

Turning Heads in the Heart of the City

**chancery
place.**
manchester

**In Manchester's central
business district, one building
towers above all others.**





Introducing

15 storeys high. Yet there's more to this stunning building than sheer scale.

Imposing yet inviting, corporate yet cool, luxurious yet understated. There's nowhere else quite like Chancery Place.

Real thought has gone into making this a brilliant place to work and a memorably impressive place to visit, and that shines through in every aspect of the building.

Ready to have your head turned?

Rising High

Inside and out, Chancery Place is designed to wow. Gazing up at the building from street level, those soaring, curved glass elevations provide plenty of prestige and drama. From within, the full-height glazing allows for sweeping panoramic views across the city.

The extensive glazing also allows you to utilise every inch of your floor space, offering a beautiful blank canvas onto

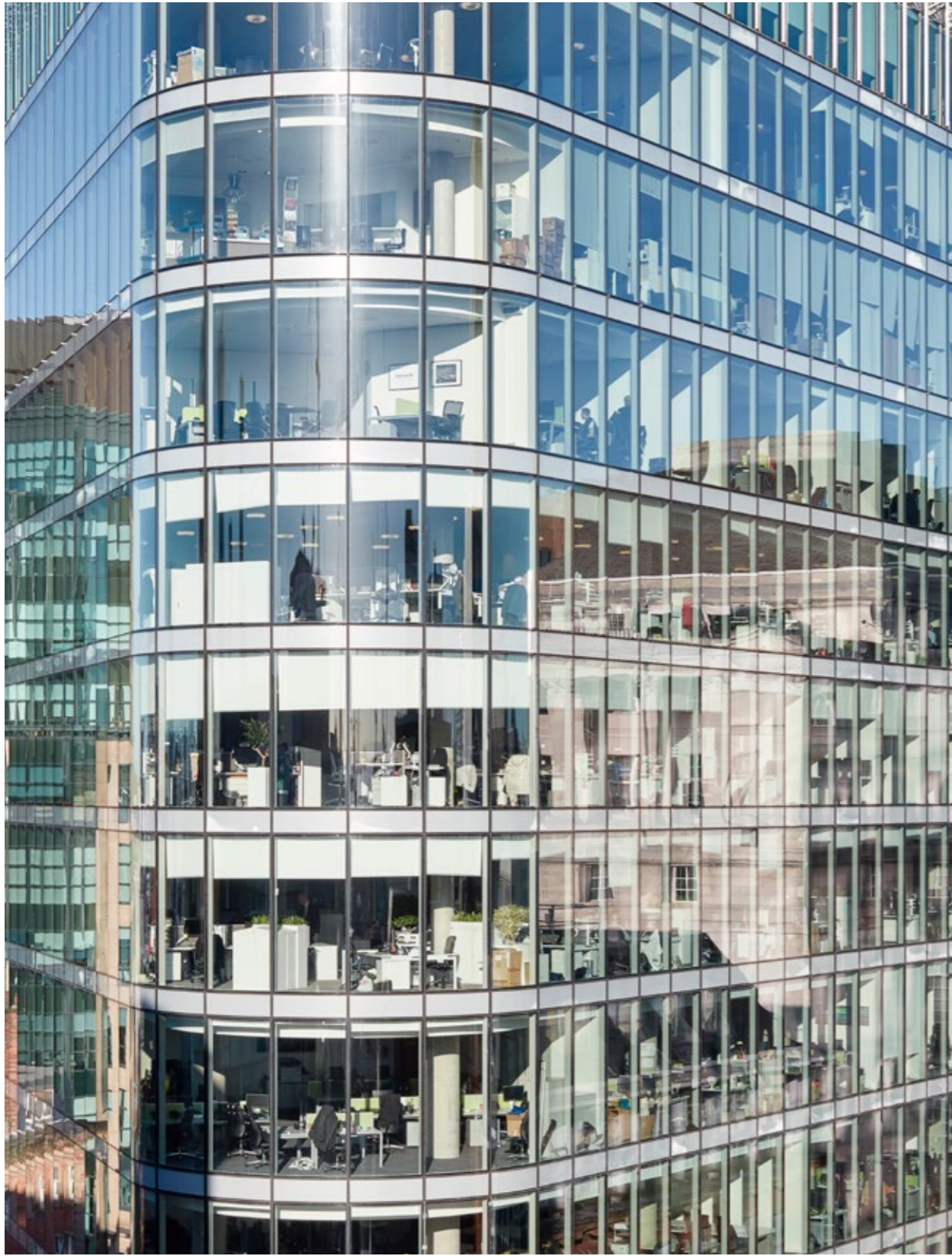
which to project your company's personality. To get Grade A office space of this quality in a competing building, you'd likely need to share a floor with another business.

