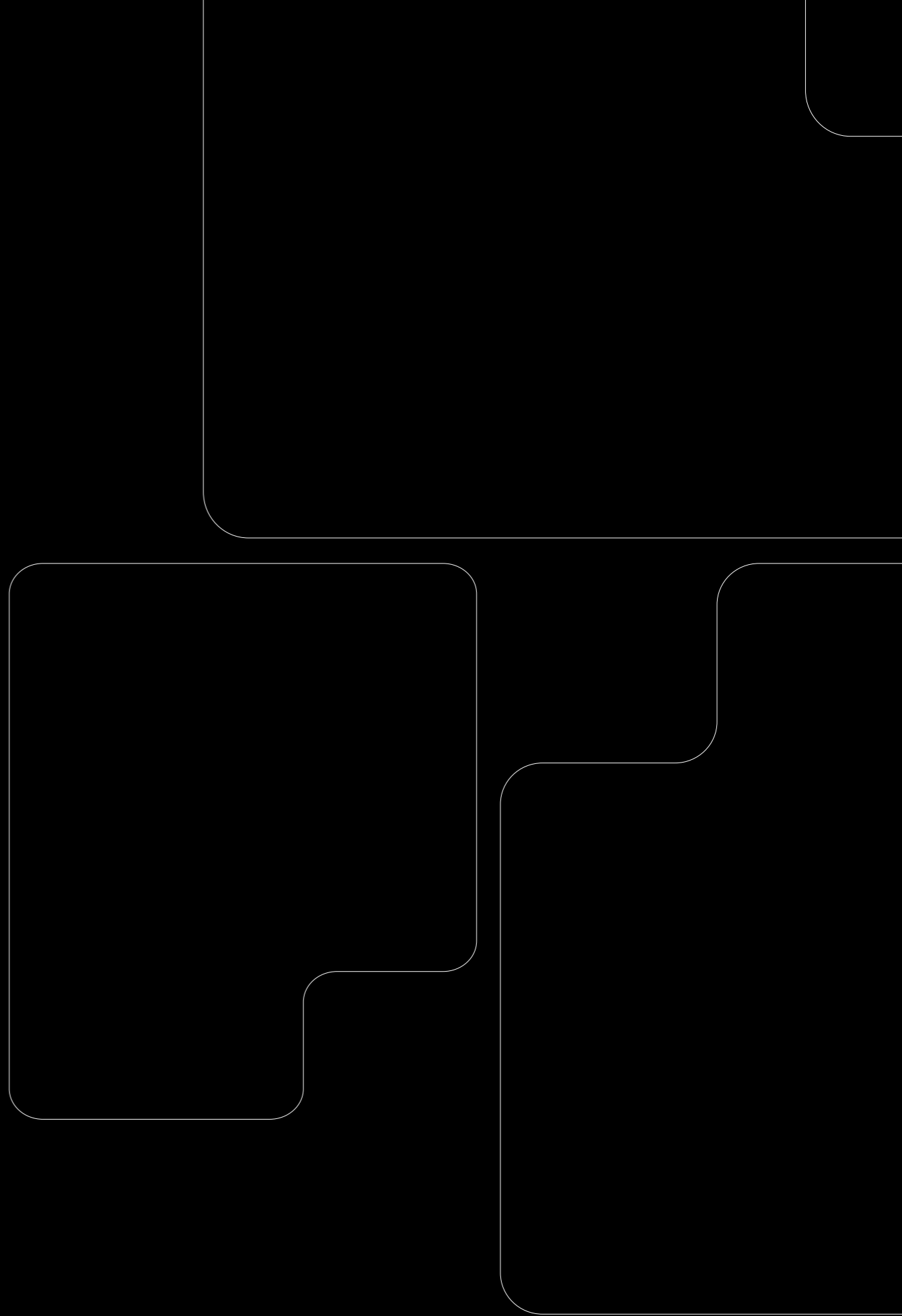


PICCADILLY PLACE.

Workspace to let in
the heart of Piccadilly.

Piccadilly Place
Manchester
M1 3BN





THIS IS THE PLACE.

Piccadilly Place is a mixed-use development in the heart of Manchester.

Incorporating 355,000 sq ft of workspace in addition to apartments, a DoubleTree by Hilton hotel and gym.

Standing at the centre of Manchester Piccadilly's transport hub.

A WORKSPACE SERIOUS ABOUT



THE ENVIRONMENT.

Piccadilly Place is operated and managed with a key focus on the wellbeing of the buildings occupiers and the environmental impact of the buildings.

Initiatives in place including the following:



BREEAM® EXCELLENT

We are a BREEAM certified Excellent building.



EV CHARGING POINTS

EV charging points located in the basement car park, with more planned soon.



100% GREEN ENERGY

Energy supplied to communal and occupied spaces is from 100% renewable sources.



ZERO WASTE TO LANDFILL

Our service partner certifies 0% of waste generated on site goes to landfill.



BEEHIVE ON ROOF

Our hives are harvested each year and all money raised from the honey goes to charity.



ON-SITE GYM

Onsite gym facility with personal training and classes available.



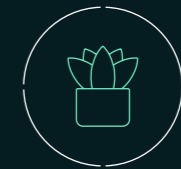
ROOFTOP ALLOTMENT

Giving our occupiers the chance to grow their own produce.



BIRD BOX INSTALLATION

Bird boxes are being sourced from local community groups to install around the estate.



PLANTING SCHEMES

Planting enhancement is underway in the reception and piazza with further to come.



CYCLE FACILITIES AND AMENITY

Amenity hub with 100 cycle racks and showers/changing facilities.



WIREDSCORE PLATINUM

We are WiredScore rated Platinum allowing occupiers to get connected fast.

