



# LANDMARK

ST PETER'S SQUARE MANCHESTER

180,000 SQ FT OF PRIME OFFICES  
AVAILABLE SUMMER 2019

ST PETER'S SQUARE  
PAGE 10

MANCHESTER  
PAGE 4

CULTURE  
PAGE 18

LANDMARK

THE BUILDING  
PAGE 28

**BETTER WORKING  
BOLDER THINKING  
STRONGER CONNECTIONS  
COMPLETING SUMMER 2019**

## WELCOME TO LANDMARK

Landmark is located by St Peter's Square, Manchester's premier business district. It offers approximately **180,000 sq ft** of exceptional office space over fourteen floors, completing in Summer 2019. World-renowned architects Squire & Partners' timeless design appeals to the modern worker, from highly efficient floor plates, strong digital connectivity with WiredScore Platinum Certification, to an eleventh-floor terrace. Situated in the heart of Manchester's central business district, this unique offering enables occupiers to connect with the city, the country and the world.



ST PETER'S SQUARE

MANCHESTER

LANDMARK

CULTURE

THE BUILDING





LANDMARK

# MANCHESTER, A LEADING GLOBAL CITY

Manchester is a city of limitless opportunity for businesses. With thriving industries, a rich cultural scene and the UK's highest predicted capital growth over the next five years, this city offers occupiers a vibrant environment both for work and leisure. Strengthened by the Northern Powerhouse and forthcoming HS2 initiative.



## HOME TO MANY GLOBAL GIANTS

Businesses flourish when connecting with peers and competitors. 80 members of the FTSE 100 have a presence in Manchester.

### IN GREAT COMPANY

- |                         |                             |                          |
|-------------------------|-----------------------------|--------------------------|
| Zergo                   | Bryan Cave Leighton Paisner | Latham & Watkins         |
| Addleshaw Goddard       | CBRE                        | Lloyds Banking Group     |
| Adidas                  | Co-operative Bank           | Manchester City Council  |
| Allied Irish Bank       | Deloitte                    | Marsh                    |
| Altium                  | Distrelec                   | Mazars                   |
| Aon                     | DLA Piper                   | Pilling & Co             |
| Apadmi                  | DWF                         | PwC                      |
| Arup                    | Ernst & Young               | Quilter                  |
| AstraZeneca             | Eversheds Sutherland        | Rothschild & Co          |
| ATIC Records            | Ford Credit Europe          | Royal Bank of Scotland   |
| Auto Trader             | Freshfields Bruckhaus       | RSA                      |
| Avecia                  | Deringer                    | Santander                |
| Aviva                   | Gazprom                     | Siemens                  |
| AXA Insurance           | Google                      | Sky                      |
| Baker Tilly LLP         | Grant Thornton              | Slater and Gordon        |
| Bank of New York Mellon | Guardian Media Group        | TD Direct                |
| Banter Media            | Handelsbanken               | Think Money Group        |
| Barclays                | Henri Lloyd                 | Towergate Insurance      |
| Barclays Wealth         | HSBC                        | We Work                  |
| BBC                     | Investec                    | WH Ireland               |
| BDP Architects          | ITV                         | Williams & Glyn          |
| Brewin Dolphin          | Kellogg's                   | Willis Legal/Accountancy |
| Brown Shipley           | KPMG                        |                          |

The following companies can be found in St Peter's Square itself:



#1      71%      26 MINS      34%

#### CREATIVE LOCATION OUTSIDE LONDON

With the largest number of 'Creative' SMEs, the largest millennial population and very strong university research and computer science rankings, Manchester is the best placed city to benefit from future growth in the creative sector.

#### RETENTION RATE

Manchester has the largest student population in Europe. Graduate employers like the BBC, RBS and KPMG have driven Manchester's graduate retention rate to 71%.

#### AVERAGE COMMUTE

The great work-life balance is proving very attractive to top talent of all ages. The average commute is just 26 minutes compared to 42 minutes in London. And the beauty of the Lake District is just an hour away.

#### MORE AFFORDABLE THAN LONDON

Cost of living helps. It's 34% more affordable than London. Transportation alone is up to 47% cheaper.

# ST PETER'S SQUARE

MANCHESTER

LANDMARK

CULTURE

THE BUILDING





St. Peter's Square today

# WELCOME TO A BOLD FUTURE

St Peter's Square has rapidly become a hub for the city. 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 new 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.

£186<sub>M</sub>

## CIVIC INVESTMENT

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

£264<sub>M</sub>

## 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.

£165<sub>M</sub>

## 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.

£16<sub>M</sub>

## 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.

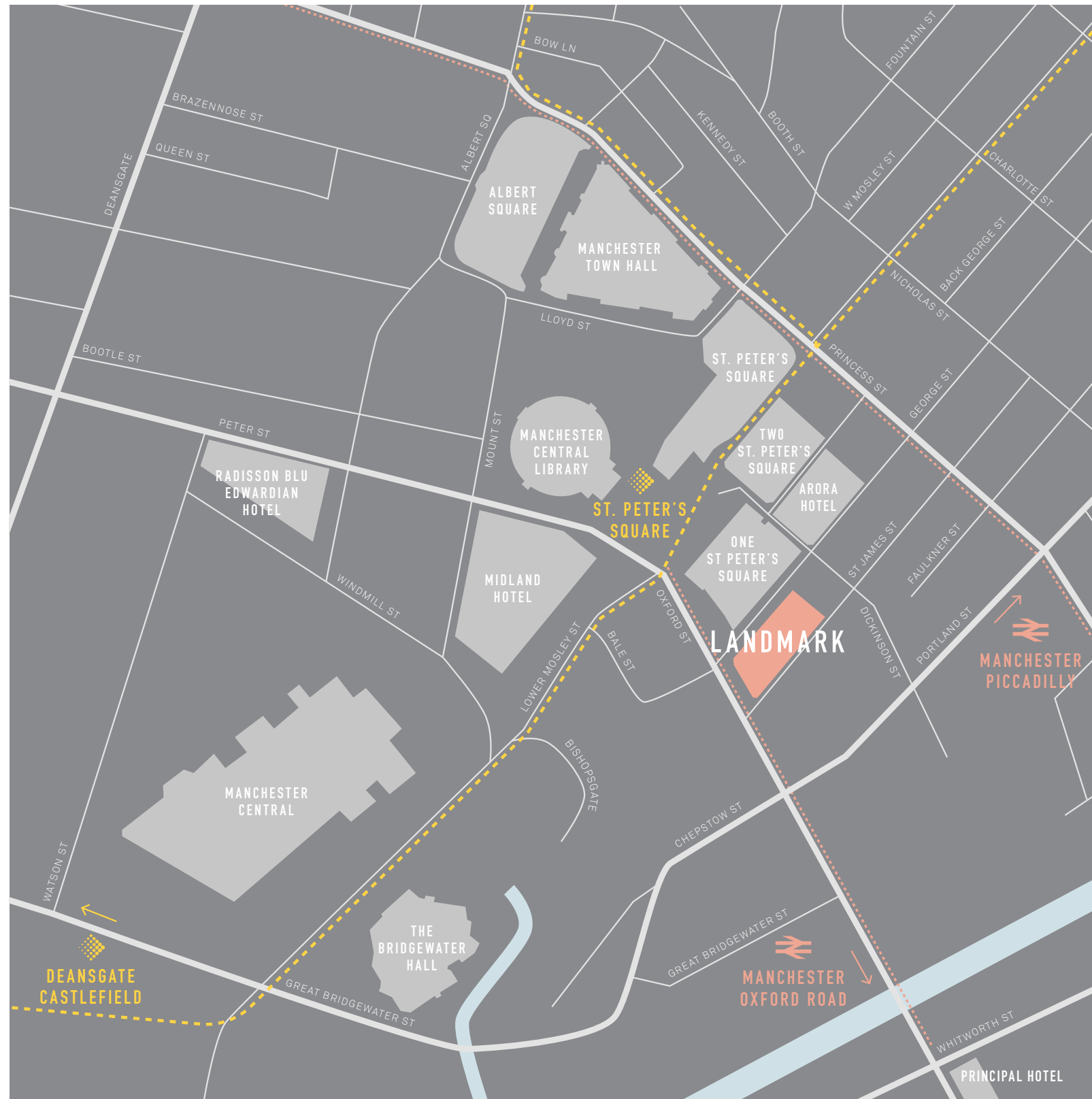




THE COUNCIL HAS SET OUT A VISION OF ST PETER'S SQUARE AS A WORLD-CLASS PUBLIC SPACE AT THE HEART OF OUR THRIVING CIVIC QUARTER, SUPPORTING JOBS AND INVESTMENT. LANDMARK WILL MAKE A SIGNIFICANT CONTRIBUTION TO THIS IMPORTANT DISTRICT. BARINGS' AND CASTLEBROOKE'S INVESTMENT TO SPECULATIVELY DEVELOP 180,000 SQ FT OF PRIME OFFICE SPACE HERE DEMONSTRATES CLEAR CONFIDENCE IN, AND COMMITMENT TO, MANCHESTER AND WE ARE SUPPORTIVE OF THEIR AIMS TO ATTRACT MAJOR OCCUPIERS TO THEIR SCHEME.

