



**ONE
CIRCLE
SQUARE**

**TO LET
9,551 - 47,536 SQ FT**

**ONE CIRCLE SQUARE
OXFORD ROAD
MANCHESTER M1 7ED**

IT'S HIP TO BE HERE

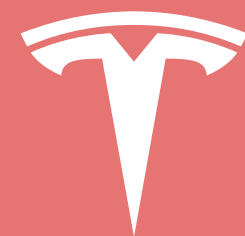
MANCHESTER
1824

The University of Manchester

MILLS & REEVE

Hewlett Packard
Enterprise

HILTI



TESLA

ROKU

Ofcom

octopusenergy

Uber

BOSCH

DISNEY

ONE CIRCLE SQUARE
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Circle Square is one of Manchester's most vibrant neighbourhoods, with leading global businesses, attracted by the location, amenities, connectivity, BREEM 'excellent' office space and adjacent to The University of Manchester (ranked 9th in the World by Times Higher Education).



IT ALL STARTS HERE

CIRCLESQUAREMANCHESTER.COM



Circle Square one of Manchester's most vibrant neighbourhoods

Offering a mix of commercial office buildings, residential accommodation and an abundance of shops, bars and restaurants, Circle Square is all centred around a stunning new city centre park, Symphony Park.

Circle Square is a 24/7 destination; where ideas are brought to life, a place created for forward-thinking people to rub shoulders with pioneering businesses, bringing together some of the most innovative retail and leisure operators, making it the ideal place to work and socialise.

Located in the heart of Manchester's innovation district, adjacent to Manchester Metropolitan University, Circle Square offers opportunities for companies to access emerging talent and university research.



CIRCLE OF LIFE

Circle Square is home to Symphony Park, a beautifully landscaped space designed for socialising, entertaining, relaxing and exploring.



Circle Square is home to the first and largest new city park in Manchester for generations, with over 100 semi-mature trees and 1000's of flowers, plants and shrubs.



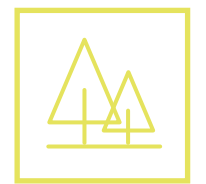
5.7 ACRES OF PUBLIC SPACE



UNIQUE URBAN OASIS



BESPOKE ANNUAL ARTS AND CULTURAL EVENTS



+100 SEMI-MATURE TREES

IT'S WHERE IT'S AT

A proven and established business location.

Circle Square has attracted an a number of exciting, high profile occupiers including Hewlett Packard Enterprises, BOSCH, HILTI, Uber, Octopus Energy, Disney, BAE, Tesla, Ofcom and Roku.

Just a short walk from two of the city's busiest train stations, Piccadilly and Oxford Road Railway Stations, Circle Square is located at one of the best connected public transport routes in the North of England. Metrolink connectivity is also provided via the nearby St Peter's Square and Piccadilly Metrolink stop.

Situated on Oxford Road, there are an array of cultural, arts and entertainment venues together with numerous restaurants, cafes and bars. Circle Square affords an eclectic mix of museums, theatres, art galleries and live music venues on the doorstep.

Restaurants / Bars

- | | |
|------------------|-----------------------|
| 1 Fumo | 10 YES |
| 2 Gorilla | 11 Rudy's |
| 3 Nando's | 12 Albert Schloss |
| 4 Hatch | 13 Revolucion de Cuba |
| 5 Refuge | 14 Dirty Martini |
| 6 Five Guys | 15 Wood |
| 7 Navarro Lounge | 16 Street on 1st |
| 8 Mowgli | 17 The Gas Works |
| 9 Brew Dog | 18 Indian Tiffin Room |

Coffee Shops

- | | |
|------------------|------------------------|
| 1 Ditto Coffee | 7 Friska |
| 2 Nudo Sushi Box | 8 Pret a Manger |
| 3 Leaf | 9 Takk |
| 4 Listo Burrito | 10 R&V |
| 5 Starbucks | 11 Caffè Nero |
| 6 Costa Coffee | 12 The Eighth Day Cafe |

