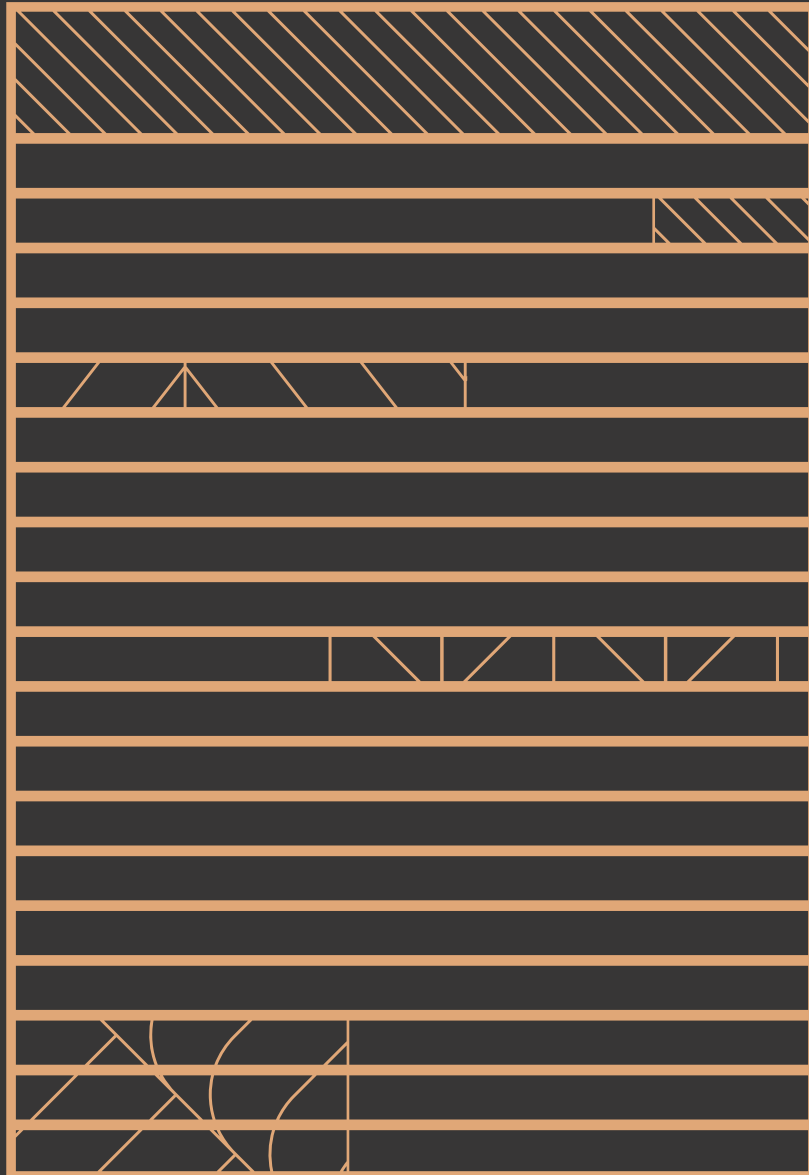


# ARNDALEHOUSE



MANCHESTER

An aerial photograph of a city at sunset. The sun is low on the horizon, casting a warm orange glow over the scene. In the foreground, a large, modern building with a flat roof and glass facade is prominent. To the left, older, ornate buildings with many windows are visible. In the background, several construction cranes are silhouetted against the bright sky. The overall atmosphere is one of a busy city transitioning from day to night.

