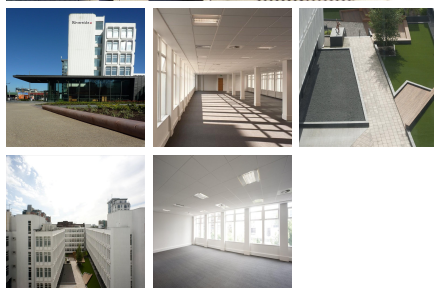


Serviced Office Space UK

Riverside

Salford M3 5FS



This office facility's edge of city location on the ring road also makes it an ideal location for customers with a combination of city-centre and regionally based clients. The Lowry Hotel and Salford Central train station are directly opposite. Manchester City centre is easily accessible, and of course has no shortage of amenities and attractions for you to make the most of. From a choice of sporting and music venues, wonderful restaurants, cool bars and incredible shopping, Manchester has it all.

Located on New Bailey Street on the banks of the River Irwell in Manchester city centre, this office facility is a cluster of five commercial office buildings boasting the unique proposition of a self-contained business park on the edge of the city centre's core business district. During 2011 and 2012, a £5m refurbishment scheme has created two new reception areas, a redesign of public realm space and allowed a full upgrade of the floor plates, providing an impressive office building for both staff and clients alike. Over 1.5 acres of public space and a private courtyard are available for your staff to use and relax in. Careful use of water features, sculptures, planting and new timber-decked seating areas has created a sanctuary within the city, making this an attractive, tranquil and pleasant place to work. The revamped landscape in urban surroundings means your business will be isolated away from the noise and disruption of the city, yet still retain all the benefits of a city centre office without the premium city centre price tag. With floor plates of up to 17,800 sq ft, this site offers a scale of office space rarely found in the refurbished city centre office market. The size of these floors provide an extensive range of space plan options, resulting in increased spatial efficiency and reduced square footage costs. For the smaller occupier there is also a small suite scheme, which is ideal for start up companies offering low overheads and minimal up front costs. Flexible open plan suites means office space can be taken from 500 sq ft to 17,800 sq ft and the development borders a secure courtyard that is exclusively for customers use.

transport links

Underground	N/A
Train Station	St. Peters Square Metrolink
Road Link	N/A
Airport	City Airport Ltd

Leased Spaces

- **Min Size** : 1 sq ft
- **Max Size** : 50 sq ft
- **Min Term** : 36 mnths
- **Max Term** : 60 mnths