Points of Interest

- | | |
|------------------------------|---------------------------|
| 1 Palace Theatre | 6 HOME |
| 2 Dog Bowl | 7 RNCM |
| 3 The Deaf Institute | 8 Manchester Academy |
| 4 Manchester Aquatics Centre | 9 Bridgewater Hall |
| 5 Manchester Museum | 10 Manchester Art Gallery |

Shops

- | | |
|---------------------|--------------|
| 1 Tesco Express | 4 Co-op |
| 2 Sainsbury's Local | 5 Utility |
| 3 Tesco Express | 6 Blackwells |

Hotels

- | | |
|-----------------------|----------------------|
| 1 The Midland | 4 Crowne Plaza Hotel |
| 2 The Principal | 5 Staybridge Suites |
| 3 Holiday Inn Express | |



CONNECTED

Manchester, The UK and The World... On Your Doorstep.



On Foot

Oxford Road Station	4 mins
St Peter's Square	8 mins
Piccadilly Station	10 mins
Deansgate Station	12 mins
Spinningfields	14 mins
Market Street	15 mins



Metrolink

Manchester Airport	40 mins
Media City	20 mins
East Didsbury	30 mins
Ashton-under-Lyne	30 mins
Bury	25 mins
Altrincham	20 mins



Rail

London	2 hrs 4 mins
Leeds	50 mins
Liverpool	33 mins
Birmingham	1 hrs 30 mins
Edinburgh	3 hrs 30 mins
Newcastle	1 hr 30 mins



Bicycle

'Dutch' cycle lanes have been introduced to Oxford Road, offering safer, faster bicycle routes for commuters. No.1 Circle Square will include 200+ secure bicycle spaces.



Car

Circle Square features its own on site 1,014-space multi-storey car park and is also a short drive from the main city ring road.



Central to the UK economy.



Air
Direct flight to Manchester Airport



Number of Passengers Per Annum

Piccadilly Station	25,792,000
Oxford Road Station	7,961,843
Victoria Station	7,630,480
St Peter's Square	500,000

SAN FRANCISCO
14hrs 10mins

BOSTON
8hrs 5mins

PARIS
1hr 30mins

TEL AVIV
5hrs 15mins
DUBAI
7hrs 10mins

SINGAPORE
13hrs 25mins

SHANGHAI
14hrs 5mins

HONG KONG
11hrs 35mins



WHY CIRCLE SQUARE?



Flex space and more

Communal spaces within Circle Square include conference facilities, meeting rooms, business lounges, podcast room and community areas, allowing occupiers greater flexibility as to how they use their workspace.



Events programme

Bruntwood SciTech, the landlord of Circle Square, implement a dedicated events & community programme throughout the year, connecting businesses with like-minded businesses and potential partners.

circlesquaremanchester.com/events



Strategic partnerships

Many of the existing occupiers at Circle Square have been attracted by the partnerships and access to skills, talent and research through an unrivalled partner network with universities and other key Manchester stakeholders.

HATCH

Circle Square is home to Hatch, a creative urban village for quirky independents and new concepts. Hatch features over 30 food, drink and retail spaces, as well as rooftop terraces, creative studio space and plenty of communal space. With regular events, live music and activity, Hatch is Manchester's most thriving place to eat, drink, shop and experience.



BE BOX CLEVER

Join a vibrant community of over 500 of the UK's most innovative and disruptive science and technology businesses.

A wealth of talent on your doorstep

University of Manchester and Manchester Metropolitan University are both located within very close proximity which provides occupiers a unique access to a world class talent pool.

Manchester was recently voted by Time Out magazine as being the 3rd best city IN THE WORLD based on its cultural, environmental and lifestyle highlights and provides the perfect environment to achieve its aim of being a world class digital and technical destination.

