



WATERHOUSE

41 SPRING GARDENS

BEAUTIFULLY REFURBISHED GRADE A OFFICES

STYLE GRANDEUR & HERITAGE



Waterhouse was designed and built in 1890 by Alfred Waterhouse who also designed a number of notable Manchester landmarks including major commissions for Manchester University, National & Provincial Bank, the Refuge and Prudential Assurance and the splendid Gothic Manchester Town Hall.





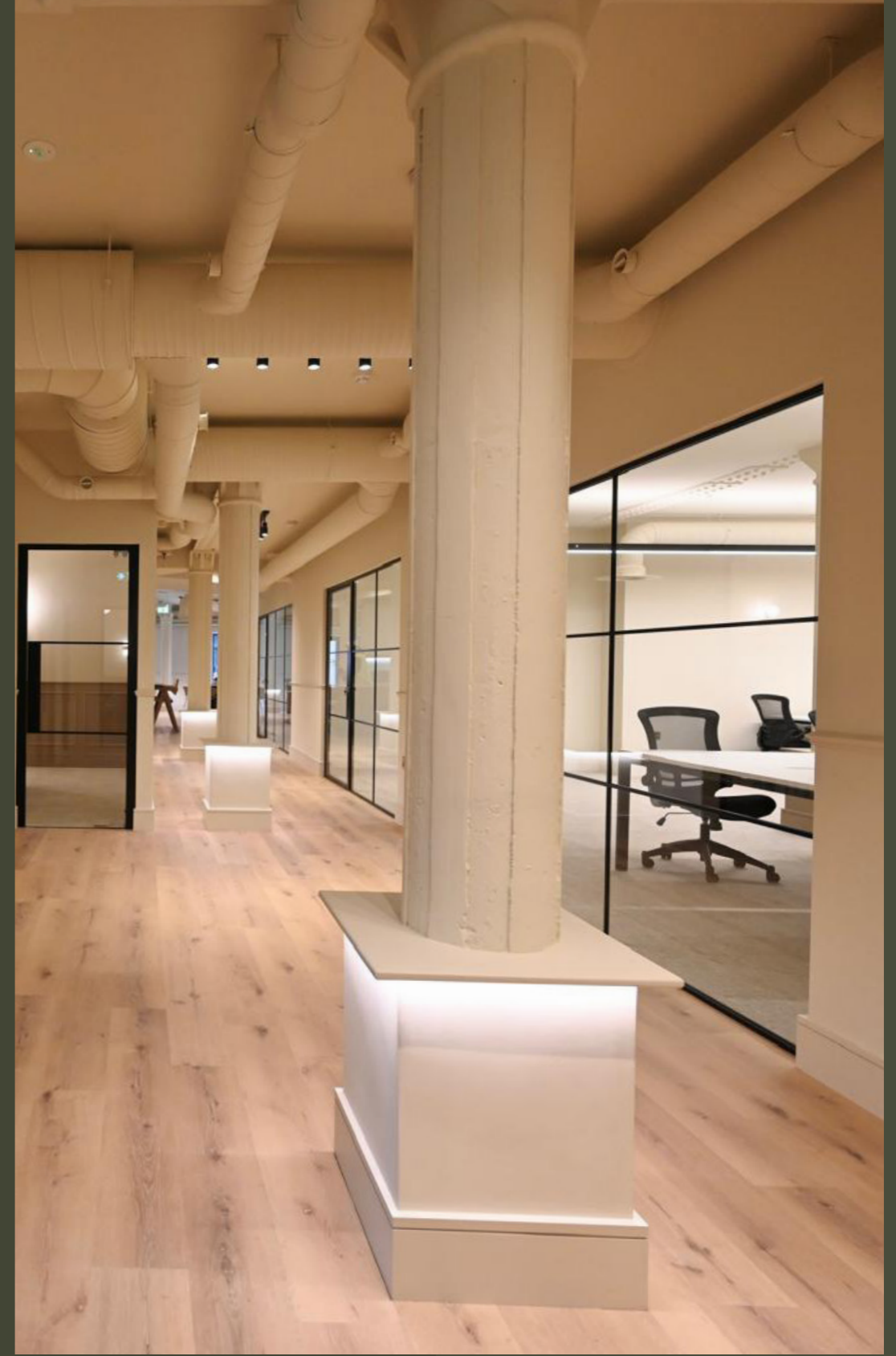
EXPECT EXCEPTIONAL

DEFINED BY DETAIL



The attention to detail of the original design has been celebrated in the refurbishment retaining original features, and enhancing these with contemporary design cues that have created a beautifully crafted and inspiring working environment.