CONVENIENTLY SITUATED ON THE DOORSTEP OF MANCHESTER'S

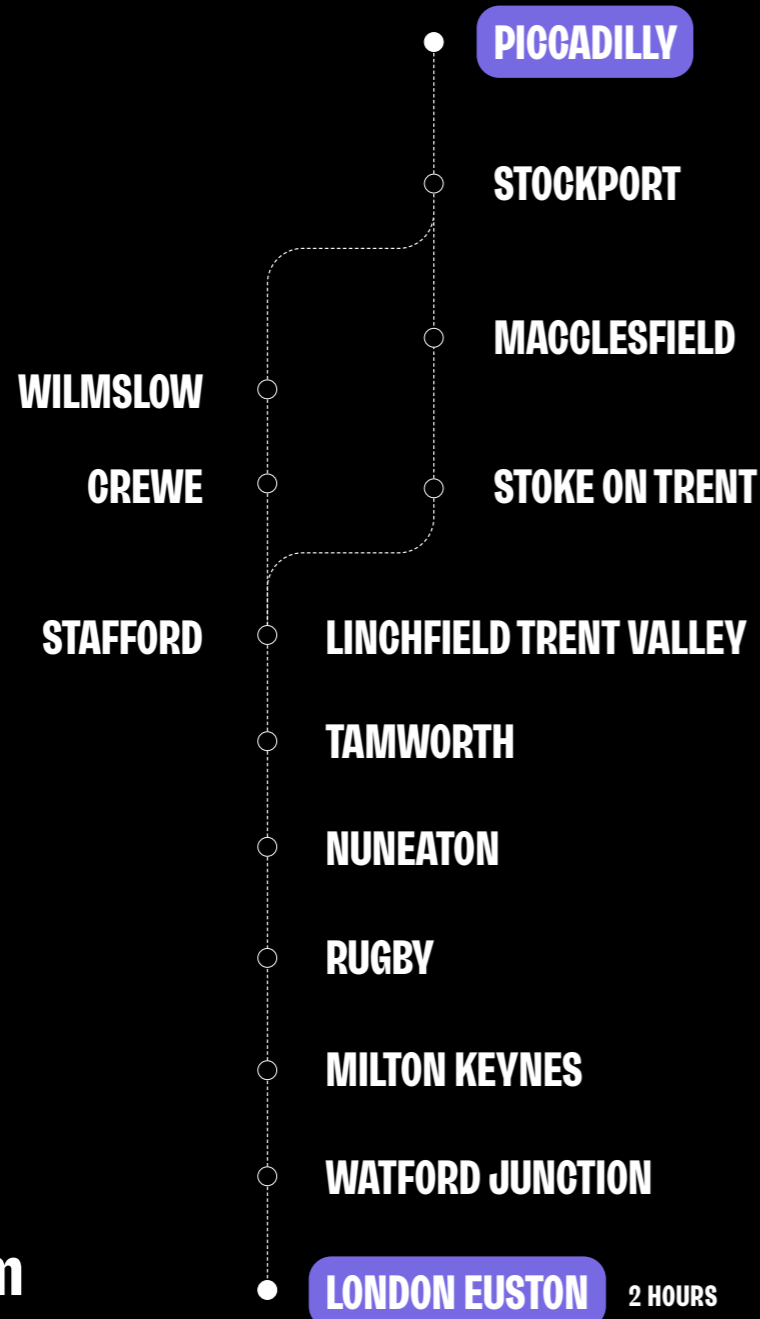
A short walk from Piccadilly Station over the Manchester Curve Bridge brings you to the professional heart of Piccadilly Place.

Piccadilly Place offers all the benefits of a mixed use development, incorporating workspace, a hotel, gym and apartments, all well served by shops, cafés and restaurants, in a vibrant and accessible environment.

PICCADILLY STATION.



UNRIVALLED LOCATION AND TRANSPORT LINKS.



Trains run from Piccadilly Station to London Euston every 20 minutes, taking a little over two hours.



With Piccadilly train station on the southern fringe of the Northern Quarter, Manchester Victoria train station to the north and Shudehill Metrolink a short stroll from Stephenson Square, nowhere else in the city is better connected.



TRAIN

Piccadilly station is a 1 minute walk



TRAM

The closest tram line is a 1 minute walk



CYCLE

On-site cycle storage facilities



CAR

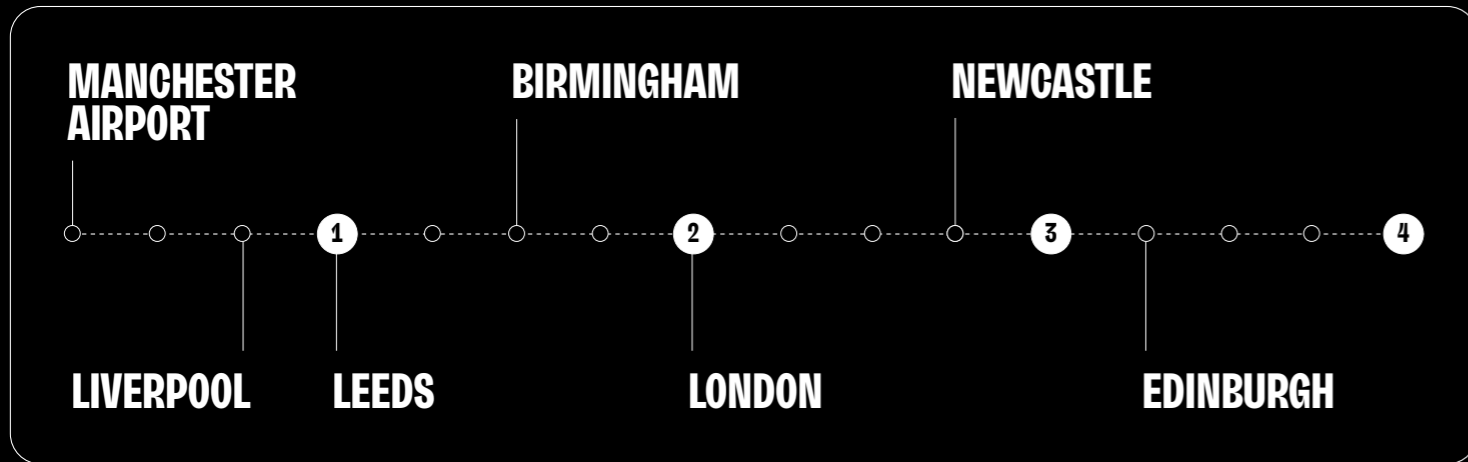
On-site 583 space multi storey car park

Just a stone's throw away from the city's busiest train station, getting to Piccadilly Place is easy whether you travel by train, tram, car or on foot.

