



**ULTRA
FAST**
FIBRE OPTIC
BROADBAND
(UP TO 1Gb)

DEVA

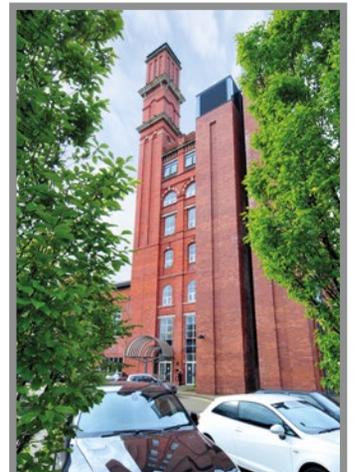


City Office Park
MANCHESTER

TO LET High Quality **City Centre** Office Accommodation

672 - 15,000 sq ft

with outstanding on-site car parking provision



DEVA



City Office Park
MANCHESTER



DESCRIPTION

Deva City Office Park is an exceptional office development on the site of the former Threlfall's Brewery. The location offers the benefits of city centre amenities and public transport links, combined with unrivalled car parking provision and excellent road connections.

Deva City Office Park provides a wide range of business space, including original Grade II listed former brewery buildings which have been sympathetically refurbished to provide high specification office space, whilst retaining the heritage of their former use.

The Brewery buildings are complemented by a development of 17 self-contained contemporary office units, each with its own front door. Arranged around a central courtyard, the units offer the added benefit of 24/7 manned security and secure car parking, accessed by a barrier entry system.



www.devamanchester.co.uk

OUTSTANDING FEATURES

- High specification character accommodation
- Contemporary self-contained office units
- Manchester city centre location
- Excellent road links and public transport connections
- 24-hour security provision
- Secure office environment
- Immediate access to ring road

CAR PARKING

Deva City Office Park benefits from an unrivalled on-site car parking provision.

TERMS

The accommodation is available on a leasehold basis for a term of years to be agreed.





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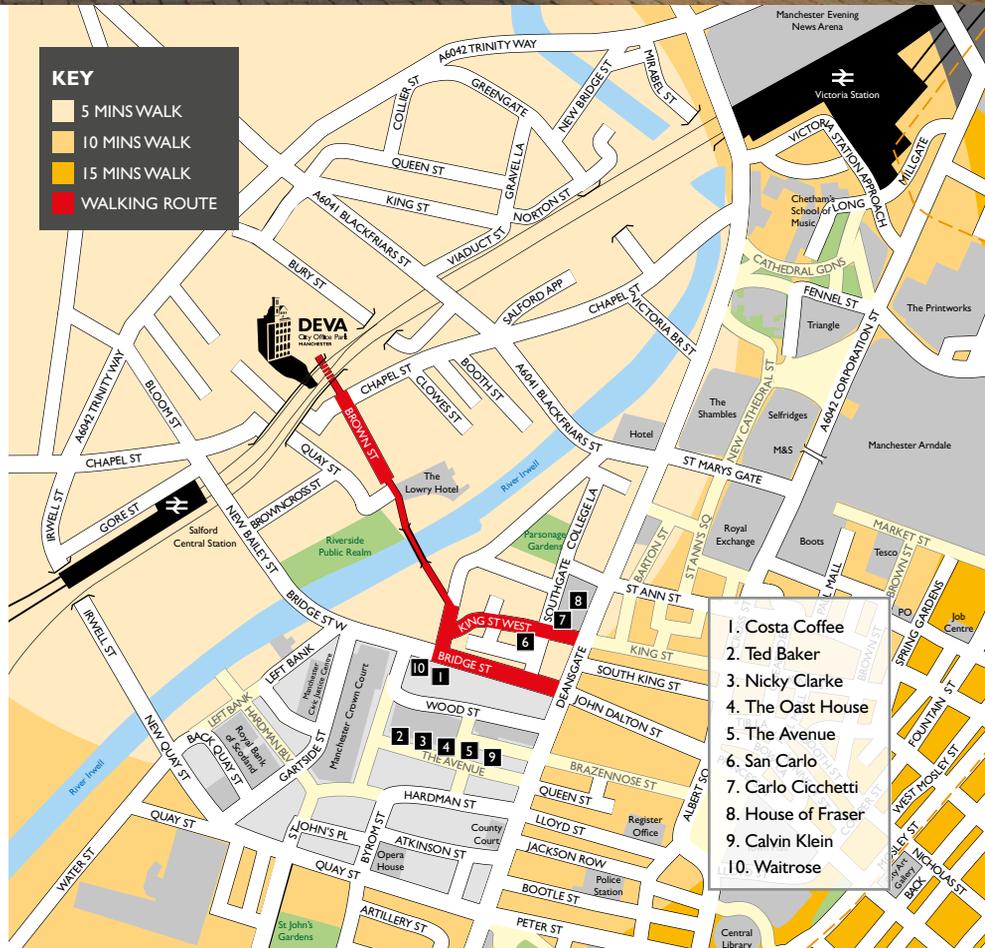
LOCATION

Deva City Office Park is conveniently situated in the heart of Manchester city centre. Access to the scheme is from Trinity Way (A6042), which forms part of the Manchester inner ring road, or Chapel Street, adjacent to the 5* Lowry Hotel.

Deansgate, with its abundance of national retail and leisure operators, including House of Fraser, Waitrose, Sainsbury's Local, San Carlo, Australasia, Oast House, Cicchetti, Neighbourhood and Costa Coffee is less than five-minutes walk away.

Deva City Office Park is strategically positioned for quick access into and out of the city centre. The M602, M60 and A580 are easily accessed and in turn provide links onto the regional motorway network.

Salford Central and Victoria Station are within a short walk providing rail, bus and Metrolink services.



FURTHER INFORMATION

By appointment with the joint letting agents
CBRE, Edwards & Co and Canning O'Neill.



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