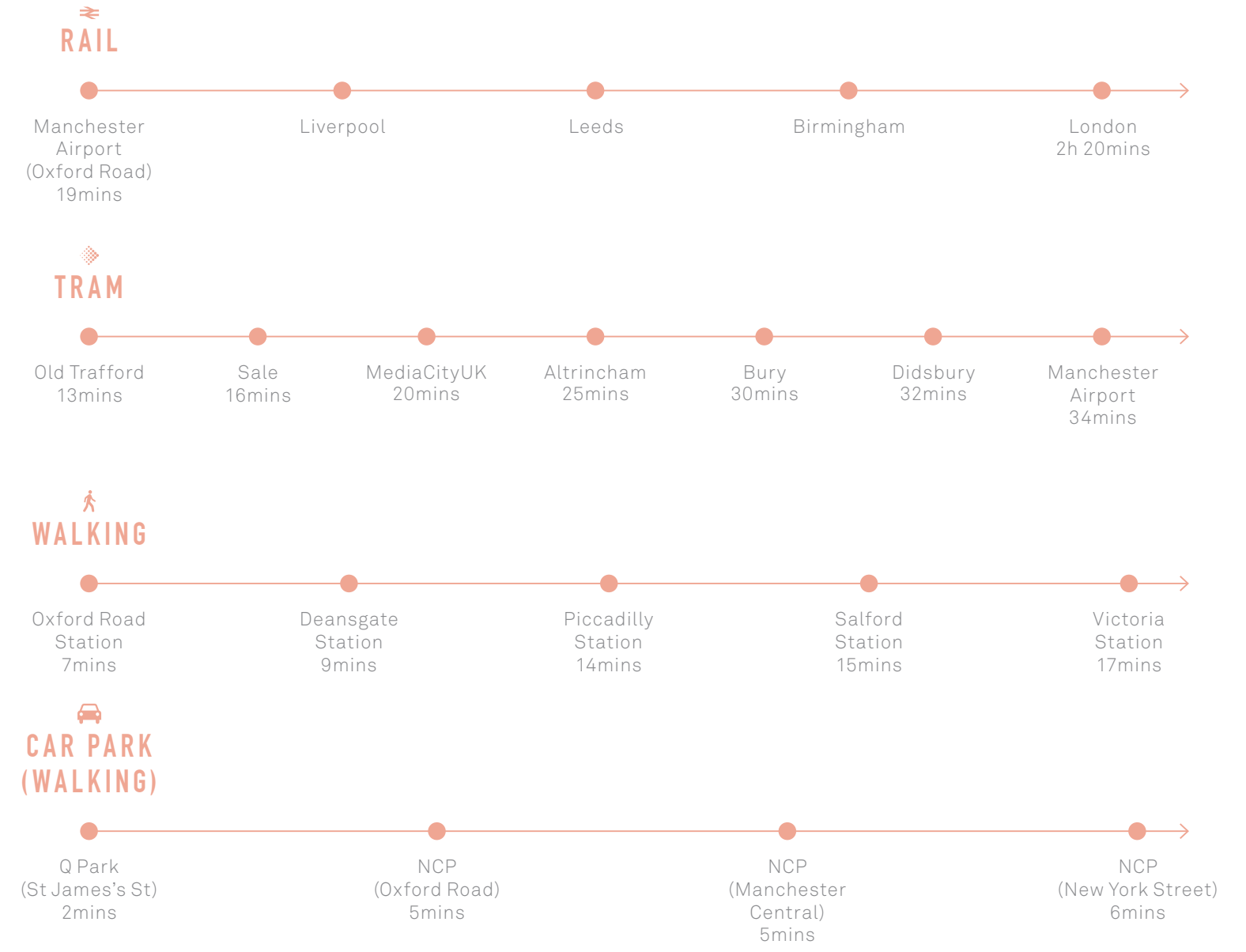
Sir Richard Leese  
Leader of Manchester City Council





# 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 within moments of Landmark.



SOURCES: National Rail Enquiries, TfGM and Google

- - - Cycle paths
- - - Metrolink line
- ◆ Metrolink stations
- N National Rail stations







# DISCOVERY AROUND EVERY CORNER

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 Deaf Institute, this city’s unique energy suffuses every venue.



Manchester International Festival

Manchester Art Gallery



St Peter's Square

# YOUR DAY AROUND ST PETER'S SQUARE

MANCHESTER'S CHOICES CAN BE OVERWHELMING, SO HERE ARE SOME OF OUR SUGGESTIONS FOR A DAY ABOUT TOWN.

## FIRST STOP

*The Anthologist* is a brand new bar and restaurant overlooking St Peter's Square. From quick catch-ups over freshly ground coffee to relaxing after work meetings over cocktails or a three-course dinner, enjoy an unrivalled setting right in the heart of Manchester.

## 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* and *Manchester Opera House*.

## BITES & BREWS

Whether you prefer a flat white or a mimosa 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.

## A CREATIVE DESTINATION

Stay on top of the latest 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.



All Star Lanes



The French



Northern Quarter Street Party



The world of the theatre  
will be yours  
May you go on forever.  
THELMA HOYT THEATRE PRODUCTIONS

information

café



Manchester Arena

### 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.

### AND INTO THE NIGHT

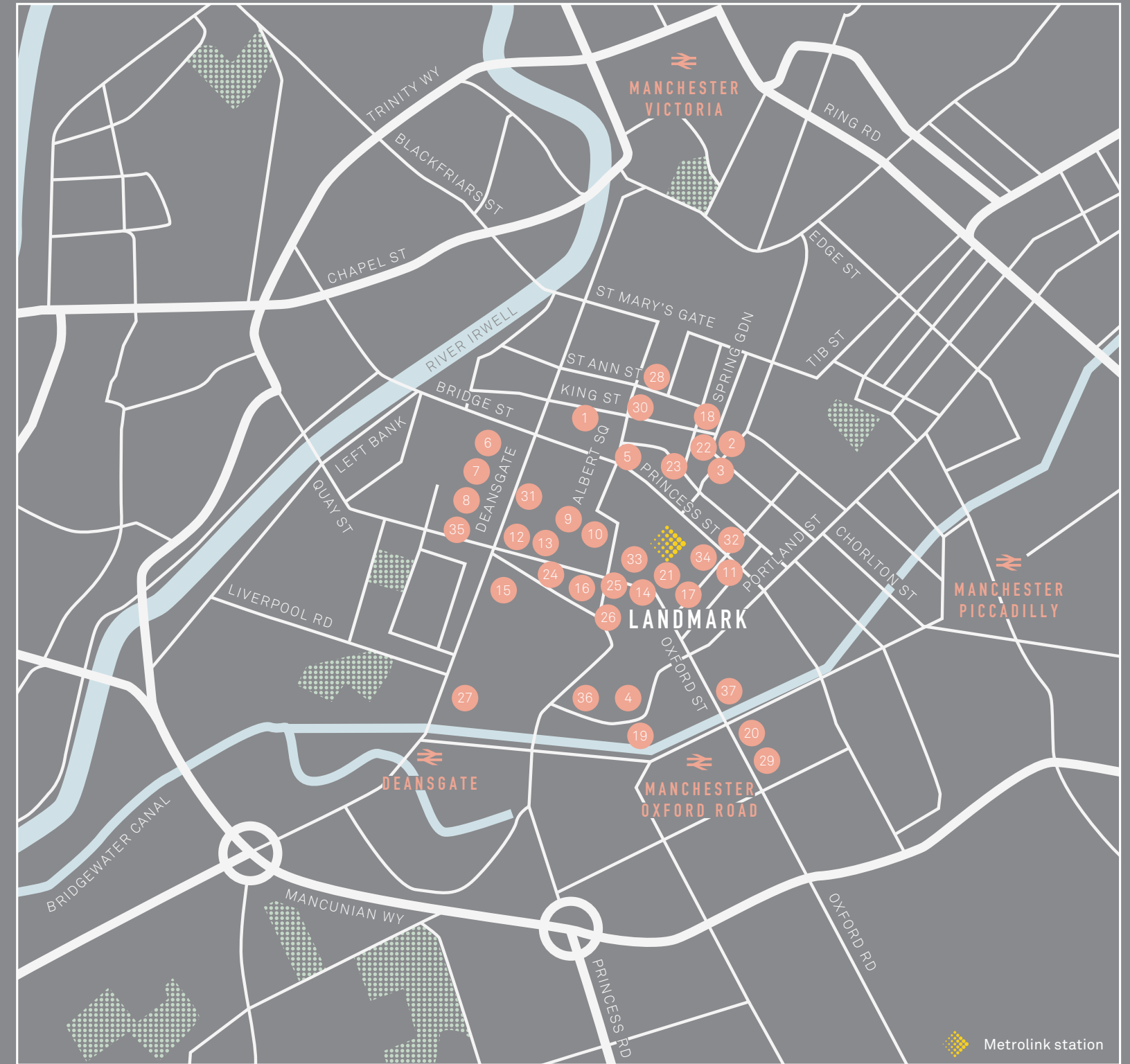
*The Hotel Gotham*, home to *Club Brass*, features a stylish décor which draws on the building's former use as a bank. Alternatively, put your favourite tunes on the jukebox and sip on a cocktail at *Dusk til Dawn*, a great speakeasy hidden behind a pawn-shop façade.