MAINLAND TRAIN DESTINATIONS



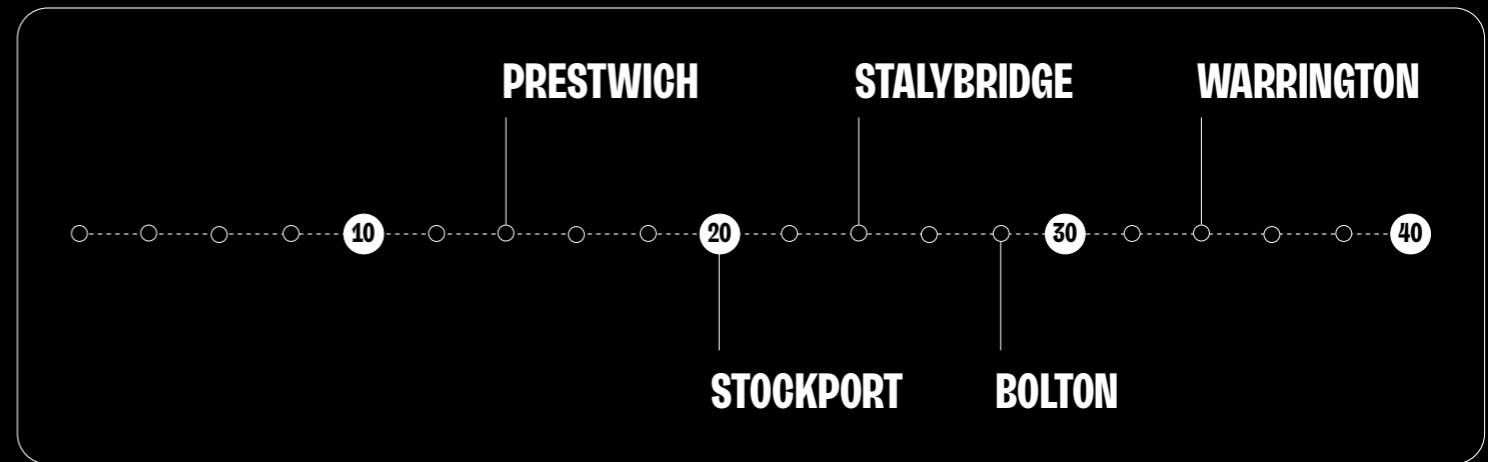
From Piccadilly Station: Hours



CAR JOURNEY DESTINATIONS



Driving: Minutes



WALKING DESTINATIONS



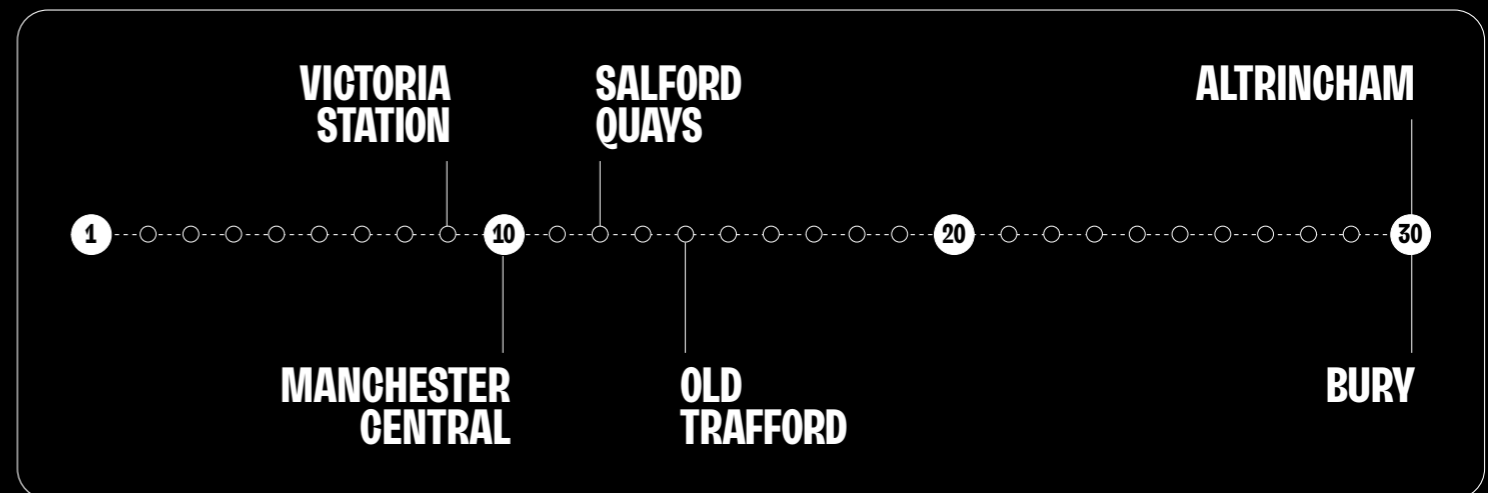
From Piccadilly Place: Minutes



METROLINK DESTINATIONS



From Piccadilly Station: Minutes



A NATURAL SPACE TO MEET, SHOP AND ENJOY A RANGE OF CAFE'S, LEISURE AND RESTAURANTS.

Piccadilly Place is well positioned for its occupants to take full advantage of the best of Manchester city centre.



