

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.

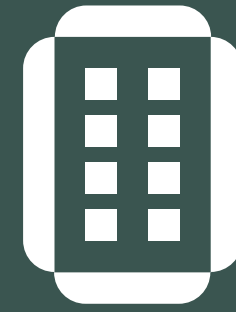


...and
refreshed

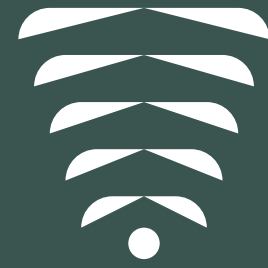
Building specification



Fully electric building



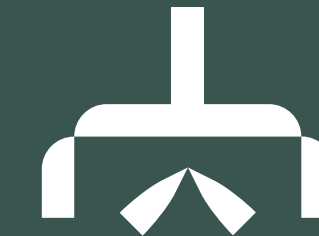
Dedicated building app



High quality
connections

24

24/7 Access



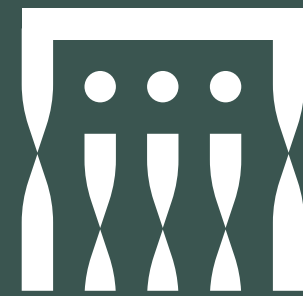
LED lighting



Communal roof terrace
& event space



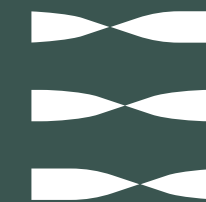
Basement car parking



3 X 13 person lifts



Air source heat pumps



Mixed mode ventilation
providing fresh air by
opening windows



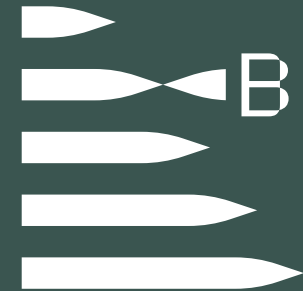