Waterhouse is located at the junction of Spring Gardens surrounded by other architectural gems that are home to venues including Grand Pacific, Cibo, Browns and The Gotham. These are some of Manchester's most impressive venues right on the doorstep.

CIBO



BROWNS

GRAND PACIFIC

TASTEFULLY DONE

CITY CENTRAL



WALKING TIMES

Market Street Tram	1 MIN
Piccadilly Gardens	1 MIN
St Peter's Square	2 MINS
Manchester Piccadilly	5 MINS
Manchester Victoria	8 MINS
Manchester Oxford Rd	10 MINS

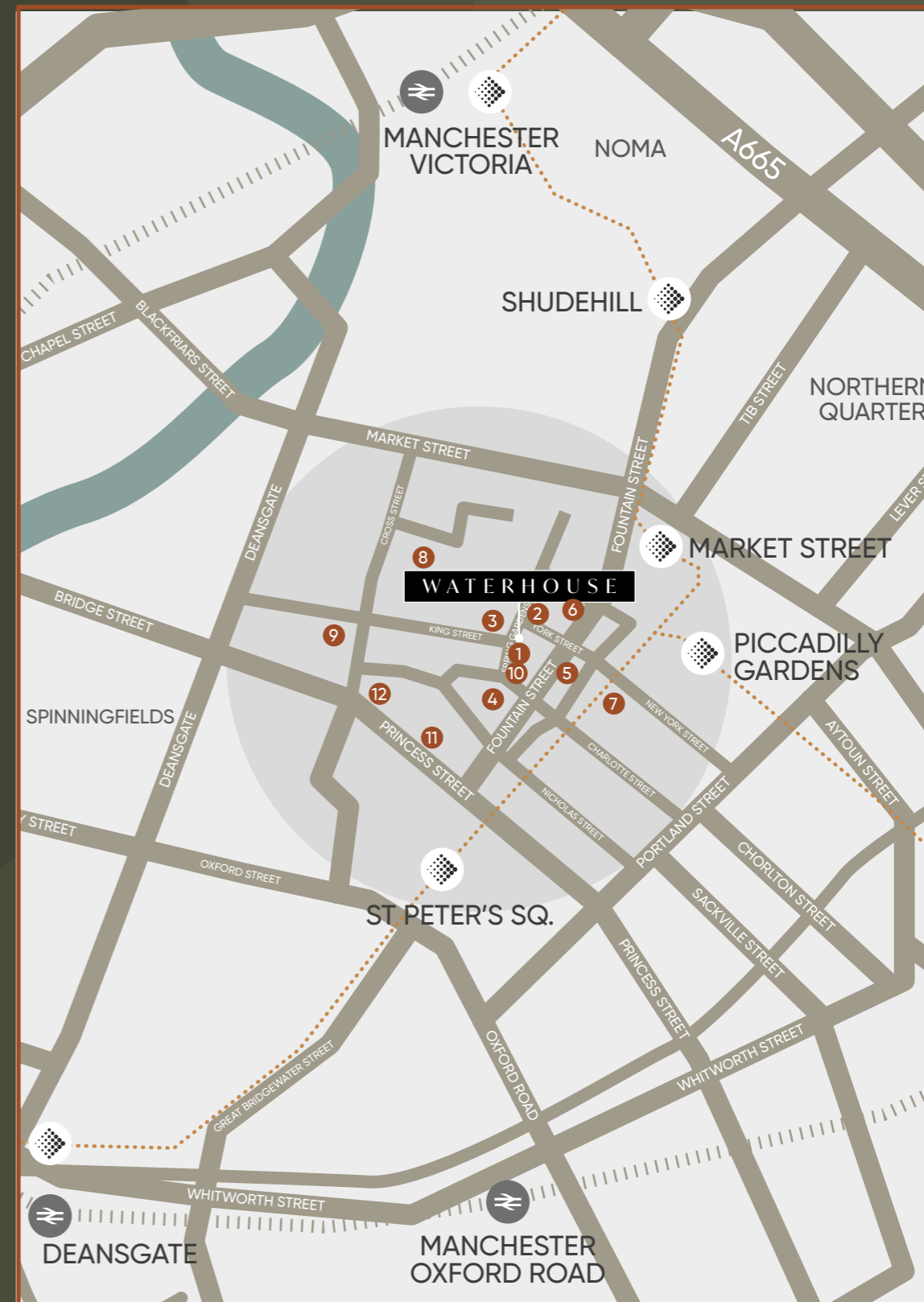