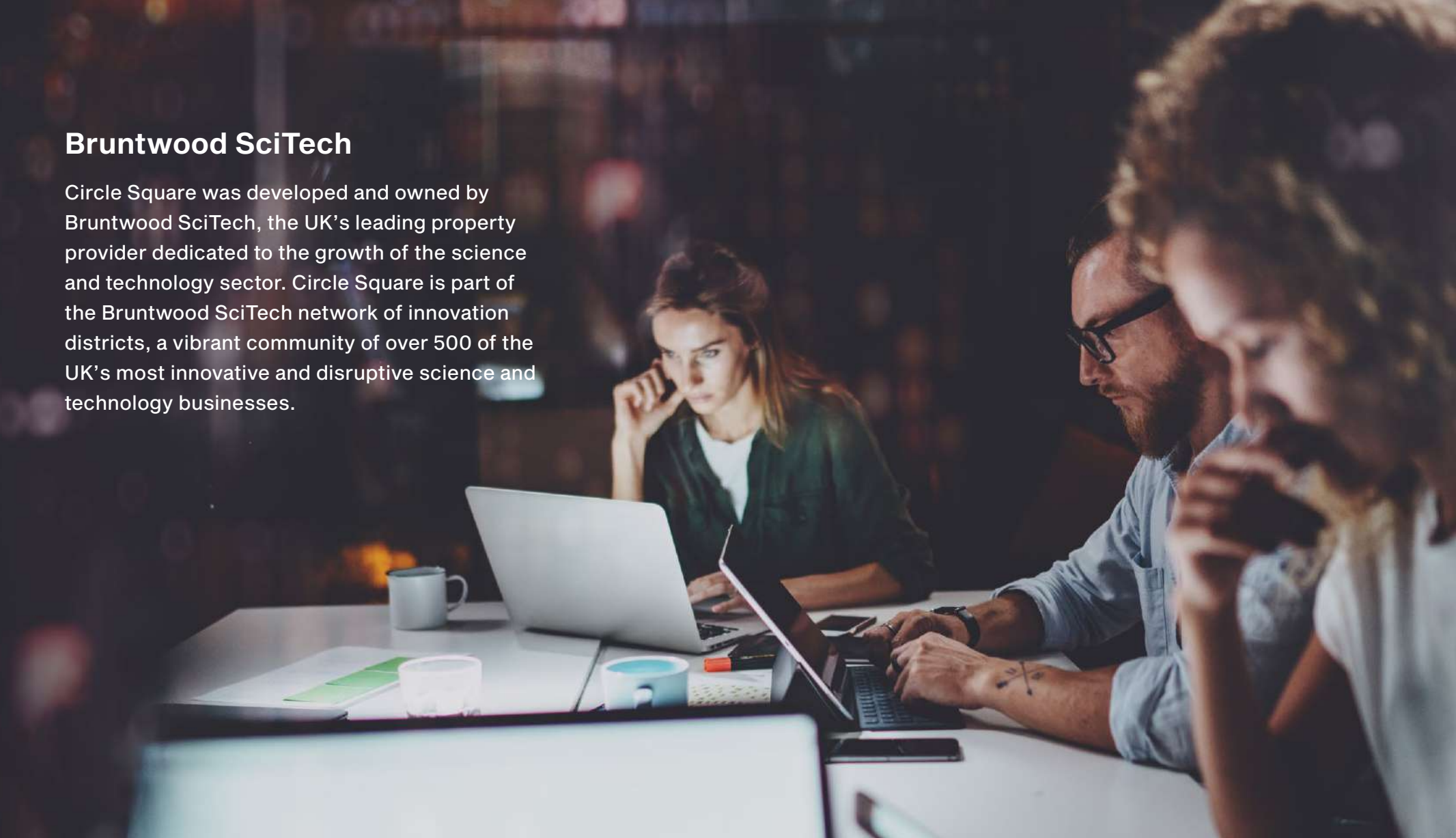
A constant talent pipeline,
36,000 graduates per year!

The unique mix of students and workers also make Oxford Road corridor a cultural hub which is home to The Whitworth, Manchester Museum and a range of music venues.

