further information, access to detailed specifications or illustrative space layouts – or simply to arrange to view the offices, please contact either of the joint letting agents:

MISREPRESENTATION ACT:

The Joint agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: 1. These particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, 2. No person in the employment of the joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property, 3. Unless otherwise stated all prices and rents are quoted exclusive of VAT which may be payable in addition, 4. All plans are for indicative purposes only and are not to scale. Parties intending to view should check availability before travelling. March 2014.

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CBRE
 0161 455 7666
www.cbre.co.uk

Colliers
 INTERNATIONAL
 0161 831 3300
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