BARS & RESTAURANTS

1. Cibo
2. Browns
3. Grand Pacific
4. Honey @ Hotel Gotham
5. Moose Coffee
6. Maki Ramon
7. The Alchemist
8. Sam's Chop House
9. El Gato Negro
10. Six by Nico
11. Hampton & Vouis
12. Piccolino Caffé Grande

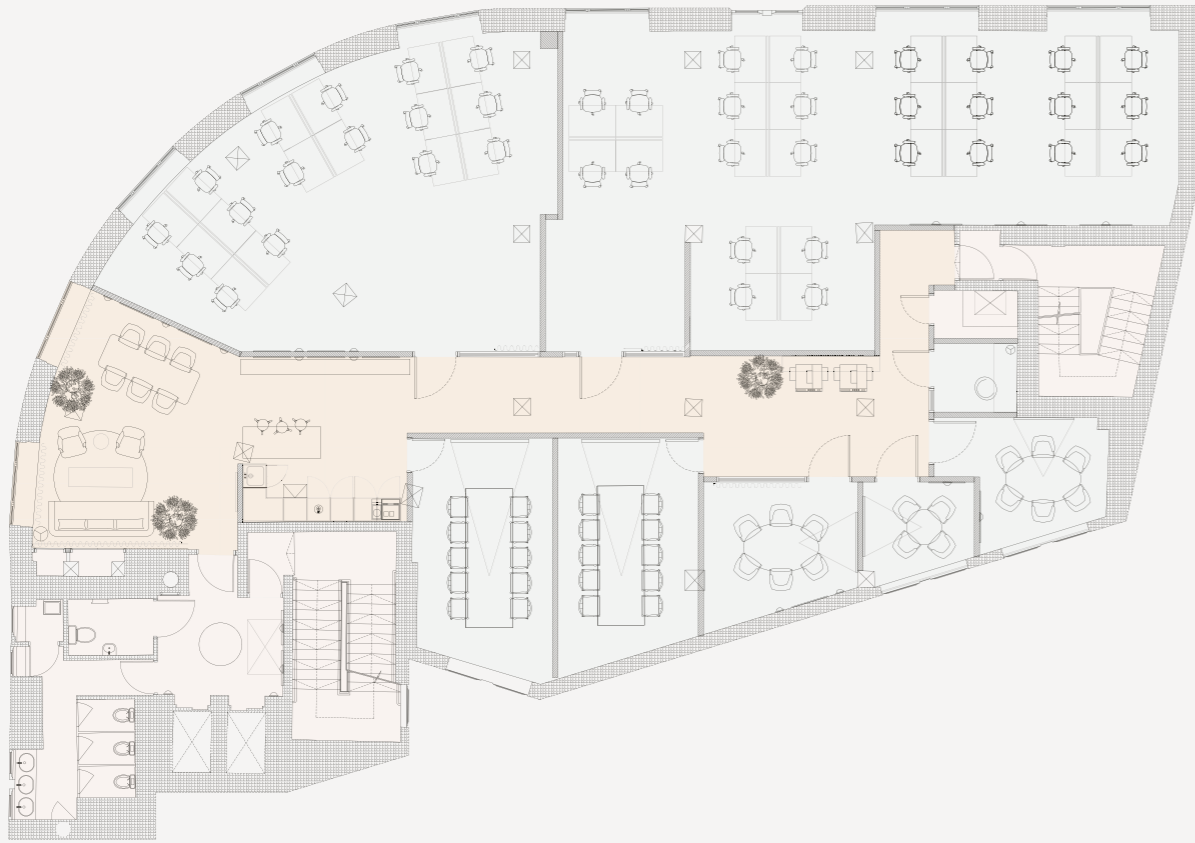
Waterhouse's prime location in the heart of Manchester offers unparalleled convenience, with all essential amenities just a stone's throw away. Whether it's shopping, dining, or entertainment, everything you need is right on your doorstep.