Fumo



Hotel Gotham



### 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 All Star Lanes
- 16 Pizza Express
- 17 Fumo
- 18 Grand Pacific
- 19 Rain Bar
- 20 Refuge
- 21 The Anthologist

#### Hotels

- 22 Hotel Gotham
- 23 King Street Townhouse
- 24 Radisson Edwardian
- 25 Mr Cooper's House & Garden
- 26 Midland Hotel
- 27 Hilton Manchester
- 28 Motel One & Staycity Aparthotel

#### Culture

- 29 The Principal
- 30 King Street
- 31 Deansgate
- 32 Manchester Gallery
- 33 Manchester Library
- 34 St Peter's Square

#### Entertainment

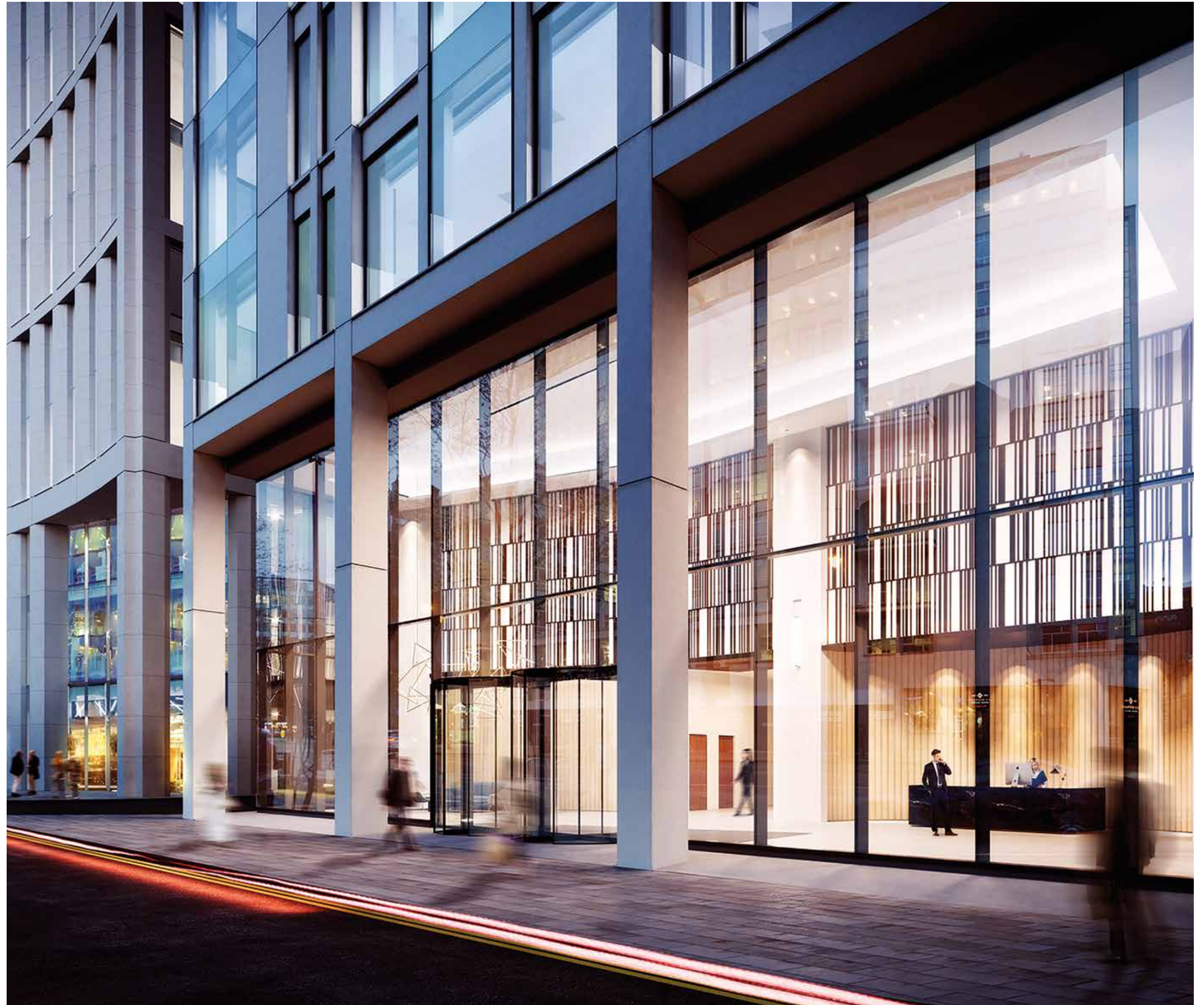
- 35 Bannatyne Health Club
- 36 Bridgewater Concert Hall
- 37 Palace Theatre





# MAKING AN ENTRANCE

Landmark is a building with presence. Its scale and vision make a bold statement in Manchester City Centre. Occupiers approach our grand 90 ft (27m) glazed frontage from Oxford Street and step into the vast, light-filled, double-height reception.





Reception — Computer Generated Image

## FIRST IMPRESSIONS COUNT

Our bold reception ensures a professional and impressive environment is provided for occupiers, associates and clients; it has been designed with taste and vision in mind. Stylish consideration begins at our reception and colours Landmark's every last detail.



Office floor — Computer Generated Image

## LIVING THE MODERN WORKSTYLE

The design of Landmark has been deliberately influenced by the attitudinal shift in respect to work-life balance. Companies all over the world are acknowledging the fact that well-being has a direct influence on productivity.

## QUALITY FEATURES THROUGHOUT

Key features within our building take cues from this new thinking, encouraging a healthy and agile workstyle. Cycle storage, showers, lockers and changing rooms are all part of this. Car spaces are readily available, and charging points for electric cars nod towards the ecological side of the ideology. Fast digital connectivity and communal WiFi promotes a flexible working ethos, officially certified by WiredScore to Platinum level.



Reception — Computer Generated Image

## CONNECTION AT EVERY POINT

From the seating in reception and the availability of communal WiFi, to the ability to install private stairs between floors, Landmark encourages interaction – with colleagues, associates and clients. Its ethos is founded on connection.