Chancery Place's floorplate sizes, however, allow you to make an entire floor your own.

Floors can also be split from 2,500 sq ft, meaning the prestige can be enjoyed by companies of all sizes.









Keeping the building at the cutting-edge of aesthetics and facilities, all the currently available space is undergoing an intensive refurbishment.

Expect More, Get More

Added extras to make your day run smoother.



Concierge Service

Chancery Place's peerless concierge team are always on-hand to provide everything from dry cleaning to phone chargers, toiletries to umbrellas. They can also facilitate off-site services such as dry cleaners, taxis, caterers and florists.



YourChanceryPlace.com

Log in to the building's dedicated website and you'll find exclusive offers from nearby cafés, bars, restaurants and shops, alongside community news and announcements.



Tenant Events

From pop-up tasting sessions to Christmas carolling, our on-site events help to maintain Chancery Place's warm sense of community.



Manchester Central

Spinningfields

Deansgate

The Lowry Hotel

Central Library

St. Peter's Square

Manchester Town Hall

chancery place.
manchester

King Street

Manchester Cathedral

Manchester Arndale

Manchester Arena

Victoria Station

Market Street

Piccadilly Gardens



Six Hotspots Within a Five-Minute Walk

There's no place in the world quite like Manchester. At Chancery Place, you couldn't be better situated to take advantage of everything the city has to offer, from culture to cocktails, fine dining to designer fashion.

For the Foodie



Grand Pacific

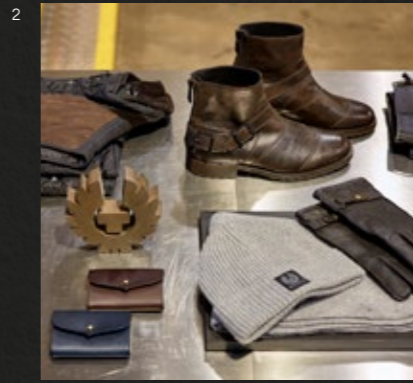
With its opulent aesthetic, exceptional menu and beguiling choice of drinks, Grand Pacific is the choice for Manchester's most style-conscious foodies. The feel here is old colonial at its grandest, while the flavours are wonderfully eclectic. A stunning 25-foot bar provides the perfect environment in which to sip one of Grand Pacific's exquisite cocktails. Meanwhile, in the private dining room the décor is as impressive as the dishes.

“Opulence reigns at Grand Pacific, a refined-yet-welcoming dining experience.”

Manchester Evening News

For the Fashionistas

- 1. Hobbs
- 2. Belstaff
- 3. Karen Millen
- 4. Patagonia
- 5. DKNY
- 6. Fred Perry



King Street

A magnet for sharp-dressed Mancunians, King Street is home to an array of upmarket clothing brands. The likes of Hobbs, Patagonia, Karen Millen, Belstaff, DKNY and Fred Perry all have glossy retail presences here, and there are several cool little bars and cafés tucked in and around, for when you need a well-earned break from all that exhausting retail therapy.

“King Street is the place to head to for designer clothes in Manchester.”

