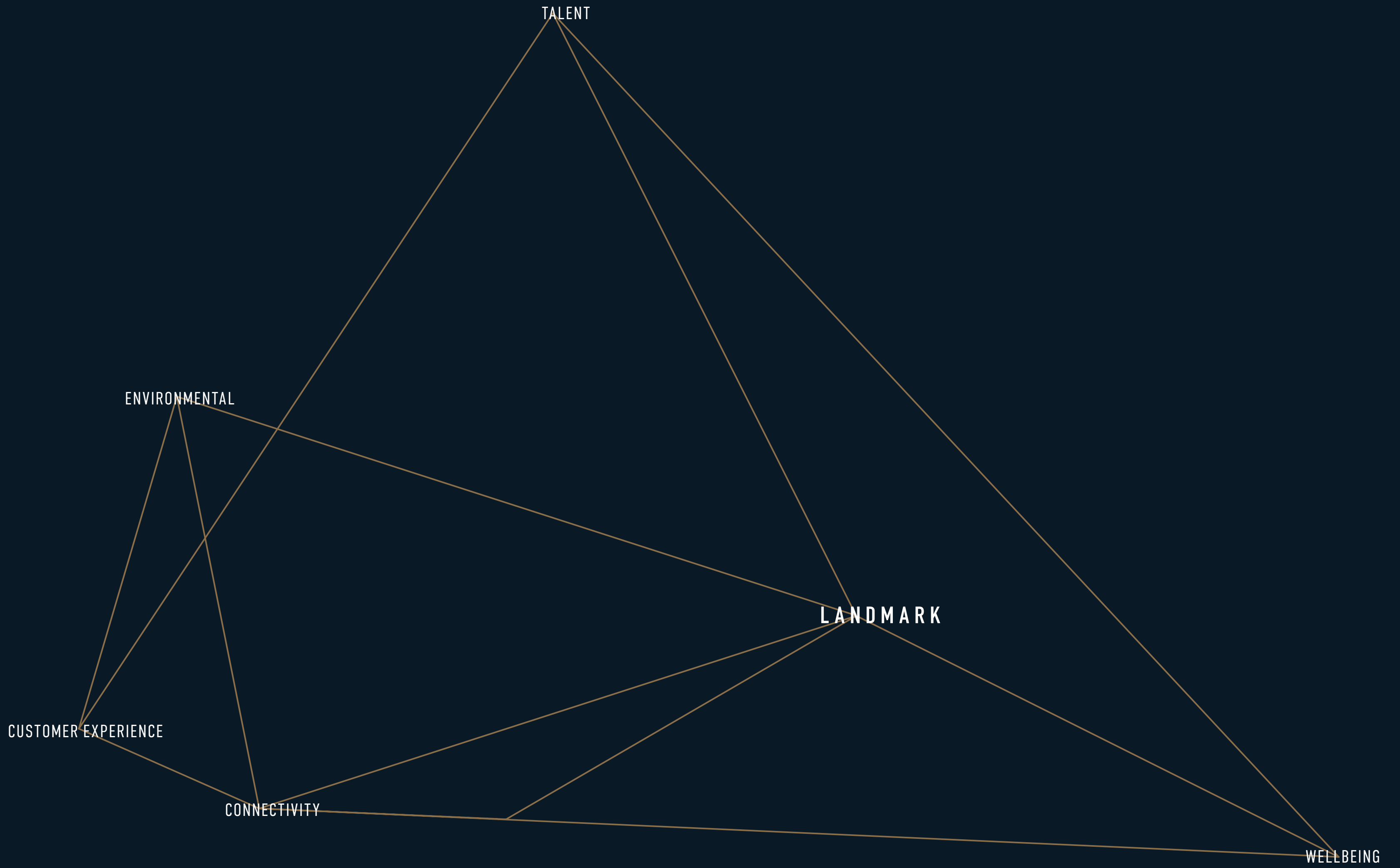




**LANDMARK**  
ST PETER'S SQUARE MANCHESTER



# CONTENT

01	WELCOME TO LANDMARK	04
	MAKING AN ENTRANCE	10
	FIRST IMPRESSIONS COUNT	12
	EFFICIENT FLOORPLATES	14
	PERSONALISE YOUR SPACE	16
02	YOUR EXPERIENCE	22
	CUSTOMER EXPERIENCE	24
	ENVIRONMENTAL CREDENTIALS	26
	WELLBEING AND TECH INFRASTRUCTURE	32
	FLEX WORKSPACE AND COFFEE BAR	36
03	THE DETAILS	38
	AVAILABILITY SCHEDULE	40
	SPECIFICATION	43
	FLOOR PLANS	44
04	MANCHESTER	48
	ST PETER'S SQUARE	52
	A HOME TO GLOBAL GIANTS	58
	A CITY OF OPPORTUNITY AND TALENT	60
	AMENITIES AND CONNECTIONS	64
05	YOUR NEIGHBOURHOOD	70
	A CREATIVE DESTINATION	73
	YOUR DAY AROUND ST PETER'S SQUARE	74
	CULTURAL DELIGHTS	76

# 01

## WELCOME TO LANDMARK

Award-winning Landmark is located on St Peter's Square, Manchester's premier business district, and provides 180,000 sq ft of exceptional work space spread over fourteen floors.



World-renowned architects Squire & Partners' timeless design appeals to the modern worker, with every detail from health and wellbeing, customer experience, digital connectivity to the environment considered.

This unique building has been designed for businesses looking for versatile space, dynamic work environments and a human-focused holistic experience. A space to adapt and personalise, a space to belong.

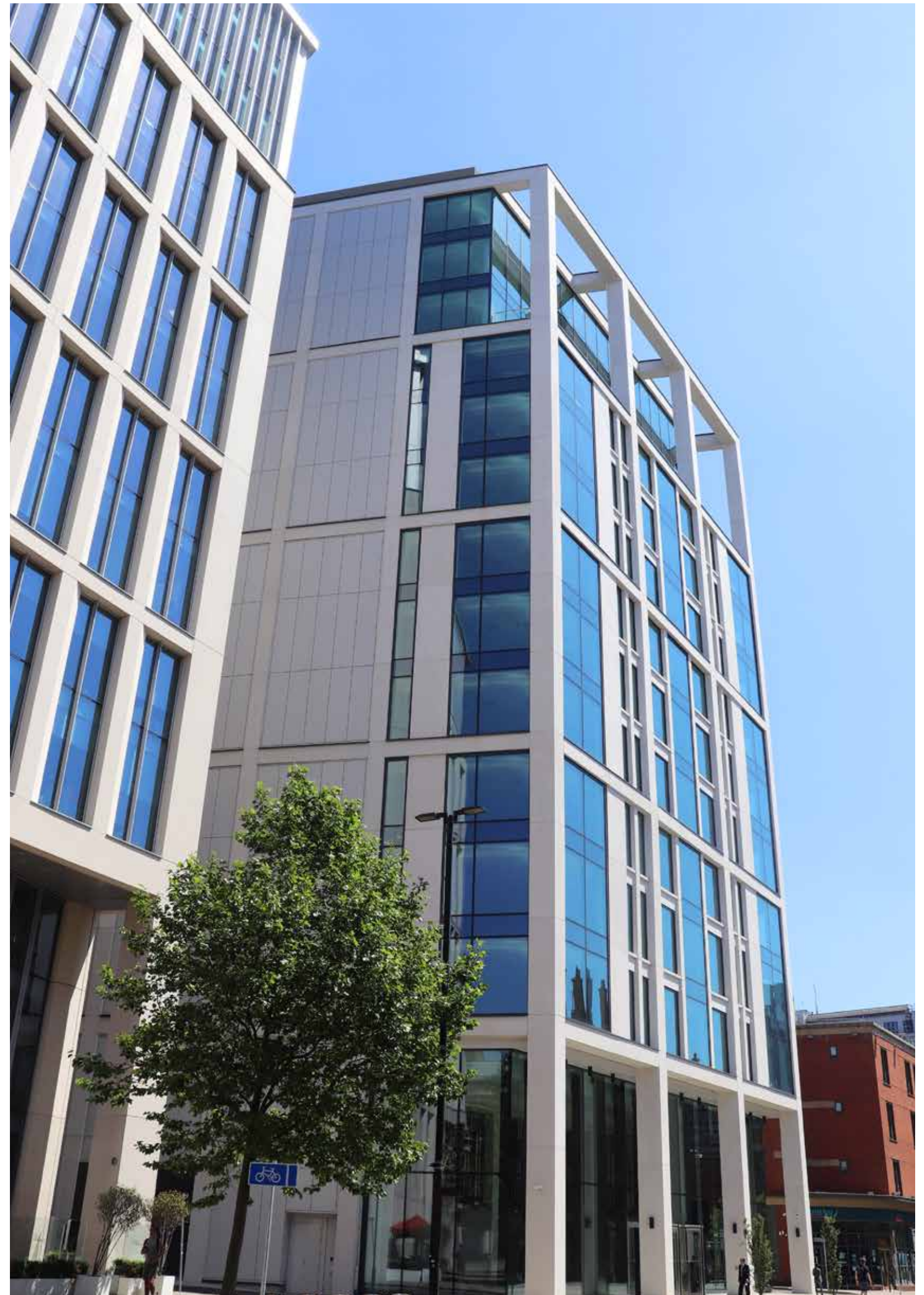
Come and base your organisation within Landmark for the long term, or within its premium flexible workspace operated by Hana on the lower floors, or a combination of the two.