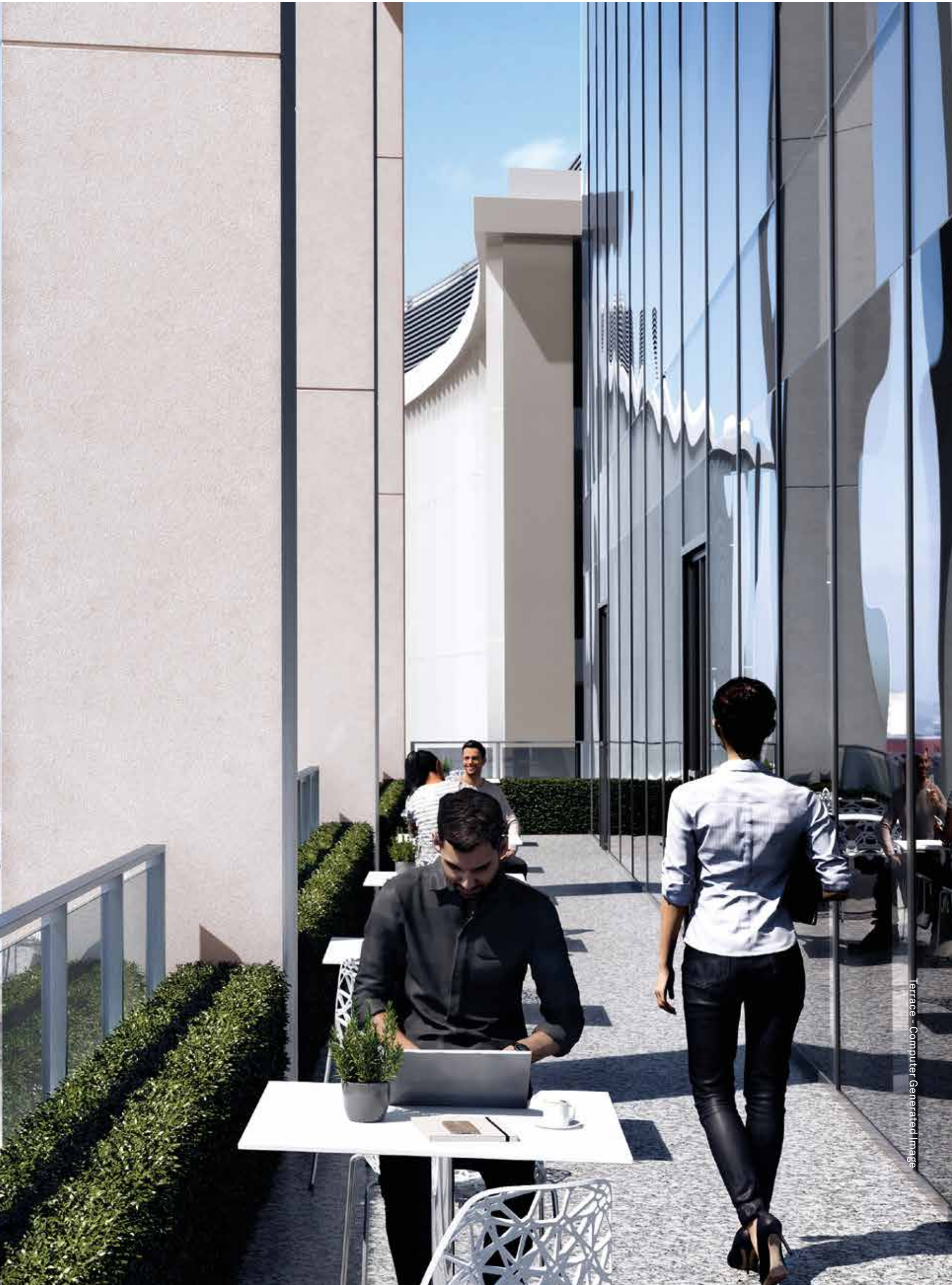
WC — Computer Generated Image



Lift lobby — Computer Generated Image

## EVERY ELEMENT CONSIDERED

Landmark draws on Squire & Partners' portfolio for contemporary workspaces with fresh aesthetics and roots in their location. The precast stone and glass façade resonates with the context of St Peter's Square and feeds into the modern design throughout.



Terrace - Computer Generated Image



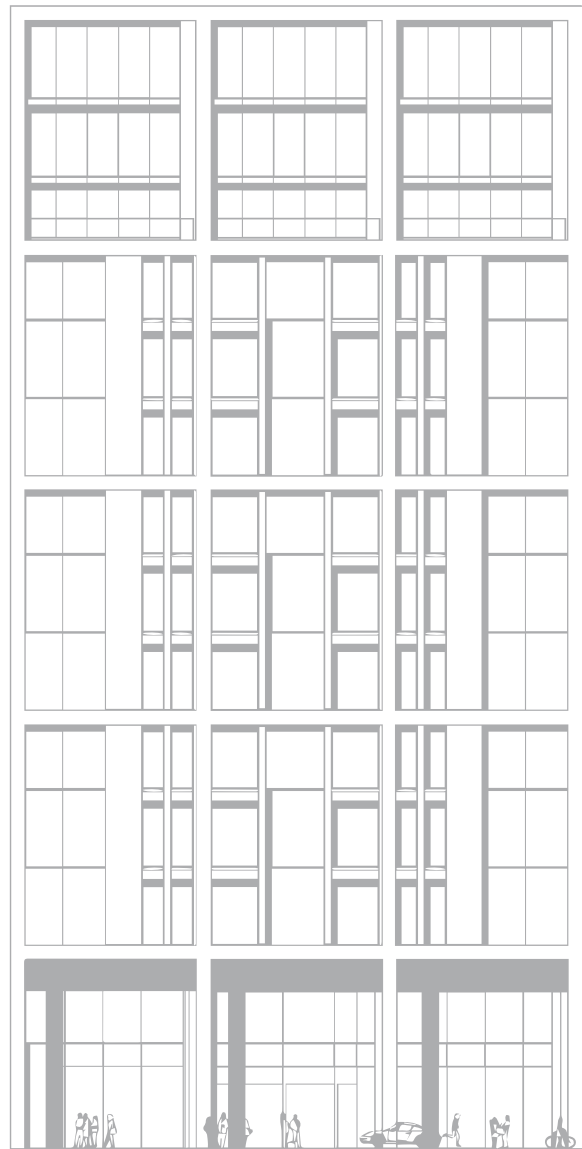
Interior office space — Computer Generated Image

# SPACE THAT WORKS FOR YOU

As well as maximum efficiency, our flexible, virtually column-free space with excellent natural light offers the vision and opportunity to adapt to the unique ethos and requirements of each business. Occupiers have the ability to install private stairs between floors to create an extended community within Landmark.

# THE FINER DETAILS

Our preparation for the future isn't limited to how we see business. We ensure Landmark is run as efficiently as possible in every aspect, helping to build a greener future for everyone.



## SCHEDULE

	sq ft	sq m	
Level 13	13,143	1,221	
Level 12	13,143	1,221	
Level 11	13,143	1,221	
Level 10	13,896	1,291	
Level 9	13,896	1,291	
Level 8	13,918	1,293	
Level 7	13,918	1,293	
Level 6	13,961	1,297	
Level 5	13,961	1,297	
Level 4	13,961	1,297	
Level 3	14,004	1,301	
Level 2	14,004	1,301	
Level 1	10,807	1,004	
Ground	3,821	355	
<b>Total</b>	<b>179,572</b>	<b>16,683</b>	
Basement 1			
30	67	8	1
Basement 2			
20	6		

## DETAILS

- Island site with natural light from all elevations
- Double height reception with 90 ft (27m) frontage onto Oxford Street
- 1:8 sq m office occupational density
- Flexible floor plates with ability to create private stairs between floors
- Terrace on eleventh floor
- VRF air conditioning
- Dedicated risers and external plant space for tenant fit-out
- 6 x 24 passenger lifts with destination control
- Communal WiFi
- Raised floors
- Metal tile suspended ceilings
- LED lighting with automatic sensors
- Clear floor-to-ceiling heights of 2.8m
- 67 secure bicycle spaces
- 50 basement car parking spaces and 6 motorcycle spaces
- 1:3,600 sq ft car parking ratio
- DDA compliant
- 8 showers and changing room facilities, plus locker room
- Designed in accordance with BCO 2014

## ENVIRONMENTAL CHARACTERISTICS

BREEAM  
☆☆☆☆☆

BREEAM 'EXCELLENT' RATING TO BE ACHIEVED

EPC RATING OF 'A' TARGETED

WIREScore PLATINUM CERTIFICATION

ELECTRIC CAR CHARGING POINTS

PHOTOVOLTAIC PANELS GENERATING ON-SITE ELECTRICITY

LG7 COMPLIANT LED LIGHTING WITH AUTOMATIC SENSORS

STORAGE FOR RECYCLABLE MATERIALS

ALL TIMBER SOURCED FROM FOREST STEWARDSHIP COUNCIL COMPLIANT SUPPLIERS

HIGH PERFORMANCE GLAZING MINIMISING SOLAR GAINS

EFFICIENT MECHANICAL, ELECTRICAL AND PUBLIC HEALTH ENGINEERING

BUILDING MANAGEMENT SYSTEM (BMS)

