



NORTHSPRING

SPRING GARDENS

PRIME RETAIL & LEISURE
OPPORTUNITY

TO LET

NORTHSPRING.COM

BE PART OF A MANCHESTER CLASSIC

Located in
the heart of the
city's traditional
business quarter,
Northspring is a
Manchester classic

A beautiful Victorian building situated in
Manchester's central business district,
occupying a prominent position on
Spring Gardens and Fountain Street.

The office is in close proximity to the
major retail areas and a short walk
from many of Manchester's finest bars
and restaurants.



RETAIL UNIT TWO

RETAIL SPACE

3,025sqft / 281sqm

Potential additional access point

KEY

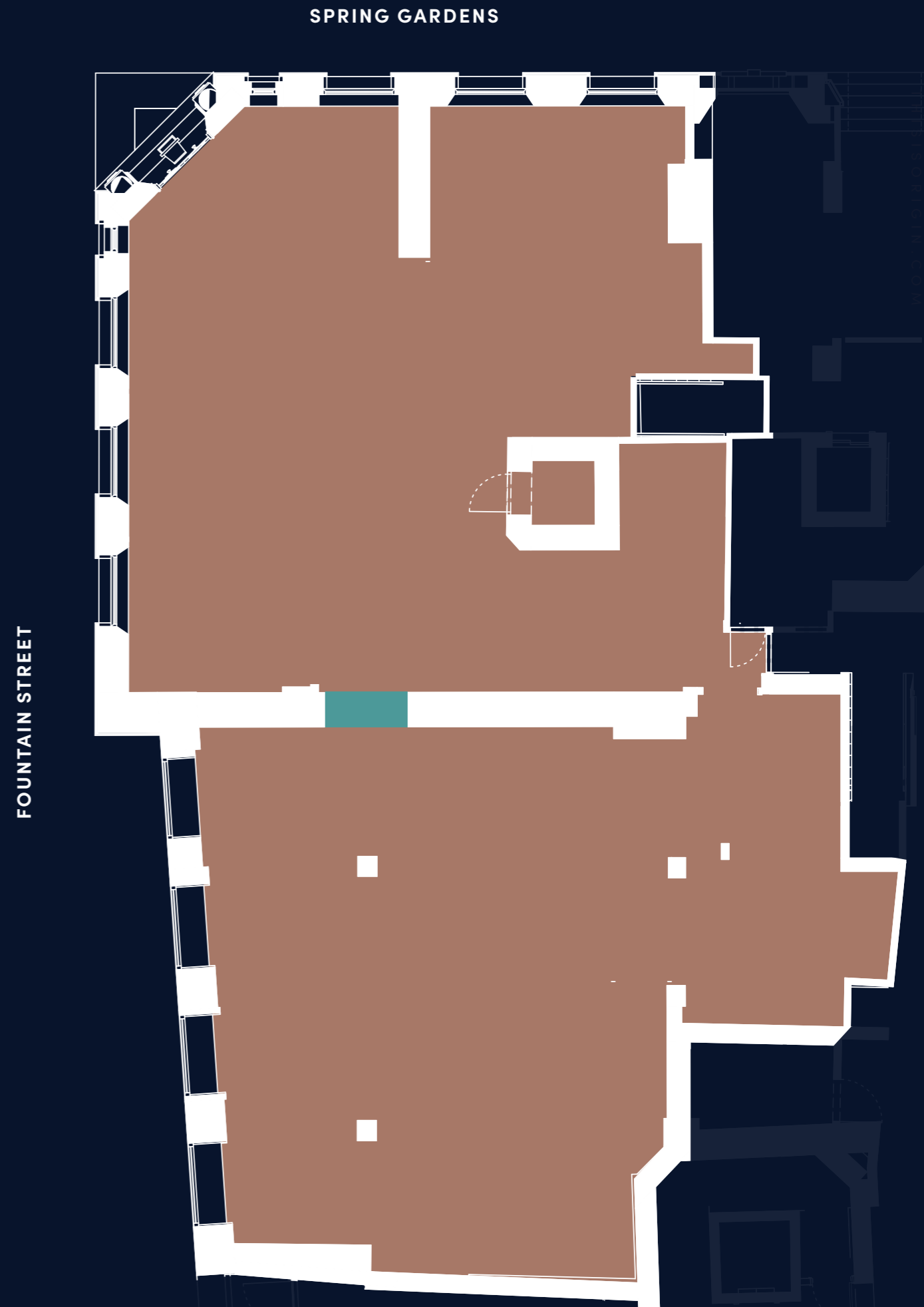


FRONT ELEVATION (SPRING GARDENS)



SIDE ELEVATION (FOUNTAIN ST)

