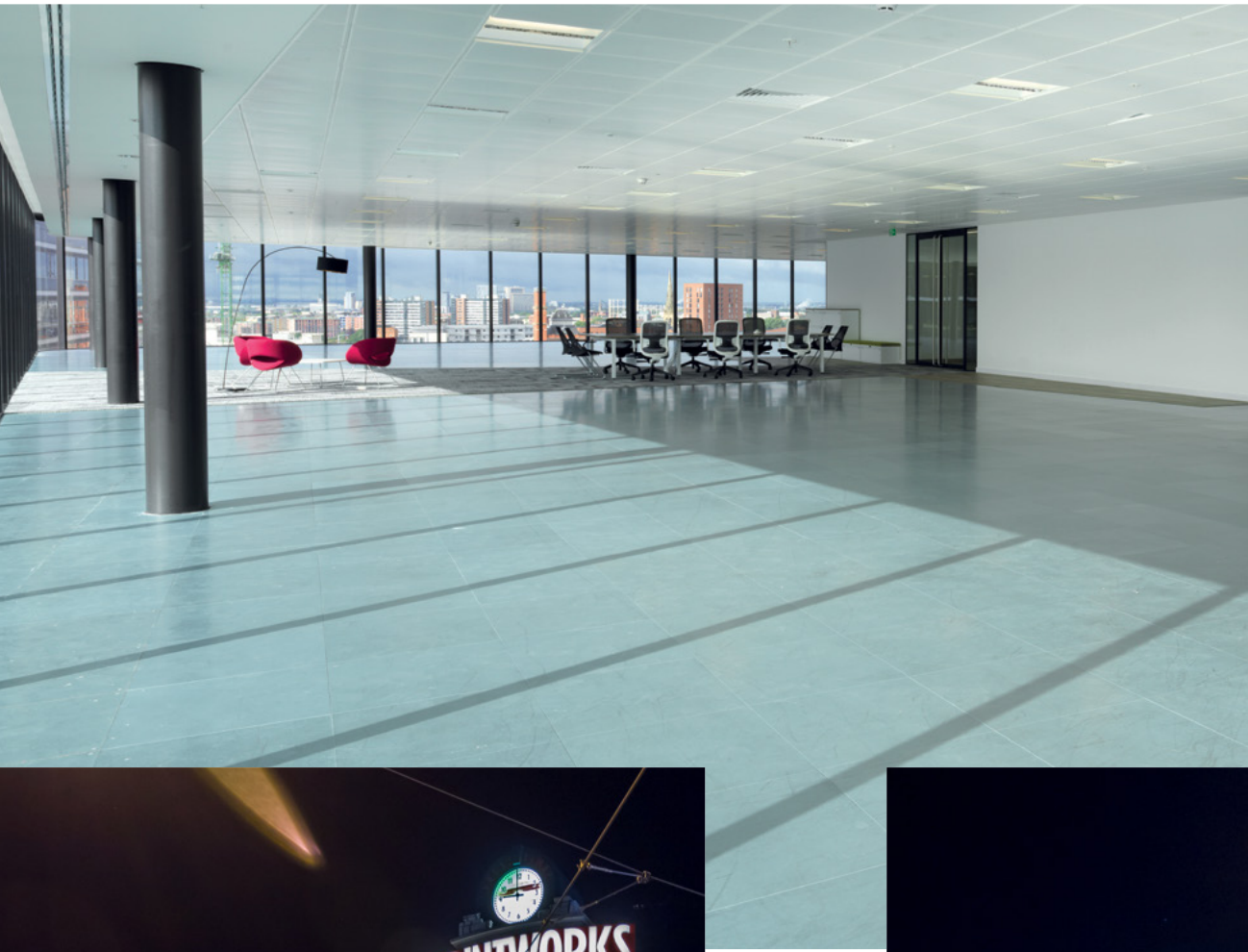


EMBANKMENT

CATHEDRAL APPROACH MANCHESTER



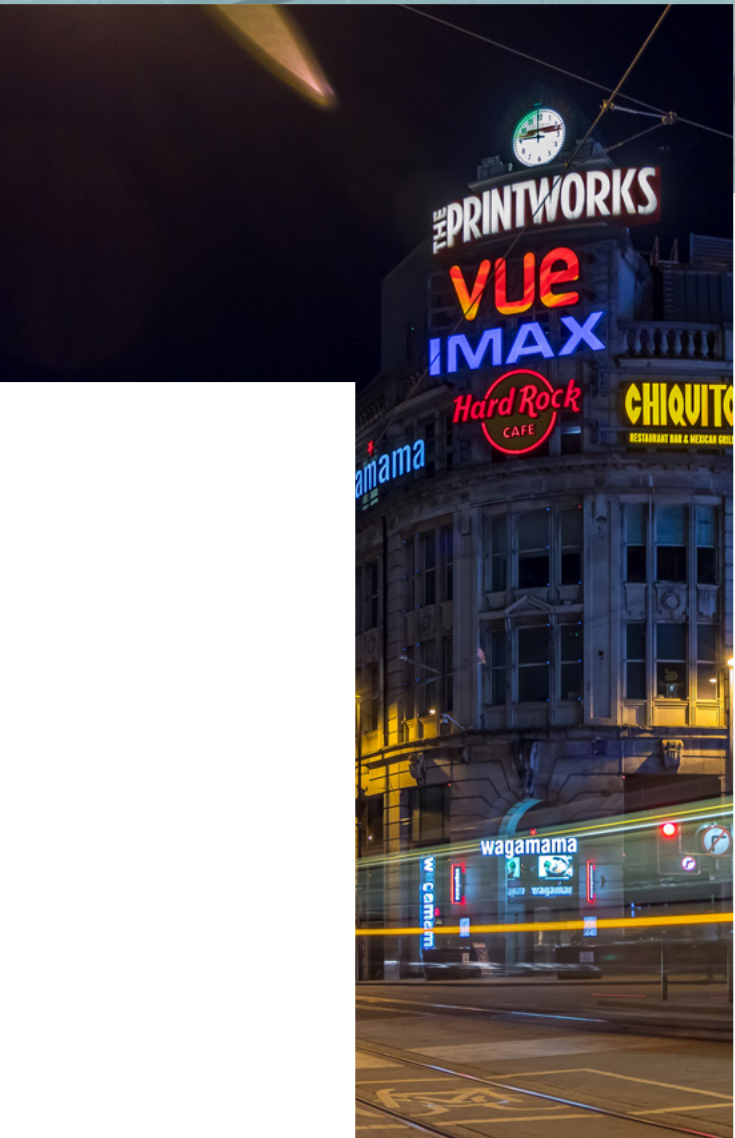


101 Embankment sits proudly overlooking Manchester's medieval quarter, an area rich in heritage and history, and at the centre of a vibrant multi-million pound investment and re-development programme. Business, fashion, music, theatre, transport, leisure, residential and retail are all intrinsically woven into the fabric of a flourishing district creating the 'go to' place in Manchester.



IMMERSED  
IN CULTURE  
AND AT THE  
CENTRE OF A  
BURGEONING  
COMMERCIAL  
LANDSCAPE

BREATHTAKING GRADE A  
OFFICE SPACE FROM  
17,626 - 70,504 SQ FT





# A BUZZING HUB OF RESTAURANTS AND BARS

## BARS & RESTAURANTS

- 1 The Pasta Factory
- 2 RBG Bar & Grill
- 3 Pizza Express
- 4 63 Degrees
- 5 Common
- 6 The Cosy Club
- 7 Vapiano
- 8 The Real Greek
- 9 La Bandera
- 10 Banyan Bar & Kitchen
- 11 Mowgli Street Food
- 12 Byron
- 13 San Carlo
- 14 Menagerie
- 15 Zizzi
- 16 Australasia
- 17 eastZeast