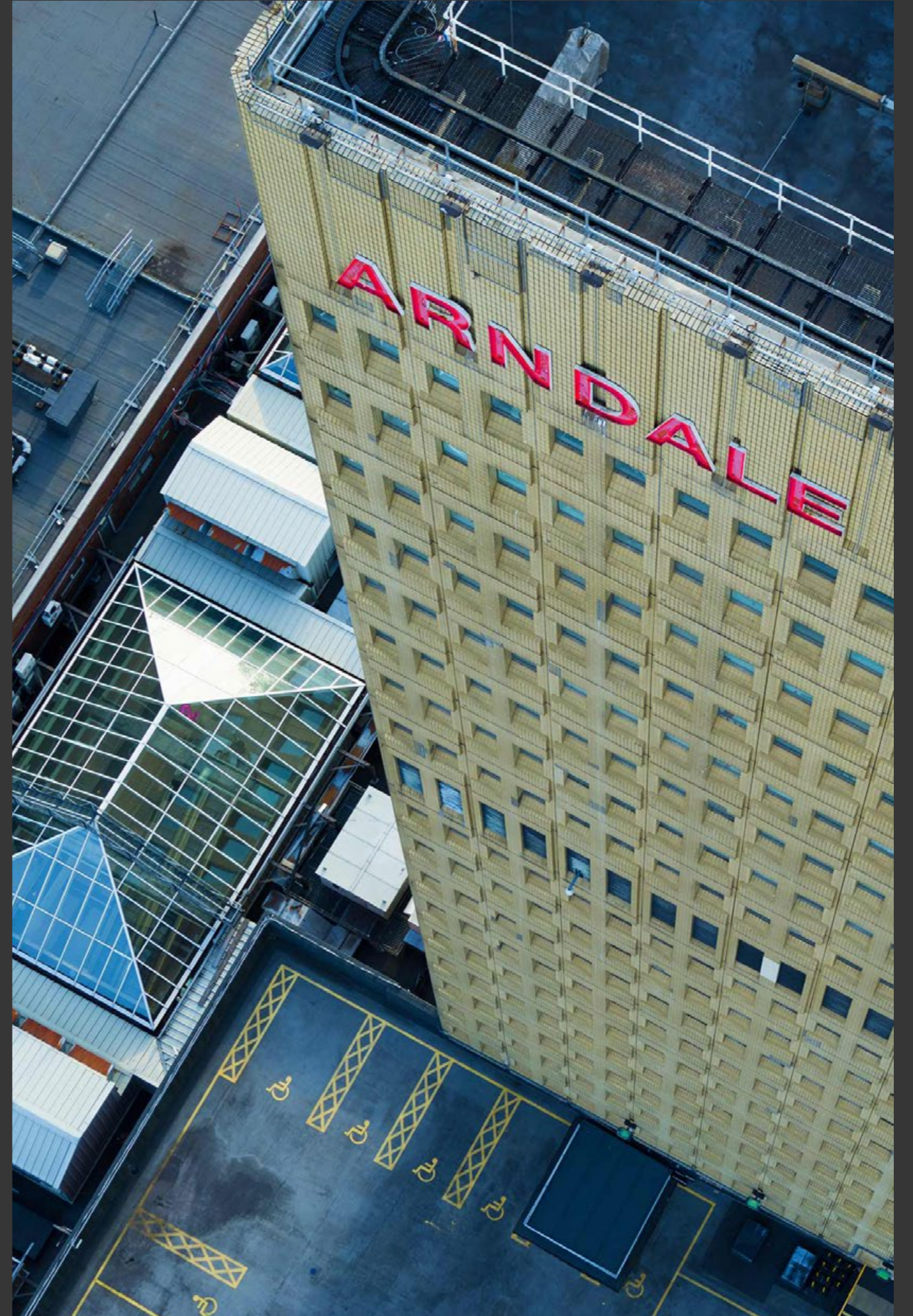
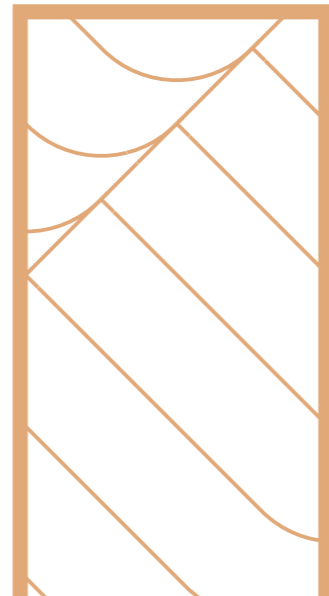
**NOWHERE COMES CLOSE**



## SUPERIOR OFFICES AT THE HEART OF MANCHESTER.

Standing proudly within the very heart of Manchester city centre, Arndale House offers high quality office accommodation. Offering 360° views, as well as undercover access to the Arndale Centre's retail, food and beverage offer, there really is no other office building like it.

Arndale House boasts unparalleled vistas across the city and its surrounds. Towering above the city centre, the building stands at an impressive 19 storeys, ensuring a commanding presence with commanding views.