Landmark striking exterior



Landmark exterior



Entrance to Landmark



## MAKING AN ENTRANCE

Landmark is a building with presence. Its scale and vision have made a bold statement in Manchester city centre. Occupiers approach our grand 90 ft

(27m) glazed frontage from St Peter's Square and step into the light-filled, double-height reception.

Reception and entrance of Landmark



## FIRST IMPRESSIONS COUNT

Our welcoming reception ensures an impressive environment is provided for occupiers, associates

and clients. Stylish consideration begins at our reception and colours Landmark's every last detail.

Landmark reception

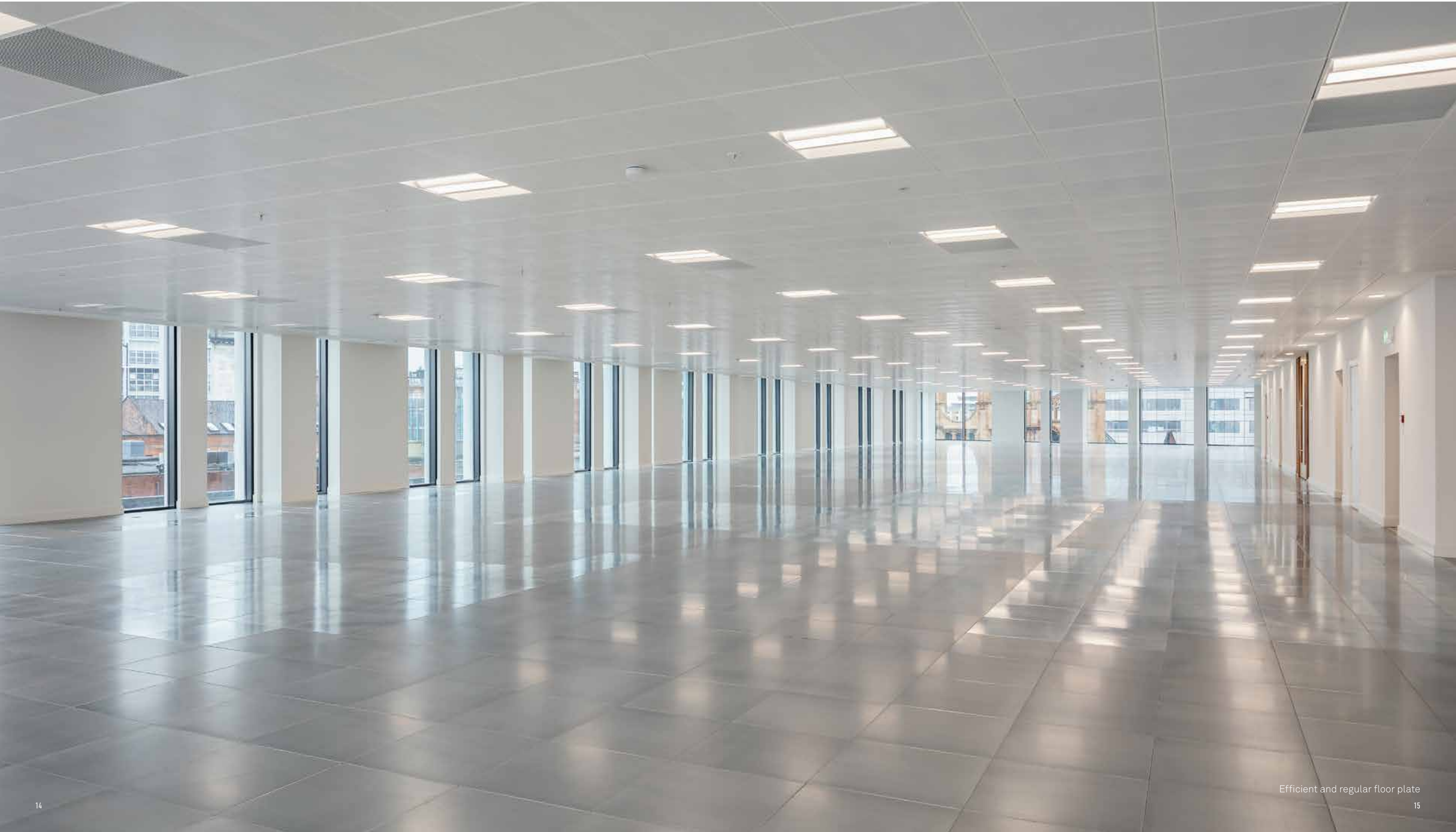


## EFFICIENT FLOORPLATES

Landmark offers a canvas for creating the inspiring workspace your business needs. Flexible, future-proofed floor plates allow you to personalise and give

you the freedom to grow your business. The off-set core allows a 60-metre span of column-free space, which facilitates efficient and cost-effective

fitting-out. Natural light and views from all elevations promote wellbeing and productivity.





Tenth-floor breakout area



Tenth-floor meeting area



Tenth-floor reception

## PERSONALISE YOUR SPACE

With Landmark's flexible floor plates and services, you're not bound by a rigid, existing template. Instead, you have the power to design the ideal workspace for the needs of your company and employees.

This might include a traditional style of fit-out or an exposed services 'creative' office design as demonstrated by JLL, the occupier on the tenth floor.



Tenth-floor open-plan layout



Eleventh-floor terrace



View of St Peter's Square from fourth-floor work space

## SPACE WITH A VIEW

From our south-facing eleventh-floor terrace, occupiers can fully appreciate Landmark's central location. This is the perfect spot for taking in glorious views of Manchester and beyond or working on your laptop in the sunshine.

You don't have to be on the eleventh-floor terrace, however. With natural light and glazing on all elevations, Landmark has excellent vistas throughout.



# 02

## YOUR EXPERIENCE

Excellent customer experience is at the core of Landmark. Each feature has been carefully selected to improve different aspects in the lives of our occupiers – from wellbeing to work-life balance, from tech solutions to environmental considerations.

# AN UNRIVALLED

# CUSTOMER



Landmark Building Management Team

Thoughtful design has gone into every aspect of Landmark so that each moment of our occupiers' day is as comfortable as possible. Our showers and changing rooms are beautifully designed, while Amazon lockers offer a convenient package delivery and returns service. On top of this, our friendly and proactive building management team are on hand to make sure everything runs smoothly.

# EXPERIENCE

# ACHIEVE YOUR ENVIRONMENTAL COMMITMENTS AT LANDMARK

## CONSIDERED ECO-FRIENDLY DESIGN

We understand how important sustainability is to businesses. It's why at Landmark, it is at the heart of its design, creating a workspace that is very efficient and cost-effective to operate. It's also why the electricity is supplied entirely from renewable sources and our gas is 'green'.

Landmark's high-performance glazing that minimises solar gains, photovoltaic panels generating on-site electricity, rooftop beehives, and on-site biodiversity and bird boxes, truly bring to life Landmark's ecological vision.

Basing your office in Landmark could help you achieve your own carbon reduction and environmental commitments.



Landmark rooftop solar panels



Landmark rooftop beehives



Landmark recycling centre

 BREEAM 'EXCELLENT'	 EPC RATING 'A'	 ALL ELECTRICITY SUPPLIED FROM RENEWABLE SOURCES	 BIOMETHANE - OTHERWISE KNOWN AS 'GREEN GAS'
 ELECTRIC CAR CHARGING POINTS	 PHOTOVOLTAIC PANELS GENERATING ON-SITE ELECTRICITY	 POOL BIKES FOR OCCUPIER USE	 FOLDABLE BIKE LOCKERS AND CYCLE STORAGE
 HIGH-PERFORMANCE GLAZING MINIMISING SOLAR GAINS	 LG7-COMPLIANT LED LIGHTING WITH AUTOMATIC SENSORS	 SENSOR TAPS	 EFFICIENT MECHANICAL, ELECTRICAL AND PUBLIC HEALTH ENGINEERING
 ALL TIMBER SOURCED FROM FOREST STEWARDSHIP COUNCIL COMPLIANT SUPPLIERS	 BIRD BOXES	 BIODIVERSITY WITH TREES & PLANTERS	 ROOFTOP BEEHIVES

## THE RIGHT BUILDING BLOCKS

The occupier on the tenth floor, JLL, has leveraged off Landmark's exceptional base build characteristics to secure BREEAM Excellent certification and SKA Gold rating for its fit-out.

JLL also has WELL certification in progress with a high rating expected. WELL is a performance-based system for measuring, monitoring and certifying features of the built environment that impact human health and wellbeing.