The Telegraph



For the Caffeine Addicts



Black Sheep

Manchester city centre's not short of independent coffee shops, but arguably the best of them is right on Chancery Place's doorstep. Hip décor, a friendly atmosphere and truly top-tier coffee await. And if you're heading out for a post-work wind-down, it's worth knowing that these guys also mix a mean cocktail.

“Black Sheep’s flat white is, hands down, the best flat white I’ve ever had.”

Tasting Britain

For the Five-Star Fanatic

Hotel Gotham

When it comes to style, Hotel Gotham stands head and shoulders above the crowd. Boasting a central location, this stunning Art Deco building has grandeur and glitz in equal measure. With a quirky Batman-come-Great Gatsby theme throughout and an award-winning restaurant too, Hotel Gotham is a simply stunning place to stay.

“Welcome to modern Manchester: Gotham Hotel is glitzy, ambitious and unapologetically opulent. It is not cheap, but it offers real pizzazz and pampering.”

The Guardian



For the Music Lovers

The Bridgewater Hall

First opening its doors in 1996, the £12 million Bridgewater Hall is a truly world-class music venue, in terms of both aesthetics and acoustics. It hosts more than 250 performances a year, across all genres – jazz, classical, folk, soul, rock, world music and everything in between – and boasts no less than three resident orchestras: the Hallé, the BBC Philharmonic and Manchester Camerata.

“One of the UK’s top ten music venues.”

