



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



## TO LET GRADE A OFFICES OVER 3 FLOORS

### EXCEEDING EXPECTATIONS

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

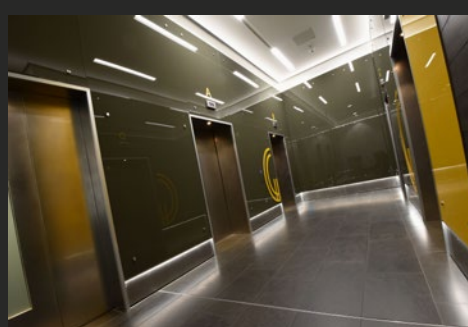
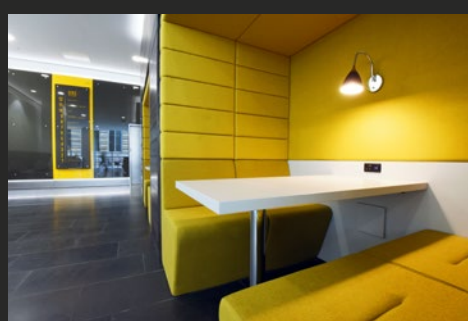
- Private lounge with coffee facility
- Banquet seating booths
- 24 hour manned reception
- Superfast wifi zone to common areas
- Refurbishment of common areas throughout

