

TENANT READY SPACE, 5,734 SQ FT, 58 - 70 DESKS  
A CHANGE FROM CONVENTION



THERE'S ONLY **ONE** DESTINATION FOR BUSINESS IN **MANCHESTER**



# TO LET

## OUTSTANDING GRADE A OFFICES

### EXCEEDING EXPECTATIONS

Following a comprehensive refurbishment and remodelling of both the reception and common areas, the building now benefits from the following:

- Private lounge with coffee facility
- Banquet seating booths
- 24 hour manned reception
- Superfast wifi zone to common areas
- Wired Certified Platinum
- EV charging points within secure basement car park
- New secure cycle store with locker and shower facilities

The office environment and specification certainly live up to its prestigious address and location, making One New York Street a space that will set the scene for your business to be whatever you want it to be.

An environment where people want to work and do business, One New York Street benefits from some of the most stunning and inspiring views in Manchester and provides a modern, spacious and productive working environment.

**One New York Street will make a big impact on your business.**





# TENANT READY SPACE



## WHAT'S INCLUDED:



ERGONOMIC  
FURNITURE



FULLY CABLED



58-70 DESKS



PRIVATE OFFICE



MEETING ROOM



BUSINESS LOUNGE



KITCHEN/ BREAK OUT  
WITH APPLIANCES  
AND ZIP TAP

PC hardware not included\*

# CONNECTIVITY



**BACKBONE  
CONNECT**

## OCCUPIER BENEFITS

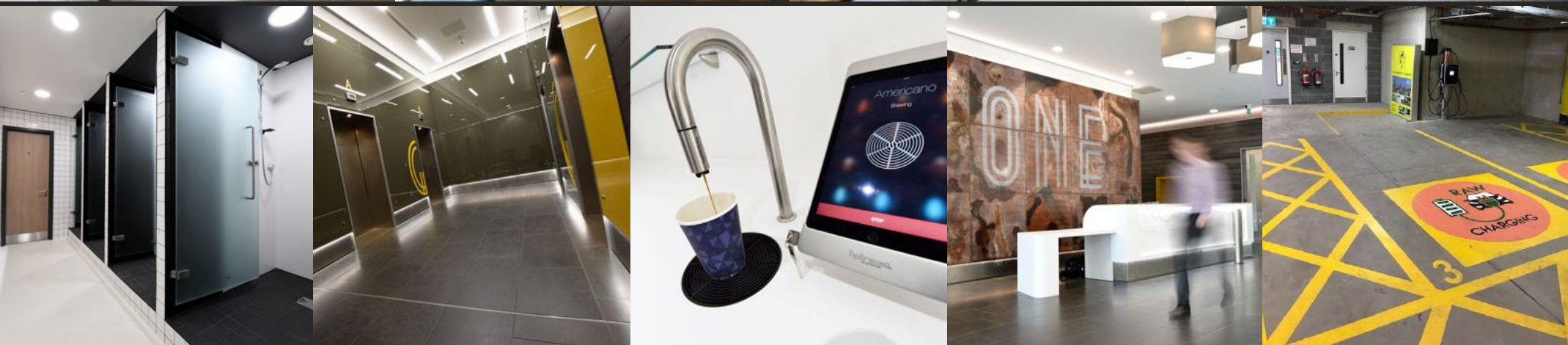
- 100MB internet package included
- Connection speeds up to 1G available
- Reduced cost – connectivity is on average 20% below market rate
- No wayleave required
- Avoid disruptive construction work
- Confirmed go live date when ordered
- First class service – 24/7 support backed by industry leading customer feedback scores

## INFRASTRUCTURE INSTALLED

- 70cm (Height) Communications Cabinet
- Internet Router
- 2 Wi-Fi APs
- 48 Point Switch (for floor ports to plug into)

PC hardware not included\*





# CONTEMPORARY SPECIFICATION

## A MODERN & STYLISH ENVIRONMENT

One New York Street provides a Grade A specification and the most impressive working environment within Manchester City Centre. The space provides a blend of contemporary modern office accommodation with stunning views of the Manchester skyline.

One New York Street offers a fully managed network infrastructure, which has been installed, supported and monitored by Backbone Connect. All tenants have access to pre-installed fibre infrastructure to ensure ultra-fast connectivity and uptime.