The Guardian



For the Culture Vultures



Manchester Art Gallery

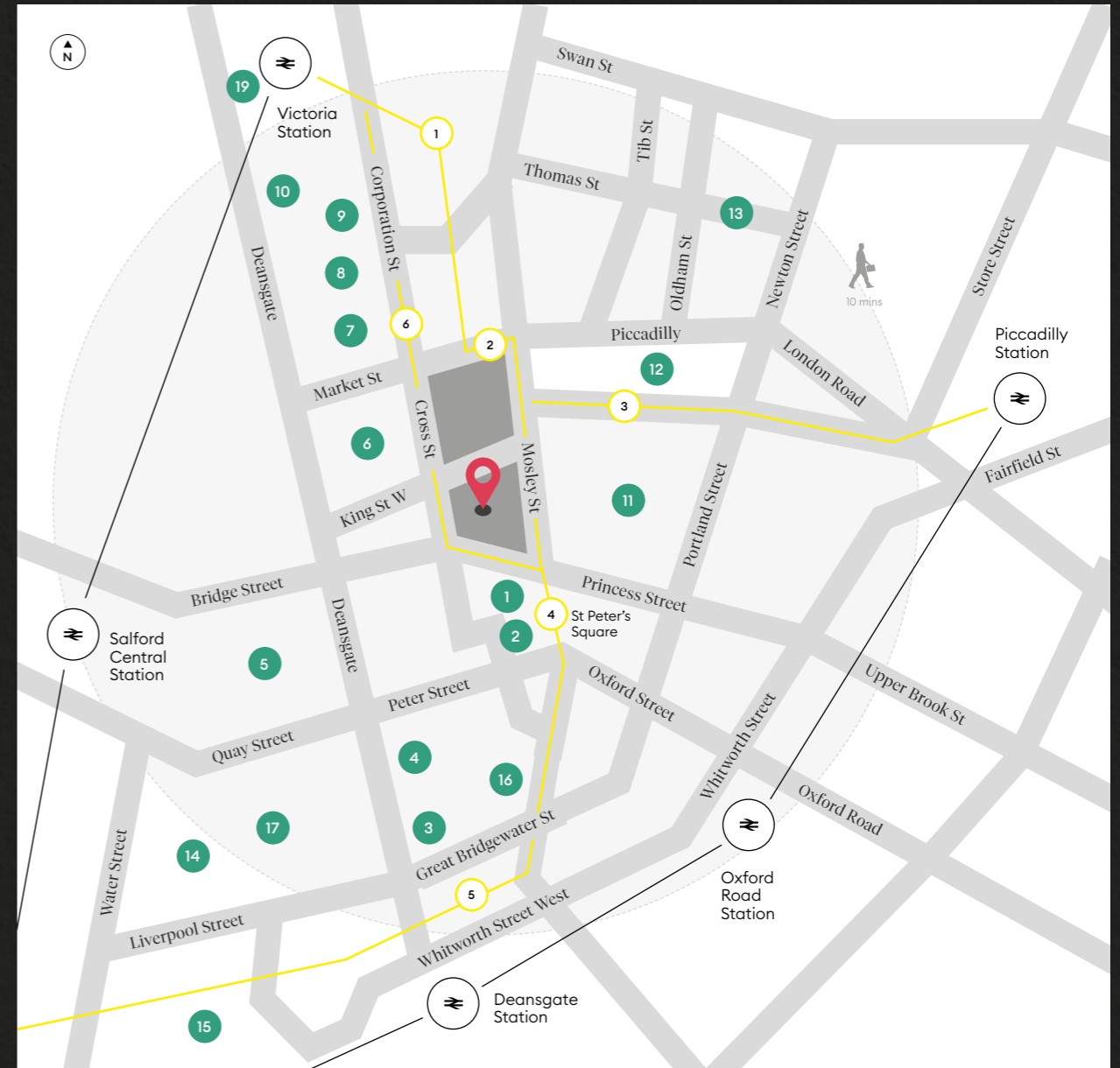
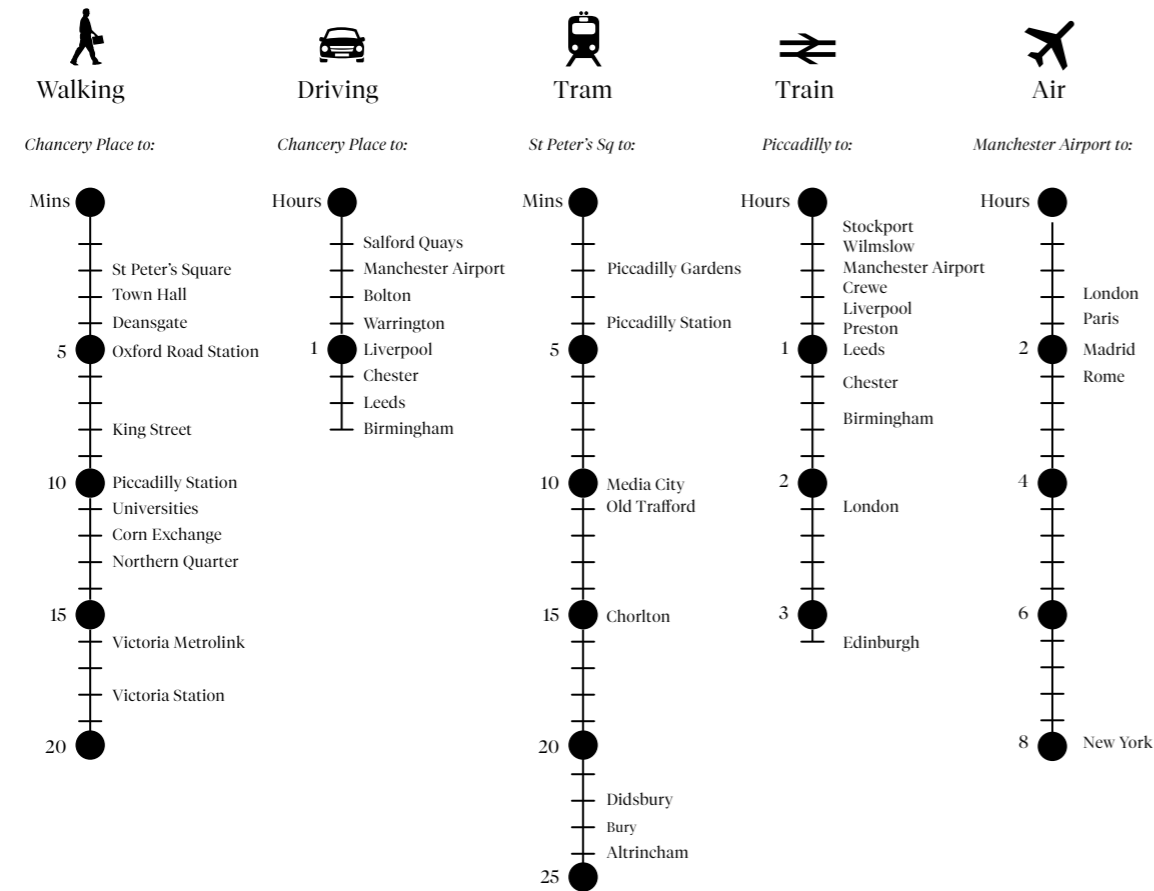
Housed in three interconnected buildings – the earliest of which dates back to 1823 – Manchester Art Gallery is home to 2,000 oil paintings, 3,000 watercolours and drawings, 250 sculptures, 90 miniatures, 1,000 prints and more than 13,000 decorative art objects. That should be more than enough to while away an upliftingly cultured lunch-break.