In addition, the property is ideally positioned for excellent transport links, with three tram stops just a two-minute walk away, providing quick and easy access to the city's extensive tram network. For those who prefer to travel by train, three major train stations are within a ten-minute walk, ensuring effortless connections to the rest of Manchester and beyond. This central location makes Waterhouse an ideal choice for anyone seeking both convenience and connectivity in the city.



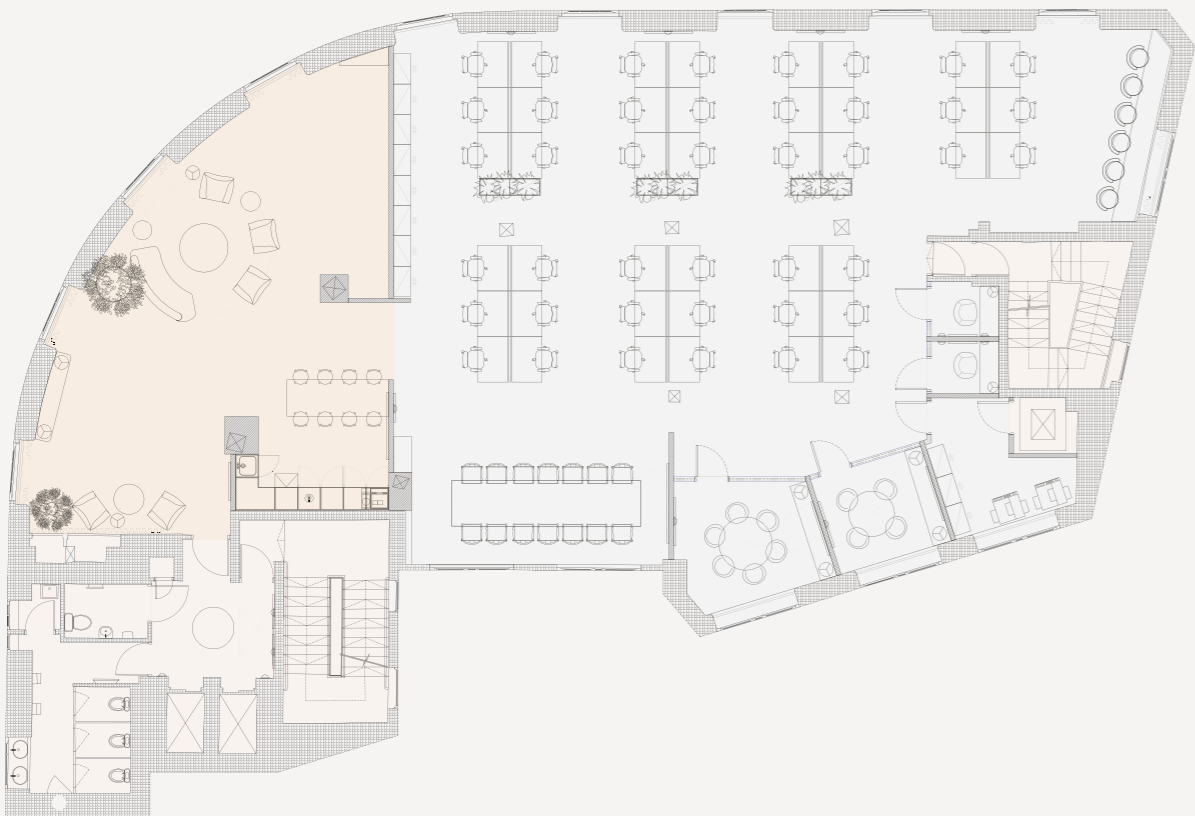
FIRST

3627 SQFT / 337 SQM



THIRD

3423 SQFT / 318 SQM



FOURTH

2250 SQFT / 209 SQM



SPECIFICATION

The boutique luxury design and specification has been carried throughout the building creating a high end business lounge, fitness studio, changing rooms and shower facilities exclusively for people working in Waterhouse.



SHOWERS



CYCLE STORAGE



BREAKOUT AREAS



FITNESS STUDIO



MEETING ROOMS



MALE & FEMALE CHANGING ROOMS



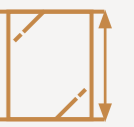
KITCHENS



LED LIGHTING



EPC RATING B



FLOOR TO CEILING WINDOWS



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A DEVELOPMENT BY



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