



**OFFICES • TO LET**  
FROM 207 to 14,298 SQFT

**ConavonCourt**



**12 Blackfriars St,  
Manchester,  
M3 5BQ**

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12**

next →





## *the building*

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**Conavon Court** comprises a 6 storey grade II listed office building in close proximity to Manchester's Spinningfields which has become one of the most successful and largest European regeneration schemes, incorporating offices, residential and leisure elements.

The building is undergoing a comprehensive and highly contemporary quality fit out and refurbishment programme and the office accommodation incorporates many period features together with luxurious 'designer' finishes.

The building's ornately detailed façade hints at Manchester's rich industrial heritage whilst the interior of the property is brimming with historic charm and a wealth of period features.

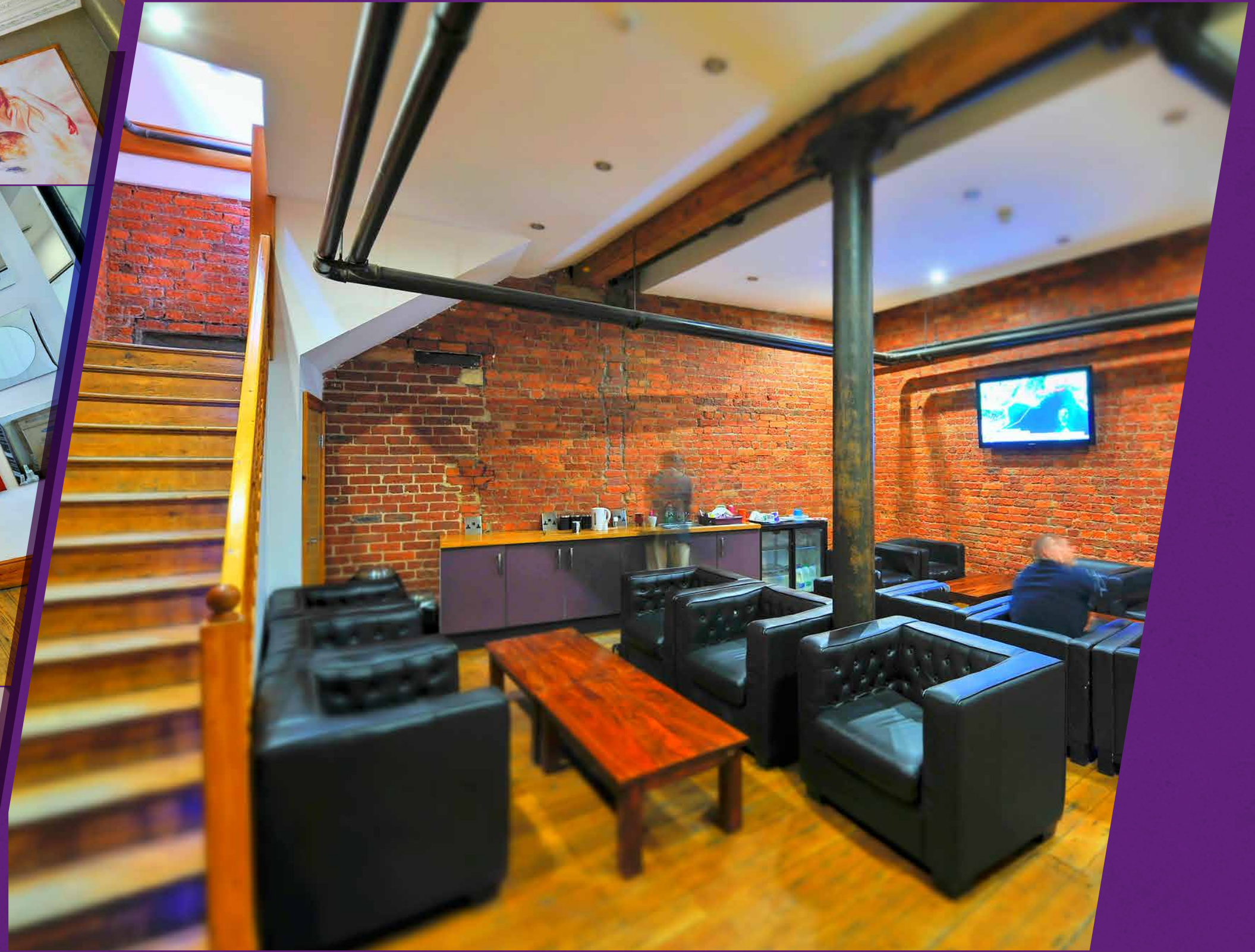
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### **CAR PARKING**

Situated at the rear of Conavon Court is a private car park available to the building's office occupiers.