In the area
KAMPUS



In the area
DUCIE STREET WAREHOUSE



On-site
DOUBLETREE BY HILTON



In the area
EZRA & GIL



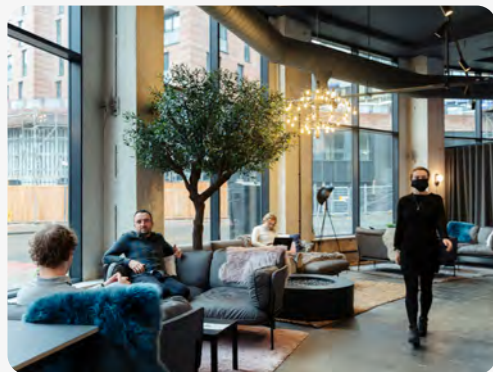
On-site
POP-UP F&B OFFERINGS



In the area
PICCADILLY TAP



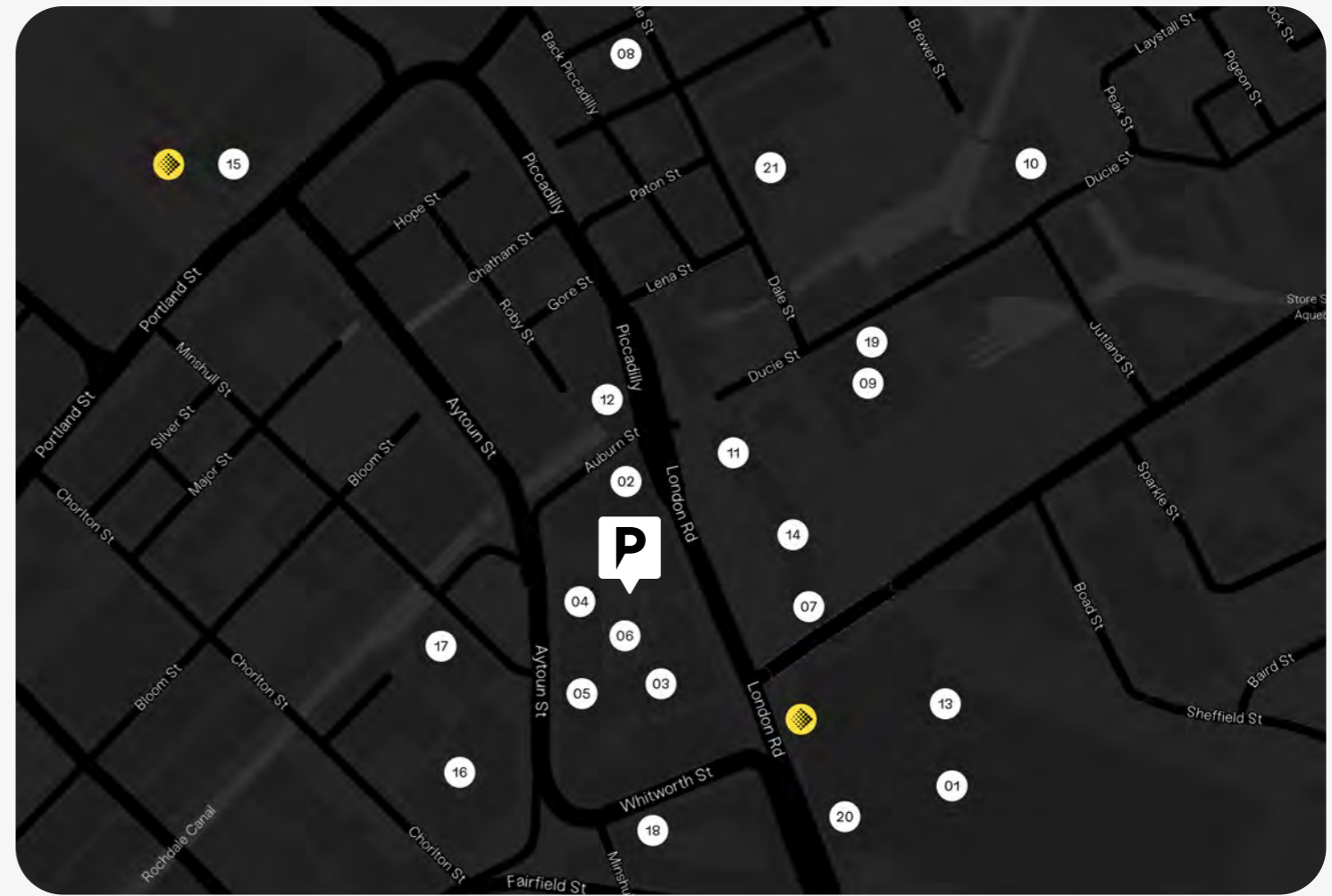
In the area
COLONY CO-WORKING



On-site
THE COFFEE HIVE



In the area
COTTONOPOLIS



IN THE AREA

01	Piccadilly Station	1 min	12	Malmaison	1 min
02	DoubleTree Hilton	On Site	13	Carluccio's	1 min
03	Coffee Hive	On Site	14	Piccadilly Tap	1 min
04	Anytime Fitness	On Site	15	Vegan Shack	4 min
05	Simply Fresh	On Site	16	Kampus	1 min
06	Pop-up F&B offerings	On Site	17	Nell's Pizza & Bar	1 min
07	Leon	1 min	18	Colony	1 min
08	Cottonopolis	3 min	19	Goey Co	2 min
09	Ducie Street Warehouse	2 min	20	Pret a Manger	1 min
10	Dakota Hotel	3 min	21	North Star Piccadilly	3 min
11	Northern Soul	1 min			

WITH GREAT NEIGHBOURS.

Kampus is a vibrant garden neighbourhood with secret streets, independent food and drink, and a green space for the entire city to enjoy.

Kampus
Aytoun St
M1 3GL



Pollen
Sourdough bakery



Nell's Pizza & Bar
NY style pizza & cocktails



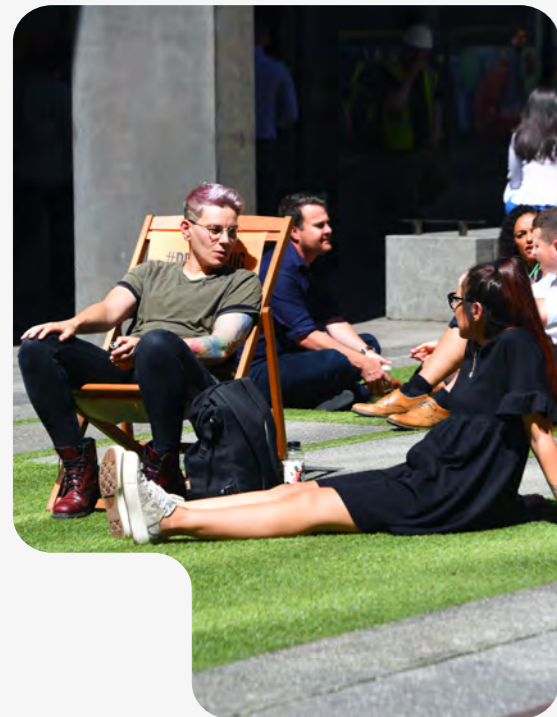
Madre
Street tacos & cocktails



Cloudwater
Independent craft brewery



Great North Pie Co.
Artisan pie makers



MORE THAN JUST A WORKSPACE,



In the privately managed piazza, occupiers are provided with cafe, convenience store and gym amenities. A regular calendar of pop-up food and drinks stalls, plus community and networking events ensure year round engagement for occupiers of Piccadilly Place.

