



# BLOSSOM

55 SPRING  
GARDENS

2,551 – 19,449 sq ft of fitted and furnished workspace. Renewed, refreshed and reimagined, in Spring Gardens, Manchester M2 1EN.



External CGI – For indicative purposes only.

Right in the heart of Manchester, BLOSSOM is a vibrant base for forward-thinking businesses. Offering Grade A refurbished workspace that's fully fitted and furnished, it's ready for your team from day one. With flexible floor plates, top-tier internet and seamless connectivity, you can plug in, collaborate and grow in a space as dynamic as the city itself. Tenants also enjoy access to a communal roof terrace, a perfect spot to unwind, connect, or take in the city views.

From  
beginning  
to end



Renewed...

Reception CGI – For indicative purposes only.



...and  
refreshed

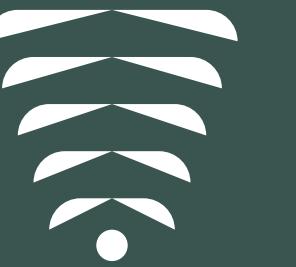
## Building specification



Fully electric building



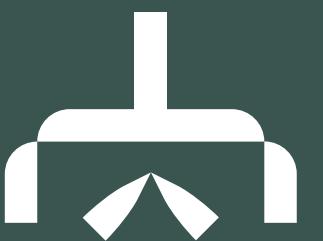
Dedicated building app



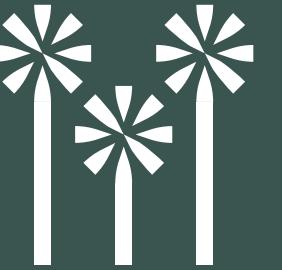
High quality connections

24

24/7 Access



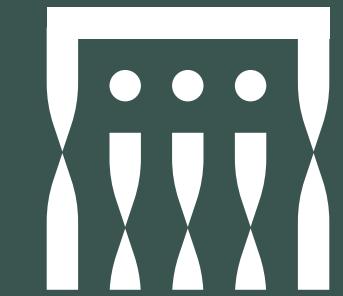
LED lighting



Communal roof terrace & event space



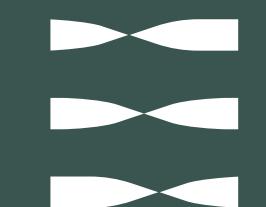
Basement car parking



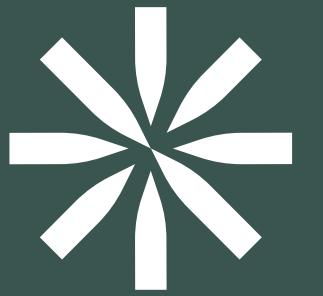
3 X 13 person lifts



Air source heat pumps



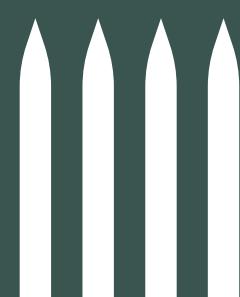
Mixed mode ventilation providing fresh air by opening windows



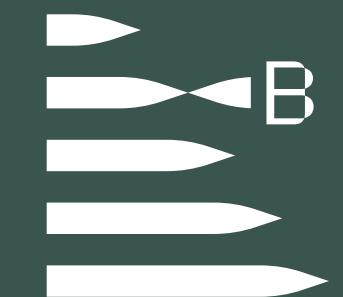
VRF comfort cooling system



Air quality indicators



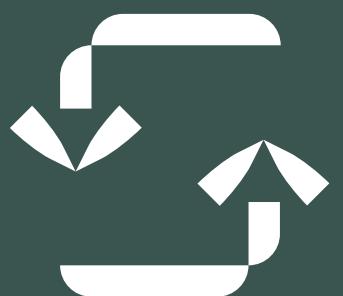
Exposed Services



EPC B



Wired Score  
GOLD



Renewable energy sources  
Powered by renewable energy via Positive



Smart building management system

# Flexible from top

Ninth			Communal roof terrace & event space
Eighth			Available Summer 2026
Seventh	*clarke willmott		Let
Sixth		7,021 sq ft / 652 sq m	Workspace available
Fifth	 <b>SysGroup</b>	5,407 sq ft / 502 sq m	Workspace available
Fourth	 		Let
Third		2,551 sq ft - 7,033 sq ft / 237 sq m - 653 sq m	Workspace available
Second			Let
First	shoppertainment 		Let
Ground		1,400 sq ft / 130 sq m	Under Offer
Basement		Gym, wellness room, cycle storage, changing rooms, basement car parking	