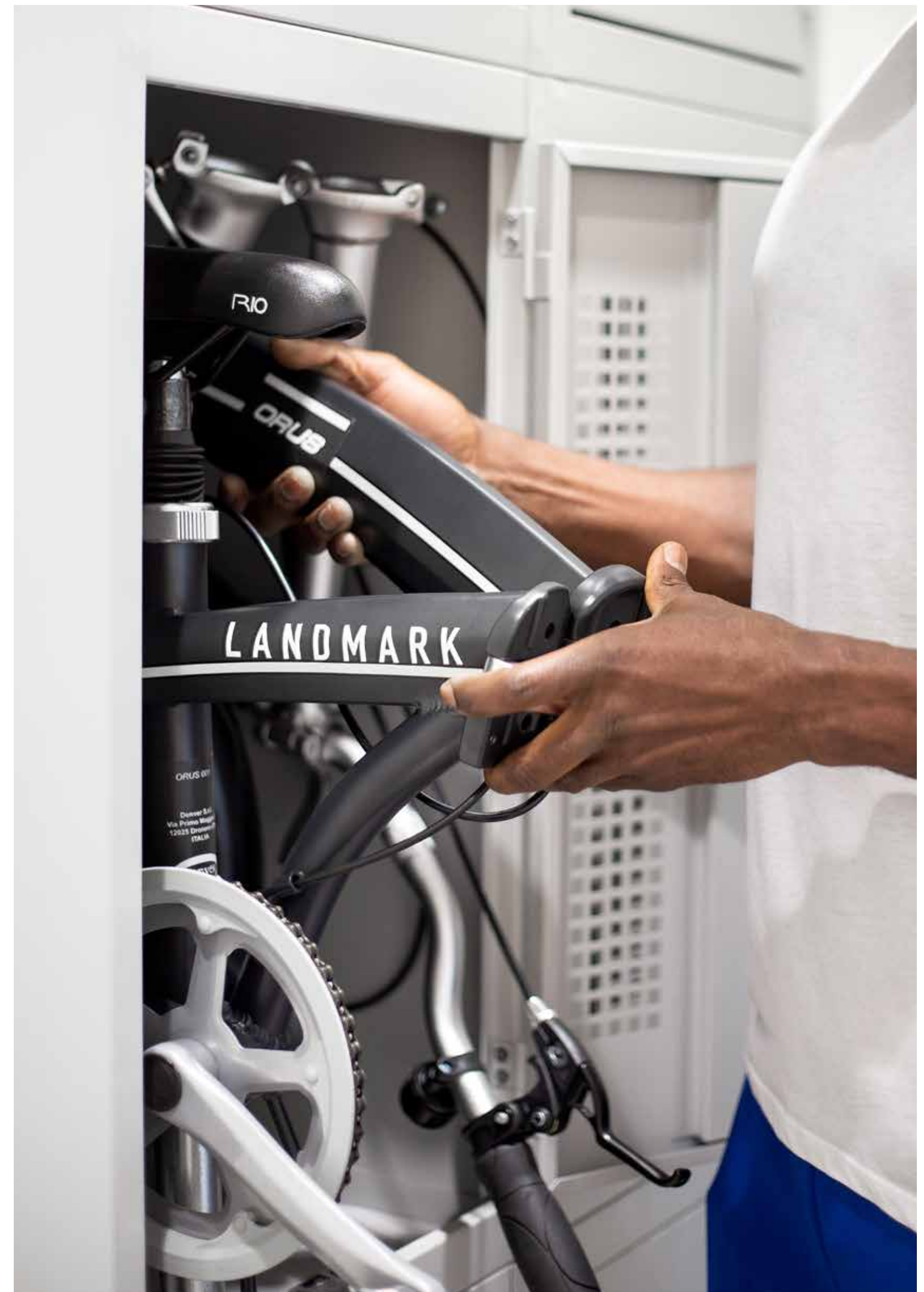
Electric car charging points

## GREENER TRAVEL

From electric car stations, dedicated cycle lanes, ramp and storage to high-quality showers, lockers, drying room and changing rooms, Landmark enables employees to make healthy and sustainable transport choices. We also have a dedicated cycle maintenance room with tools and complimentary supplies, along with a tablet for accessing cycle repair websites.



Landmark cycle storage room 1



Foldable bike lockers and pool bikes





Landmark wayfinding system



Tablet to access cycle repair tutorials



Cycle maintenance hub with essential supplies



Landmark cycle storage room 2



Landmark showers, lockers and changing rooms

# TOUCH-FREE TECHNOLOGY

## TECH-ENABLED COMFORT AND CONVENIENCE

Landmark's tech has been designed to work for occupiers and guests alike, with many features to positively enhance the experience, including the bespoke Landmark building app.

Both visitors and workers can also benefit from a hassle-free and contactless experience for access through the building, from automatic doors to touch-free destination-controlled lifts.

Landmark acknowledges that wellbeing has a direct influence on productivity. We therefore embrace the customer experience, integrating everything from huge natural light sources for improved productivity to excellent air quality and ventilation rates.



Bespoke occupier engagement app/portal



Dedicated Amazon lockers



Landmark smart contactless access and visitor management systems



Intelligent contactless destination control lifts



WIREScore PLATINUM CERTIFICATION



WELL ENABLED



ULTRA-FAST FIBRE CONNECTIONS WITH COLT, OPENREACH AND TELCOM INSTALLED



FREE WI-FI



MULTIPLE COMMS INTAKES AND RISERS PROVIDING DIVERSITY AND RESILIENCE



DIVERSE POWER FEEDS FROM SEVERAL SUBSTATIONS



SMART BUILDING MANAGEMENT SYSTEM



BUILDING APP ALLOWING FOR CONTACTLESS ACCESS



HUGE PRIMARY LIGHT SOURCE



EXCELLENT AIR QUALITY

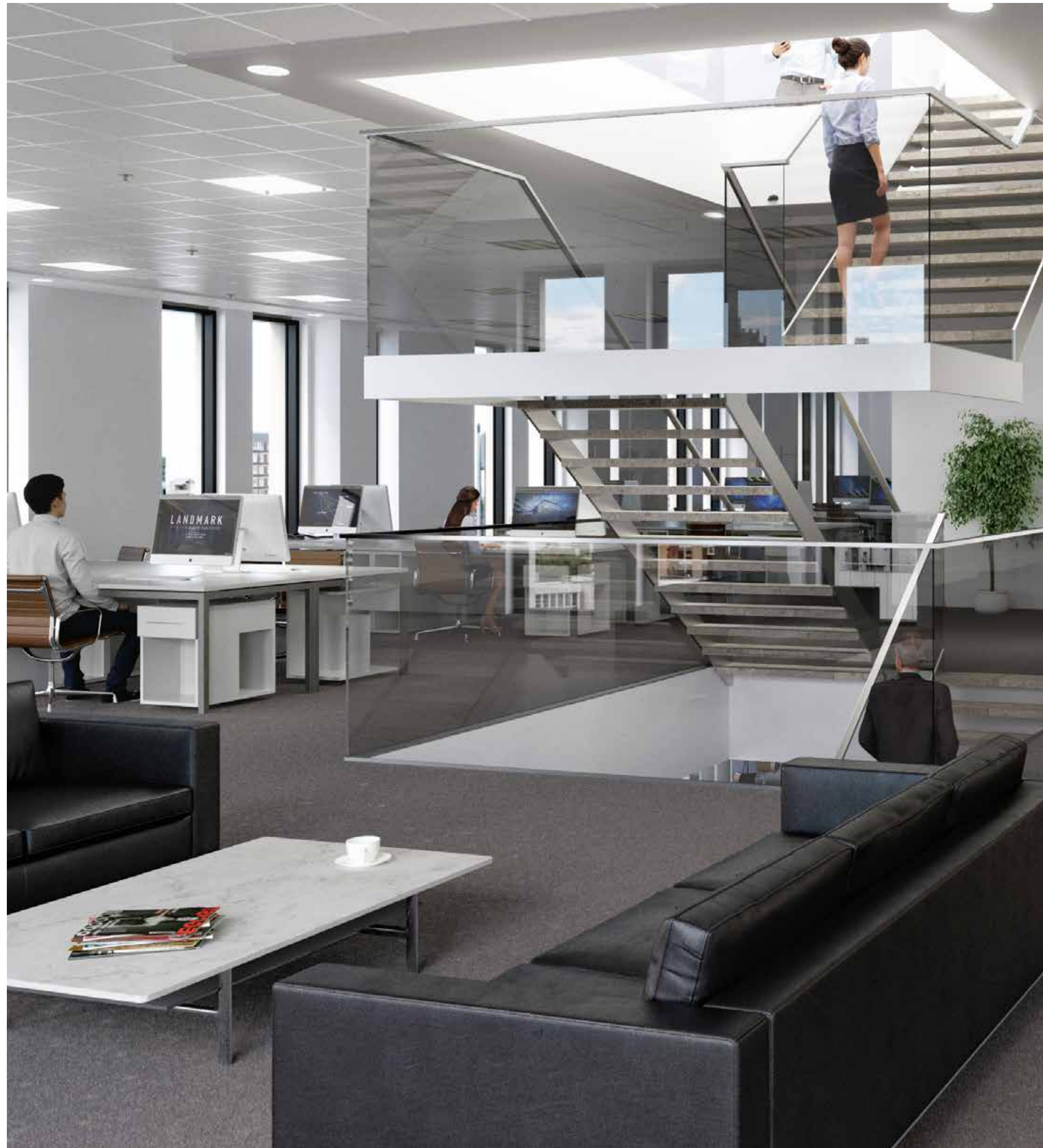


BETTER FUNCTIONING MEMORY



ENHANCED PRODUCTIVITY

GET ONLINE QUICKLY - STANDARD WAYLEAVE AGREEMENT AND FIBRE INSTALLED



CGI of private connecting stairs

## CONNECTIVITY AT EVERY LEVEL

Landmark's ethos is founded on connecting people. Ultra-fast fibre internet, a WiredScore Platinum rating, proximity to The Loop network and communal WiFi ensure digital connection and resilience, while the ability to install private stairs between floors lets people collaborate more easily.