- 18 Salvi's
- 19 Eagle Inn
- 20 Shambles Square
  - Sinclair's Oyster Bar
  - Crown & Anchor
  - The Old Wellington
- 21 Lucky Cat by Gordon Ramsay

## RETAIL, CULTURE, LEISURE & ENTERTAINMENT

- 1 Nuffield Gym
- 2 National Football Museum
- 3 Manchester Arena
- 4 The Printworks (17 Bars & Restaurants)
- 5 The Corn Exchange (12+ Restaurants)
- 6 Selfridges
- 7 Harvey Nichols
- 8 Royal Exchange Theatre
- 9 Band on the Wall
- 10 Chethams
- 11 Manchester Cathedral
- 12 Sainsbury's Local
- 13 M&S

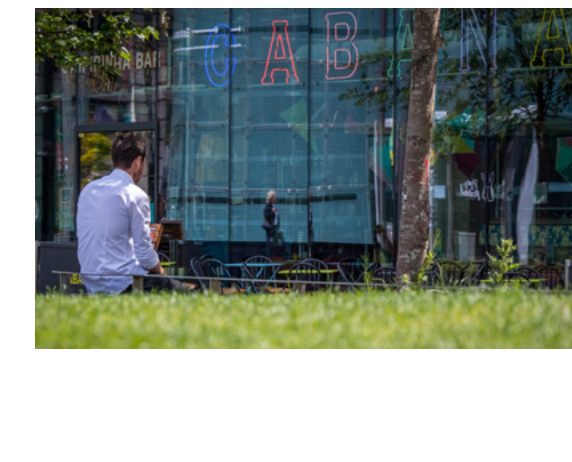
## HOTEL & RESIDENTIAL

- 1 Green Quarter
- 2 Greengate
- 3 City Suites
- 4 Lowry Hotel
- 5 Travelodge
- 6 Premier Inn
- 7 Roomzzz
- 8 Hotel Indigo
- 9 Propertea



A walk along New Cathedral Street will reveal designer brands at Harvey Nichols and Selfridges, along with international boutiques such as Michael Kors, Louis Vuitton and Hugo Boss. The Cathedral itself has undergone extensive improvements to its setting, adding new landscaping for the enjoyment of the local community.