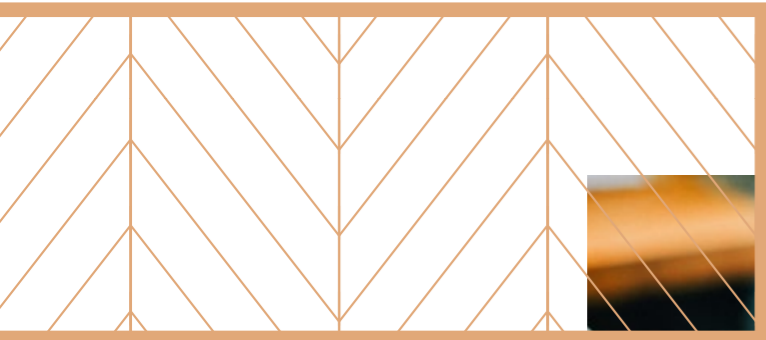
**unrivalled**

AMENITIES



# MANCHESTER ARNDALE

Go for lunch without your coat, whatever the weather.



**VENUES:**

- Starbucks
- EAT
- Five Guys
- Nandos
- Barburrito
- Frizzenti
- Yo! Sushi

**MARKET:**

- Viet Shack
- Fusion Lab
- Pancho's Burritos
- Smokeshed
- La Bandera
- Lean and Mean
- Mac Daddies
- Hong Thai



At Arndale House, the lunchtime race against the clock is a thing of the past. One of the UK's largest indoor shopping centres, offering 1.56 million sq ft of retail and leisure, is at the foot of the stairs – or lifts - making it the perfect location for those whose time is at a premium.

All the major brands are here, whether it's fashion, beauty, health, leisure, communications – you name it. And the food and drink offer is constantly evolving - Halle Place is undergoing an £11m investment to further improve the lunch options. There's also the 900-seat Food Court, home to a range of international fast food giants; and the Arndale Market, which offers a dazzling range of goods from independent traders.

It's not just about the Arndale, either. The Corn Exchange, with its wide array of hot restaurant and bar brands offering a range of dining styles, is newly opened; while the King Street and St Ann's Square area, traditionally Manchester's most stately shopping area, is also close by.



Nowhere else in the city can it be said that all the amenities your staff need are literally on the doorstep.



The bustling Manchester Arndale, which provides over 200 stylish shopping outlets is one of the largest in the UK and sees over 40 million people travel through it per year. With shops such as the Apple Store, Monki, Victoria's Secret, Pink & Nespresso - staff within Arndale House have everything they need within a few minutes from their desks.