VRF comfort
cooling system



Air quality indicators



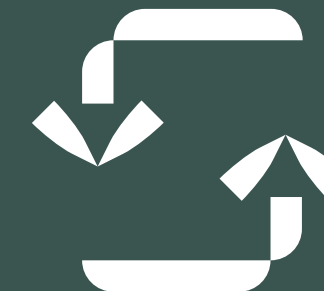
Exposed Services



EPC B



Wired Score
GOLD

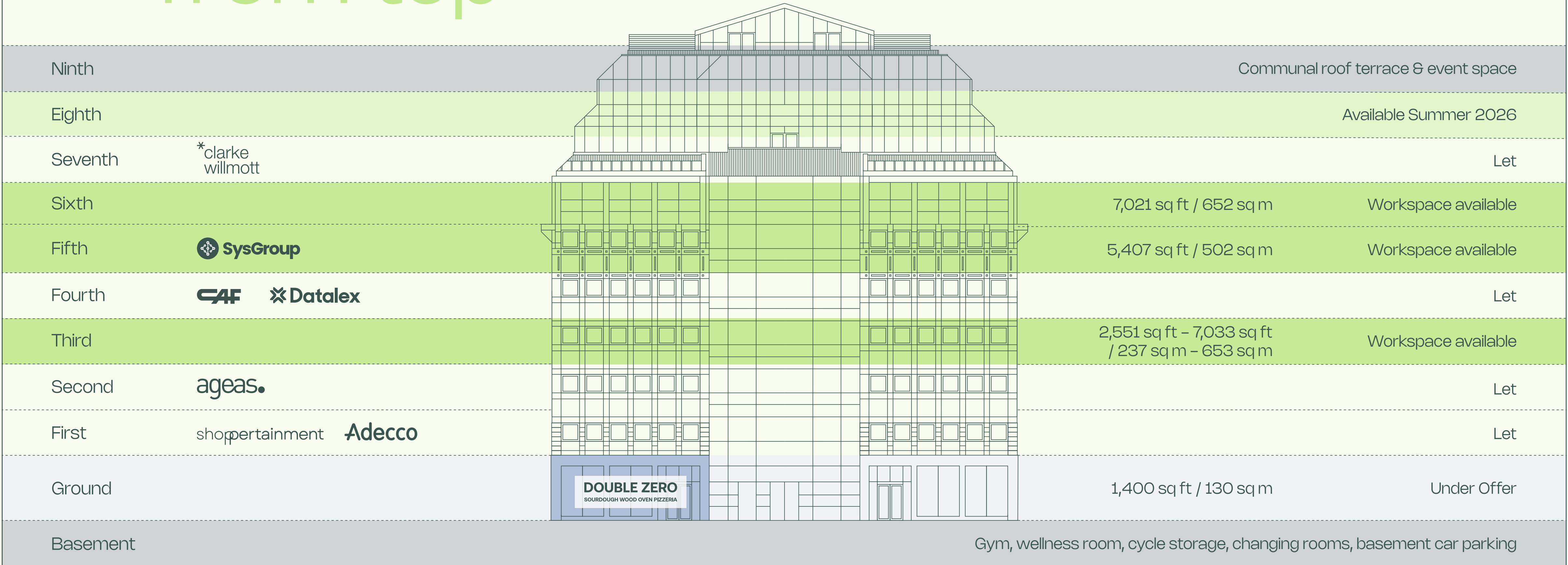


Renewable energy sources
Powered by renewable energy via Pozitive



Smart building
management system

Flexible from top



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



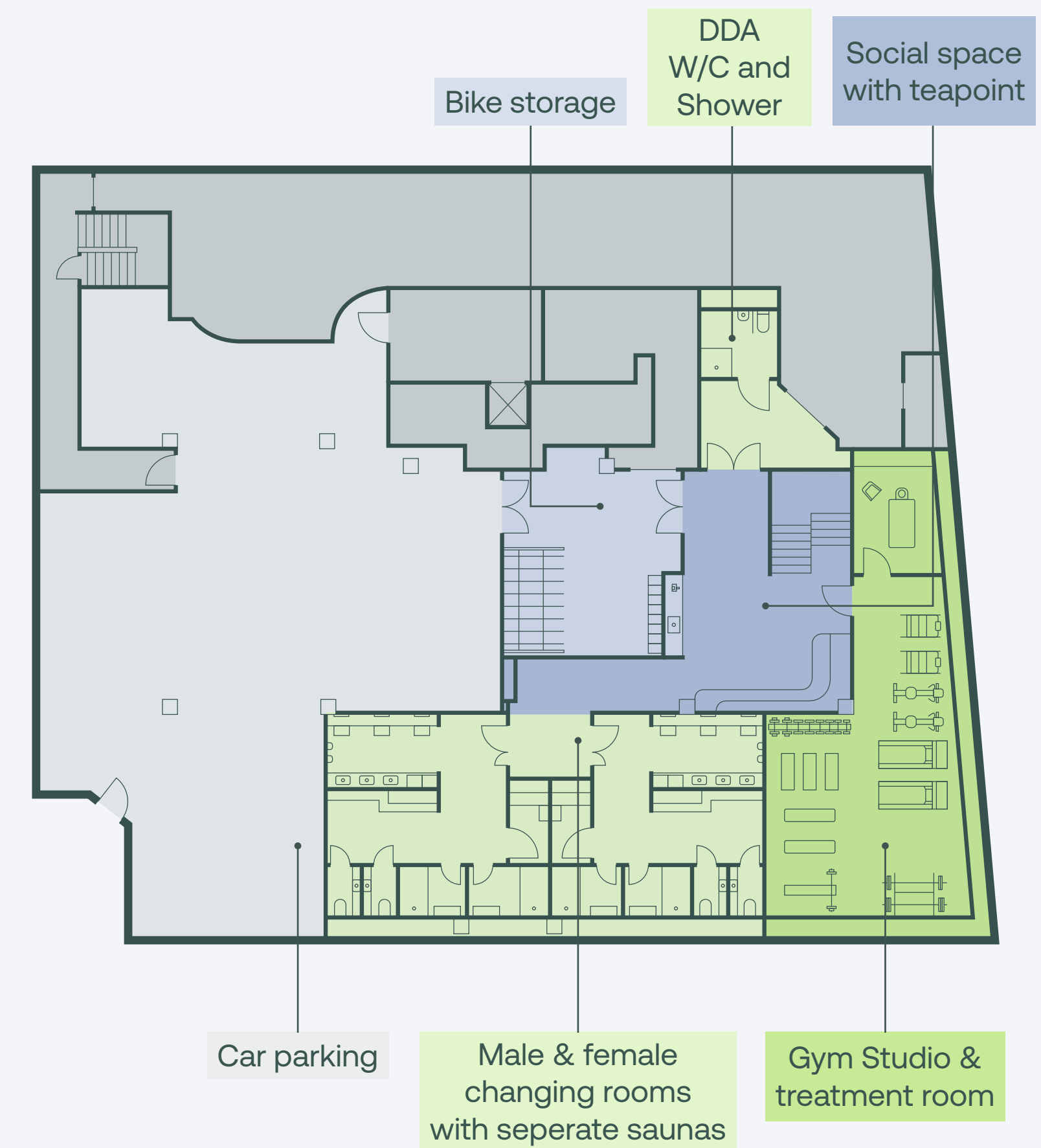
- 64 desks
- 1 boardroom (12 people)
- 1 meeting (8 people)
- 2 meeting rooms (6 people)
- Client waiting area
- 2 booths
- 2 focus rooms
- Video conferencing room
- Kitchen Breakout area
- Comms room

