

# DEVANTOWER



**DEVA**   
CITY OFFICE PARK **MANCHESTER**

CHARACTERFUL MODERN OFFICES  
WITH DEDICATED PARKING

**1ST FLOOR** 2,070 SQ FT  
**4TH FLOOR** 2,250 SQ FT



**ONE OF MANCHESTER'S MOST  
ICONIC OFFICE DEVELOPMENTS**



# Welcome to DEVA...

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.



## YOU'RE IN GOOD COMPANY

Notable occupiers on the business park include:

DAVIS·BLANK·FURNISS  
SOLICITORS

Handelsbanken



Dental  
Care



THOMASONS

justteachers

DESCRIPTION

LOCATION

AERIAL

FEATURES

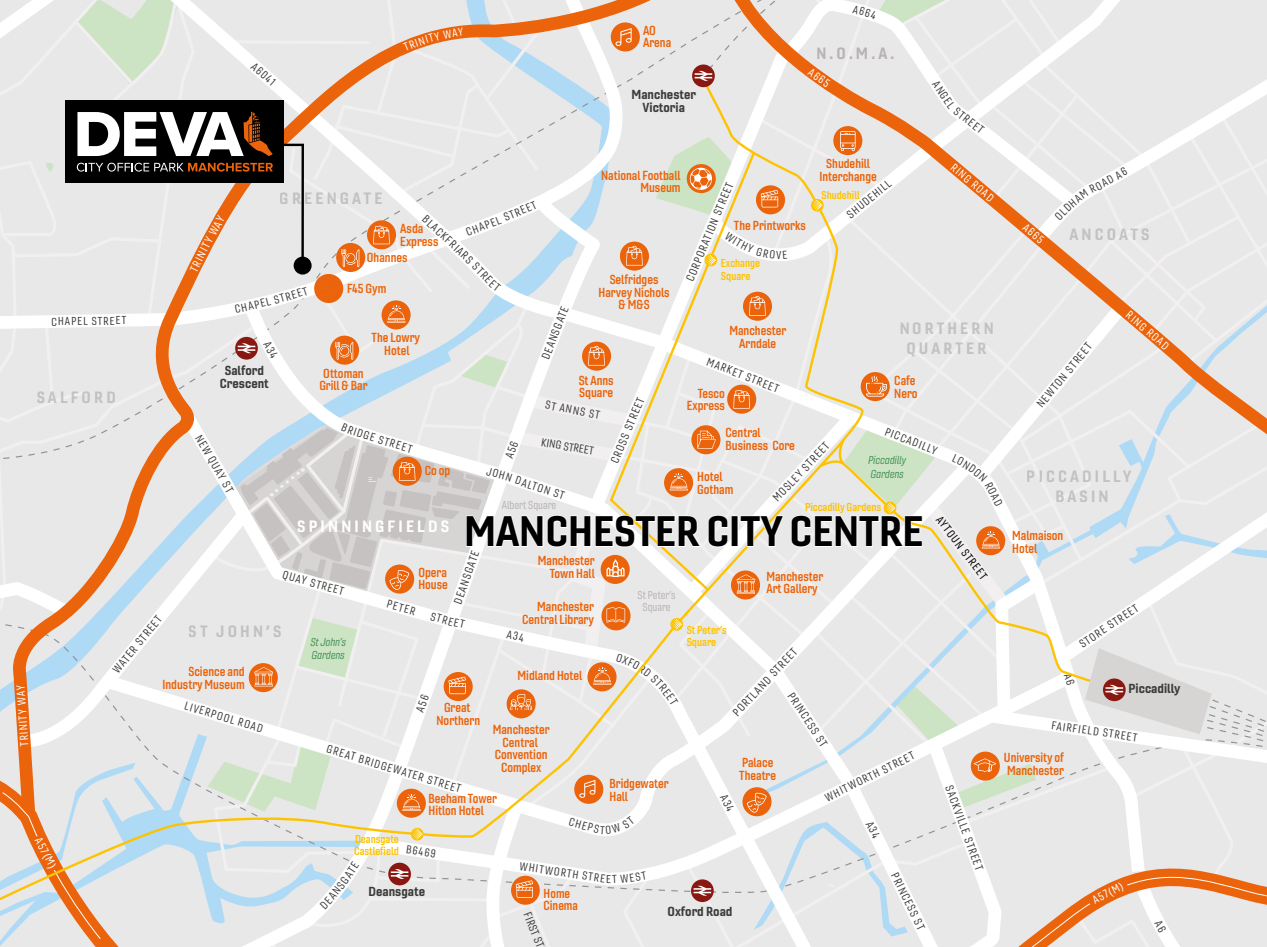
ACCOMMODATION

AMENITIES

CONTACT







## 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 infamous 5 star Lowry Hotel. Deansgate, with its abundance of national retail and leisure operators, and with the recent addition of new neighbouring amenities including Asda Express, Tesco Express, Co-op Metro, Cafe Nero, Ottoman Bar & Grill, The Black Friars Grill and the new F45 gym, this only strengthens Deva's attraction as the place to do business!

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.