SENSOR TAPS

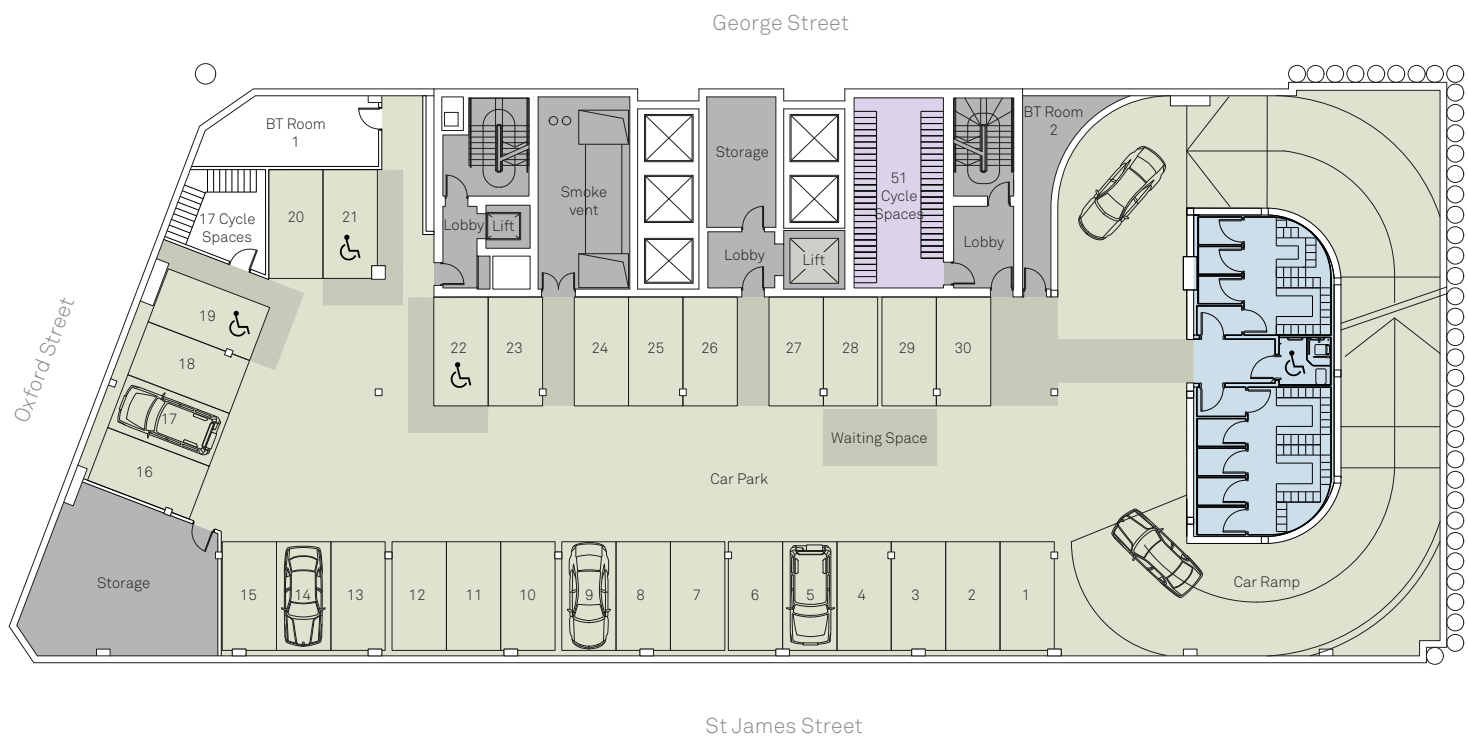
# FLOOR PLANS



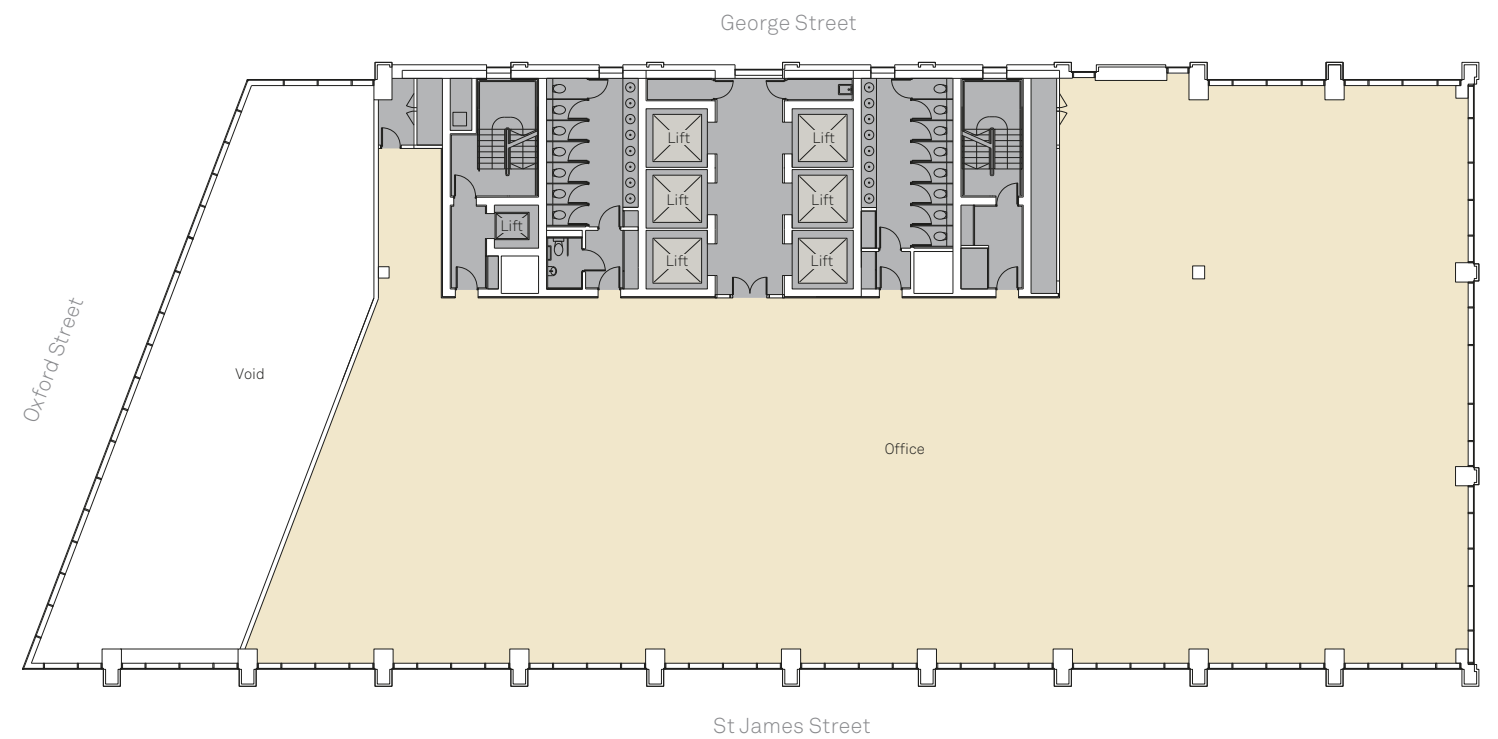
**GROUND FLOOR**  
3,821 sq ft (355 sq m)