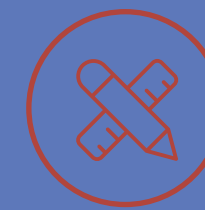


Bruntwood SciTech

Circle Square was developed and owned by Bruntwood SciTech, the UK's leading property provider dedicated to the growth of the science and technology sector. Circle Square is part of the Bruntwood SciTech network of innovation districts, a vibrant community of over 500 of the UK's most innovative and disruptive science and technology businesses.



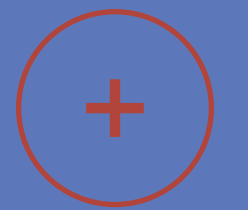
MANCHESTER – RICH IN TALENT



100,000 students enrol each year across the regions 5 universities. Specialist courses within engineering and digital industries as well as the Manchester School of Art, the second oldest art school in the UK



79,000 people work here **60% of graduates** stay in the area to work, **46%** specifically in Manchester



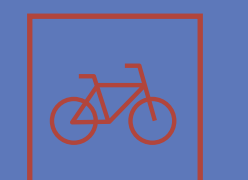
200 new products and services developed on the Corridor



57% of its activity is in knowledge intensive sectors



It generates **£3.6bn**, per annum, **20%** of Manchester's economy over the last 5 years



It's a leader in **green** transport planning



THE INNER



Business lounges

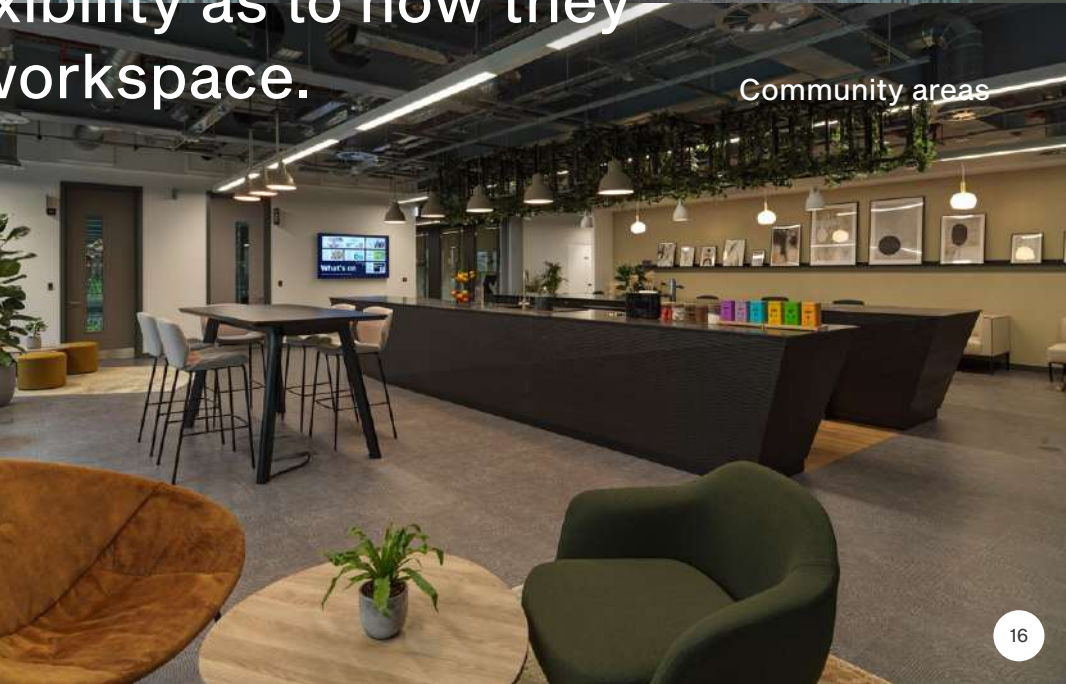
Flex Space within Circle Square allows occupiers greater flexibility as to how they use their workspace.