**BREEAM  
'EXCELLENT' RATING**



**DOUBLED GLAZED  
EXTERNAL FAÇADE**



**2.7M FINISHED FLOOR  
TO CEILING HEIGHT**



**AIR CONDITIONING**



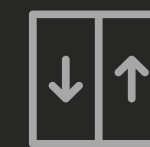
**FULL ACCESS  
RAISED FLOOR**



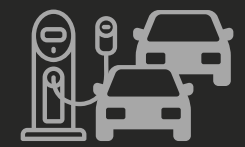
**OCCUPANCY DENSITY  
1:8 SQ M**



**LED LIGHTING**



**4 x 13 PERSON  
PASSENGER LIFTS**



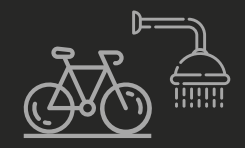
**SECURE BASEMENT  
CAR PARKING &  
ELECTRIC CHARGING  
POINTS**



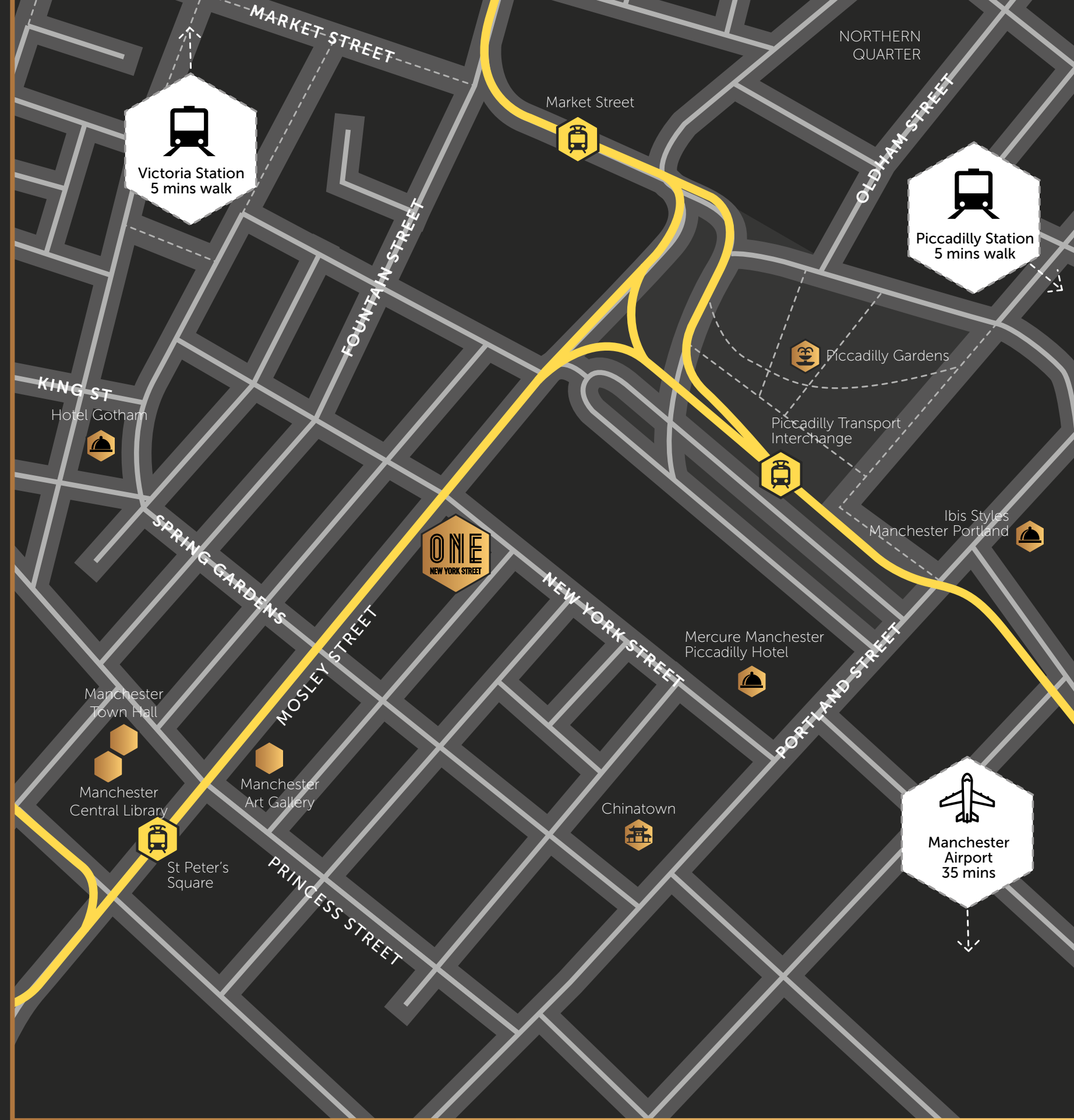
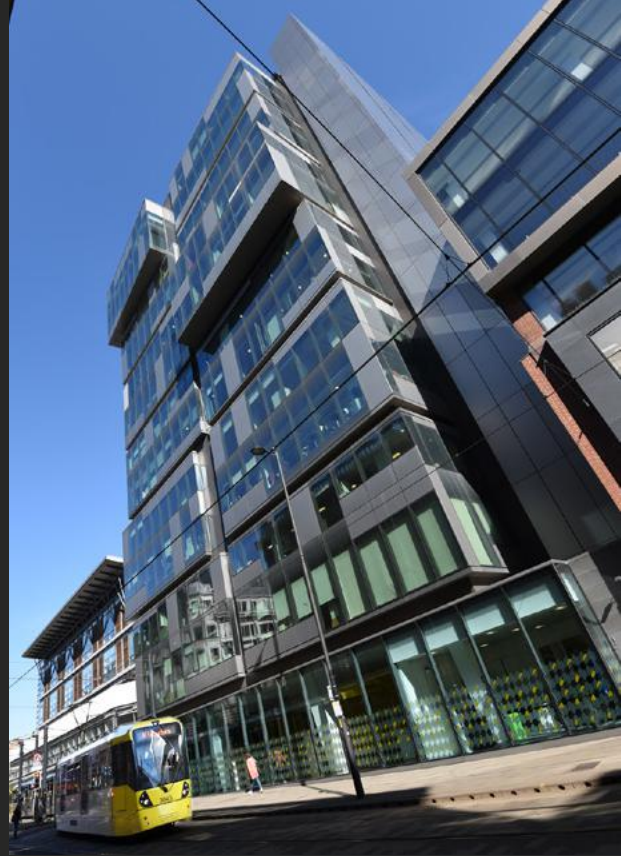
**24/7 ACCESS**



