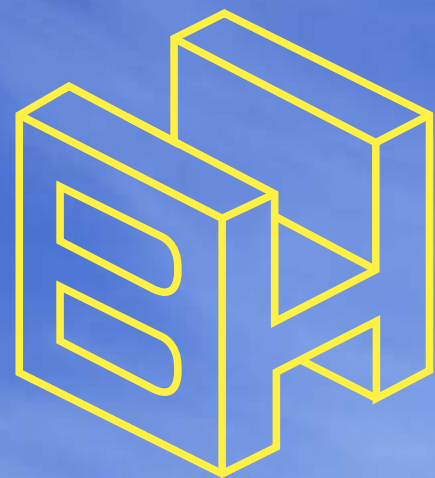




BASKERVILLE HOUSE

Browncross St, Salford,
Manchester, M3 5FS



FULLY FITTED OFFICE SPACE
AVAILABLE TO LET

5,020 TO 10,933 SQ FT



DESCRIPTION

Forming part of a mini-campus, Riverside is a great place to work and play. On the fringe of Manchester City Centre, the scheme benefits from one and half acres of green sanctuary to enjoy, including a private courtyard with water features, sculptures and timber decking.

The landlord, Bruntwood, has formed a real community at Riverside with many events taking place across the communal areas.

University Academy 92 are looking to sub let space and can offer the benefit of their existing fit out or alternatively can amend the space to work for an occupier's needs.