PICCADILLY PLACE IS A COMMUNITY AT WORK.

A WARM WELCOME.



A high quality, sustainability conscious refurbishment with 24/7 on site concierge.

AN ENVIABLE SPECIFICATION

- ↳ Newly refurbished Grade A workspace
- ↳ 24/7 on site concierge and security
- ↳ VRF air conditioning
- ↳ LED lighting throughout
- ↳ Full access raised floor
- ↳ High levels of natural light
- ↳ DDA compliant
- ↳ BREEAM Excellent
- ↳ Wired Score Platinum
- ↳ High quality finishes throughout
- ↳ Basement cycle and shower hub

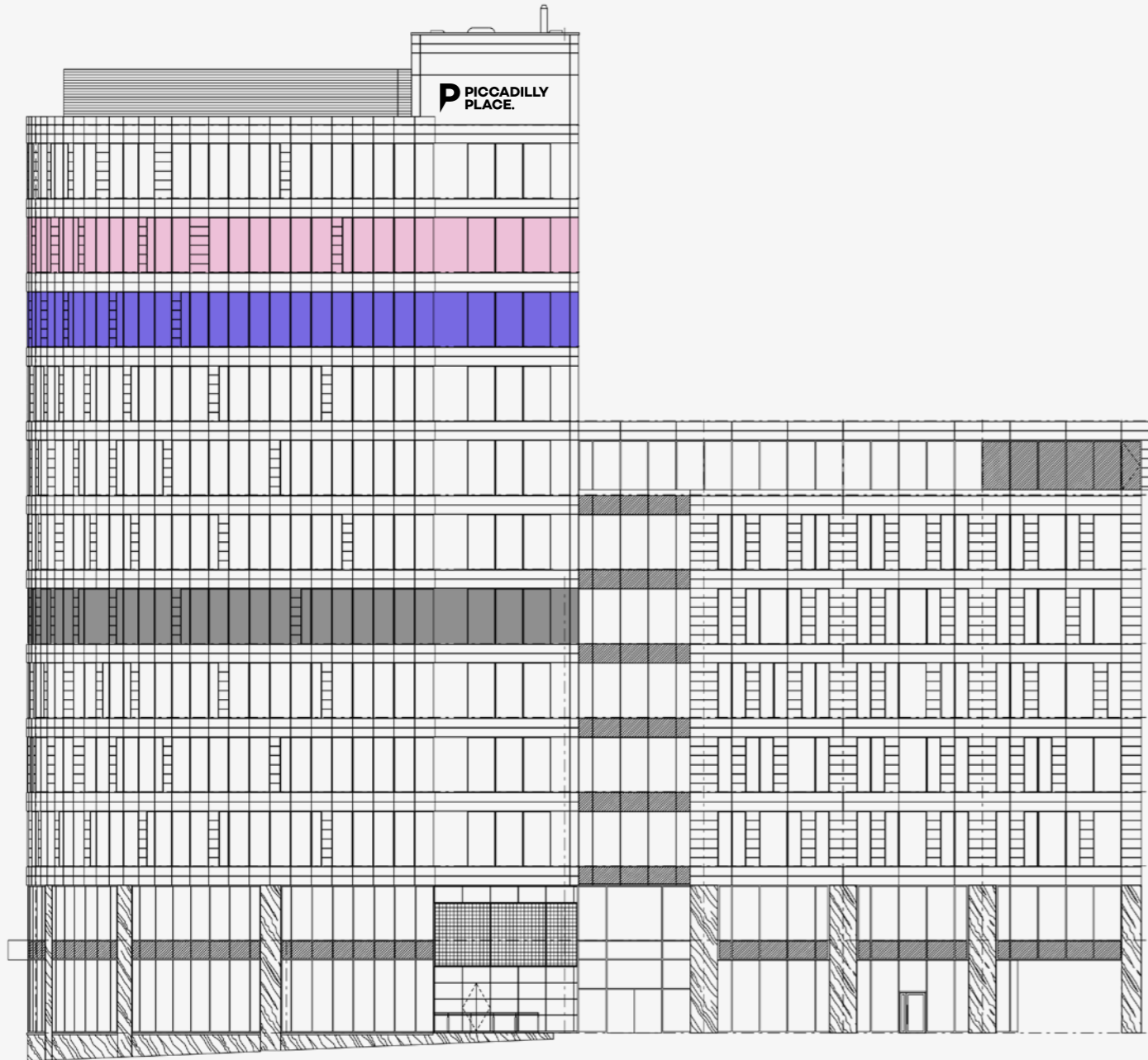
*Specification relates to 5th and 10th floors

AND FULLY REFURBISHED COMMUNAL AREAS.





