



cardinal house

office space
available
from 4,300 –
32,700 sq ft

Short-term lets on all-inclusive
rents available on flexible lease terms.

St. Mary's Parsonage,
Manchester, M3 2LG

ENTER



The Modern Work-space at its Best

Cardinal House is a premium-quality nine-storey office space, enviably situated in the overlapping focal points of Manchester's business, legal, retail and cultural districts. All but two of its floors – third and ground floor – are currently (unoccupied) with some smaller space also available on the second and first floors. Tenants ranging from nationwide law firms to Thomas Cook.

You're greeted by a sweeping entrance foyer that boasts double-height glazing and a sleek, understated aesthetic. Heading up to the eighth floor you enter a space in which great thought and effort has been expended on keeping a workforce happily productive. From tech connectivity to desk layout, flexibility is the watchword: however you want to work, Cardinal House works with you.

Facilities are generous and intuitive throughout, and include perimeter air-conditioning; secure car-parking and bike racks; three Otis elevators; male and female W/Cs on every floor, alongside disabled W/Cs; showers; and a fully manned reception desk.

As the space sits at the very top of Cardinal House – and given the building's ultra-prime location – the views are, of course, exceptional. Come see them for yourself.

Description

Specification & Availability

Location

Amenities

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Availability

Floor	Tenant		Available Area (sq ft)	Total Floor Area (sq ft)
Eighth	Trusted Mortgages		-	6,280
Seventh	Trusted Mortgages	Available	4,701	6,272
Sixth	Available		6,272	6,272
Fifth	S Three Partnership LLP		-	6,284
Fourth	Trusted Mortgages		-	6,313
Third	Available		6,296	6,296
Second	Available	John Good Shipping Ltd	4,306	6,286
First	Available	John Good Shipping Ltd	4,548	6,296
Ground	Available		5,007	5,007
	Total		23,709	54,688

Specification

- 3 x 10 person Otis passenger lifts
- DDA compliant access lift
- Perimeter air conditioning (heating and cooling)
- Full access raised floors
- Suspended ceiling
- Mix of LED, LG7 and CAT2 lighting
- Male and female W/C's on each floor
- Disabled W/C facilities
- High quality finishes throughout
- Secure basement and deck parking for 26 vehicles
- Basement bike racks and shower facilities
- LED Lighting

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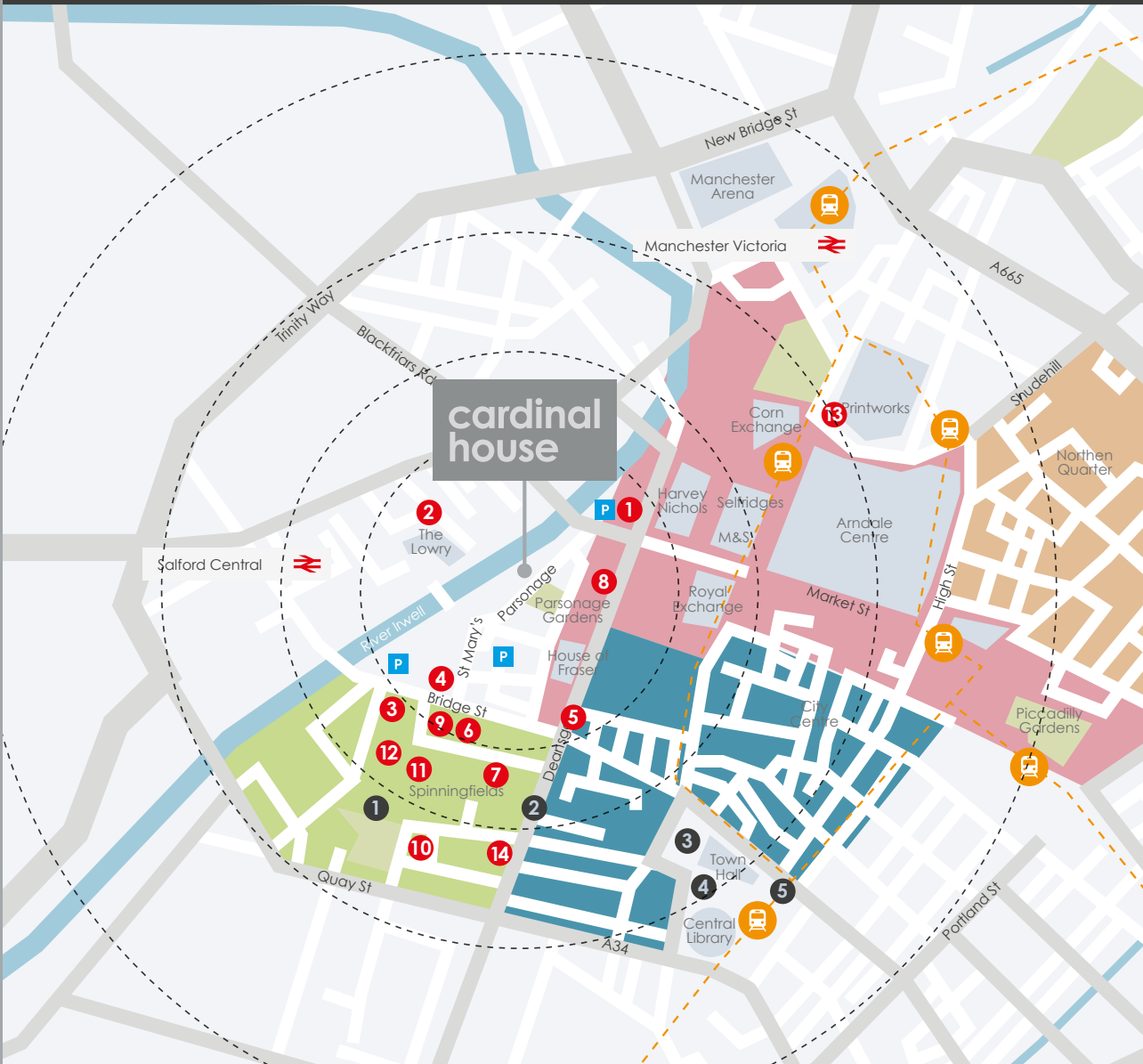
When Location means everything