**OVER 200 STORES**



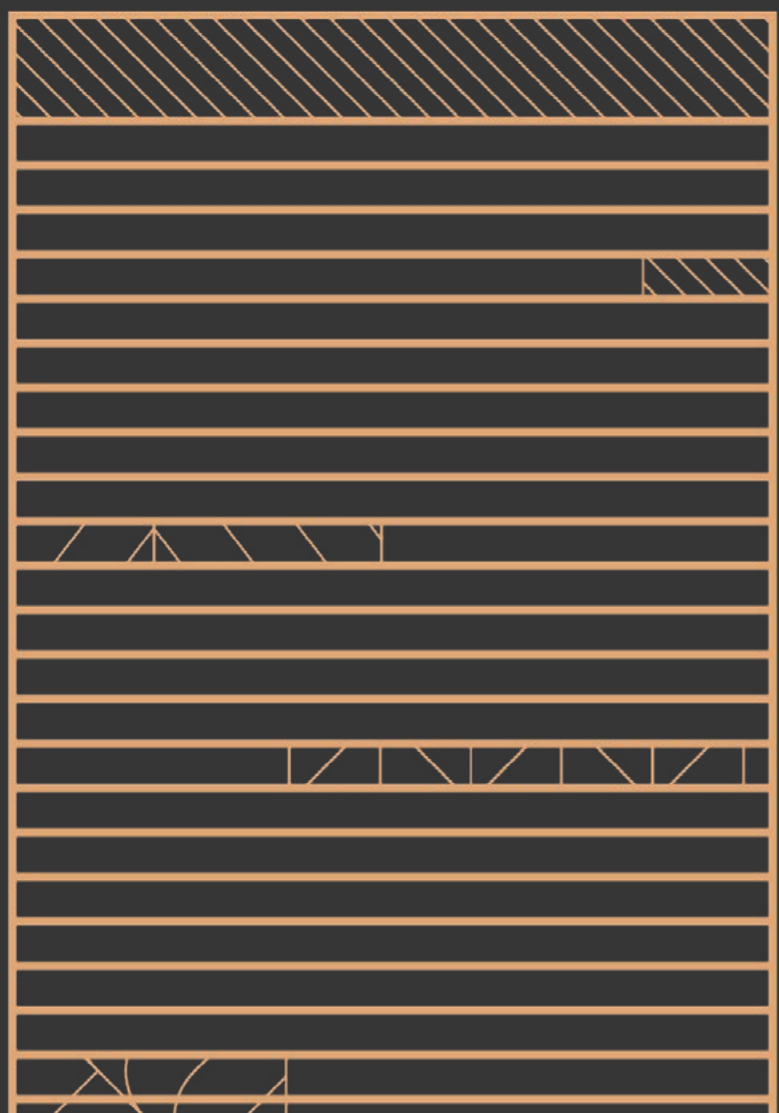
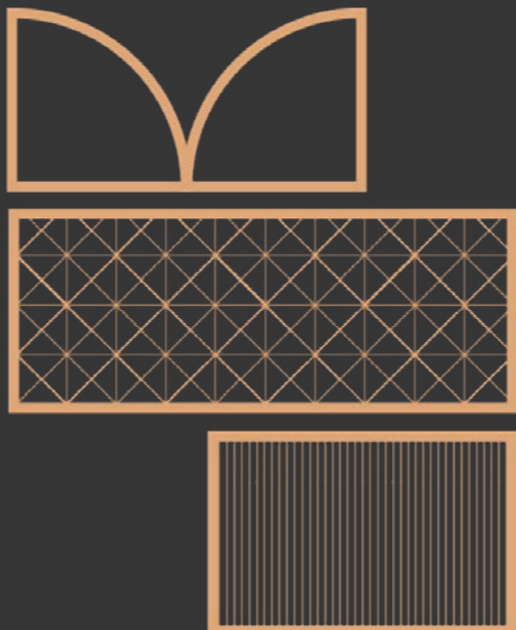


**unprecedented**

SPACE

### The perfect size for your business

The floorplates at Arndale House are generous, and can be adapted and configured in a number of different ways.



With a fully-manned reception and self contained floors, Arndale House offers a high-end corporate environment.

.....  
SPECIFICATION  
.....

- FLOOR PLATES OF 10,000 SQ. FT
- 6 X 23 PERSON PASSENGER LIFTS
- FULL ACCESS RAISED FLOORS
- SUSPENDED CEILING WITH LG7 LIGHTING
- VRF AIR CONDITIONING SYSTEM
- TOILET FACILITIES ON EACH FLOOR
- UP TO 170 DESKS PER FLOOR
- EACH FLOOR IS FULLY CABLED
- OCCUPATIONAL DENSITY OF 1:6 SQ. FT
- 1383 NCP PARKING SPACES