Our bespoke occupier engagement app and portal are designed to further engage occupiers, from facilitating touch-free guest access to providing information on building management and ways to get involved around Landmark.



Stunning entrance and arrival experience on every floor

## FLEXIBLE WORKSPACE AND COFFEE BAR

We recognise that flexible working is effective at every level of a business from individuals to multi-national corporations. This is why, in partnership with global workspace

group Hana, there is a premium flexible workspace located on the ground, second and third floors. Hana specialises in creating workspaces for high-growth and

enterprise companies. This includes enterprise-grade private office suites (aka "Teams"), conference and events space ("Meets"), and dedicated co-working areas ("Shares").

The ground-floor amenities provided by Hana are available to all Landmark occupiers, including best-in-class meeting rooms and a coffee shop run in partnership with Change Please,

a leading social enterprise. The second and third floors feature customisable office suites, studios and collaboration areas.



changeplease.org
















Ground-floor coffee shop and Hana reception CGI

# 03

## THE DETAILS

Landmark draws on the portfolio of world-leading architectural practice, Squire & Partners, for contemporary workspaces with fresh aesthetics and roots in their location. The precast stone and glass facade resonate with the context of St Peter's Square and feed into the modern design throughout.

# AVAILABILITY SCHEDULE

	sq ft	sq m
Level 13	13,239	1,230
Level 12	13,228	1,229
Level 11	 Grant Thornton	
Level 10	 JLL	
Level 9	14,004	1,301
Level 8	14,012	1,302
Level 7	14,013	1,302
Level 6	14,041	1,304
Level 5	14,061	1,306
Level 4	14,058	1,306
Level 3	 hana	
Level 2	 hana	
Level 1	10,883	1,011
Ground	 hana	
<b>Total available</b>	<b>121,539</b>	<b>11,291</b>
Basement 1	30  112  8  3  178 	
Basement 2	20  6 	



Landmark exterior



Landmark WCs

## SPECIFICATION

- Island site with excellent natural light from all elevations
- Double-height reception with 90 ft (27m) frontage
- Flexible and efficient floor plates with ability to create private stairs between floors
- 1:8 sq m office occupational density
- Bespoke occupier engagement app/portal
- Touch-free building navigation via smart access control systems
- Communal WiFi
- Ultra fast digital connectivity with Colt, Telcom and Openreach installed
- Pre-agreed Wayleave Agreement in place
- Eight showers, male and female changing room facilities and 178 lockers
- 112 secure bicycle spaces
- Drying room
- Cycle workshop room
- 50 basement car parking spaces and 6 motorcycle spaces
- 1:3,600 sq ft car parking ratio
- On-site Amazon lockers
- LED lighting with automatic sensors



Landmark showers



Cycle repair and locker room

- Raised floors
- Metal tile suspended ceilings
- Clear floor-to-ceiling height of 2.8m
- VRF air conditioning
- Dedicated risers and external plant space for tenant fit-out
- 6 x 24 passenger lifts with destination control
- DDA compliant

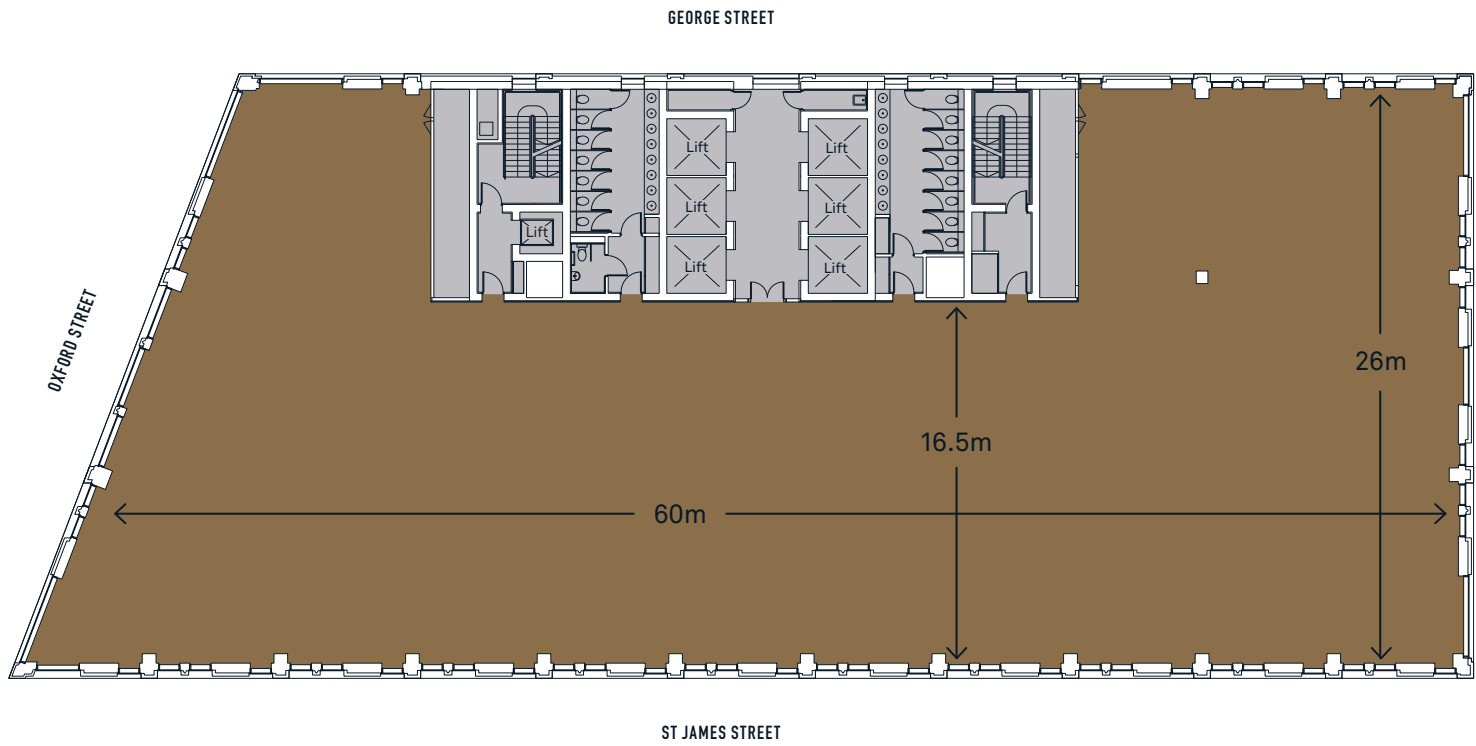




### TYPICAL LEVEL 4-9

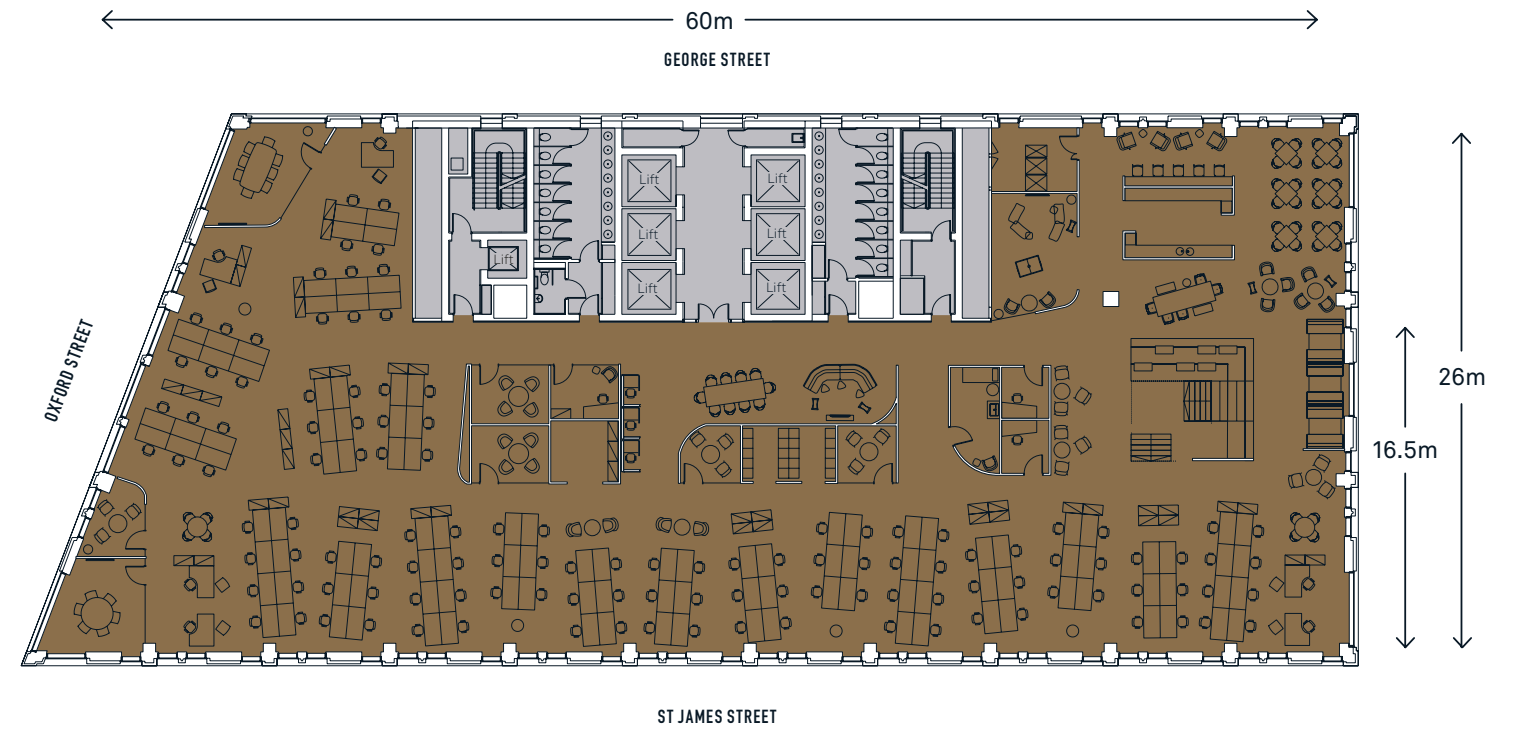
14,004 SQ FT (1,301 SQ M) - 14,097 SQ FT (1,310 SQ M)