**FULLY MANAGED NETWORK  
INFRASTRUCTURE &  
SUPERFAST BROADBAND**



**BICYCLE RACKS WITH  
SHOWER FACILITIES &  
DRYING ROOM**



## SUPERB LOCATION

One New York Street, situated at the junction with the historic Mosley Street, is at the centre of the first great commercial thoroughfare of Manchester City Centre and is a stone's throw from the iconic Town Hall and Portico Library buildings within Manchester's thriving St Peter's Square. Situated in the heart of Manchester's traditional prime core, you will find the Victorian business district that now stylishly accommodates high end retailers, bars, coffee shops and restaurants.

The prime location of One New York Street provides optimal transport links for clients and employees alike, with Piccadilly railway station just a short walk away and bus and Metrolink stations on the building's doorstep.

## MANCHESTER - THE FACTS

- 2.73 million** people live in Greater Manchester
- 1.76 million** people of working age
- Over 90,000** businesses employing over 1.13 million people
- Over 400** inward investment projects over the last 4 years
- Over 6** universities with the 2nd largest student population in the UK
- Top 500** almost half of the North West top 500 businesses based in Manchester
- 200 destinations** Manchester Airport serves over 200 destinations via 60 airlines
- 22 million** passengers handled per annum



# EATING, DRINKING & SHOPPING; ALL WITHIN MINUTES

## CONNECTING ALL THE NECESSITIES

One New York Street situates your business in the heart of Manchester's most vibrant city district. The immediate area to One New York Street really does have it all, with high class bars, restaurants, coffee shops, retail outlets, banks and public transport all on its doorstep. One New York Street provides the perfect platform for your business to succeed.



### BARS & RESTAURANTS

- 1 Alchemist
- 3 Beef and Pudding
- 4 Rosso
- 5 All Bar One
- 6 Grand Pacific
- 7 Browns
- 8 Teppanyaki
- 9 Piccolino's
- 10 Town Hall Tavern
- 11 Croma
- 13 Sam's Chop House
- 14 Miller & Carter
- 15 The Malmaison
- 16 The Bank



### RETAIL

- 17 Selfridges
- 18 Harvey Nichols
- 19 House of Fraser
- 20 Primark
- 22 Boots
- 23 Royal Exchange



### CONVENIENCE

- 24 Sainsbury's Local
- 25 Tesco Metro
- 26 M&S Simply Food
- 27 Philpott's
- 28 Pret
- 29 Starbucks



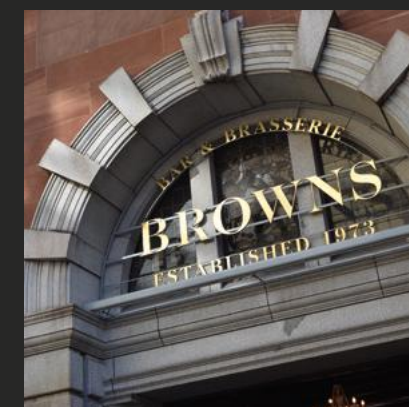
### HEALTH & WELLBEING

- 30 The Gym Portland St
- 31 Puregym Market St
- 32 Fit4Less Gym
- 33 SportsDirect Fitness
- 34 Bannatyne Health Club



### HOTELS

- 35 Hotel Gotham
- 36 King Street Town House
- 37 Britannia Manchester Hotel
- 38 The Mercure Piccadilly
- 39 The Ibis Portland St
- 40 Princess Street Hotel
- 41 Novotel
- 42 The Midland
- 43 Brooklyn Hotel
- 44 Dakota Hotel





# FURTHER INFORMATION

On the instructions of



ASSET MANAGEMENT



james@canningoneill.com  
john@canningoneill.com



neil.mort@cbre.com  
mark.garner@cbre.com



dominic.pozzoni@colliers.com  
conor.walmsley@colliers.com

[www.onenewyorkstreet.co.uk](http://www.onenewyorkstreet.co.uk)

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