SPACE

**SPACE TO DO MORE**





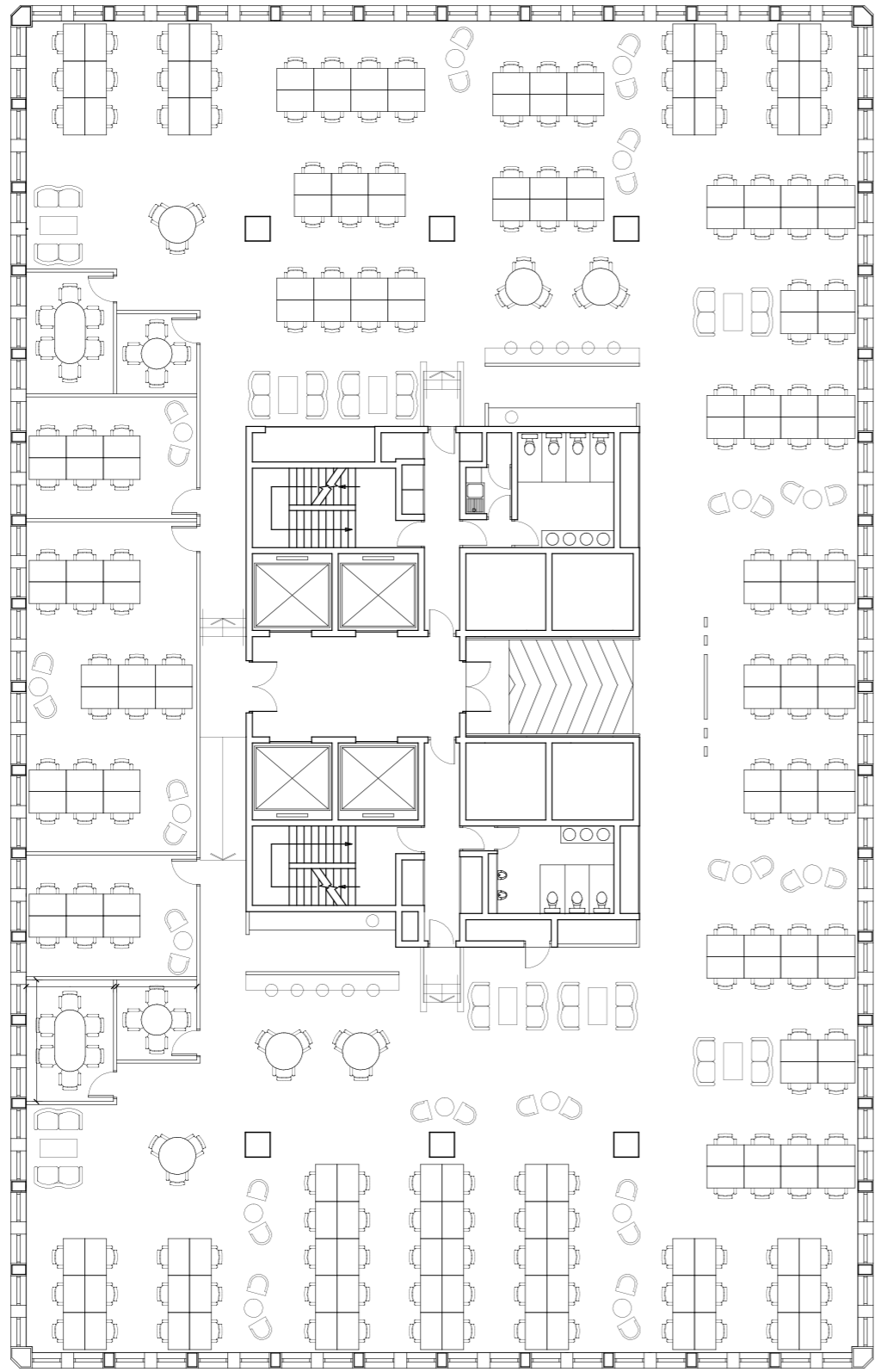
Modern office complex with flexibility to cater for a wide range of businesses.

**FLOORS OF  
10,000 SQ FT**

With highly efficient floor plates of 10,000 sq ft, Arndale House offers a bright, modern office environment with flexibility to cater for a wide range of businesses. Up to 170 desks can be accommodated per floor.



# TYPICAL SPACE PLAN



.....  
SPECIFICATION  
.....