**BASEMENT 2**  
Car park



**BASEMENT 1**  
Car park



**LEVEL 1**  
10,807 sq ft (1,004 sq m)

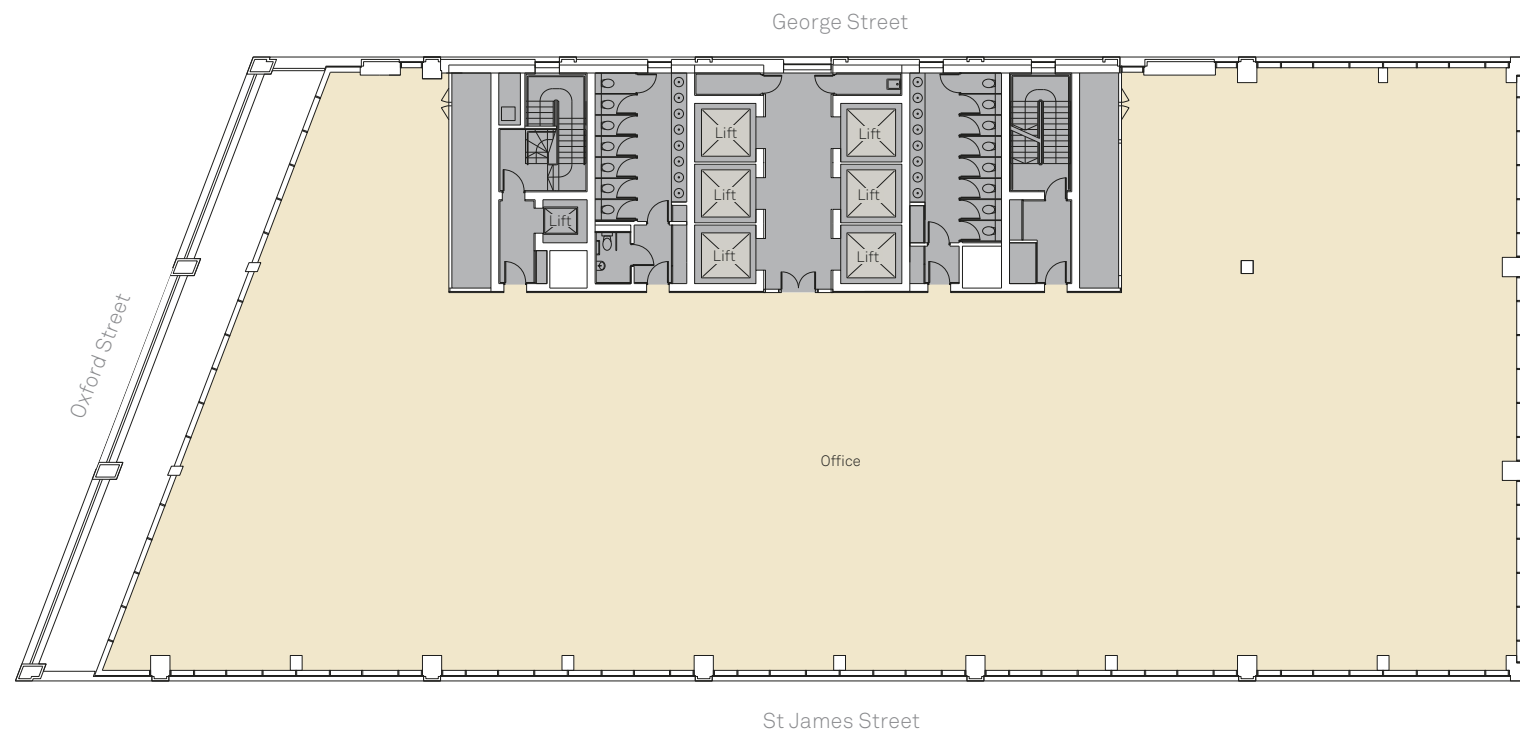
Office space		Passenger lifts		Showers/lockers	
Access areas		Reception		Cycle storage	
Core areas		Car park			