3 PICCADILLY PLACE, 11 FLOORS OF HIGH QUALITY WORKSPACE.



Availability

- **10TH FLOOR**

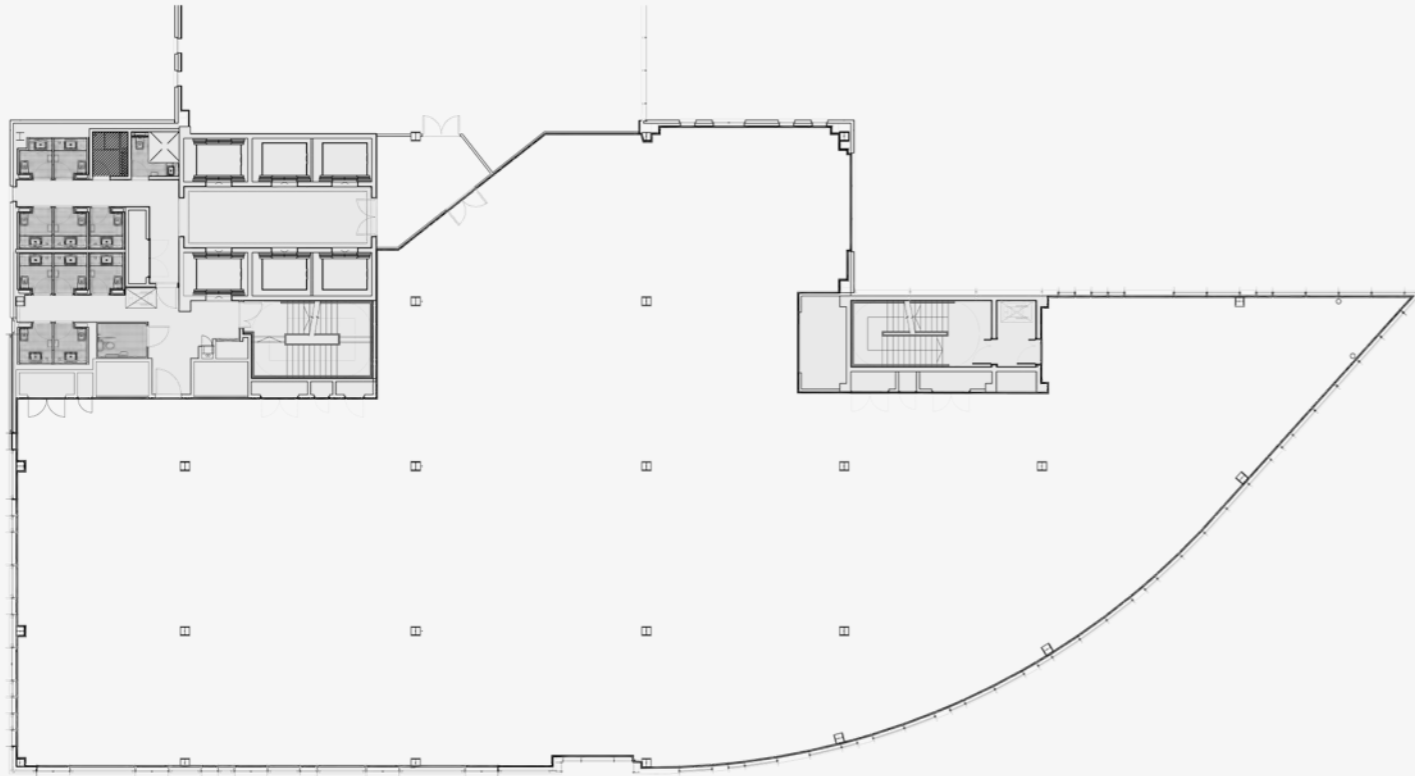
3 Piccadilly Place	12,710 sq ft	Cat A refurbished
--------------------	--------------	-------------------
- **9TH FLOOR**

3 Piccadilly Place	12,709 sq ft	Fitted & Furnished
--------------------	--------------	--------------------
- **5TH FLOOR**

3 Piccadilly Place	12,195 sq ft	Cat A refurbished
--------------------	--------------	-------------------

Piccadilly Place
is perfect for all
companies, from
small to large.

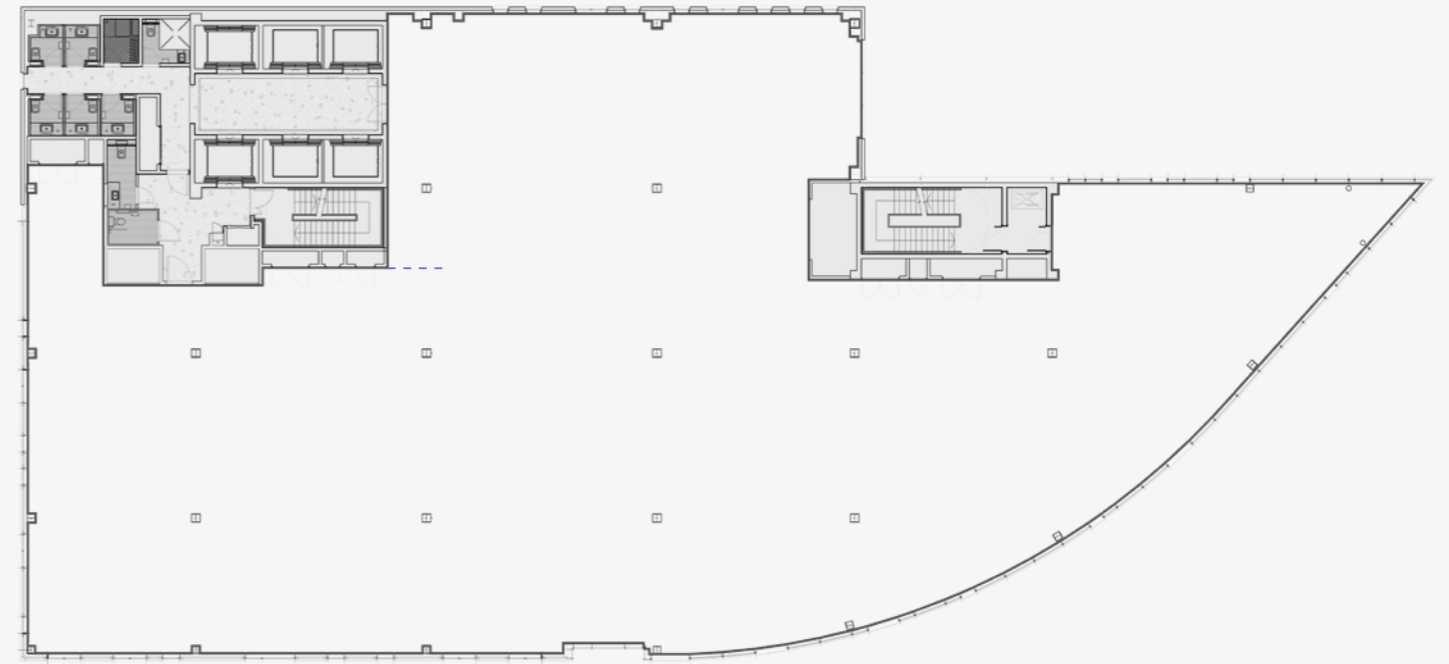
FLEXIBLE FLOORPLATES.