*Indicative location
** All measurements are subject to change



PERFECTLY POSITIONED

Northspring: In the company of great companies

70 SPRING GARDENS
MANCHESTER
M2 2BQ

ON FOOT

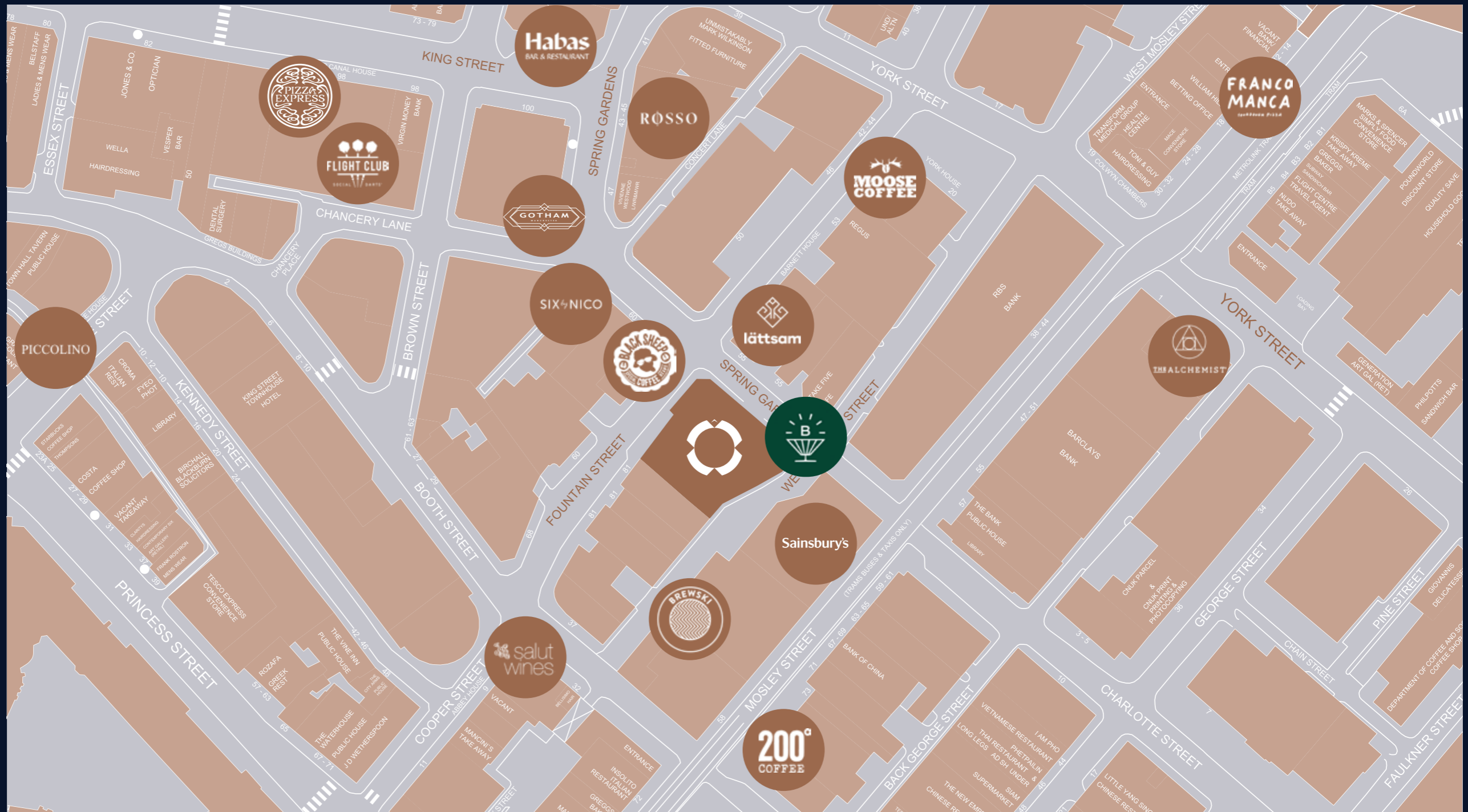
- Piccadilly Station 10 min
- Victoria Station 10 min
- Northern Quarter 8 min
- Spinningfields 7 min
- Deansgate 6 min
- Market Street 4 min

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

Sixteen.

Nicola Harrington
Director – Retail & Leisure
0161 461 1616
nicola@sixteenrealestate.com

Alex Haigh
Director – Retail & Leisure
0161 461 1616
alex@sixteenrealestate.com



Richard Lyons
0161 260 0063
rlyons@ltlproperty.com

Jonathan Thompson
0161 260 0062
jt@ltlproperty.com

70 SPRING GARDENS
MANCHESTER
M2 2BQ

NORTHSPRING.COM