The opportunity to sample Manchester's fine dining is well served with notable eateries San Carlo, Gusto & Lucky Cat by Gordon Ramsay within walking distance. Nearby The Corn Exchange, The Printworks and Northern Quarter cater for a diverse range of tastes, and as you'd expect from a city that never sleeps transforms into a buzzing hub of restaurants and bars.





A view of the city centre from the 9th floor



MANCHESTER HAS ONE OF THE LARGEST COMMUTER WORKFORCES IN EUROPE - 7.2M

The city knows how to enjoy itself too! Award-winning theatres, galleries, museums and concert halls pay testament to the city's remarkable heritage.



MANCHESTER IS A GLOBAL BRAND, HOME TO ICONIC INSTITUTIONS WITH A RICH SOCIAL AND CULTURAL TRADITION

Voted the best overall choice for business in the UK outside London, the city attracts increasing national and international companies, all drawn by its competitiveness, its transport links and its highly motivated and skilled workforce.



80 OF FTSE 100 COMPANIES HAVE A PRESENCE IN MANCHESTER

Manchester is well known as being a pioneering city. From the days of the industrial revolution to more recent times of digital innovation and economic progress Manchester has led the way.



MANCHESTER CONTRIBUTES £56 BILLION GVA TO THE UK



## A STRIKING SENSE OF ARRIVAL

With an imposing elevated position and superb double height reception which has recently been remodelled, 101 Embankment offers a striking sense of arrival, a journey to be enjoyed by staff and visitors alike.

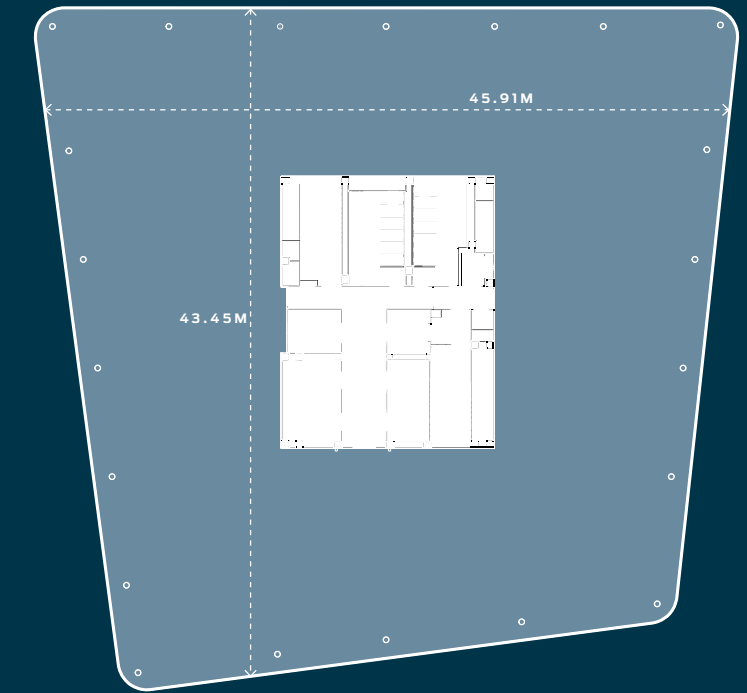
Inspirational quality and flexibility of floor plates make this building so special, offering 360 degree panoramic views across the river, medieval quarter and the city centre.

Large floors with uninterrupted natural light enable a wide range of working environments.

## INSPIRATIONAL QUALITY AND FLEXIBLE FLOOR PLATES



## TYPICAL UPPER FLOOR



For staff comfort the building provides at ground floor level cycle storage, showers, drying rooms and lockers.

A restaurant and break out area with large screen TVs, pool table, mezzanine level and relaxing seating are also found on the ground floor.