1:8 sq m / 1:90 sq ft



### FINANCIAL LAYOUT TYPICAL FLOOR PLAN

1:10 sq m / 1:111 sq ft

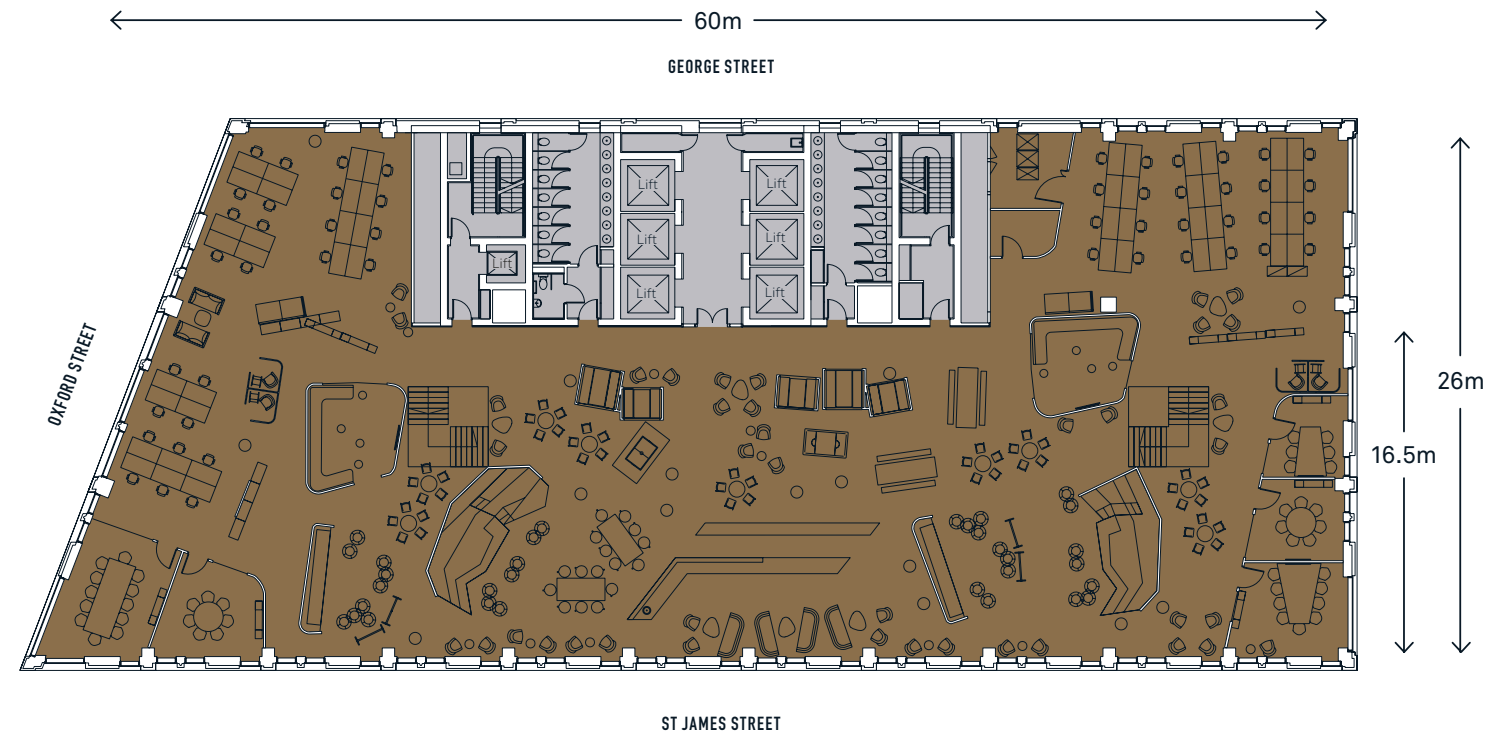


### OCCUPANCY SCHEDULE

- |                       |                      |                                 |  |
|-----------------------|----------------------|---------------------------------|--|
| 126 Workstations      | 3 Focus rooms        | 2 1-2-1 meeting rooms           | 1 Town hall social space with games corner |
| 5 Meeting rooms       | 1 Print hub          | 1 Central locker area           |  |
| 1 Reception           | 1 Collaboration zone | 1 Multi faith and wellness room |  |
| 1 Meet and greet area | 1 Team huddle space  | 1 Auditorium presentation area  |  |

### TECH HUB LAYOUT TYPICAL FLOOR PLAN

1:26 sq m / 1:280 sq ft

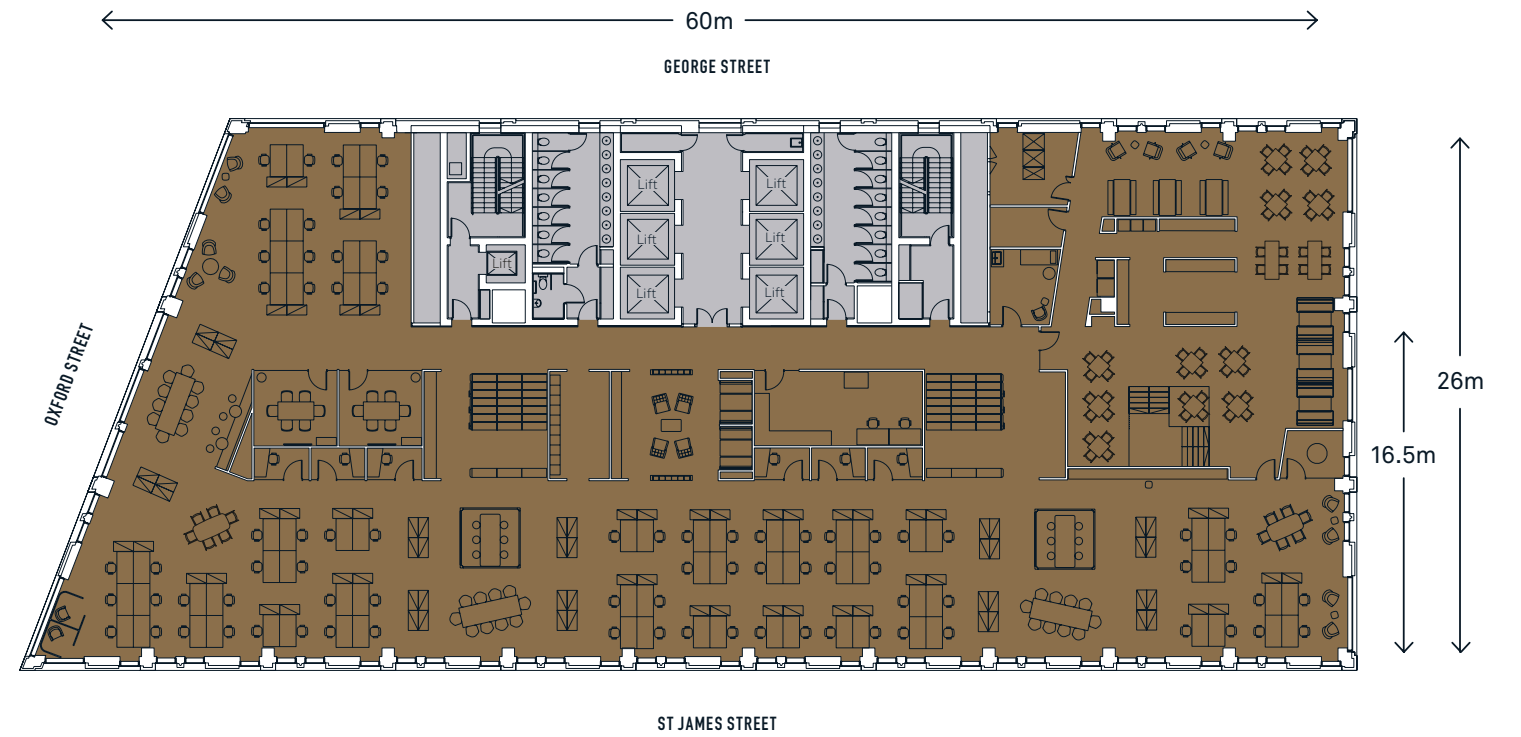


### OCCUPANCY SCHEDULE

- |                 |                         |                                     |                                    |
|-----------------|-------------------------|-------------------------------------|------------------------------------|
| 50 Workstations | 4 Individual focus pods | 3 Team touch down spaces            | 1 Town hall social and games space |
| 5 Meeting rooms | 4 Collaboration zones   | 1 Multi faith and wellness room     | 4 Informal meeting areas           |
| 2 Print hubs    | 1 Meet and greet area   | 2 Auditorium and presentation areas |                                    |