200 WORKSTATIONS

RECEPTION

18 PERSON BOARDROOM

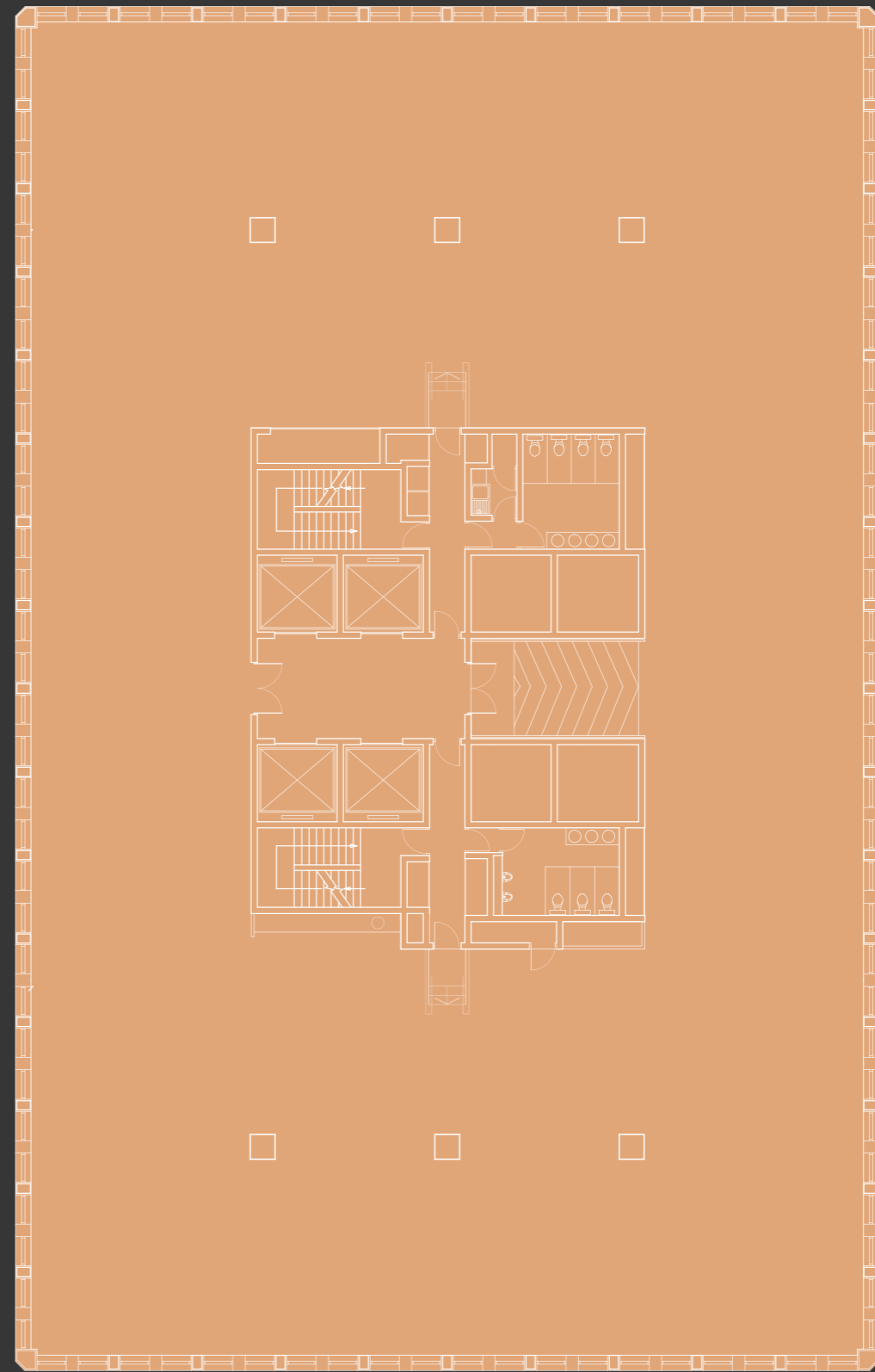
4 MEETING ROOMS

KITCHEN / CANTEEN

CELLULAR OFFICES

2 COMMS ROOMS

# TYPICAL FLOOR PLAN



.....  
AVAILABILITY SCHEDULE (SQ FT)  
.....

2ND – 5,000

4TH – 10,276

7TH – 10,480

8TH – 10,873

9TH – 10,134

10TH – 10,275

12TH – 10,813

14TH – 10,813

# uninterrupted

VIEWS





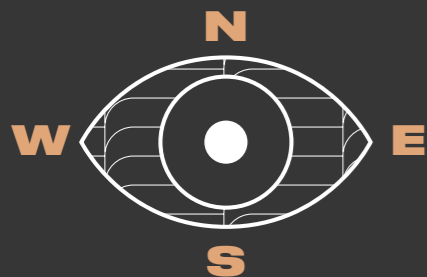
# COMMANDING PRESENCE WITH COMMANDING VIEWS.

Arndale House sits at the heart of Manchester, boasting uninterrupted vistas across the city and its surrounds.

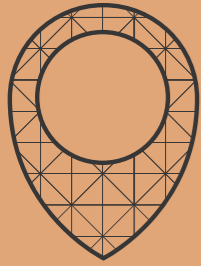
Modern, convenient, and ready to welcome you. The building stands at an impressive 19 storeys, ensuring the best panoramic views across the north's commercial capital.