5TH FLOOR

12,195 sq ft
1,135 m²

Grade A workspace on the 5th floor available at 3 Piccadilly Place.

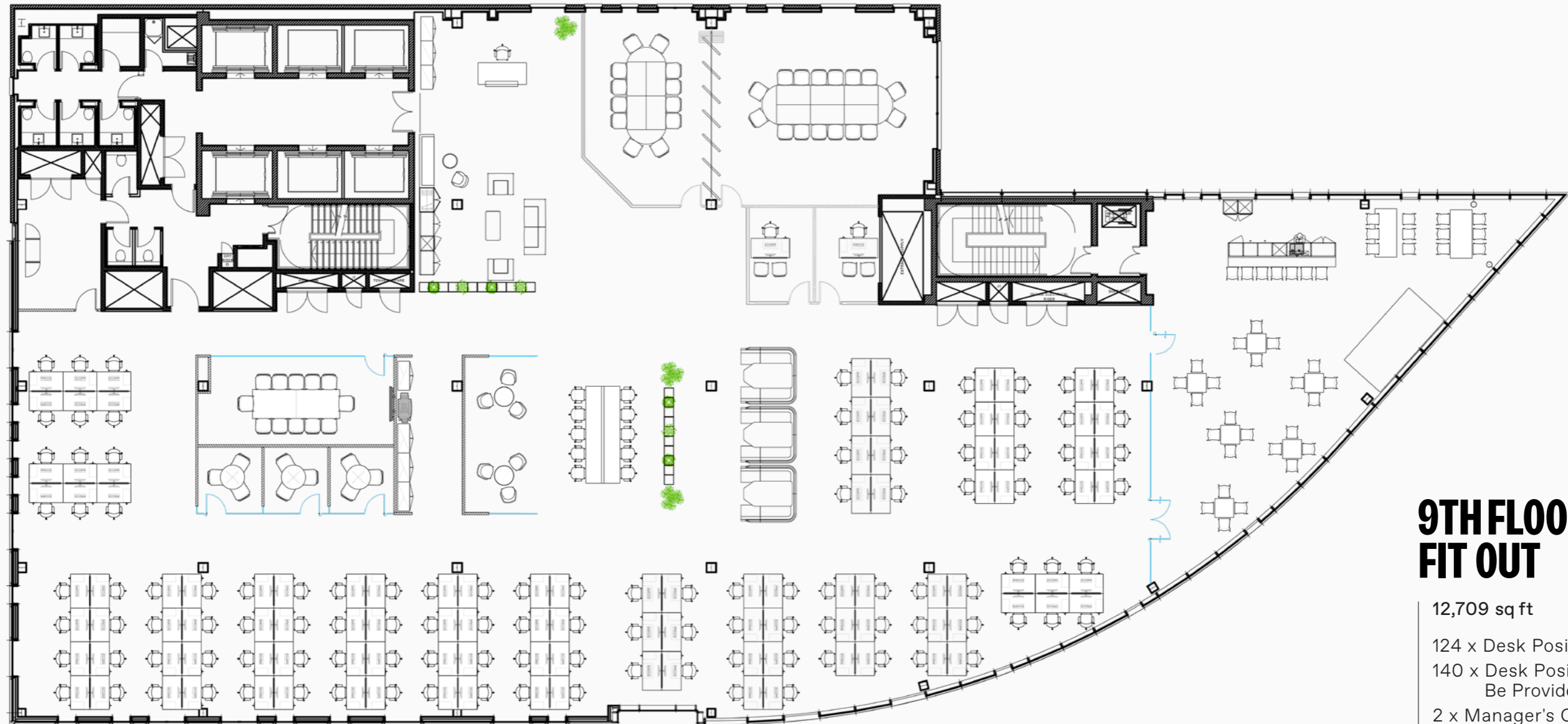


10TH FLOOR

12,710 sq ft
1,181 m²

Grade A workspace on the 10th floor available at 3 Piccadilly Place.

9TH FLOOR PLUG & PLAY WORKSPACE.



9TH FLOOR FIT OUT

12,709 sq ft

- 124 x Desk Positions
- 140 x Desk Positions Could Be Provided at 1:8 sq m
- 2 x Manager's Offices
- 1 x 16 Person Boardroom
- 1 x 12 Person Meeting Room
- 1 x 10 Person Meeting Room
- 3 x 3 Person Huddle Rooms
- 3 x 6 Seater Booths
- 1 x Agile Workspace
- 1 x 8 Person Project Table
- 1 x Reception Desk