**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**

DESCRIPTION

LOCATION

AERIAL

FEATURES

ACCOMMODATION

AMENITIES

CONTACT





1 ANGEL  
SQUARE

EMBANKMENT

TRANSPORT  
EXCHANGE

PRINTWORKS

HARVEY  
NICHOLS  
SELFRIDGES

ARNDALE  
CENTRE

LOWRY HOTEL

PICCADILLY  
GARDENS

KING  
STREET

SALFORD  
CENTRAL  
STATION

PICCADILLY  
STATION

SPINNINGFIELDS

ST PETER'S  
SQUARE

MANCHESTER  
CENTRAL

HILTON  
HOTEL

**DEVA**  
CITY OFFICE PARK MANCHESTER

CITY CENTRE

NEW QUAY STREET

TRINITY WAY A6042

DESCRIPTION

LOCATION

AERIAL

FEATURES

ACCOMMODATION

AMENITIES

CONTACT



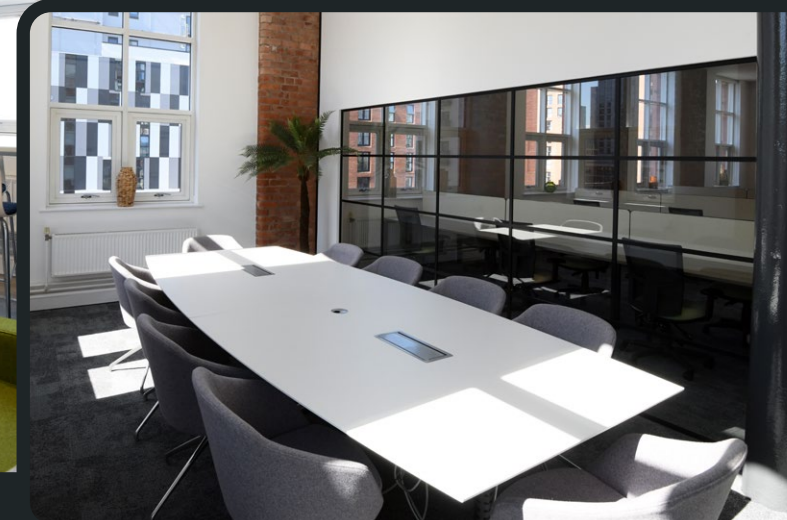


## FEATURING:

- Excellent road links and public transport connections
- Immediate access to ring road
- Cycle storage facilities
- 24 hr security provision
- Plug & Go fully fitted & furnished suites
- Super connected for high speed broadband
- City Centre Location
- Exposed brickwork / excellent floor to ceiling height
- Fully networked
- LED lighting
- Fitted kitchen facility
- Meeting rooms

## CAR PARKING

Deva City Office Park benefits from an unrivalled on-site car parking including EV chargers.



**DEVA**  
CITY OFFICE PARK MANCHESTER  
**PLUG AND GO**



DESCRIPTION

LOCATION

AERIAL

FEATURES

ACCOMMODATION

AMENITIES

CONTACT



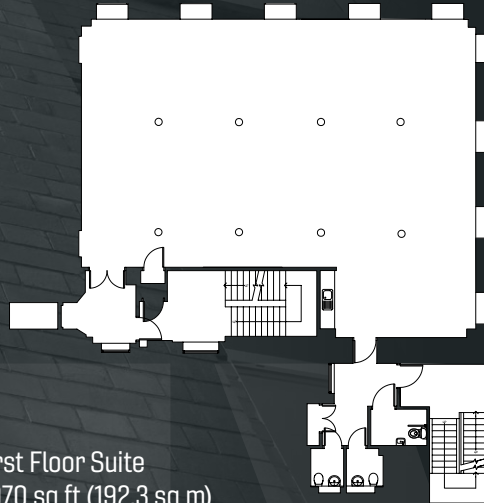


# Currently available at **THE TOWER** office suites

## ACCOMMODATION

FLOOR	SQ FT	SQ M
1ST	2,070	192.3
4TH	2,250	209.1
TOTAL	4,320	401.4

1



First Floor Suite  
2070 sq ft (192.3 sq m)  
fully fitted with boardroom, toilets,  
kitchen and breakout area.

4



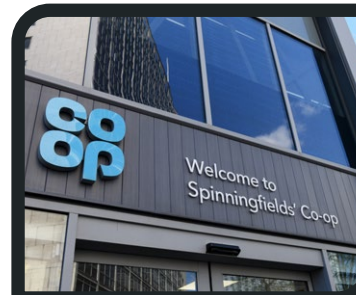
Fourth Floor Suite  
2,250 sq ft (209.1 sq m) fully  
fitted and furnished with 22  
desks inc boardroom, kitchen,  
breakout area and reception.





# AN ABUNDANCE OF AMENITIES

Deva City benefits from the wealth of amenities that are available across Manchester City centre. In addition it has award winning restaurants and pubs along with cafes and shops all within a few minutes' walk. These include The Black Friar pub which is now described by many as 'A Gem Amongst Giants' and serves award winning food and drinks. Porta Tapas is one of Manchester best Spanish restaurants and is perfect for a quick bite and drink at lunch or after work! In a nutshell Deva City has all the amenity you could want within a few minutes stroll!



DESCRIPTION

LOCATION

AERIAL

FEATURES

ACCOMMODATION

AMENITIES

CONTACT







## 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 and Canning O'Neill.



## CBRE

+44 (0)161 455 7666  
[www.cbre.co.uk](http://www.cbre.co.uk)



MISREPRESENTATION ACT: CBRE, Edwards and Canning O'Neill for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE, Edwards or Canning O'Neill has any authority to make or give any representation of warranty in relation to this property. September 2025. Designed & produced by Creativeworld Tel 01282 858200.