Manchester, the original modern city, is all about reinvention, investing in its instantly recognisable and iconic cityscape to constantly offer new ways of working and living in the future. Arndale House exemplifies this, with a record of reinventing itself from its 1970s origins to be what it is today: a bright, modern office complex.

See the city in all its glory no matter where you're stood



19  
18  
17  
16  
15

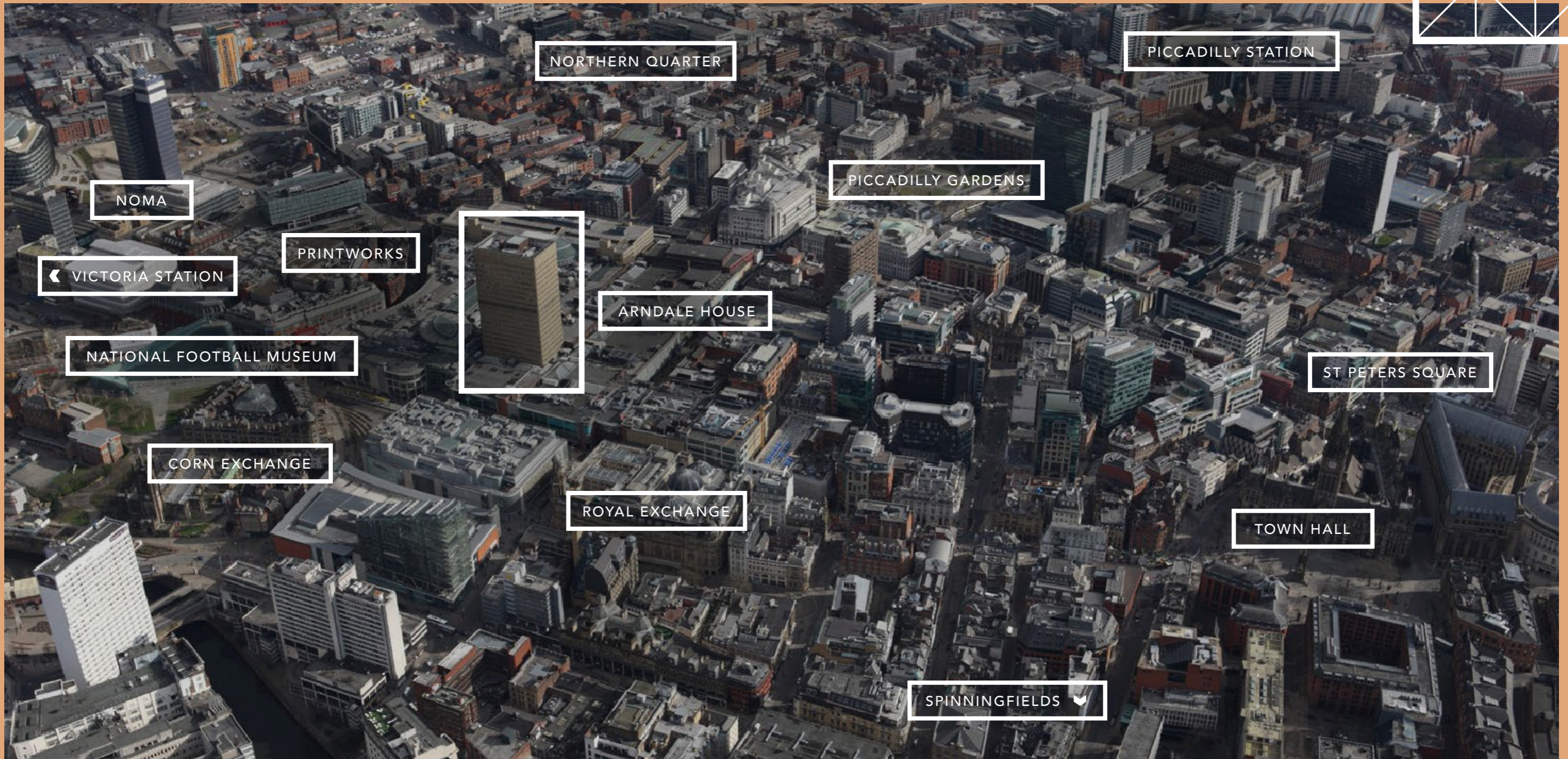


Frontages onto the major city centre thoroughfares.