3 Piccadilly Place, 9th floor fit out

4 PICCADILLY PLACE, FULLY FITTED AND CONVENTIONAL WORKSPACE.

Availability

● **SUITE A
2ND FLOOR**

4 Piccadilly Place

8,525 sq ft

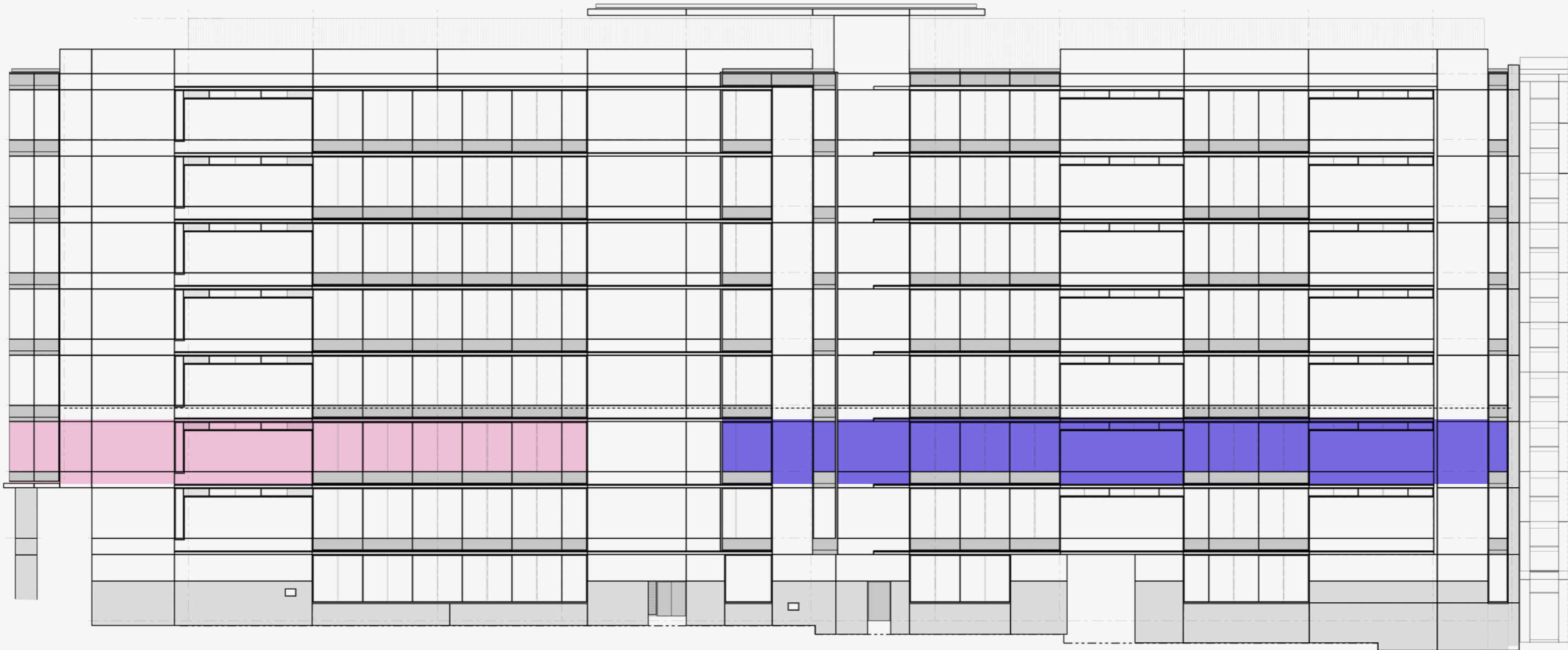
Cat A refurbished

● **SUITE B
2ND FLOOR**

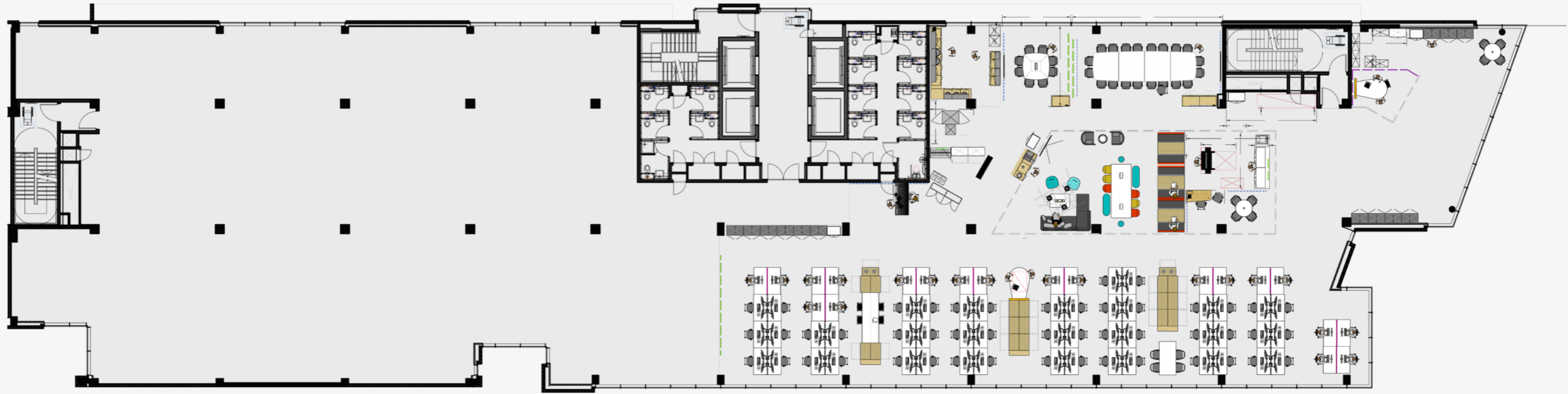
4 Piccadilly Place

7,946 sq ft

Fitted & Furnished



FLEXIBLE FLOORPLATES.



SUITE A

8,525 sq ft

Cat A refurbished workspace on the 2nd floor available at 4 Piccadilly Place.

SUITE B

7,946 sq ft

68 x Desk Positions
 92 x Desk Positions Could Be Provided at 1:8 sq m
 1 x 20 Person Boardroom
 1 x 8 Person Meeting Room
 Seminar Presentation Space
 2 x 4 Seater Booths
 Self-contained Kitchen
 Coffee and Breakout Space
 1 x Reception Desk
 68 x Lockers

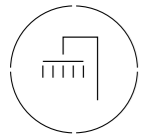


4 Piccadilly Place, 2nd floor fit out

A WORKSPACE THAT CARES FOR ITS OCCUPIERS.

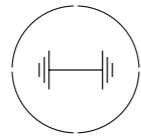


Shower and cycle hub



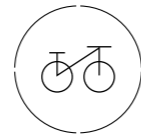
AMENITY HUB

Including lockers, drying facilities and showers



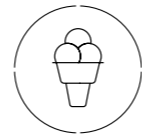
ON-SITE GYM

Onsite gym facility with personal training and classes available



CYCLE STORAGE

100 cycle racks are located in the basement car park



POP-UPS

Piazza pop-ups including pizza, BBQ and ice cream



TRAMWAY
LOOK BOTH
WAYS

Q PARK P

BACON BAP
\$3.99
COFFEE

CBRE

Mark Garner

mark.garner@cbre.com

0161 233 5437

0779 962 5236

One St Peter's Square
Manchester, M2 3DE

OBi

Richard Lace

rlace@obiproperty.co.uk

0161 237 1717

0779 510 4231

80 Mosley Street
Manchester, M2 3FX