Self-contained offices – control your own working environment

ENTER

DEVA

CITY OFFICE PARK MANCHESTER

Unique courtyard environment | Outstanding specification | Period features | Unrivalled parking

Self-contained offices from 966 to 3,371 sq ft

www.devamanchester.co.uk

WELCOME...

Deva City Office Park is a unique 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 original 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.

High Quality Manchester Office Accommodation

966 - 3,371 sq ft

with outstanding on-site car parking provision

FEATURING:

- A mixture of contemporary self-contained office buildings and high specification character accommodation
- Ability to control your own working environment
- Branding opportunities (Brewery Yard only)
- Manchester city centre location
- Excellent road links and public transport connections
- 24-hour security provision
- Immediate access to ring road
- Cycle storage facilities
- Super connected for high speed broadband
- Existing fit out benefits in some buildings

CAR PARKING

Deva City Office Park benefits from an unrivalled on-site car parking ratio of 1 space per 375 sq ft.

YOU'RE IN GOOD COMPANY

Notable occupiers on the business park include:

DAVIS·BLANK·FURNISS SOLICITORS

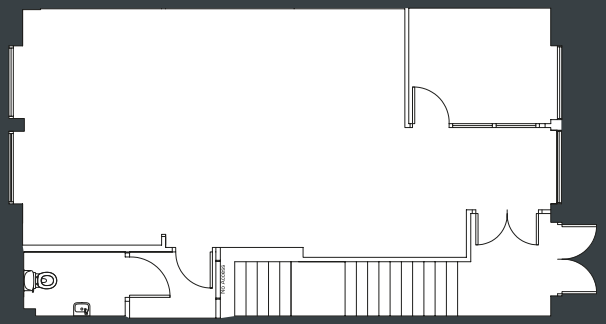
Handelsbanken

Stephensons

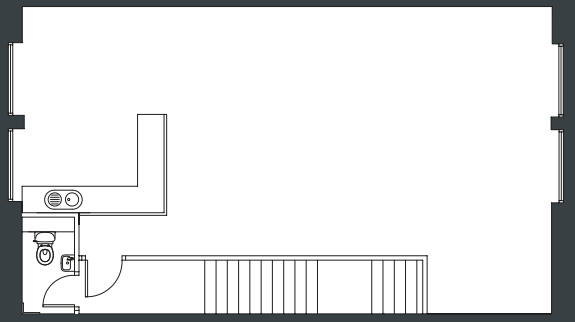
Bupa Dental Care

ACCOMMODATION

7 Brewery Yard
1,552 sq ft (144 sq m)

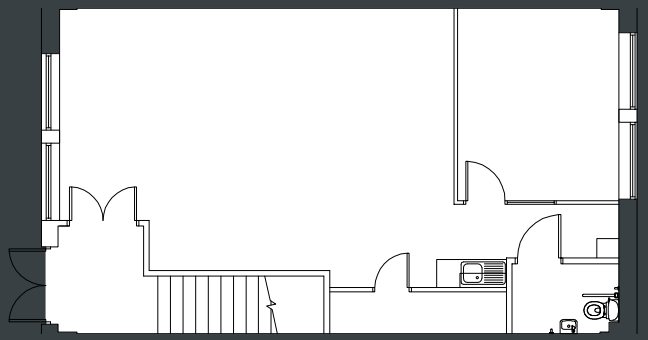


Ground Floor

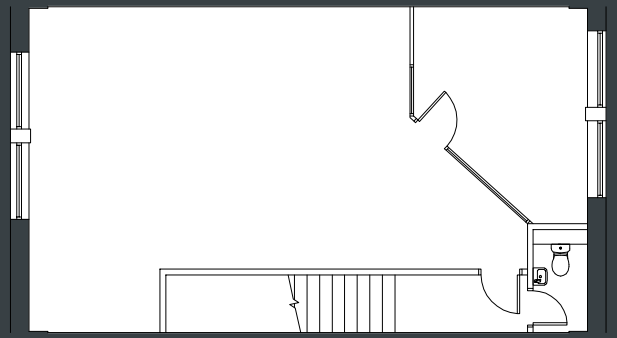


First Floor

8 Brewery Yard
1,586 sq ft (147.3 sq m)



Ground Floor

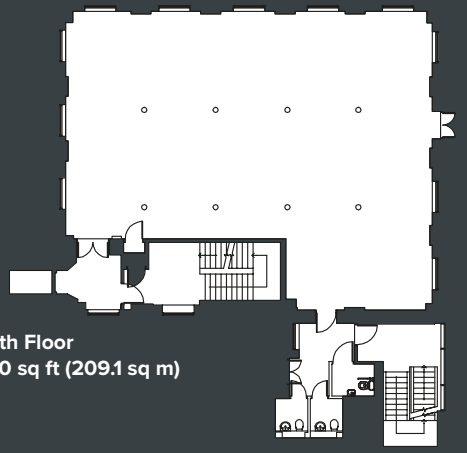


First Floor

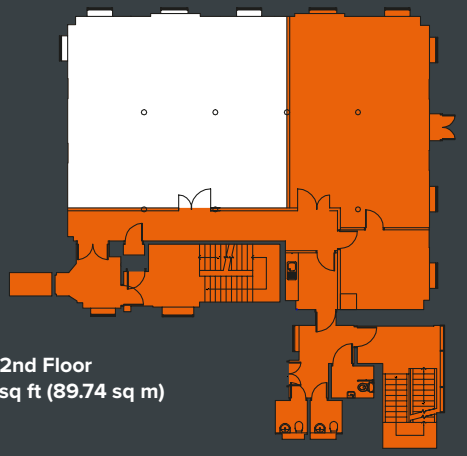
The Tower & The Hop House >

ACCOMMODATION

The Tower
up to 2,250 sq ft (209.1 sq m)

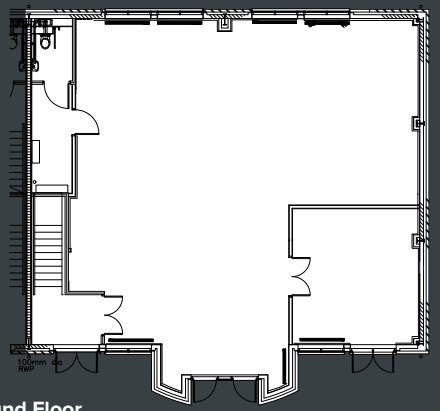


Fourth Floor
2,250 sq ft (209.1 sq m)

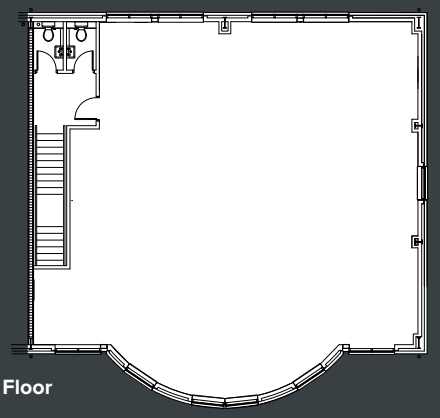


Part 2nd Floor
966 sq ft (89.74 sq m)

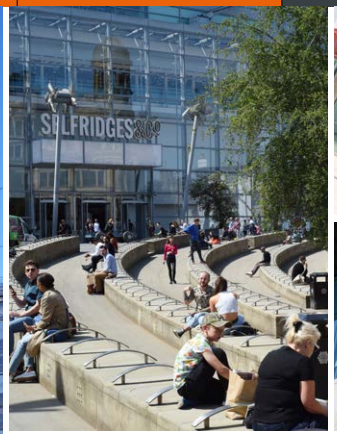
The Hop House
3,371 sq ft (313.17 sq m)