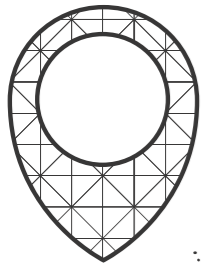
Towering above the city centre, it's hard to miss Arndale House. The building sits above Manchester Arndale right at the heart of city centre, and can be accessed from Market Street, Exchange Square, Withy Grove, High St and the 1,383-space NCP Arndale car park. The whole area is alive with city life, giving it a safe and secure feel. As Manchester grows as a key European city, different parts of the city are emerging as districts of distinct identity. The beauty of Arndale House is that all are within easy reach, meaning whatever your business you're never far from those companies and contacts you need to be close to.



# AT THE HEART OF THE CITY



LOCATION



Only a 10 minute walk to Piccadilly Station

Arndale House is perfectly located for easy access to and from all major city centre districts, with excellent transport links to further afield, whether by road, rail or Metrolink.




You really are at the heart of things at Arndale House, with the full range of transport options to make sure your staff and visitors can reach you with minimum fuss. As well as the NCP Arndale car park, there's further parking at Shudehill and Thomas Street.

The Metrolink tram system, recently expanded and improved, offers speedy transport to all points of the Greater Manchester compass and can be accessed from the Exchange Square, Withy Grove and High Street sides of the Arndale Centre.

Each of Manchester City Centre's railway stations can be accessed by the free Metroshuttle bus services, which runs every 10 minutes – alternatively, both the main stations, Piccadilly and Victoria, are within ten minutes' walk.

# WELL CONNECTED

KEY

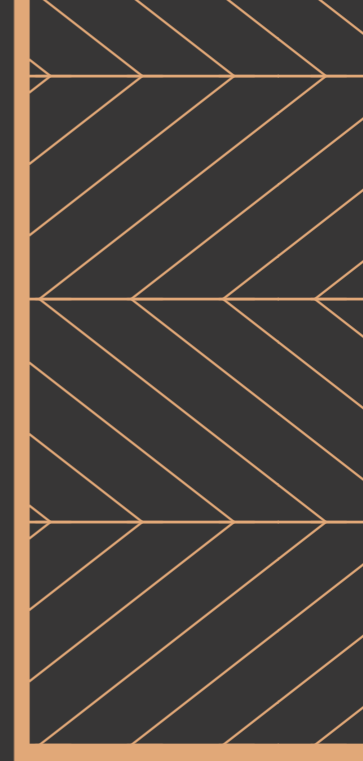
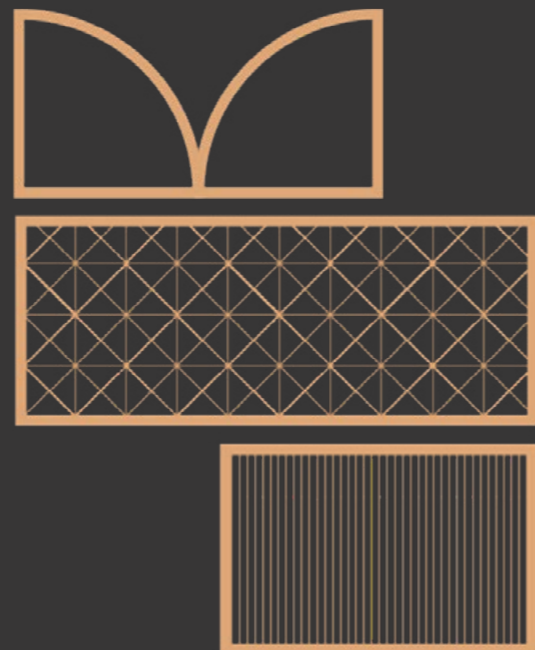
-  TRAIN STATION
-  METRO BUS ROUTE
-  METROLINK STOP
-  NCP CAR PARK



An aerial photograph of a city skyline, likely Birmingham, UK, featuring a mix of modern glass skyscrapers and older brick buildings. The sky is blue with scattered white clouds. The text 'unparalleled' is overlaid in a large, white, sans-serif font across the center of the image. The word 'VISION' is written in a smaller, white, sans-serif font directly below 'unparalleled'.

**unparalleled**

VISION



GET IN TOUCH

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Email: ACooke@savills.com

**M&G**  
INVESTMENTS