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.**





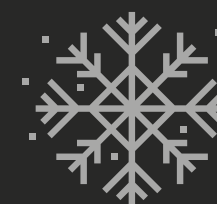
**BREEAM  
'EXCELLENT' RATING**



**DOUBLED GLAZED  
EXTERNAL FAÇADE**



**2.7M FINISHED FLOOR  
TO CEILING HEIGHT**



**AIR CONDITIONING**



**FULL ACCESS  
RAISED FLOOR**



**OCCUPANCY DENSITY  
1:8 SQ M**

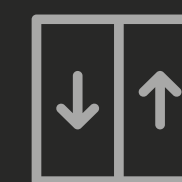
## AN EXCELLENT CONTEMPORARY SPECIFICATION

### A MODERN & STYLISH ENVIRONMENT

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



**LED LIGHTING**



**4 x 13 PERSON  
PASSENGER LIFTS**



**SECURE BASEMENT  
CAR PARKING**



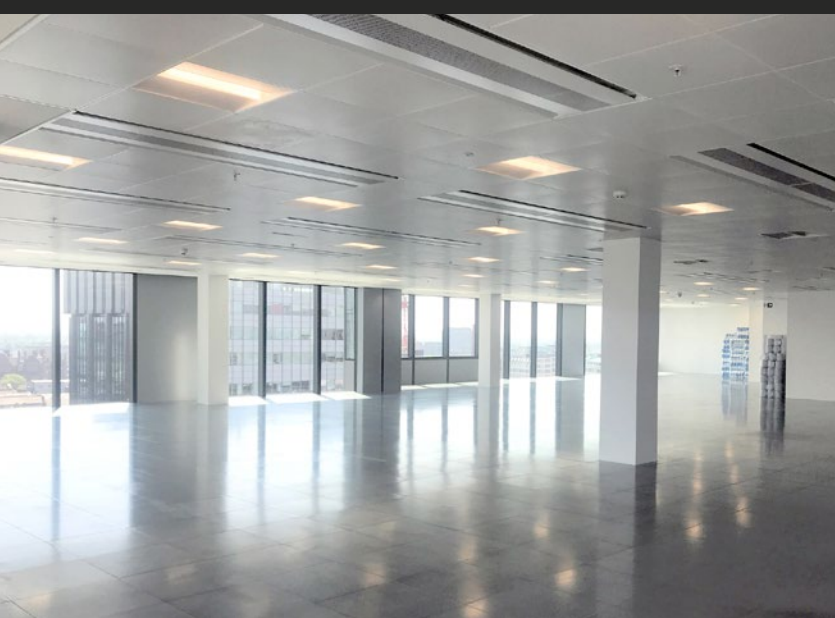
**24/7 ACCESS**



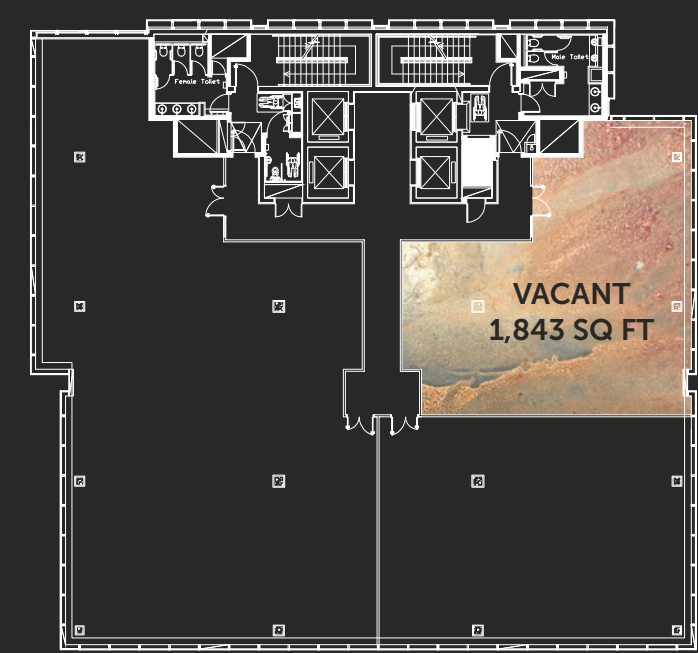
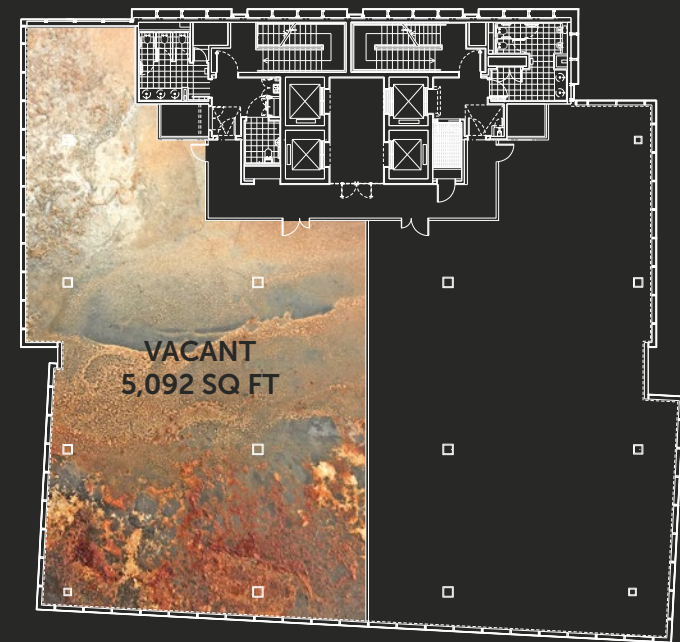
**CONNECTIVITY:  
SUPERFAST BROADBAND  
AVAILABLE**