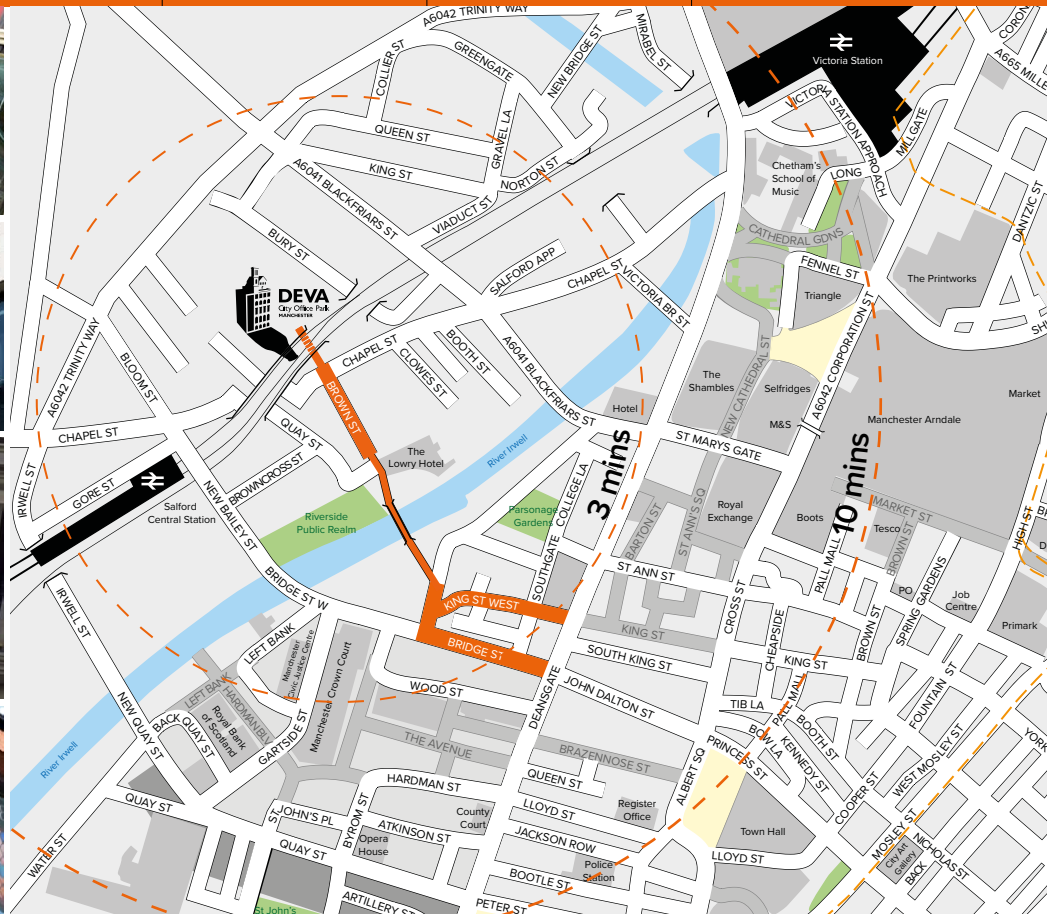


Ground Floor



First Floor





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 from Chapel Street, adjacent to the 5* Lowry Hotel.

Deansgate, with its abundance of national retail and leisure operators, including House of Fraser, Co-op, Tesco, San Carlo, Australasia, Oast House, Cicchetti, The Ivy and Costa Coffee is less than **three 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.

Unique courtyard environment

Deva City Office Park is strategically positioned for quick access into and out of the city centre

BUS

New Bailey Street
FREE Bus 5 mins walk

TRAIN

Salford Central 3 mins walk
Manchester Victoria 10 mins walk

CAR

Easy access to the
A580, M602 & M60

MANCHESTER ARENA
VICTORIA TRANSPORT EXCHANGE
PRINTWORKS
ARNDALE CENTRE
HARVEY NICHOLS
SELFRIDGES
PICCADILLY TRANSPORT EXCHANGE
ST ANNES SQUARE
PICCADILLY TRAIN STATION
SPRING GARDENS
KING STREET
LOWRY HOTEL
HOUSE OF FRASER
SALFORD CENTRAL
ALBERT SQUARE
ST PETERS SQUARE
SPINNINGFIELDS
GREAT NORTHERN WAREHOUSE
THE IVY
DEVA
CITY OFFICE PARK MANCHESTER
TRINITY WAY A6042

- Unique courtyard scheme
- Outstanding specification
- Period features
- Unrivalled parking
- Control your own environment

360°

TERMS

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

FURTHER INFORMATION

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

CBRE
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