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## the offices

Conavon Court can accommodate the modern office occupier's every individual requirement.

The 1st to 4th floors of the building offer larger floor plates for more conventional office requirements.

Conventional suites are available from 19.2 sq m (207 sq ft) up to complete self-contained floors that can be combined offering 1328 sq m (14,298 sq ft) approx.

Floor	Sq M	Sq Ft
Part Ground Floor	106.83	1,150
Part First Floor	19.2	207
Part First Floor	26.9	290
Second Floor	512.4	5,516
Third Floor	512.4	5,516
Fourth Floor*	303.4	3,266 **

\*Including Mezzanine

\*\* Floor areas provided via the Landlord, subject to measurement upon completion of the refurbished areas.







## *the offices* - PART GROUND, 1ST-3RD FLOORS

The first floor of the building having recently been sympathetically refurbished is now virtually fully let with the part ground, second and third floors undergoing refurbishment.

The specification for the majority of the accommodation is as follows:

- Exposed brickwork
- Double height ceilings
- Polished timber floors
- Solid timber beams
- Large sash windows allowing for maximum natural light
- Traditional cast iron columns
- Solid cast iron radiators
- Feature halogen lights
- Central heating
- Passenger lift access
- Perimeter trunking for power/telecoms/data
- Unique character features including original fireplaces and bespoke wooden detailing
- Luxurious designer finishes to the WC accommodation and kitchens
- Super-fast broadband capability