“An oasis of calm, slap bang in the city centre. And what a collection! A genuinely world-class gallery.”

Time Out

Chancery Place is perfectly placed.

You're just moments from St. Peter's Square, the central hub of the region-wide Metrolink tram system, and less than 10 minutes' walk from Manchester Piccadilly rail station. There are three high-speed trains to London Euston every hour, with a journey time of just two hours and five minutes.



- Chancery Place
- Central Business District
- 1. Manchester Town Hall
- 2. Central Library
- 3. Beetham Tower
- 4. Great Northern Warehouse
- 5. Spinningfields
- 6. St. Anne's Square
- 7. Exchange Square
- 8. Corn Exchange
- 9. National Football Museum
- 10. Manchester Cathedral
- 11. Chinatown
- 12. Piccadilly Gardens
- 13. Northern Quarter
- 14. St. John's
- 15. Castelfield
- 16. Manchester Central
- 17. Museum of Science & Industry
- 18. Manchester Art Gallery
- 19. Manchester Arena
- Metrolink
 - 1. Sudehill
 - 2. Market Street
 - 3. Piccadilly
 - 4. St Peter's Square
 - 5. Deansgate / Castelfield
 - 6. Exchange Square

Design Insights

“Our concept for Chancery Place was simple: to create an outstanding ‘flat iron’ building that captured both the unique geometry of the existing site and its key location in the heart of the traditional city core.”