### LEGAL LAYOUT TYPICAL FLOOR PLAN

1:17 sq m / 1:180 sq ft



### OCCUPANCY SCHEDULE

- |                                 |                              |                       |                          |
|---------------------------------|------------------------------|-----------------------|--------------------------|
| 78 Workstations                 | 2 Print hubs                 | 6 Focus pods          | 6 Informal meeting areas |
| 20 Expansion workstations       | 1 Post/print/copy room       | 3 Meeting rooms       | 1 Meet and greet area    |
| 100 Lockers                     | 2 High density storage areas | 2 Collaboration zones |                          |
| 1 Multi faith and wellness room | 1 Town hall social space     | 3 Touch down areas    |                          |

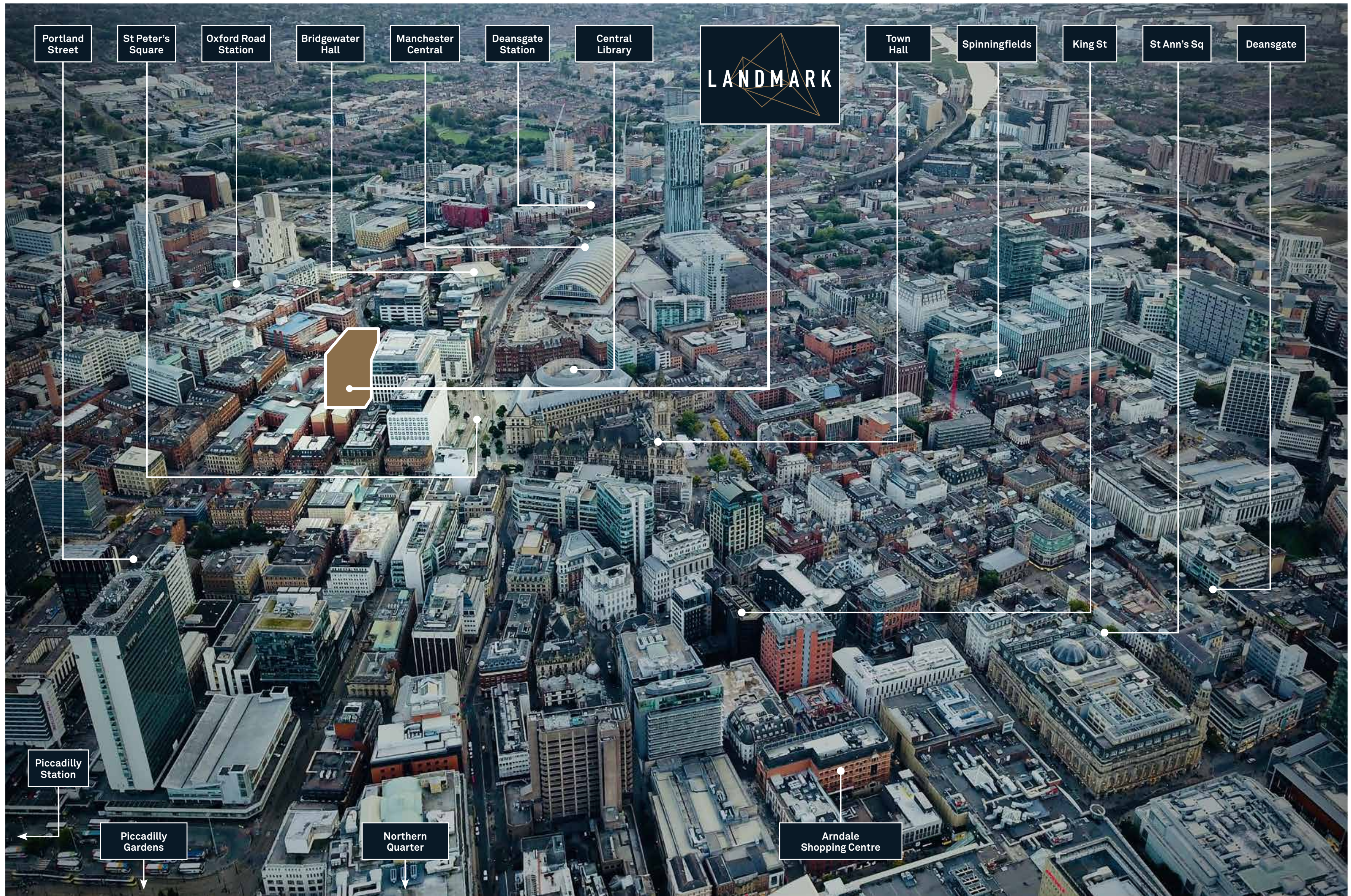
Plans for indicative purposes only, not to scale. Estimated net internal lettable area.





## MANCHESTER

Manchester is a city of limitless opportunity for businesses. With thriving industries and a rich cultural scene, this city offers a vibrant setting both for work and leisure, strengthened by the Northern Powerhouse and forthcoming HS2 initiative.





View of St Peter's Square

# W E L C O M E

# T O

# A

St Peter's Square has rapidly become a hub for the city, drawing in diverse and forward-thinking businesses. The square's proximity to Manchester's universities has made it the go-to location for young, pioneering talent.

Its huge transformation has seen the expansion of the Metrolink, refurbishment of historical buildings, investment in the creation of new assets, and development of a modern public realm, all helping to create a world-class square. Landmark is the final piece of Manchester City Council's vision for the Civic Quarter.

# B O L D

# F

# U

# T

# U

# R

# E

£186M

**CIVIC INVESTMENT**

Investment in the civic buildings surrounding the square, including refurbishment of the Town Hall and Central Library.

£16M

**PUBLIC REALM EXPANSION**

Investment has been made in a new high-quality expansive piece of public realm in the square, with the help of German landscape architects Latz + Partner.

£264M

**ST PETER'S SQUARE**

Investment by Deka Immobilien and Deutsche Asset Management with the purchases of One St Peter's Square and Two St Peter's Square, respectively.

£165M

**METROLINK INVESTMENT**

Investment in the opening of the new St Peter's Square Metrolink platform in February 2017, which was an integral part of TfGM's Second City Crossing.