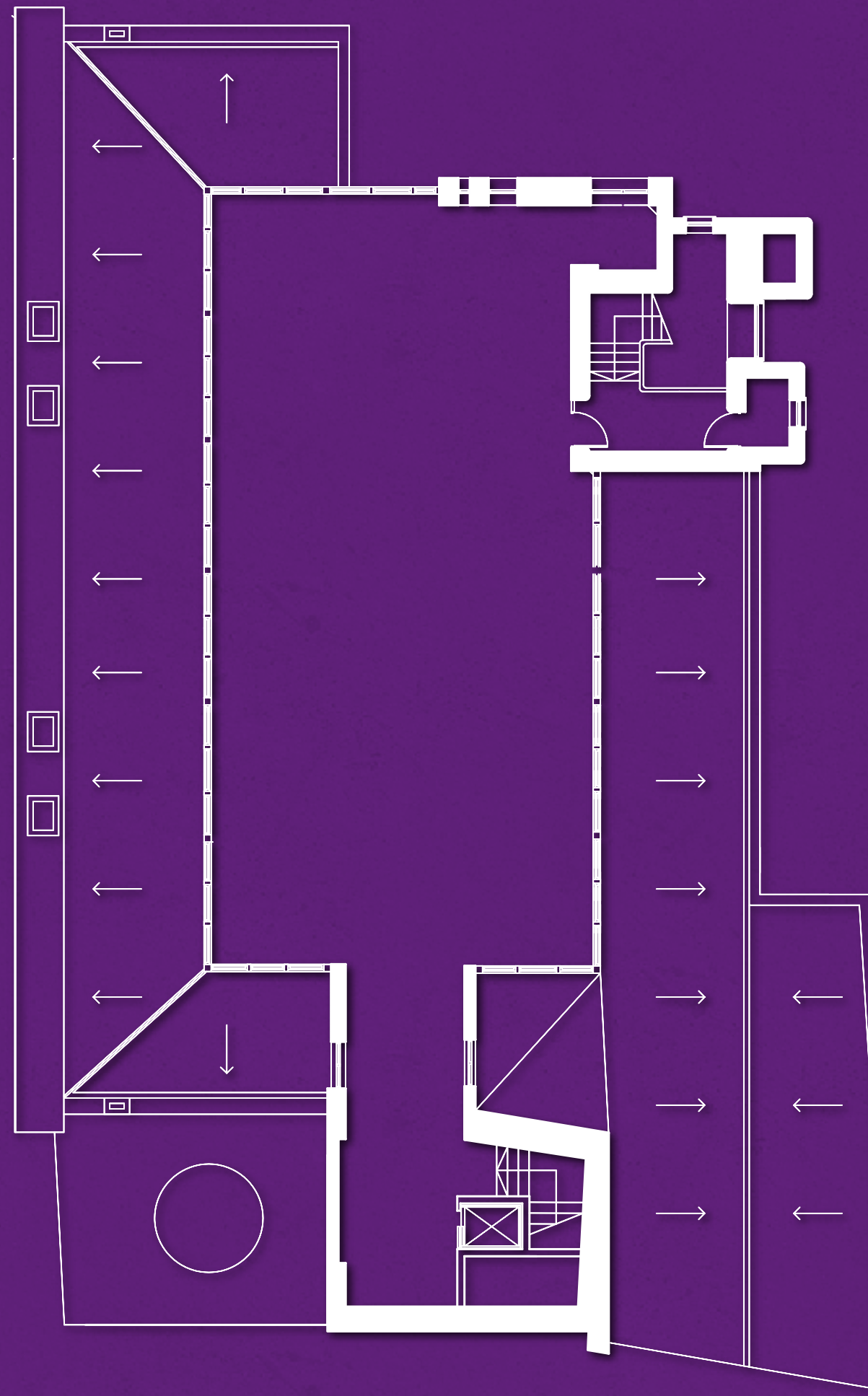


## *the offices* - FOURTH FLOOR

The top (fourth) floor of Conavon Court is currently undergoing refurbishment and will provide a single occupier with a unique office experience.

The floor will provide a loft style/penthouse apartment experience with classic character offices on a modern rectangular floor plate with potential meeting rooms/additional offices built into the mezzanine situated on the roof trusses.

The specification will be similar to that of the lower floors and will also include Velux windows to the roof space.











## ***serviced offices***

The majority of the ground and lower ground floors of Conavon Court are operated as a business centre.

All inclusive monthly payments are available catering for one person to multiple occupancy offices.

Prices can include: rent, business rates, building insurance, lighting and heating, furniture, digital telephones, super-fast broadband, mail sorting, break out zones, complimentary refreshments, 24/7 access, manned security / building manager / concierge.











## the location

Conavon Court is situated on Blackfriars Street approached over the River Irwell from Deansgate and only 2 minutes' walk from Marks and Spencer, Selfridges, Harvey Nichols and the wider city centre.

The building is well positioned in close proximity to all major transport links. Victoria Station is minutes away whilst Salford Central and the City's central transport hub Piccadilly Gardens are only ten minutes' walk.

In addition, the free Metrolink bus runs from Piccadilly, Deansgate, Oxford Road and Victoria and Salford Central Station linking commuters and city residents to central locations with ease. The service operates every 10 minutes Monday to Friday 7am to 7 pm.

Multiple car park facilities are available adjacent to the building. The inner ring road is also very easily accessible avoiding the one way systems on Deansgate.







## On your door step are;

- |                            |                              |
|----------------------------|------------------------------|
| 1 • Wagamama               | 12 • Virgin Active           |
| 2 • Royal Bank of Scotland | 13 • Pure Gym                |
| 3 • Eat                    | 14 • The Oast House          |
| 4 • Australasia            | 15 • Mark Addy               |
| 5 • Katsouris Deli         | 16 • Trinity Bridge          |
| 6 • Sainsbury's Local      | 17 • Spinningfields Bridge   |
| 7 • Little Waitrose        | 18 • People's History Museum |
| 8 • Coffee Island          | 19 • John Rylands Library    |
| 9 • San Carlo              | 20 • MOSI                    |
| 10 • Gaucho                | 21 • Corridor Bar            |
| 11 • Harvey Nichols        | 22 • Chinatown               |