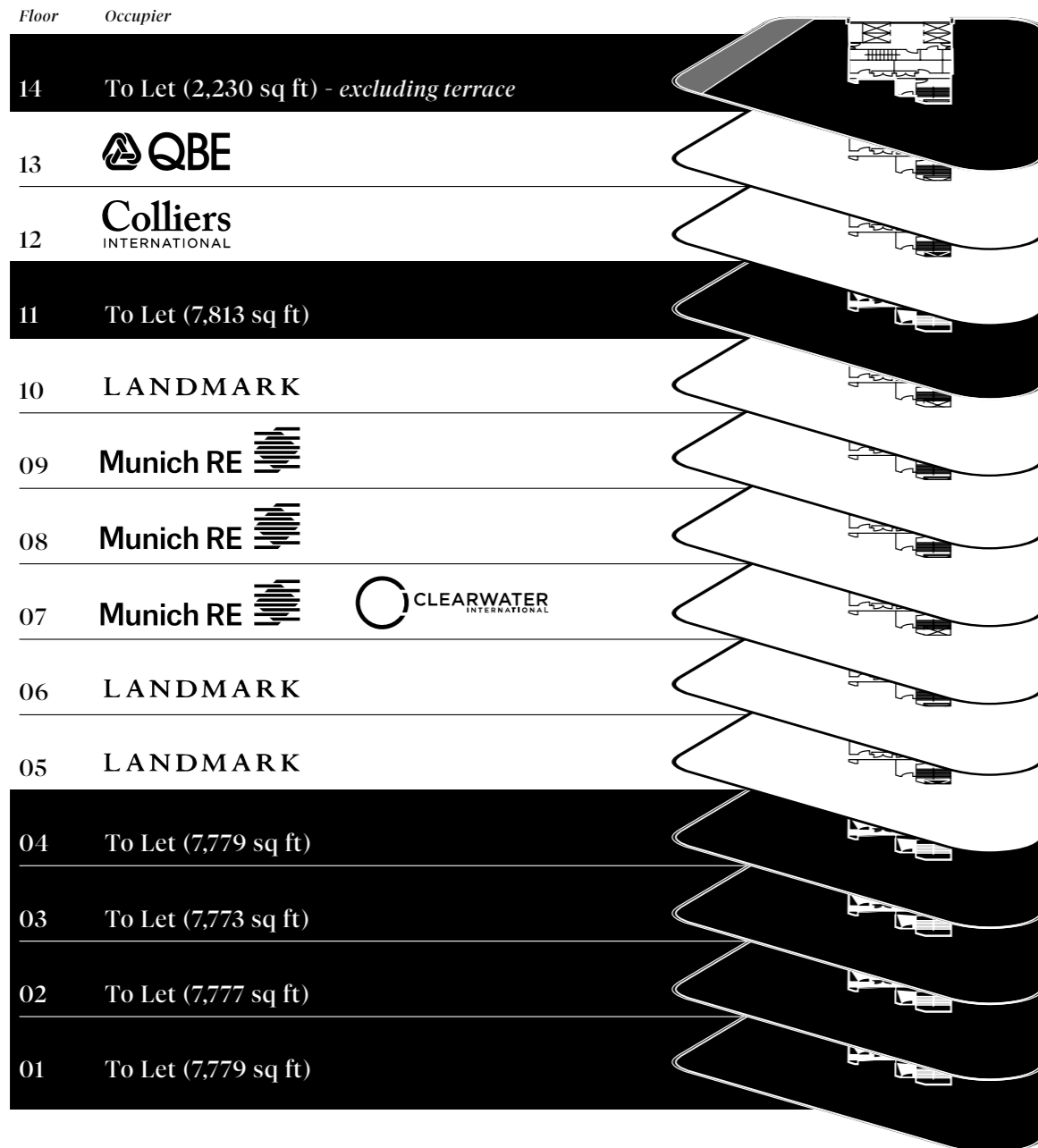
“Chancery Place’s fully-glazed single form is uninterrupted, save for its top and bottom. The bottom celebrates and looks after the street, while the top celebrates the city with a double-storey array of glass fins. These provide shelter to the rooftop terrace while also acting as a modern reinterpretation of the stone cornices found on the surrounding historic buildings.”

5 Plus Architects

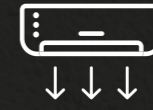


A Closer Look

Suites available from 2,230 sq ft to 31,000 sq ft.