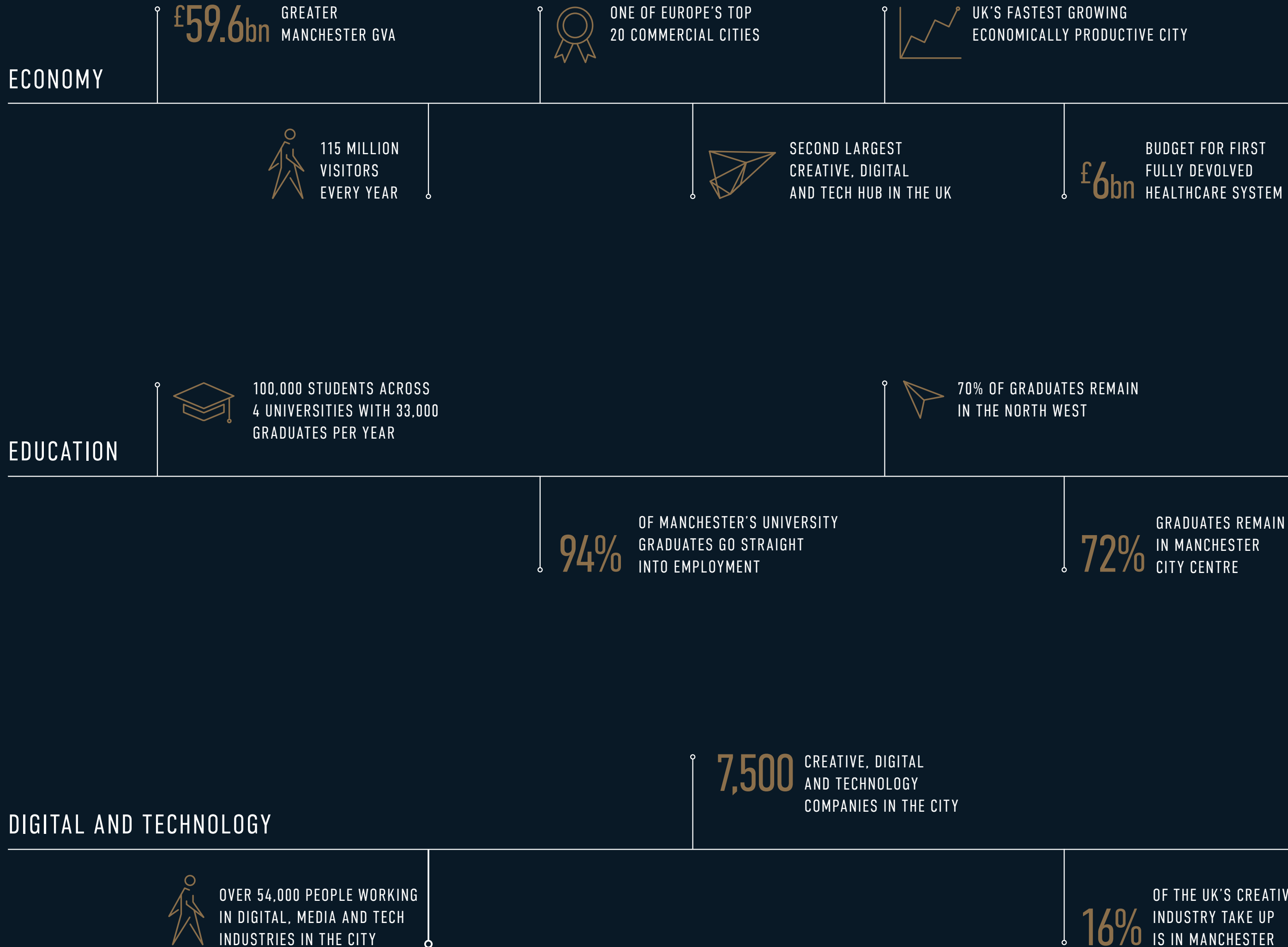
A HOME TO  
 GLOBAL  
 GIANTS

Businesses flourish when they connect with peers and competitors. Many members of the FTSE 100 can be found right here in Manchester, with the following based in the St Peter's Square and Oxford Road area. With such prestigious companies right on your doorstep, and the universities along the Oxford Road Corridor, Manchester is bursting with both potential and existing talent.



## A CITY OF OPPORTUNITY

Manchester is widely considered to be the second city in the UK, after London, thanks in part to its vibrant range of industries; from ICT to bioscience, media and digital to logistics, food to financial services. Knowledge-based industries are also thriving here, as Manchester has swiftly become home to research, development, innovation and academic excellence. Over the last decade prestigious inward occupiers like the BBC, Google, The General Medical Council and Bank of New York Mellon have settled here, bringing investment and opportunity with them.





# INNOVATION AND TALENT ON YOUR DOORSTEP

The Oxford Road Corridor is a central hub of Manchester for business, culture and knowledge. The city's innovation district attracts healthy investment and competes at a global level. With access to a skilled workforce, it's ideally placed for both established businesses as well as those looking to grow.



70,000 STUDENTS, WITH UP TO 70% RETENTION RATE



57% OF ACTIVITY IS IN KNOWLEDGE INTENSIVE SECTORS



200 NEW PRODUCTS AND SERVICES DEVELOPED IN THE CORRIDOR



£3 BILLION IS GENERATED PER ANNUM – 20% OF MANCHESTER'S ECONOMY OVER THE LAST 5 YEARS



GENERATES C. 20% OF THE CITY'S ECONOMIC OUTPUT



63,400 PEOPLE WORK HERE – 17% OF THE CITY'S WORKFORCE



UNIVERSITY OF MANCHESTER RANKED THE WORLD'S 8TH AND THE UK'S 4TH MOST INNOVATIVE UNIVERSITY BY REUTERS IN 2019



A LEADER IN GREEN TRANSPORT PLANNING

## A CENTRAL LOCATION

For business and leisure alike, great connections are essential. Landmark's position enables occupiers to easily connect to peers and clients within the city,

the country and the world. After-work entertainment is guaranteed, with great bars, restaurants and cultural sites moments away from Landmark.



St Peter's Square



## AMENITIES

### Bars & restaurants

- 1 El Gato Negro
- 2 Rosso
- 3 Club Brass, Hotel Gotham
- 4 Peveril of the Peak
- 5 Piccolino
- 6 Australasia
- 7 Wagamama
- 8 Hawksmoor
- 9 Wing's
- 10 The Albert Square Chophouse
- 11 24 Bar & Grill
- 12 Revolución de Cuba
- 13 Albert's Schloss

- 14 The French
- 15 Don Giovanni
- 16 Pizza Express
- 17 Fumo
- 18 Grand Pacific
- 19 Rain Bar
- 20 Refuge
- 21 The Anthologist
- 22 Society

### Hotels

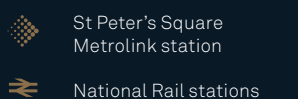
- 23 Hotel Gotham
- 24 King Street Townhouse
- 25 Radisson Edwardian
- 26 Mr Cooper's House & Garden
- 27 Midland Hotel
- 28 Hilton Manchester
- 29 Motel One & Staycity Aparthotel
- 30 The Principal
- 31 Hotel Brooklyn
- 32 Clayton Hotel
- 33 Holiday Inn, Aytoun Street

### Culture

- 34 Manchester Gallery
  - 35 Manchester Library
- ### Entertainment
- 36 Bannatyne Health Club
  - 37 Bridgewater Concert Hall
  - 38 Palace Theatre

### Education

- 39 University of Manchester
- 40 Manchester Metropolitan University
- 41 University of Salford
- 42 University Academy 92



## BE CONNECTED

A mere 19-minute drive away, Manchester's airport is second in size only to London, with flights to over 225 destinations worldwide and 28 million passengers flying in and out every year. And with £1bn worth of investment being poured into its expansion, plans for the airport are sky-high.

When it comes to local travel, there are excellent connections to the capital with 72 trains daily getting you into London Euston in just over 2 hours. The arrival of HS2 will see this reduced to only 68 minutes. Similarly, as part of Network Rail's Great North Rail project, the Ordsall Chord bridge provides direct links across the UK rail network.



Cycle route adjacent to Landmark



High speed platforms at Euston, London. HS2 Ltd®



Metrolink Interchange St Peter's Square

Within Manchester itself, you'll find the country's largest light rail system, the Metrolink, which runs across the city centre and out to the suburbs – helping some of the 7 million people who commute into the city every day. By road, the city is extremely well connected, with a quarter of the nation's motorway network running through Greater Manchester. To put this into perspective, it means 20 million people in the UK are within a 2-hour drive from the city.

With a significant increase in people using bikes predicted, Manchester is prepared with a masterplan which will gain the city 1,000+ miles of quiet routes, with 75 miles of Dutch-style segregated bike lanes.