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

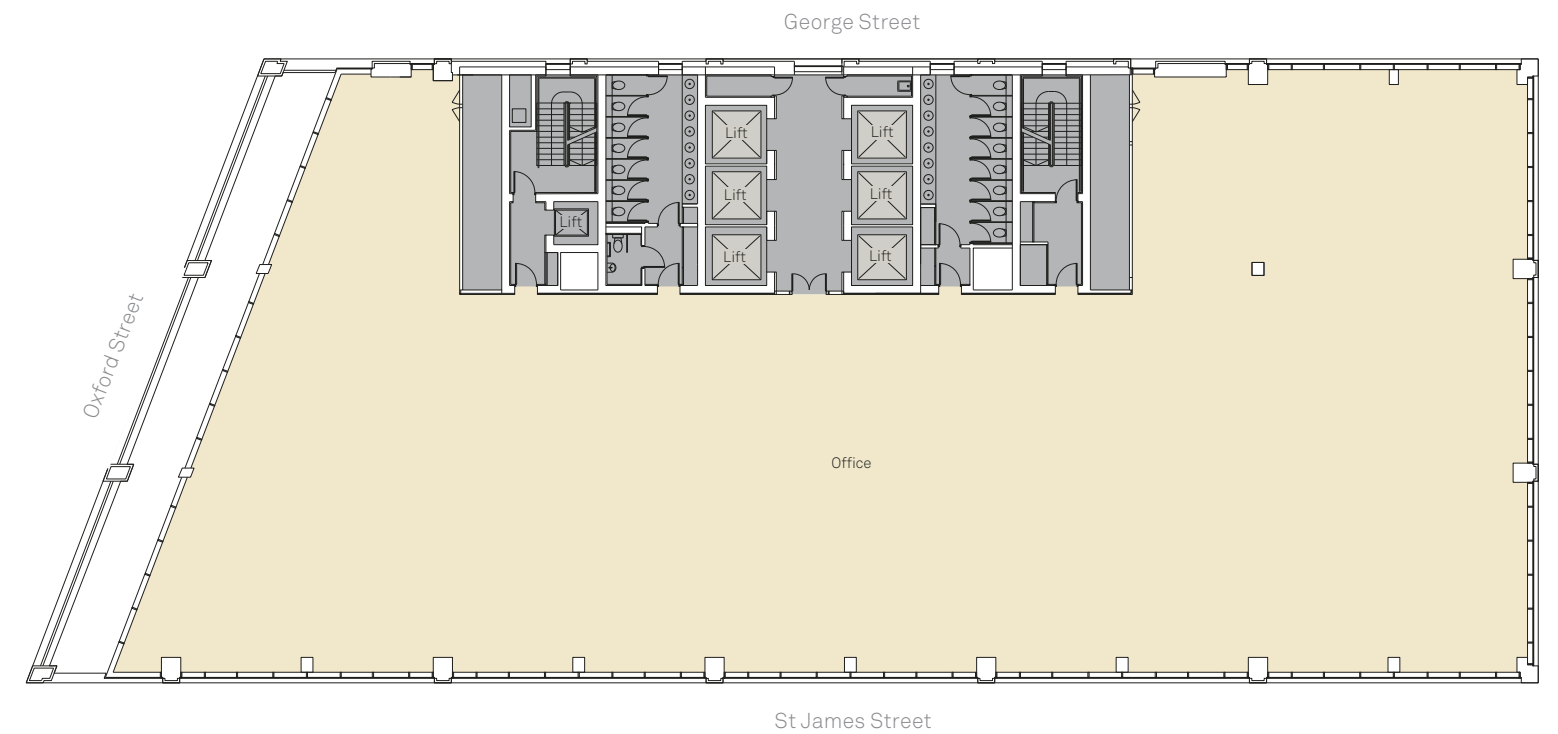




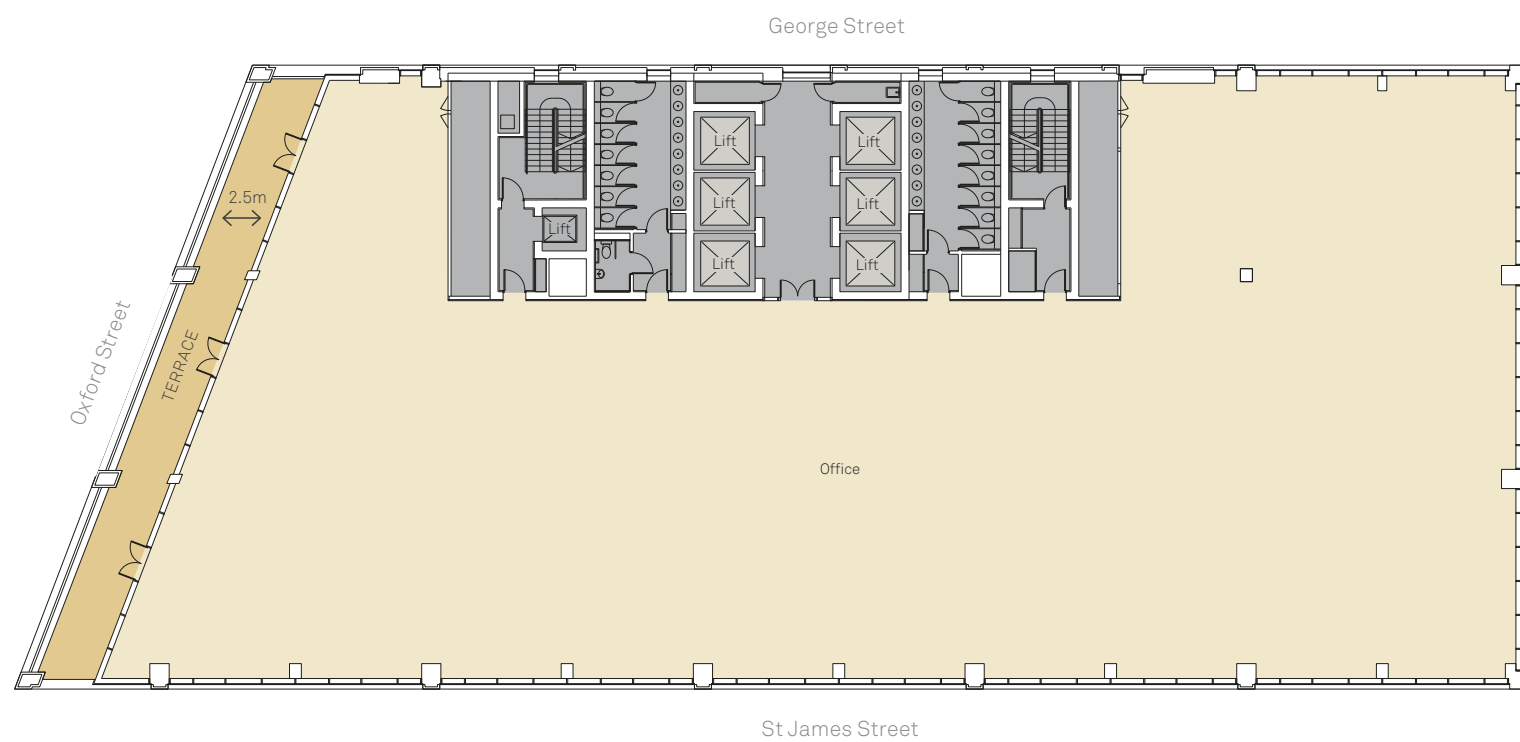
# FLOOR PLANS



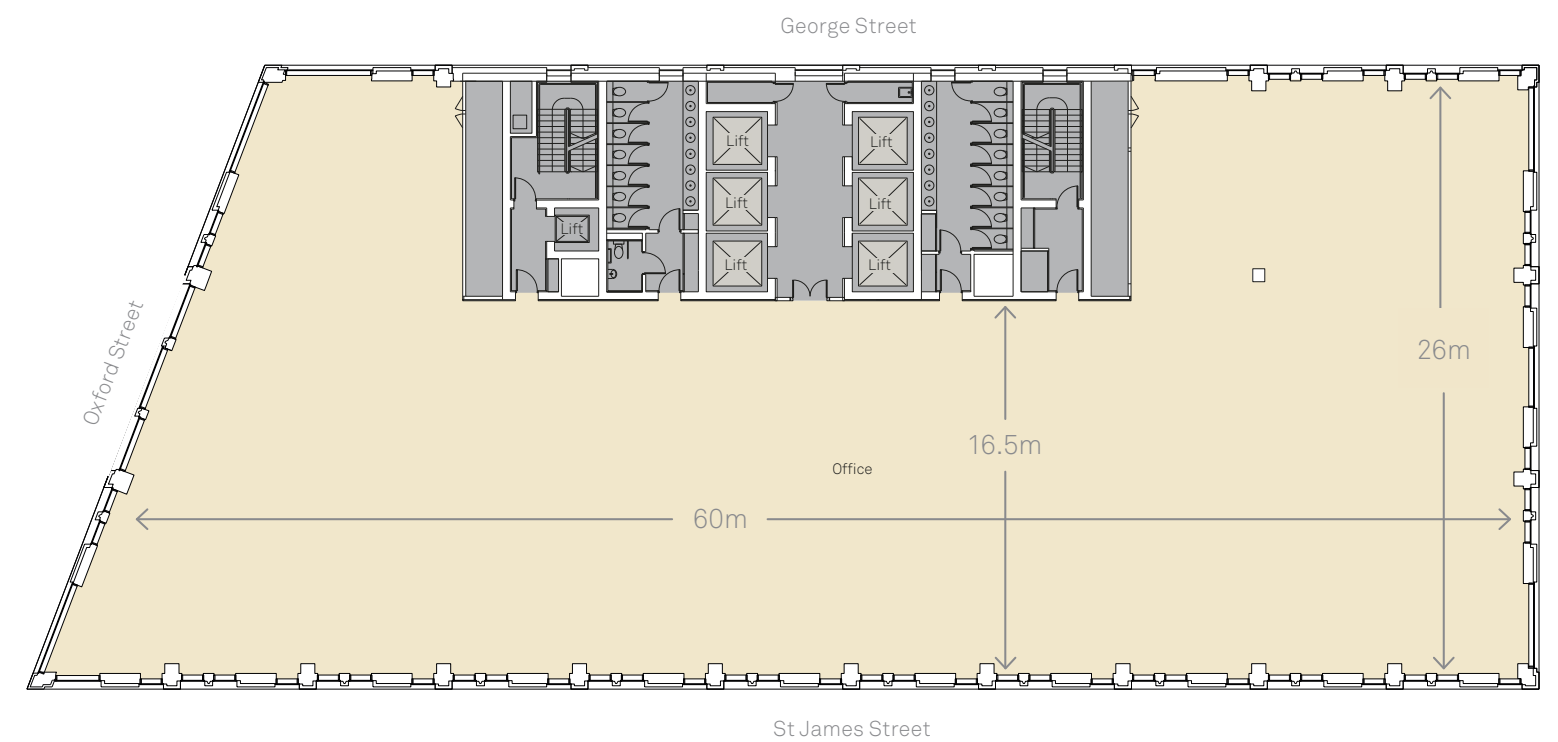
**LEVEL 13**  
13,143 sq ft (1,221 sq m)