Excellent natural daylight to all floors



Four pipe fan-coil air-conditioning system



LED lighting with automatic sensors



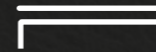
Building energy management system



Cycle storage, shower rooms and lockers



Concierge service



Fully accessible, raised-access flooring system



Fully DDA compliant



Secure basement car-parking available



Four 13-person passenger lifts



Secure 24/7 access



Perforated metal ceiling tiles

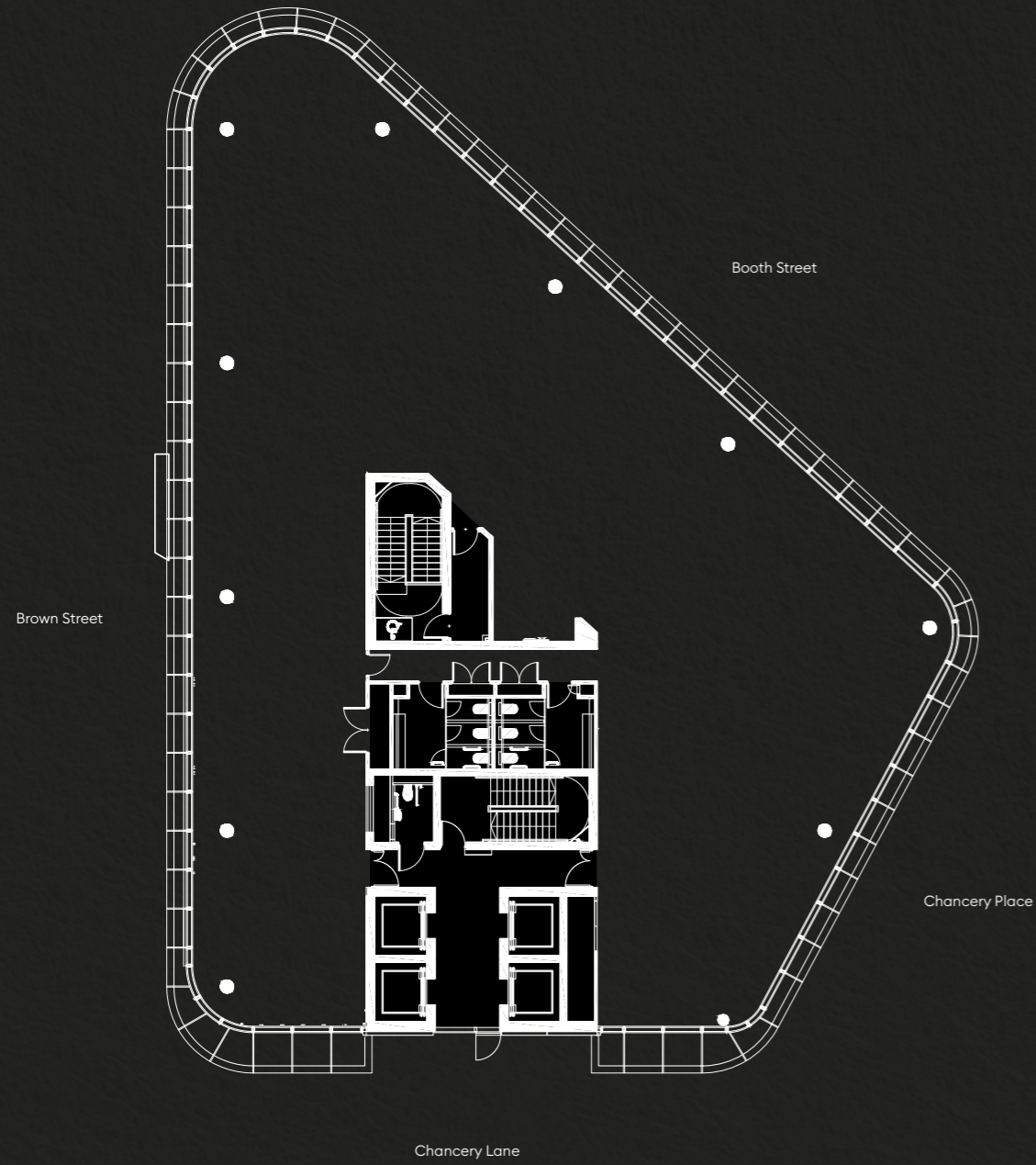
The 14th floor terrace





11th Floor

7,813 sq ft



Indicative Space Plan



- 76 desk spaces
- 1 reception
- 1 boardroom
- 3 meeting rooms
- 1 collaboration space
- 1 open meeting space
- 1 tea point

Occupancy Density
1:9 sq m



**chancery
place.**
manchester

For further information



NFU Mutual

www.chanceryplace.com

The Joint Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT. December 2019.