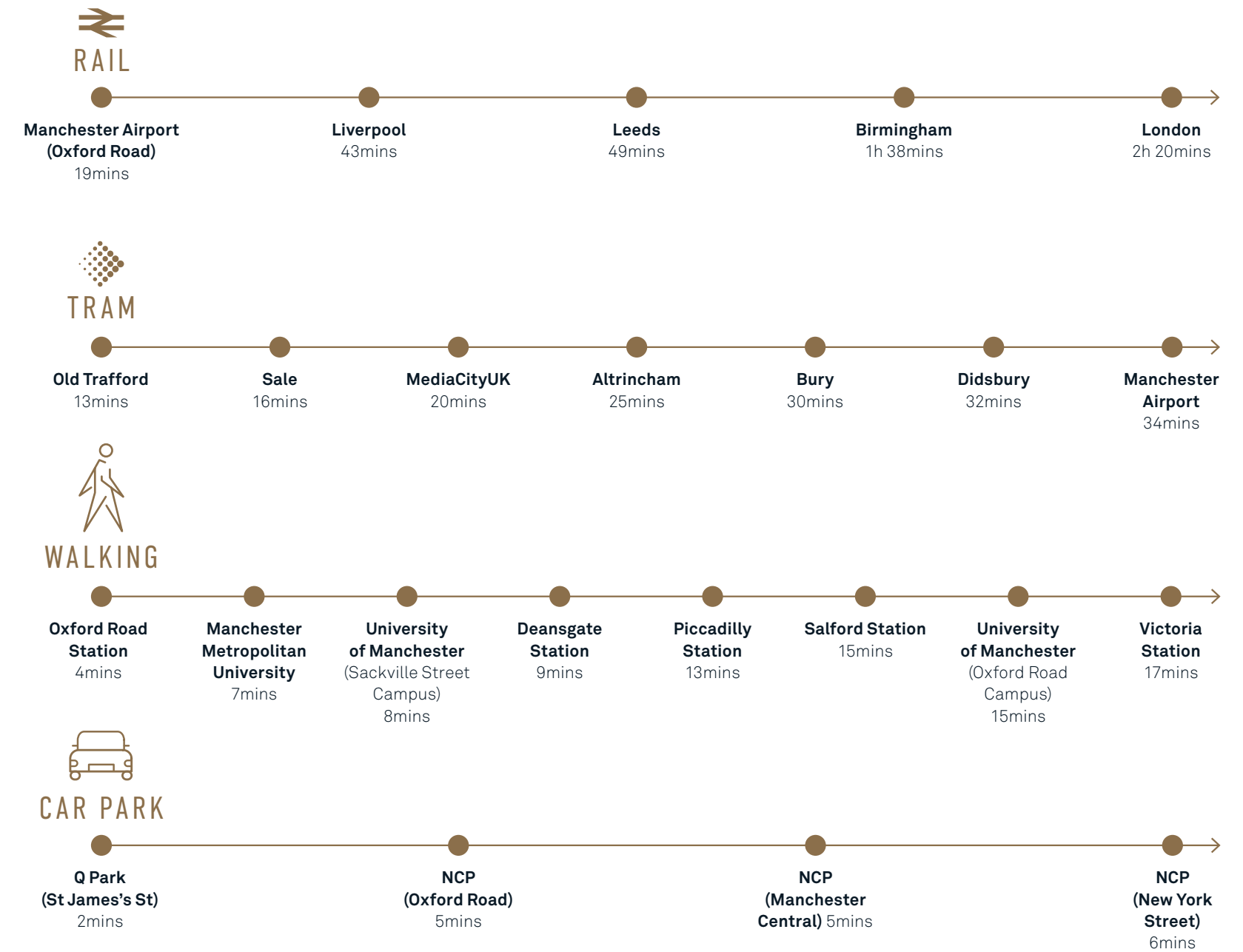


View of St Peter's Square

## IN THE HEART OF IT ALL

Landmark's accessibility allows you to connect easily with local, national and international associates. Moments away is St. Peter's Square

tram stop, offering links to the airport and throughout the city, while five major train stations lie within a 20-minute walk.



Journey times source: Google Maps.



Oxford Road Train Station

# 05

## YOUR NEIGHBOURHOOD

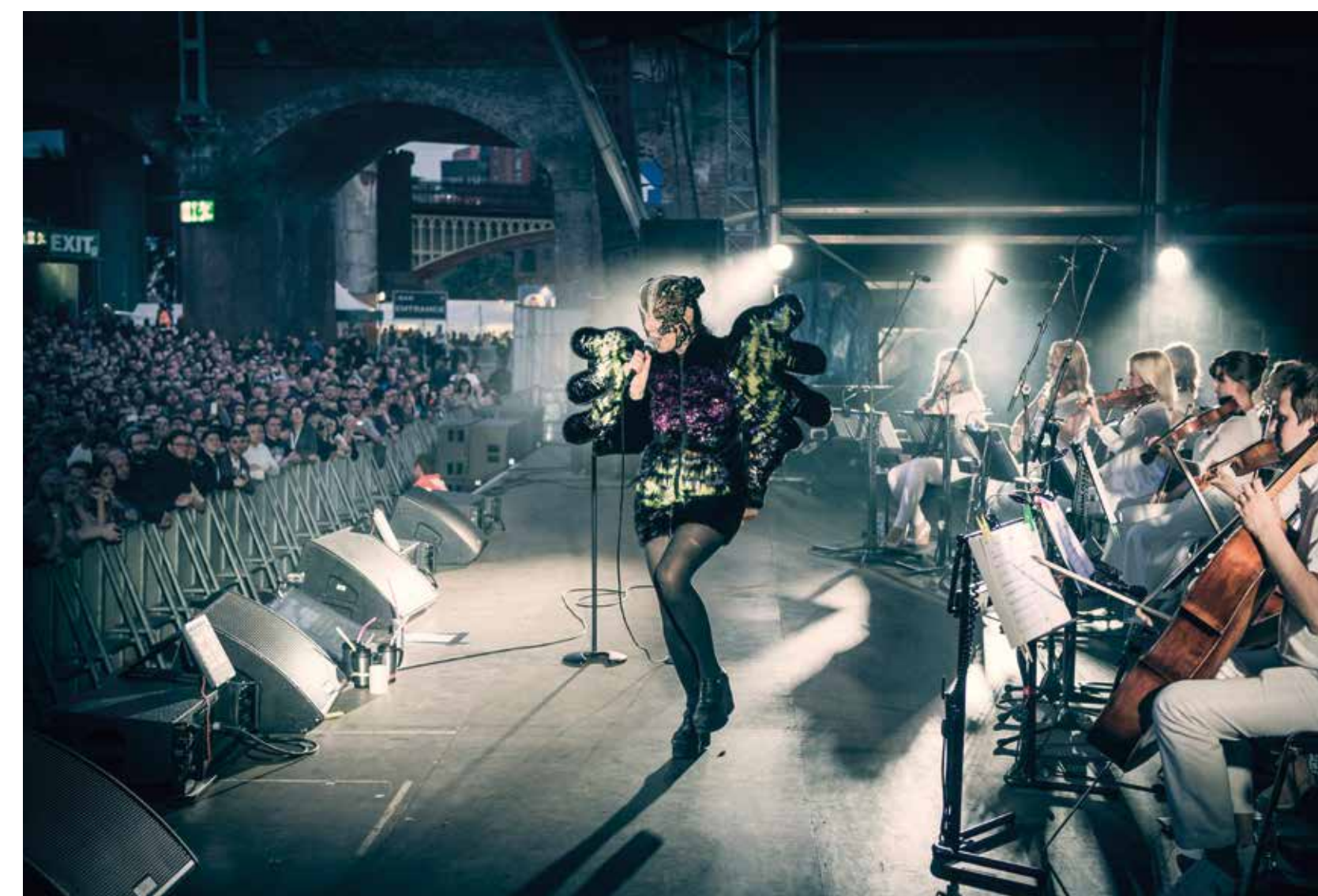
Manchester is a treasure trove of entertainment – whether you're looking for bars, restaurants, music or the arts. From the bustling atmosphere of the Northern Quarter to the perennially cool music at the Albert Hall, this city's unique energy suffuses every venue.



Manchester Arena

## A CREATIVE DESTINATION

Stay on top of the latest fashion trends at the Arndale Centre and King Street, home to some of the world's biggest brands. Alternatively, enjoy Manchester's sporting reputation with major landmarks such as Old Trafford, the Etihad Stadium and Sportcity. MediaCityUK is another must-see destination, home to the BBC and ITV studios as well as a host of experiences centred around digital creativity.



Manchester International Festival

## BITES AND BREWS

Whether you prefer a flat white or a snack in the morning, Manchester has you covered. Relax in the sun-filled beer gardens or rooftop terraces and watch as afternoon turns to night. From local craft beers and brioche burgers, nine-course tasting menus with paired wines to oysters and cocktails, there is something to suit all tastes.



The French

YOUR DAY  
 AROUND  
 ST PETER'S  
 SQUARE



Wagamama, St Peter's Square

### CAFES TO COCKTAILS

From quick catch-ups over freshly-ground coffee to relaxing after-work meetings or a three-course dinner, enjoy an unrivalled setting right in the heart of Manchester's social scene.

Enjoy one-of-a-kind cocktails overlooking St Peter's Square at The Anthologist, French cuisine at The Midland Hotel or delicious Italian dishes at Don Giovanni.



The Great Hall at Royal Exchange Theatre



Cocktails at Fumo, St Peter's Square



Highly first established by William in 1970, continuing to lead the digital culture. Curious, open, vibrant, and full of life. The Lowry has been there since the start of time. It's a place where the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself.

Photographer's experience in the Lowry. It's a place where the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself. It's a place where the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself.

On the way to the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself. It's a place where the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself, the matchstick man himself.



## CULTURAL DELIGHTS

As well as being the spiritual home of the “matchstick man” himself, The Lowry hosts art, music, comedy and more. Laugh, gawp, sing and be mesmerised, all under one impressive roof. Alternatively, immerse yourself in Manchester’s legendary music scene – from gritty clubs like Band on the Wall to the beautiful Royal Exchange Theatre, Manchester Opera House and the Manchester Art Gallery just around the corner.





Manchester's cultural venues



Society (CGI)

## EVENING TIPPLES

Situated in the very heart of town, Sinclair's Oyster Bar is a striking mock-Tudor building complete with pub grub, rustic wooden beams, classic ales and a huge beer garden. We also recommend the Northern Quarter and Deansgate for food and evening drinks. With a new food and drink market called Society coming soon – located within a two-minute walk of Landmark – you'll find plenty of choice here.

## AND INTO THE NIGHT

The Hotel Gotham, home to Club Brass, features a stylish decor which draws on the building's former use as a bank. Alternatively, put your favourite tunes on the jukebox and sip on a cocktail at Dusk til Pawn, a great speakeasy hidden behind a pawn-shop facade.



Manchester's The Hotel Gotham

## ENERGY PERFORMANCE ASSET RATING

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 75-100

**E** 101-125

**E** 101-125

**G** Over 150

Less energy efficient



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Investor Developer

**SQUIRE & PARTNERS**

Architect

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## AWARDS



**Constructability Winner 2019**

Institute of Civil Engineers  
Regional Chair's Award

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