Meeting rooms



Conference facilities

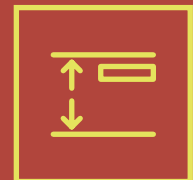


Community areas

HIGH SPEC



FULLY AIR-CONDITIONED



TYPICAL FLOOR TO CEILING HEIGHT OF 3.8M WITH AN EXPOSED CEILING FINISH WITH EXPOSED SOFFIT



8M DOUBLE HEIGHT RECEPTION



1:8 SQ M OCCUPANCY RATIO, WITH THE ABILITY TO INCREASE TO 1:6 SQ M



ENERGY EFFICIENT LED LIGHTING



AVAILABILITY

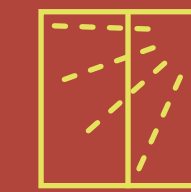
FLOOR	SQ FT
2	18,874
6	9,551
8	19,111



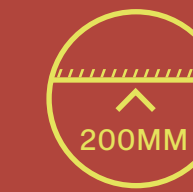
FLOOR PLATES UP TO 19,111 SQ FT



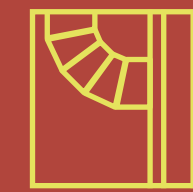
BREEAM "EXCELLENT"



FLOOR TO CEILING GLAZING TO ALL ELEVATIONS

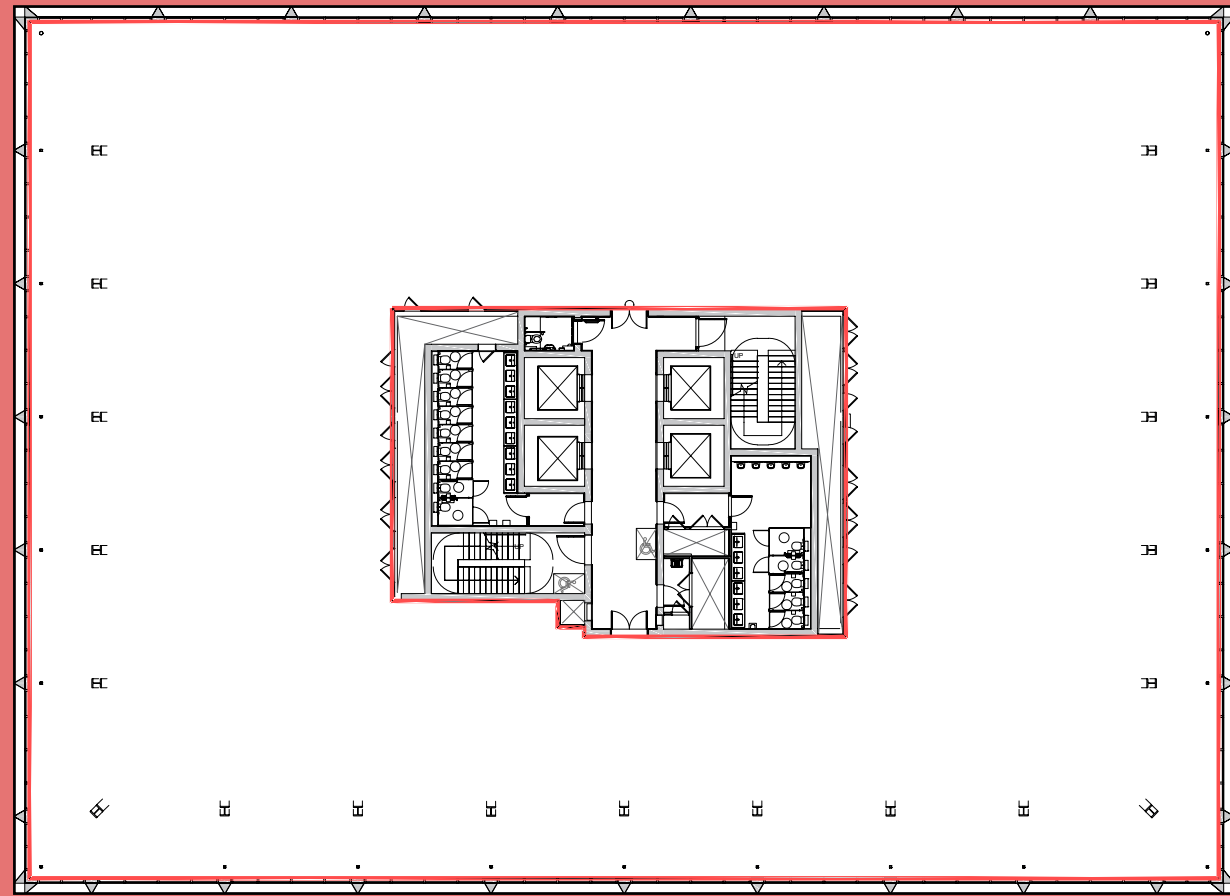


FULL ACCESS RAISED FLOOR WITH VOID OF 200MM



EXPOSED STEEL FRAME DESIGN

FLOOR 2



18,874 sq ft

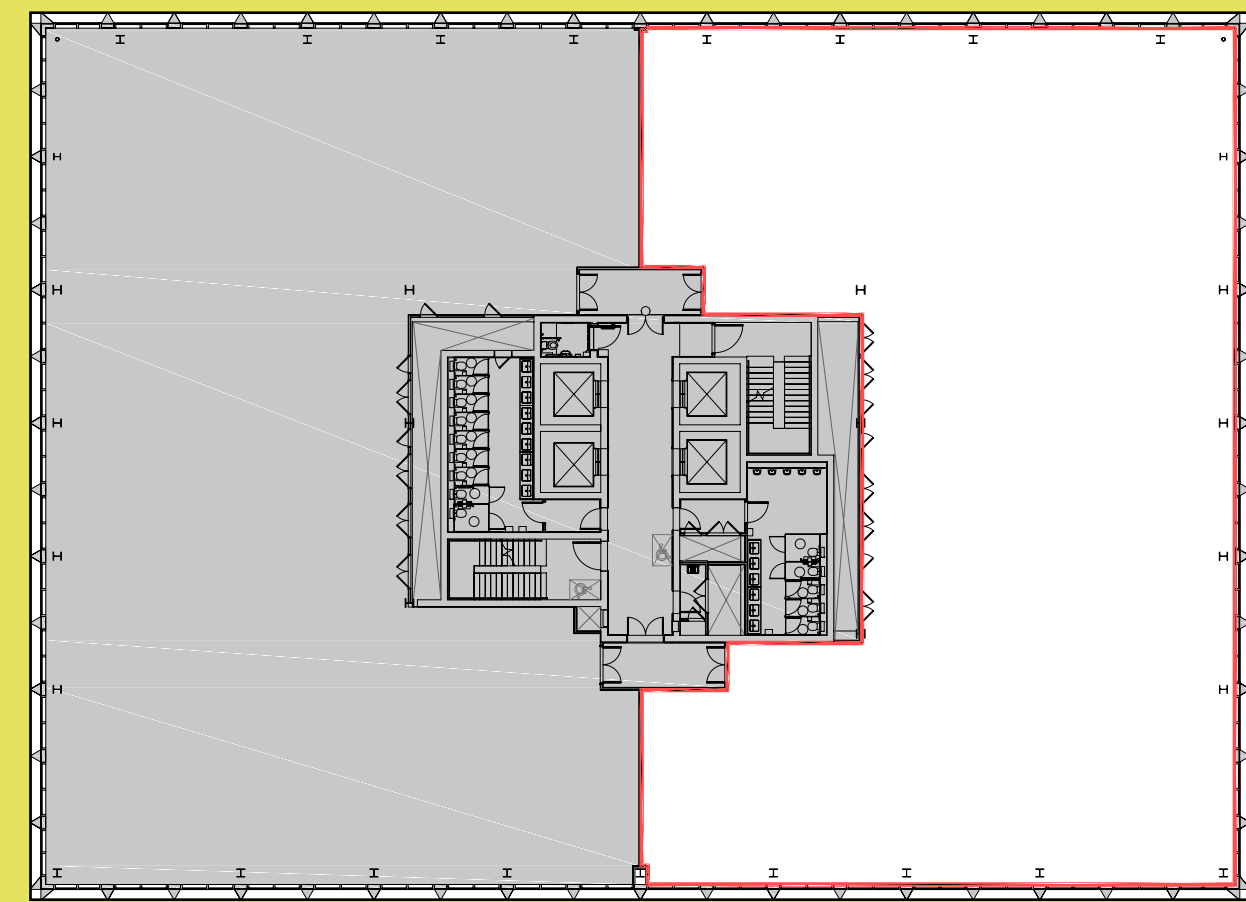




FLOOR 6

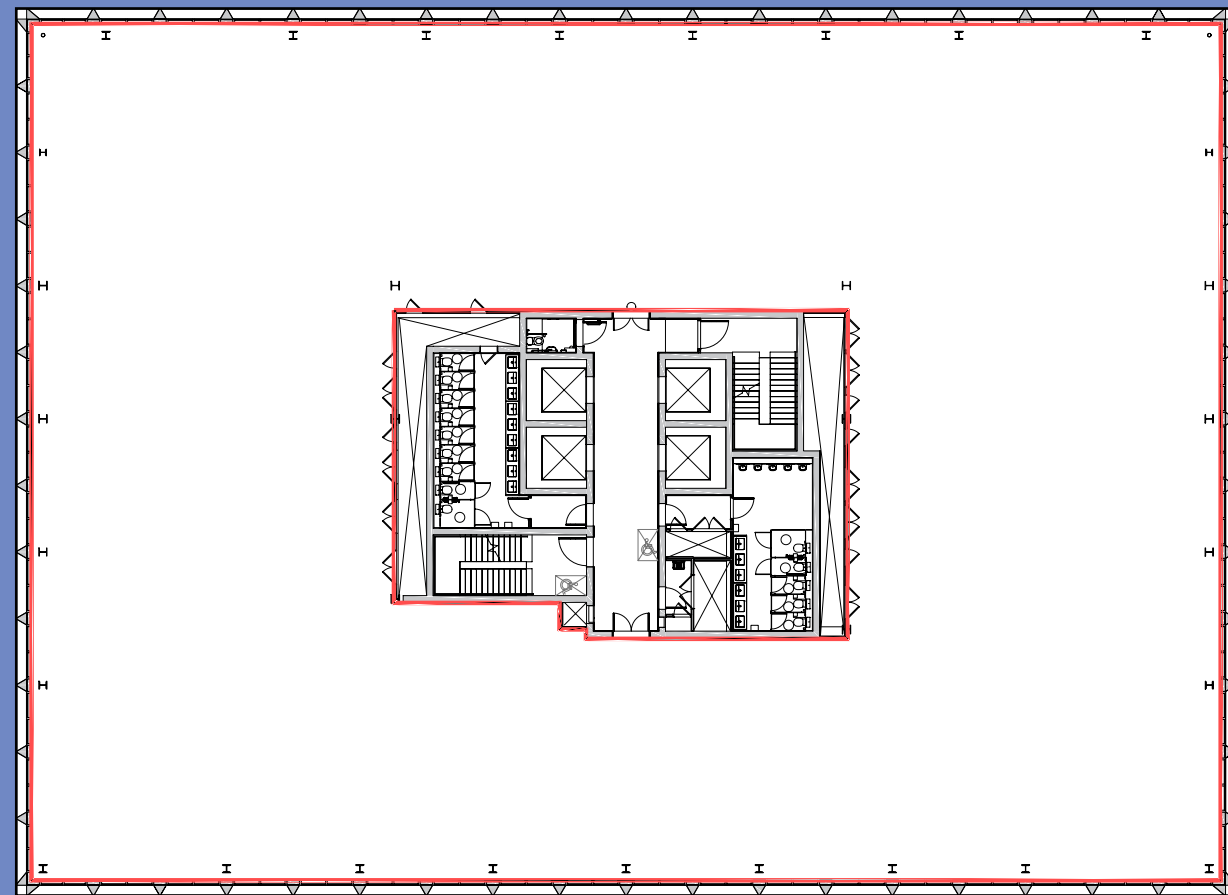


Shows Flex Space