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

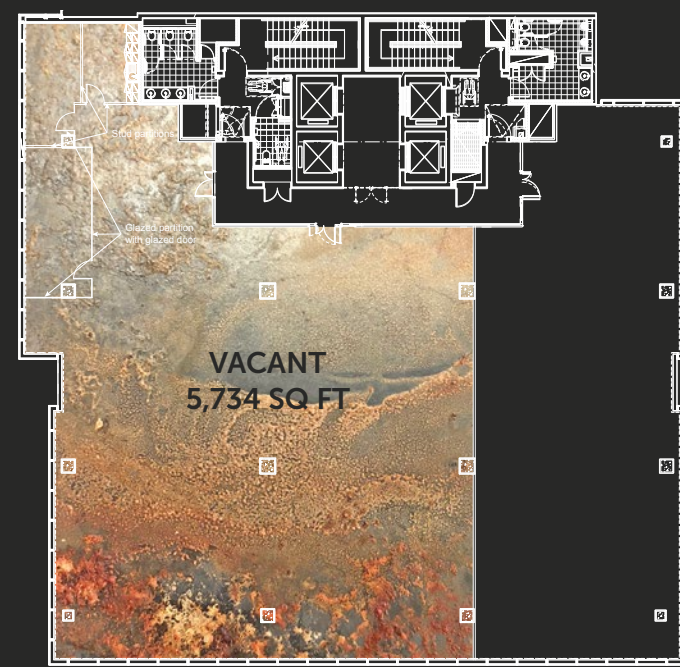


... PART 11th FLOOR 5,092 SQ FT ▶



◀ PART 9th FLOOR 1,843 SQ FT ...

... PART 3rd FLOOR 5,734 SQ FT ▶  
(part fitted)



## CREATIVE & FLEXIBLE SPACE FOR WORK

### TECHNICAL EXCELLENCE

- The Building Management System (BMS) controls and monitors the mechanical services, environmental conditions and energy usage throughout the building
- High efficiency heat recovery systems
- Set point adjustments for each zone which enables you to finely adjust the temperature to +/- 1.5 degrees from the set point
- During periods of no occupancy, the ventilation to the floor space is isolated as an energy saving measure
- Waste management programme

YOU'LL BE IN GREAT COMPANY:



**ONE**  
NEW YORK STREET



## 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
- 2 The Grill on New York St
- 3 Beef and Pudding
- 4 Rosso
- 5 All Bar One
- 6 Jamie's Italian
- 7 Grand Pacific
- 8 Browns
- 9 Teppanyaki
- 10 Piccolino's
- 11 Town Hall Tavern
- 12 Croma
- 13 Grafene
- 14 Chaophraya
- 15 Sam's Chop House
- 16 Miller & Carter
- 17 The Malmaison
- 18 Byron Burger
- 19 The Bank



### CONVENIENCE

- 27 Sainsbury's Local
- 28 Tesco Metro
- 29 M&S Simply Foods
- 30 Philpott's
- 31 Pret A Manger
- 32 Starbucks



### HEALTH & WELL BEING

- 34 The Gym Portland St
- 35 Puregym Market St
- 36 Fit4Less Gym
- 37 SportsDirect Fitness
- 38 Bannatyne Health Club



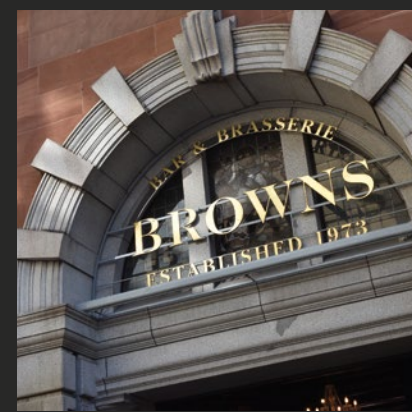
### HOTELS

- 39 Hotel Gotham
- 40 King Street Town House
- 41 Britannia Manchester Hotel
- 42 The Mercure Piccadilly
- 43 The Ibis Portland St
- 44 Princess Street Hotel
- 45 Novotel
- 46 The Midland



### RETAIL

- 20 Selfridge's
- 21 Harvey Nichols
- 22 House of Fraser
- 23 Primark
- 24 Debenhams
- 25 Boots
- 26 Royal Exchange





#### LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be agreed.

#### VAT

All prices and outgoings quoted are exclusive of VAT.

#### BUSINESS RATES

The in-going tenant will be responsible for the payment of non-domestic rates direct to Manchester City Council. Further details of these costs are available upon request.

#### BREEAM

The building boasts a BREEAM 'Excellent' Rating, making it environmentally and energy efficient.

## FURTHER INFORMATION

On the instructions of



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