## SPECIFICATION

- Impressive double height main building reception with controlled security gate access
- Built to support occupational density of 1:8 sq m
- 24/7 access
- Onsite building management and concierge reception
- Full access raised floors
- Extensive riser space for tenants fit out
- Suspended ceilings with LG7 compliant lighting
- BREEAM excellent
- Male, female and DDA WC's to each floor
- 4 x 21 person passenger lifts
- 1 x 26 person/goods lift
- 1 x 21 person/firefighting lift
- Dedicated service lift from rear service area
- Car parking in Q-Park managed facility
- Ground floor restaurant, cycle storage, male and female showers, lockers and drying room



## AVAILABILITY

7th Floor	17,626 sq ft	1,638 Sq m
6th Floor	17,626 sq ft	1,638 Sq m
5th Floor	17,626 sq ft	1,638 Sq m
4th Floor	17,626 sq ft	1,638 Sq m
<b>Total</b>	<b>70,504 sq ft</b>	<b>6,552 Sq m</b>

422 car parking spaces located in the secure basement Q-park car park.

## FULLY FITTED FLOORS

The fourth and fifth floors provide two fitted out floors - complete with kitchens, meeting rooms and break out areas.

## FOURTH FLOOR - FIT-OUT

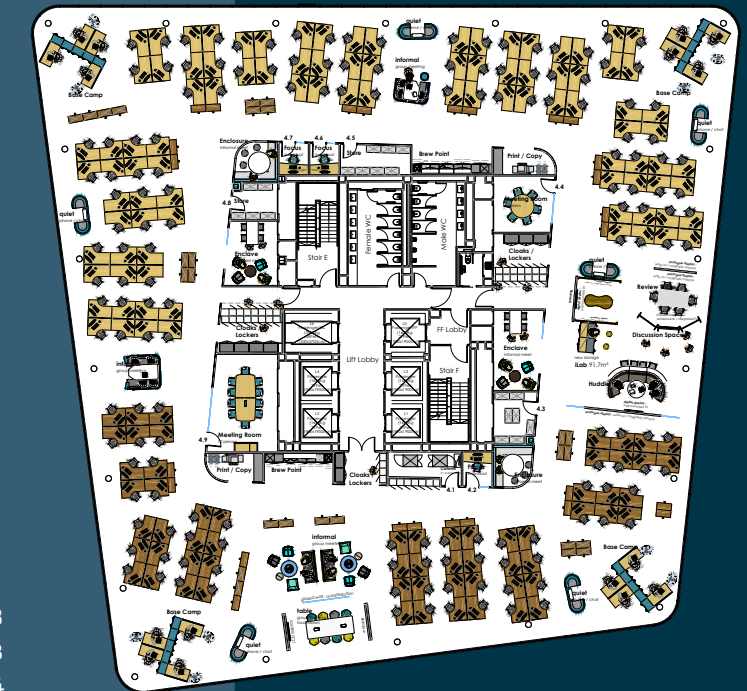
- 158no. Workstations
- 16no. Base camp positions

### 174no. Total settings

- 1no. Meeting room 10 person
- 1no. Meeting room 6 person
- 3no. Focus rooms
- 3no. Stores
- 2no. Cloaks & locker positions
- 2no. Brew points
- 2no. Print / copy areas
- 2no. Enclaves
- 2no. Enclosures
- 5no. Phone chairs

Approx 240 lockers on floor

- 174no. Workstations @ 9:10 ratio = 193
- 174no. Workstations @ 8:10 ratio = 218
- 174no. Workstations @ 7:10 ratio = 254





# FIRST CLASS CONNECTIVITY

For those walking to the building the journey is completed along an elegant walkway directly opposite Manchester Cathedral.

Car parking couldn't be easier. An underground secure 422 space Q-park car park is on the doorstep, with a pedestrian access point right outside the entrance to 101 Embankment.

Manchester's Metrolink tram network with links to local conurbations can be accessed at Exchange Square only a 2 minute stroll away. The city's 2 main train stations Victoria and Piccadilly, provide national rail links to the whole of the UK. Victoria is within a 2 minute walk of the building whilst Piccadilly is just a short tram journey away.

9 miles south of the building is Manchester Airport, a 26 minute drive away or 45 minute Metrolink / train journey.

  
EXCHANGE  
SQUARE /  
SHUDEHILL  
2 MINUTES

  
VICTORIA  
2 MINUTES

  
MARKET ST.  
5 MINUTES

  
LEEDS  
49 MINUTES

  
ST PETER'S  
SQUARE  
6 MINUTES

  
BIRMINGHAM  
1 HR 26 MIN

  
DEANSGATE  
STATION  
9 MINUTES

  
LONDON  
2 HR 7 MIN

  
MANCHESTER  
PICCADILLY  
16 MINUTES

  
EDINBURGH  
3 HR 23 MIN

  
MANCHESTER  
AIRPORT  
45 MINUTES

METROLINK IS THE  
LARGEST LIGHT RAIL  
NETWORK IN THE  
UK, COVERING ALMOST  
60 MILES & SERVING  
92 STOPS



VICTORIA STATION HAS UNDERGONE A COMPLETE REFURBISHMENT WITH A TOTAL INVESTMENT OF £48.5M





1 0 1 E M B A N K M E N T . C O M

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