## to bottom

**19,449 sq ft / 1,716 sq m** **Total office available**

Third floor  
7,033 SQ FT / 653 SQ M

Fully fitted  
& furnished



- 54 desks
- 1 boardroom (14 people)
- 3 meeting rooms (6 people)
- 1 Existing events space
- Client waiting area
- Collaboration area with 2 booths & 1 phone booth
- Kitchen breakout
- Print & storage area
- Comms room

Part fifth floor  
5,395 SQ FT / 501 SQ M

Fully fitted  
& furnished



- 50 desks
- 1 boardroom (12 people)
- 1 meeting room (8 people)
- 2 meeting rooms (6 people)
- Client waiting area
- 2 x booths
- 2 x focus rooms
- Breakout area

Sixth floor  
7,021 SQ FT / 652 SQ M

Fully fitted  
& furnished

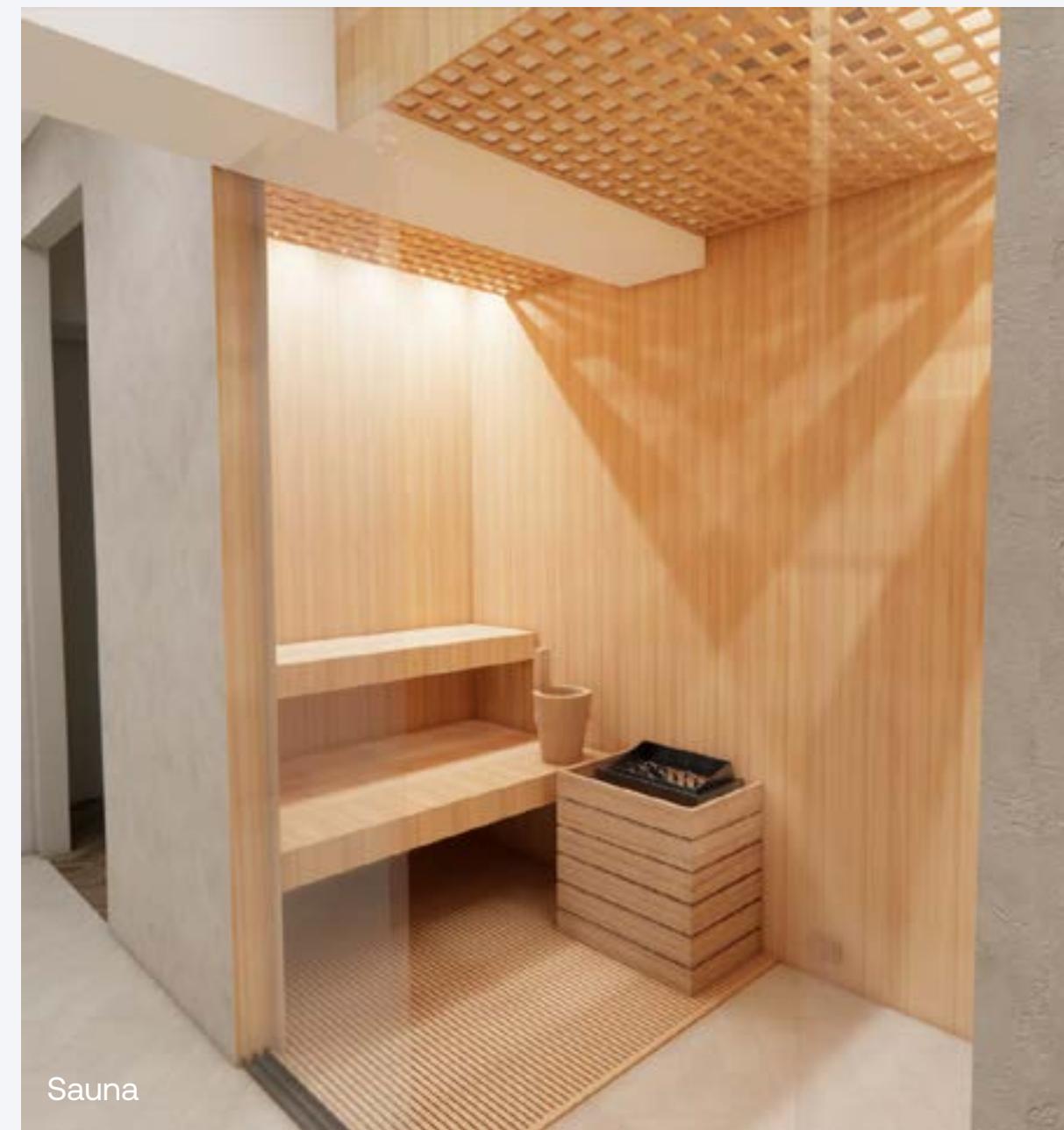


- 64 desks
- 1 boardroom (12 people)
- 1 meeting (8 people)
- 2 meeting rooms (6 people)
- Client waiting area
- 2 booths
- 2 focus rooms
- Video conferencing room
- Kitchen Breakout area
- Comms room