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



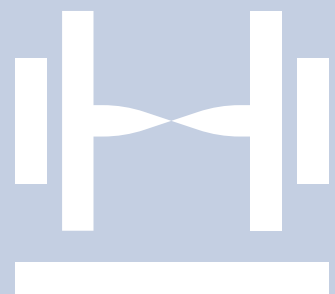
Fully fitted gym.



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.



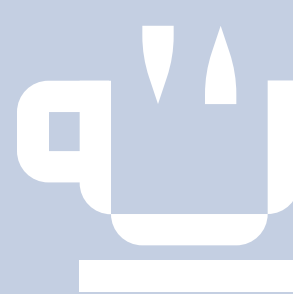
Exclusive use of fully fitted gym



Business lounge



Cycle storage



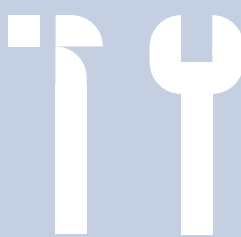
Social & breakout space



Multifunctional wellness room



Separate male and female saunas



Cycle repair station



Hospitality led reception



Male & Female WCs



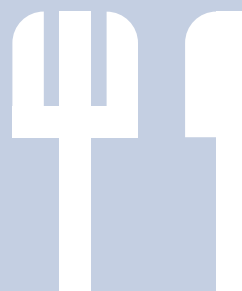
Changing areas with vanity units & dedicated lockers in each room



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.



...out



Inside and...



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
Authentic Neopolitan pizza

0 mins
- 2

Six by Nico
High-end tasting menu experience

1 mins
- 3

Moose Coffee
Enjoy American breakfast culture

2 mins
- 4

Salut Wine Bar
Airy, industrial-chic bar

2 mins
- 5

Maki & Ramen
Authentic Asian restaurant

2 mins
- 6

Grand Pacific
Global food with opulent interiors

2 mins
- 7

200 Degrees
Independent coffe and barista school

2 mins
- 8

The Alchemist
Stylish cocktail bar

2 mins
- 9

Evelyn's Cafe Bar
Popular spot for relaxed dining

8 mins
- 10

Bundobust
Casual Indian street food eatery

8 mins
- 11

Albert's Schloss
Bavarian-inspired bar

8 mins
- 12

The Oast House
Rustic-chic bar with outdoor terrace

10 mins
- 13

The Refuge by Volta
Trendy restaurant and bar

11 mins

Get in touch



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