SPECIFICATION



Exposed
Services



LED
lighting



Air
conditioning



Communal
Courtyard



Benefits from
existing fit out



On site showers
and bike storage



Perimeter
trunking

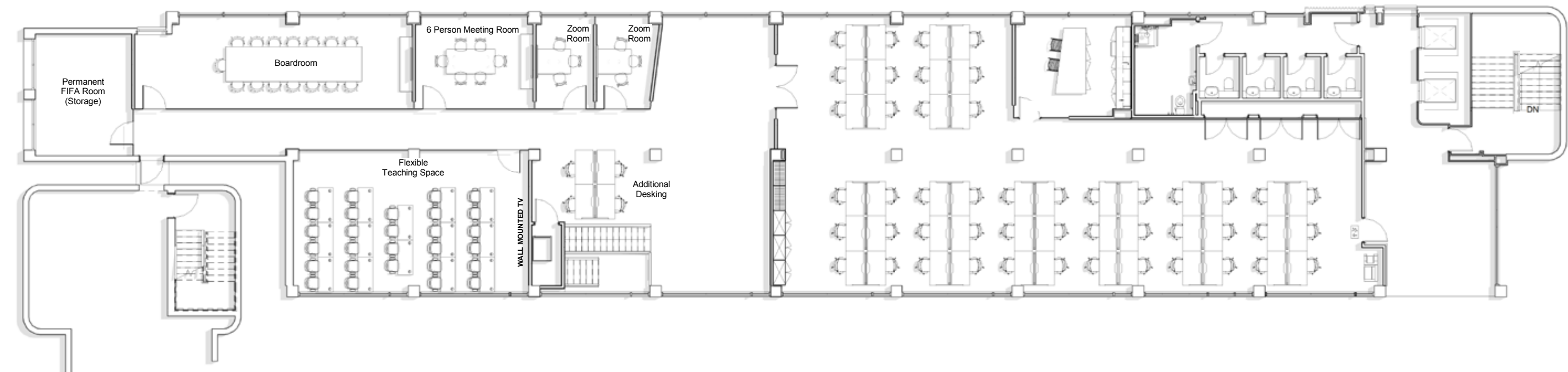


Flexible
floorplate

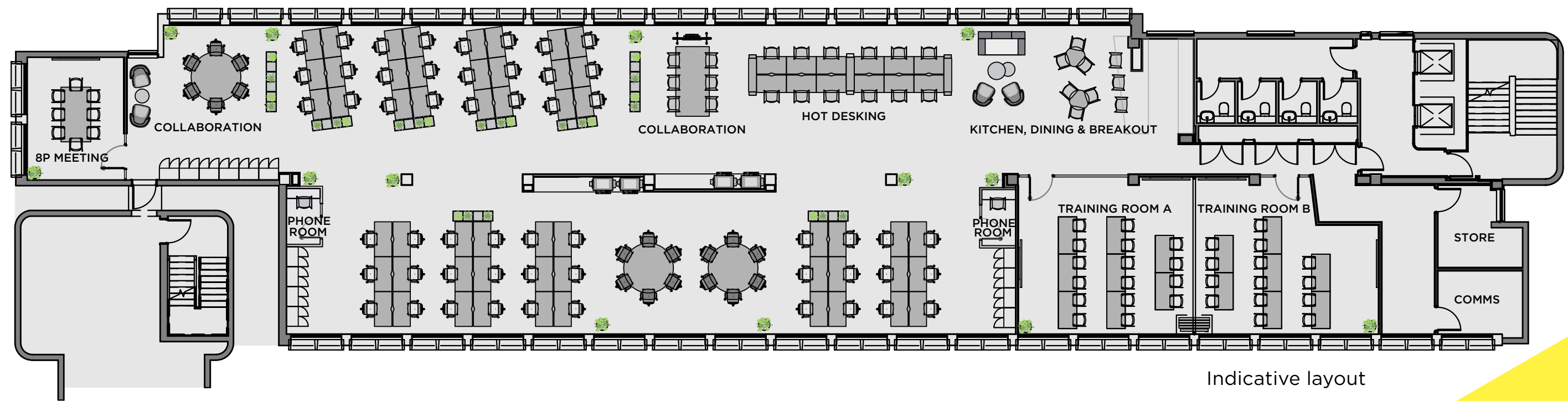


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR

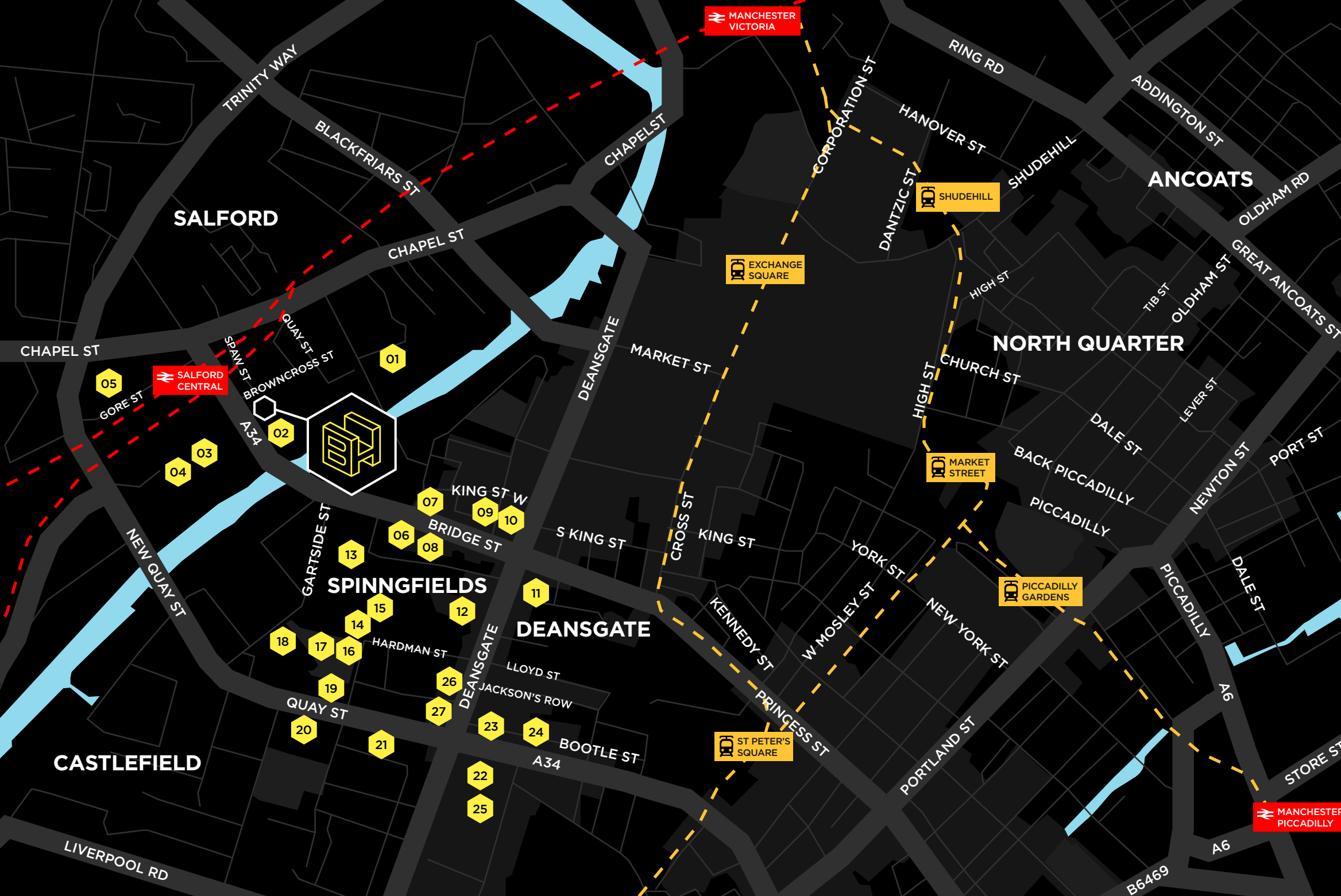


Indicative layout



ACCOMMODATION

Floor	Area (sq ft)
First	5,020
Second	5,913
Total	10,933



- | | | | |
|----|------------------|----|-------------------------------|
| 01 | The Lowry Hotel | 19 | 20 Stories |
| 02 | Caffè Nero | 20 | Everyman Cinema |
| 03 | Menagerie | 21 | Blues Kitchen |
| 04 | Shiruku | 22 | Great Northern |
| 05 | Joule MCR | 23 | Revolución de Cuba Manchester |
| 06 | Dishoom | 24 | Albert's Schloss |
| 07 | Crazy Pedro's | 25 | Odeon Cinema |
| 08 | Gas Lamp | 26 | Hawksmoor |
| 09 | San Carlo | 27 | Federal Cafe |
| 10 | Bem Brasil | | |
| 11 | Six By Nico | | |
| 12 | Sexy Fish | | |
| 13 | The Oast House | | |
| 14 | The Alchemist | | |
| 15 | Thaikun | | |
| 16 | The Ivy | | |
| 17 | The Lawn Club | | |
| 18 | Tattu Manchester | | |



LOCATION

Located on the Salford banks, the scheme is situated adjacent to the Spinningfields district - host to the city's most stylish bars and restaurants. Riverside offers easy access to the city's ring road and is only a 10 minute walk from Manchester's Central Business District and Retail core.



FURTHER INFORMATION

EPC

EPC rating is B40.

TERMS

Available on the basis of a sub let until August 2029. Discussions for a longer term may be available with the landlord direct.

HEADLINE RENT

A rent equating to £25 per sq ft, exclusive of VAT and service charge. Further details can be provided upon request.

CONTACT

For more information or to arrange a viewing, please contact:



DANIEL BARNES
07870 186 410
dbarnes@savills.com

OLIVER LUCKMAN
07815 032 115
oliver.luckman@savills.com

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