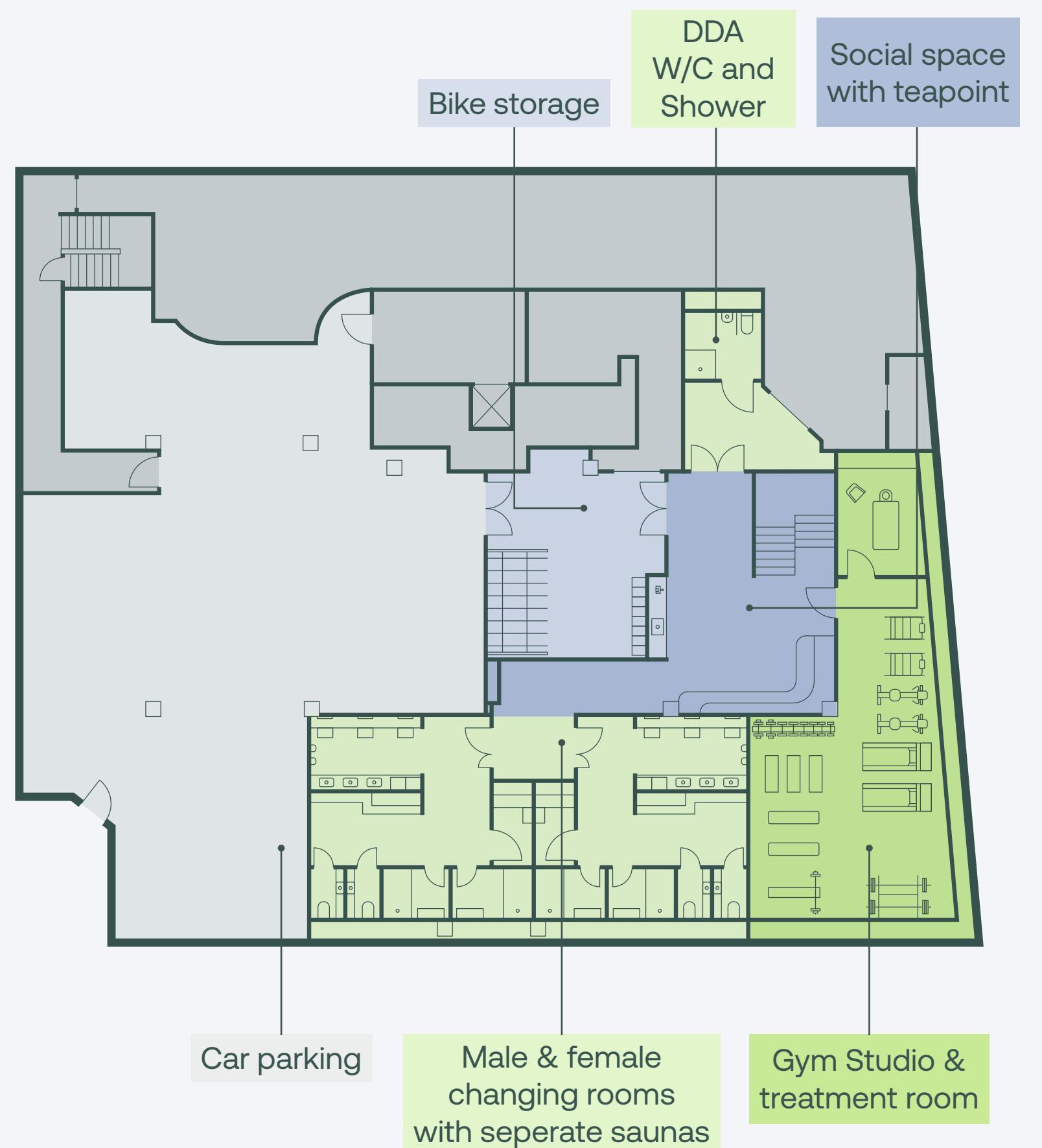


Wellness  
→ boosts  
productivity

At BLOSSOM, the lower ground level is designed with wellbeing and convenience in mind. A fully equipped gym, tranquil wellness room, secure cycle storage and car parking make it easy to balance work, life and the journey in between.



## Lower ground Wellness suite





Equipped  
with wellbeing  
& convenience  
in mind



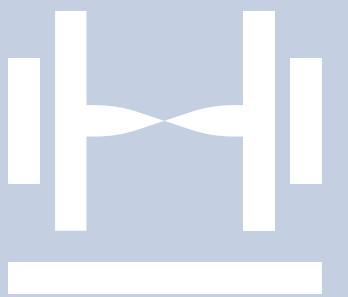
Fully fitted gym.