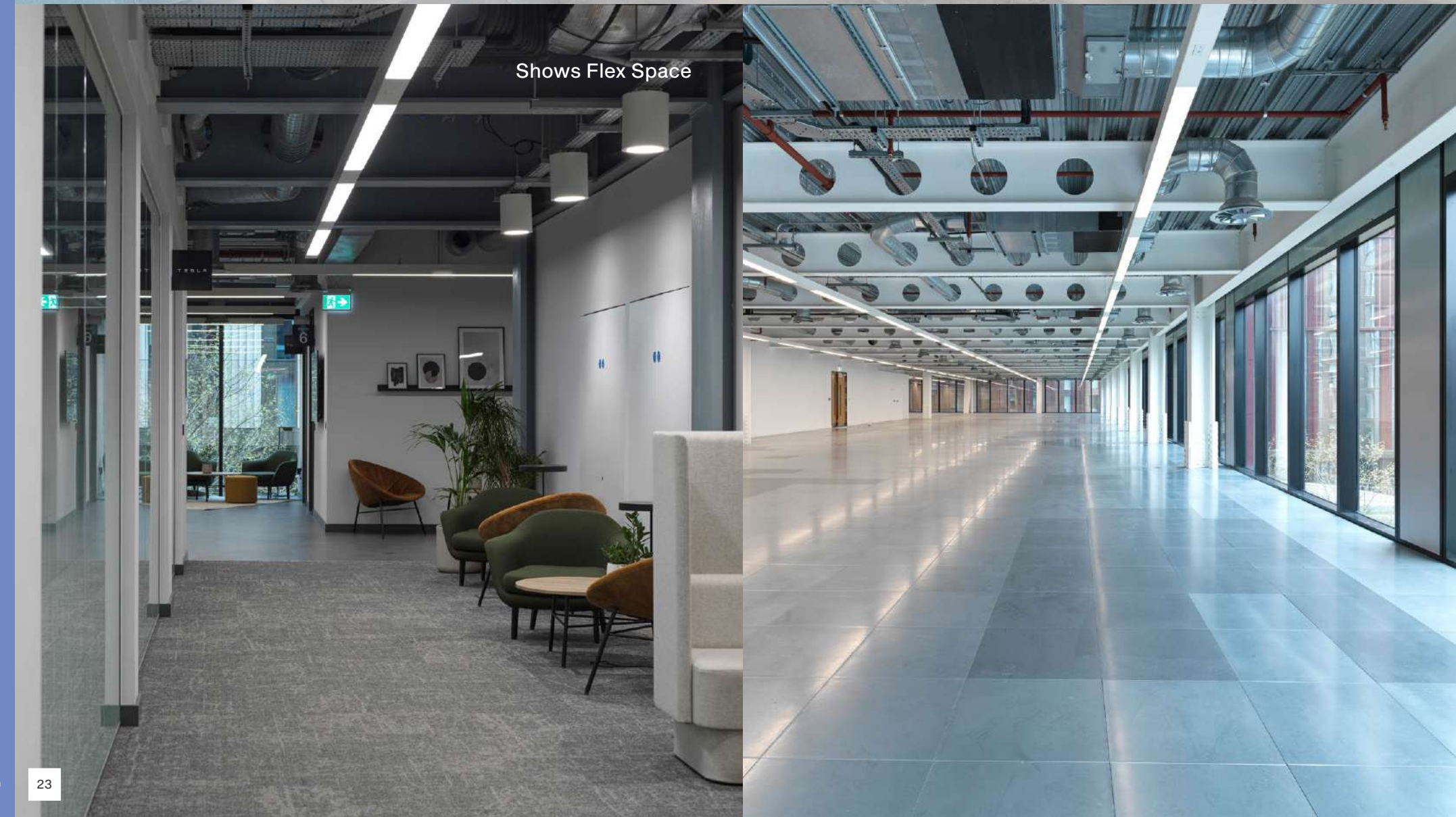


9,551 sq ft

FLOOR 8



19,111 sq ft



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MANCHESTER M1 7ED**

TERMS

The individual floors are available by way of an underlease for a term of years to be agreed.

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