- 1 • A6042 Trinity Way
- 2 • Lowry Hotel
- 3 • House of Fraser
- 4 • The Edge Apartments
- 5 • Travelodge
- 6 • Renaissance Hotel
- 7 • Premier Inn
- 8 • Nol Deansgate
- 9 • Manchester Cathedral
- 10 • Manchester Arena
- 11 • Victoria station
- 12 • Selfridges
- 13 • Manchester Arndale
- 14 • Marks & Spencers
- 15 • Royal Exchange Theatre
- 16 • Town Hall
- 17 • Deansgate
- 18 • Spinningfields
- 19 • Salford Central Station





## terms

### LEASE TERMS

The conventional office suites are available by way of new leases for a term of years to be agreed

### ASSISTED FIT OUT PACKAGES

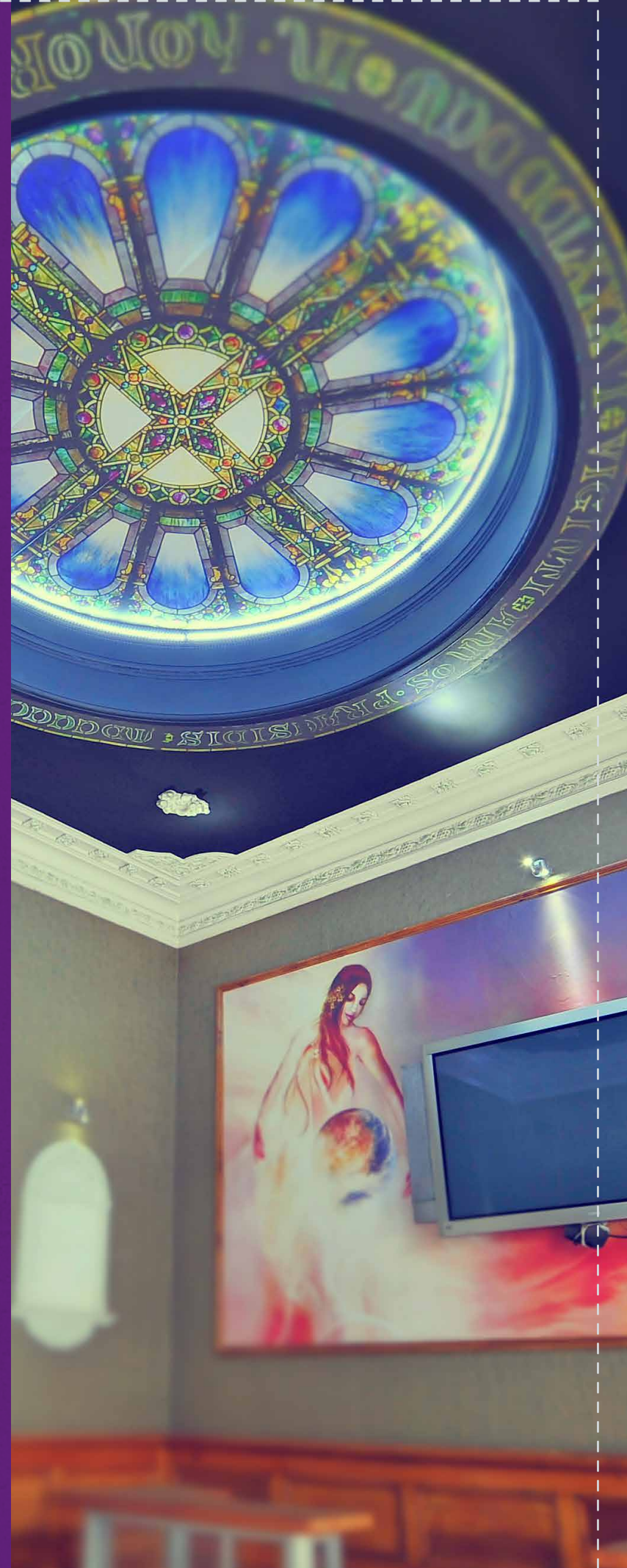
The landlord is prepared to offer financial assistance by way of fitting out the offices subject to length of lease and strength of tenant's covenant.

### VAT

The building is not registered for VAT



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## contact

For further information, please contact:

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