Changing rooms

## Best-in-class amenity

Whether you cycle, run or walk to work, BLOSSOM has you covered. With secure bike storage, showers, lockers, a drying room and even a sauna, freshening up after your commute has never been easier or more relaxing.



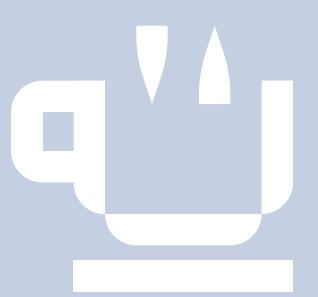
Exclusive use of  
fully fitted gym



Business lounge



Cycle storage



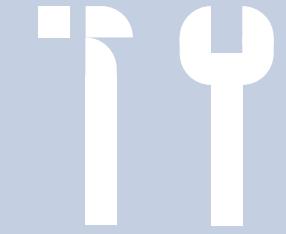
Social & breakout space



Multifunctional  
wellness room



Separate male and  
female saunas



Cycle repair station



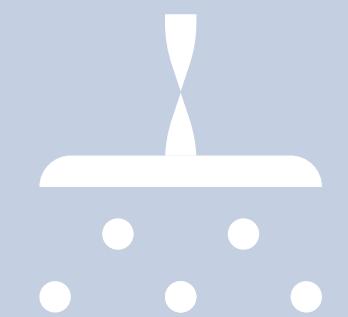
Hospitality led  
reception



Male & Female WCs



Changing areas with vanity  
units & dedicated lockers  
in each room



2 male & 2 female  
showers and DDA  
shower room



Dedicated parking



Café connected &  
in-building restaurant



Communal  
Event space

Step outside BLOSSOM and you're surrounded by some of Manchester's best bars, restaurants, cafés and cultural spots. Whether it's a quick coffee, a client lunch or after-work drinks, everything you need is just a short stroll away, right in the heart of the city's buzzing Northern Quarter and retail core.

And when you'd rather stay closer to home, BLOSSOM's in building café serves up fresh food and barista coffee just downstairs. Tenants also enjoy exclusive discounts, making it the perfect spot for a mid-morning pick-me-up or relaxed lunch break.



# Inside and...

# ...out



# Location

BLOSSOM offers excellent transport connections. Piccadilly, Victoria and Oxford Road stations are all within walking distance, with nearby Metrolink stops and major bus routes providing quick access across the city. Manchester Airport is under 30 minutes away by car or train.



## Walking times

St. Peter's Square Metrolink	4 mins
House of Fraser	6 mins
Arndale Shopping Centre	8 mins
Harvey Nichols	9 mins
Spinningfields	10 mins
Oxford Road Station	10 mins
Piccadilly Station / Metrolink	10 mins
Deansgate Station / Metrolink	12 mins



## Rail times

Liverpool	36 mins
Leeds	47 mins
Sheffield	50 mins
Birmingham	1 hr 28 mins
London Euston	2 hrs 5 mins
Newcastle	2 hrs 18 mins
Edinburgh	3 hrs 2 mins
Glasgow	3 hrs 12 mins



## Metrolink times From St Peter's Square

Piccadilly Station	3 mins
Victoria Station	7 mins
Old Trafford	11 mins
Etihad Stadium	12 mins
Media City	17 mins
Altrincham	26 mins
Manchester Airport	50 mins



# In the vicinity

- 1 Double Zero 0 mins  
Authentic Neopolitan pizza
- 2 Six by Nico 1 mins  
High-end tasting menu experience
- 3 Moose Coffee 2 mins  
Enjoy American breakfast culture
- 4 Salut Wine Bar 2 mins  
Airy, industrial-chic bar
- 5 Maki & Ramen 2 mins  
Authentic Asian restaurant
- 6 Grand Pacific 2 mins  
Global food with opulent interiors
- 7 200 Degrees 2 mins  
Independent coffee and barista school
- 8 The Alchemist 2 mins  
Stylish cocktail bar
- 9 Evelyn's Cafe Bar 8 mins  
Popular spot for relaxed dining
- 10 Bundobust 8 mins  
Casual Indian street food eatery
- 11 Albert's Schloss 8 mins  
Bavarian-inspired bar
- 12 The Oast House 10 mins  
Rustic-chic bar with outdoor terrace
- 13 The Refuge by Volta 11 mins  
Trendy restaurant and bar

# Get in touch



Andrew Cowell  
acowell@obiproperty.co.uk  
07584 990 976

James Davies  
jdavies@obiproperty.co.uk  
07436 145 983



David Porter  
david.porter@knightfrank.com  
07979 530 435

James Evans  
james.evans@knightfrank.com  
07484 987 775