**LEVEL 12**  
13,143 sq ft (1,221 sq m)



**LEVEL 11**  
13,143 sq ft (1,221 sq m)



**TYPICAL LEVEL 2-10**  
13,896 sq ft (1,291 sq m) – 14,004 sq ft (1,301 sq m)

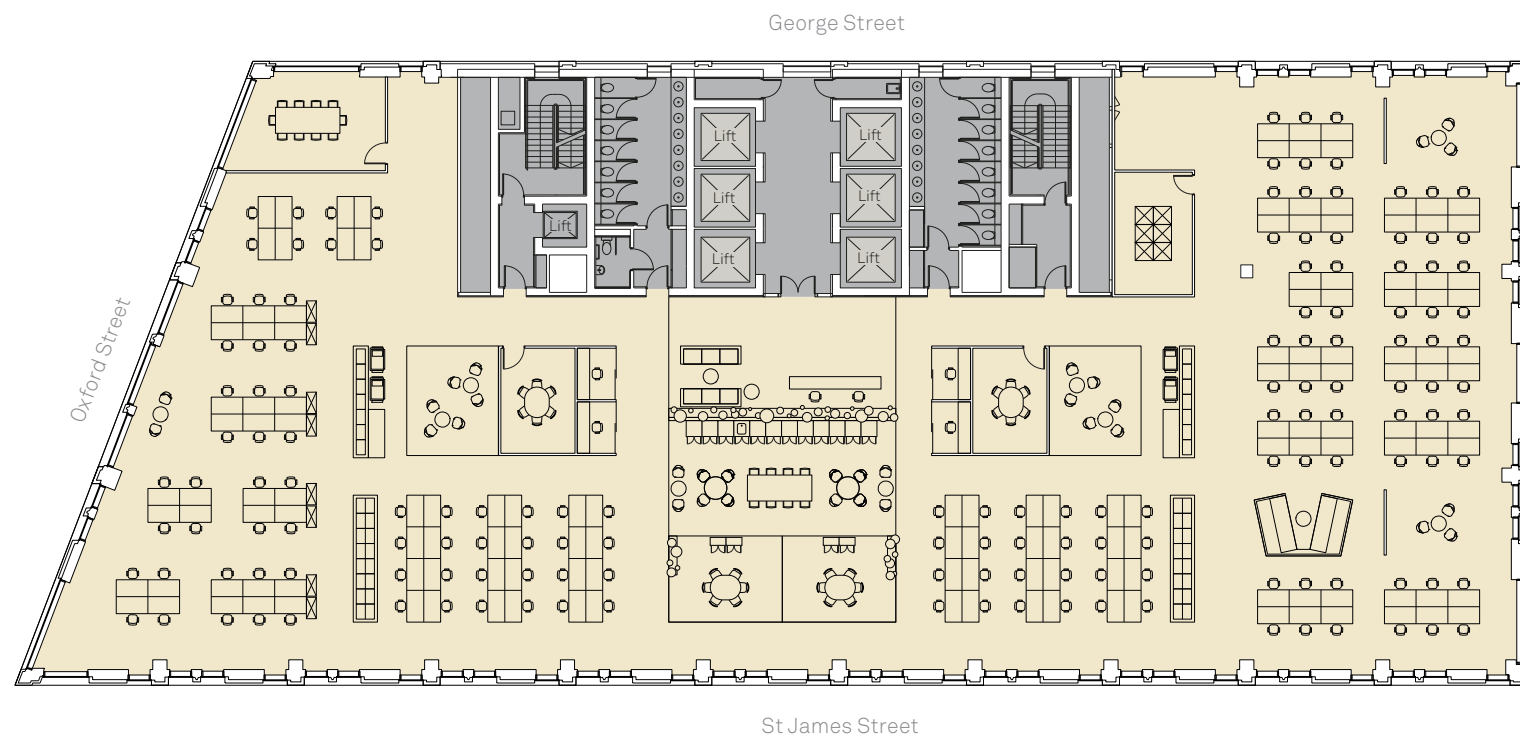
- Office space
- Core areas
- Passenger lifts
- Terrace

Plans for indicative purposes only, not to scale.



# OPEN PLAN LAYOUT

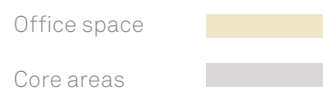
# CREATIVE LAYOUT



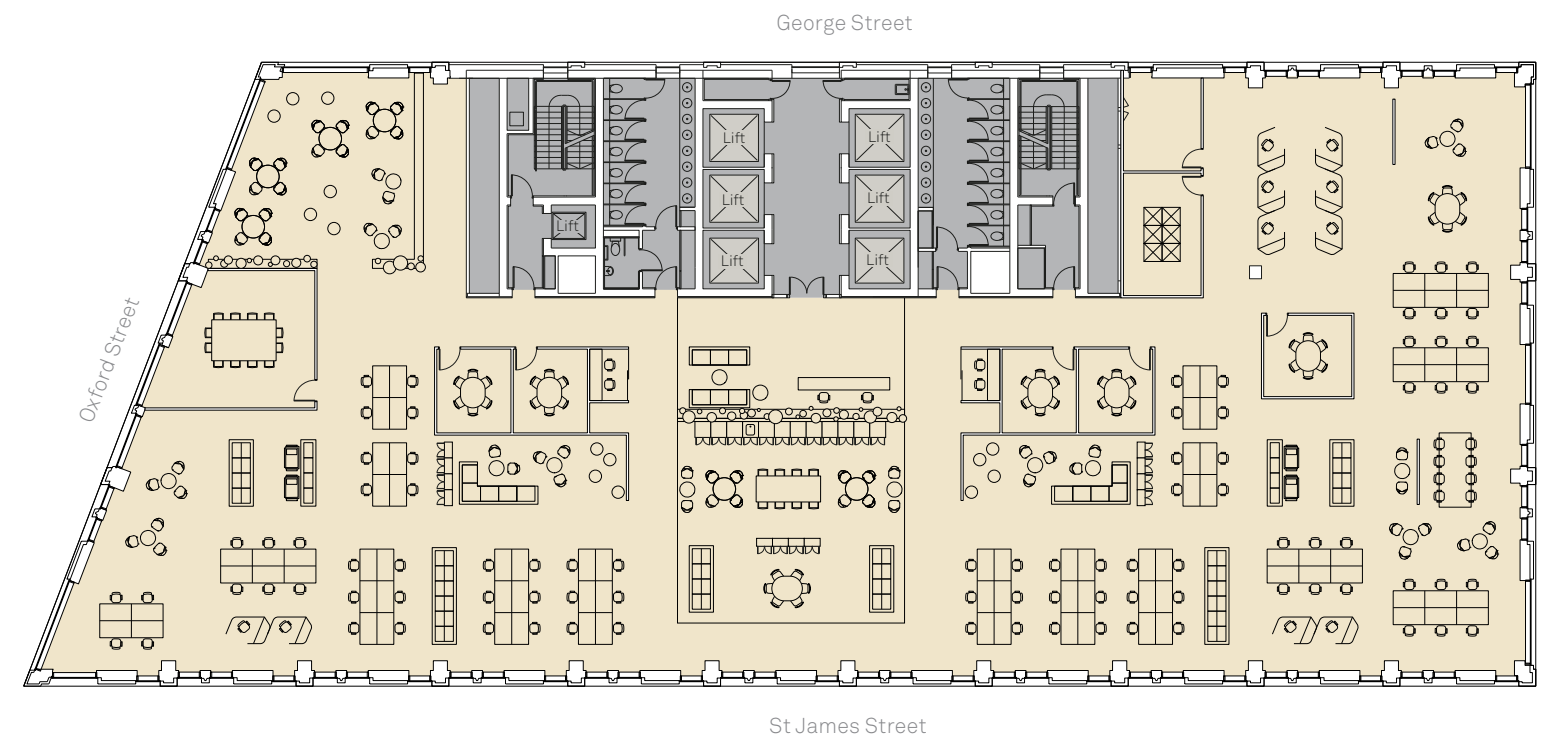
TYPICAL FLOOR PLAN

- 1 Receptionist
- 1 Breakout area
- 2 x 6 person meeting rooms
- 2 Print stations
- 4 Local storage areas
- 1 x 12 person meeting room
- 6 Team spaces
- 150 Total workstations
- 1 IT cabinet room
- 1 Store room

1:8 sq m / 1: 90 sq ft



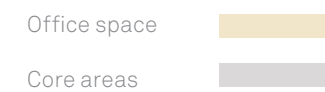
Plans for indicative purposes only, not to scale.



TYPICAL FLOOR PLAN

- 1 Receptionist
- 1 Breakout area
- 4 x 6 person meeting rooms
- 2 Print stations
- 4 Local storage areas
- 1 x 12 person meeting room
- 7 Team spaces
- 72 Total workstations
- 52+ Alternative work spaces
- 1 Forum/presentation space
- 1 IT cabinet room
- 1 Store room

1:8 sq m / 1: 90 sq ft



Plans for indicative purposes only, not to scale.



# PROGRAMME FOR DELIVERY

## 2017

FEB

DEMOLITION COMMENCED

JUL

DEMOLITION WORKS COMPLETED

APR

BASEMENT WORKS COMPLETE

JUL

CONCRETE CORE COMPLETE

DEC

FRAME COMPLETE

APR

ACCESS TO SHELL AND CORE FOR CATEGORY B WORKS

MAY

SHOW FLOOR COMPLETE

COMMISSIONING AND TESTING COMMENCES

SUMMER

PRACTICAL COMPLETION

## 2018

## 2019

# OUR EXCEPTIONAL TEAM IS DEDICATED TO DELIVERING BEST-IN-CLASS, EXEMPLARY OFFICES

## TEAM PROFILE

**BARINGS**

Investor Developer  
**Barings Real Estate**



Development Manager  
**Castlebrooke Investments**

**SQUIRE &  
PARTNERS**

Architect  
**Squire & Partners**

## LEASING AGENTS

**CBRE**

**CBRE**  
John Ogden  
0161 233 5612  
john.ogden@cbre.com

Neil Mort  
0161 233 5635  
neil.mort@cbre.com



**Colliers**  
Michael Hawkins  
0161 831 3354  
michael.hawkins@colliers.com

Dominic Pozzoni  
0161 831 3351  
dominic.pozzoni@colliers.com

Scott Shufflebottom  
0161 831 3352  
scott.shufflebottom@colliers.com