Parsonage Gardens has long been synonymous with law firms, not only because of the grandeur that this historical green space afford the surrounding buildings, but also for its close proximity to the courts. In recent times, however, the area has diversified, and now welcomes high-profile companies from across an array of sectors.

Cardinal House is located within moments of Spinningfields, the £1.5 billion city-centre development that's played a key role in upscaling Manchester's image and rebranding it as the 21st-century business powerhouse that it is today. You really couldn't ask for better on-your-doorstep amenities. Luxury-brand fashion retailers rub shoulders with cool street-food pop-ups; cosy, out-of-the-way bars sit next to restaurants offering world-class, cutting-edge cuisine.

You're also right at Manchester's cultural epicentre: the Lowry Centre is just across the bridge – over the River Irwell – while the Royal Exchange Theatre, Manchester Opera House, Bridgewater House and Home are all within easily-walkable reach. You're looking at the kind of location that gives you an upper hand in terms of attracting and retaining the brightest-and-best new talent.

Connectivity-wise, Cardinal House could barely be better served. You're just a 10-minute walk from the newly redeveloped St. Peter's Square – now home to the most well-connected Metrolink station in the city – while Salford Central, Oxford Road and Piccadilly mainline stations are all nearby.



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Walking Distances

- | | |
|---------------------|--------|
| ① Parsonage Gardens | 1min |
| ② Deansgate | 2mins |
| ③ Spinningfield | 5mins |
| ④ Exchange Sq | 8mins |
| ⑤ MCR Town Hall | 8mins |
| ⑥ Albert Square | 10mins |

Amenities

- | | |
|---------------------|------------------------|
| ① Renaissance Hotel | ⑧ Moon Under The Water |
| ② The Lowry Hotel | ⑨ Neighborhood |
| ③ Little Waitrose | ⑩ The Alchemist |
| ④ Costa Coffee | ⑪ The Oast House |
| ⑤ Caffé Nero | ⑫ San Carlo |
| ⑥ Artisan | ⑬ Wagamama |
| ⑦ Australasia | ⑭ Handmade Burger |



Piccadilly Rail Station

- 10 Mins Stockport
- 49 Mins Leeds
- 60 Mins Birmingham
- 2 Hrs 9 Mins London

Salford Central Rail Station

- 20 Mins Bolton
- 40 Mins Chorley
- 55 Mins Blackburn
- 55 Mins Preston
- 1 Hrs 25 Mins Blackpool



Metrolink

- | | |
|------------------------|----------------------------|
| 10 Mins Etihad Stadium | 30 Mins Ashton-Under-Lyne |
| 21 Mins Mediacity | 52 Mins Rochdale |
| 28 Mins East Didsbury | 61 Mins Manchester Airport |
| 30 Mins Altrincham | |

Indicative space plan of a full floor – size 6,300 sq ft



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87 X Desks	4 X Meeting Rooms	3 X Private offices	1 X Reception	1 X Kitchen \ break-out area	1 X Hot-desking area
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*This space plan is based on the eighth floor size.





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Contact Us

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