



BELVEDERE  
MANCHESTER

A PARAGON OF QUALITY

[www.belvedereoffices-manchester.co.uk](http://www.belvedereoffices-manchester.co.uk)



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MANCHESTER

To the master architects of the Italian Renaissance a *'belvedere'* was a structure partly open to the sky, carefully positioned so that its occupants could enjoy spectacular views of the surroundings...



With its distinctive private terraces, commanding position and fine views across the very heart of the city, Belvedere is a magnificent 21st Century embodiment of that original idea.

Belvedere is by any measure a large and impressive new building and a near unique opportunity for today's business user.

At nearly 16,000 sq ft net, the individual floorplates are the largest ever available in the prime core and the combination of efficiency, amenity and location aligns perfectly with the stringent demands of the modern corporate world.

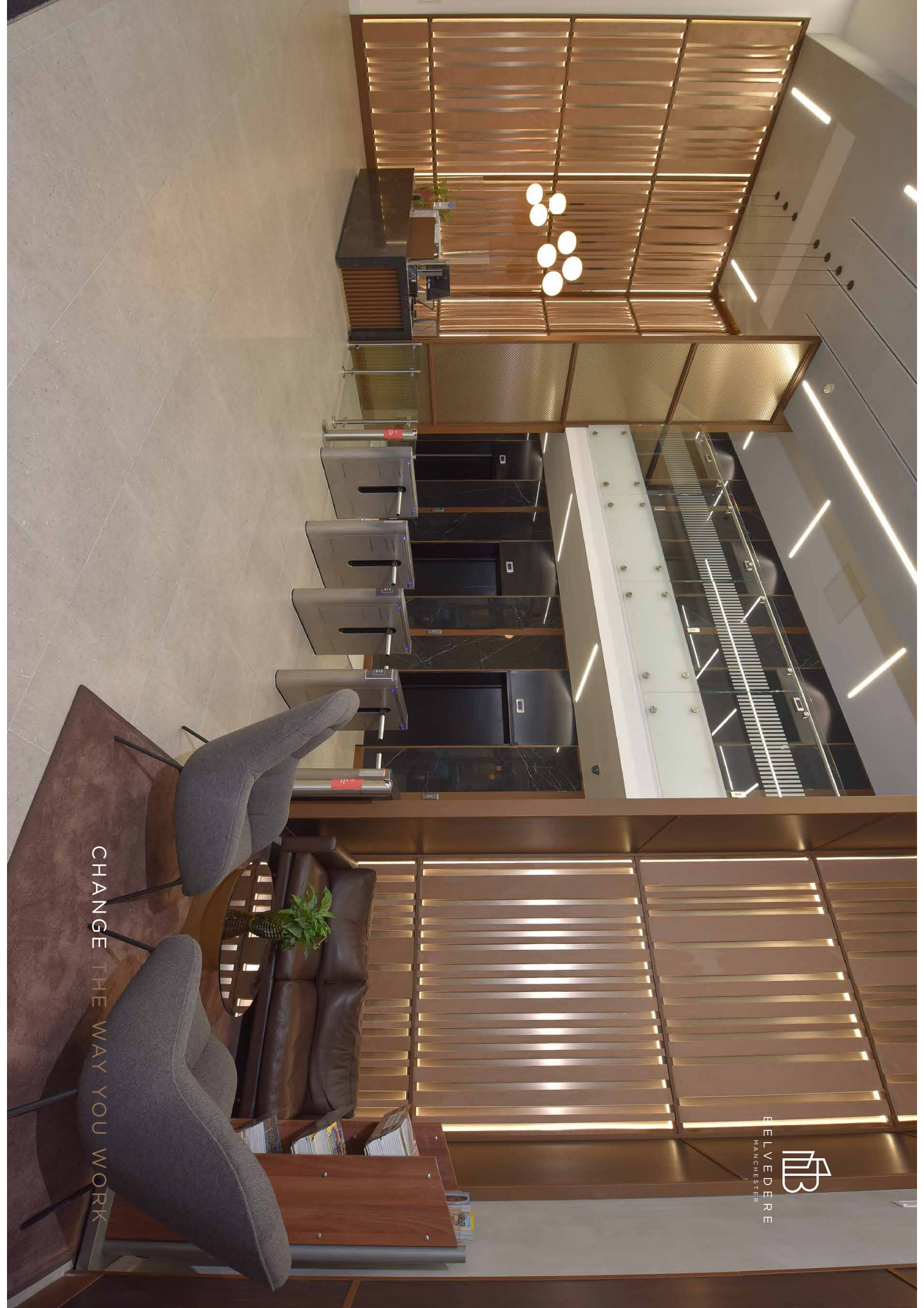
Whilst Belvedere is very much a building for today, not only will occupiers be enjoying fine views, they'll also be an integral part of nearly four hundred years of proud architectural heritage.





ELVEDERE  
MANCHESTER

CHANGE THE WAY YOU WORK







## Stunning Grade A facilities *enhanced* by quirky creativity and modern forethought

With a concierge style front desk, excellent connectivity, a breakout space, cycle hub and private roof garden, Belvedere provides a full range of high-quality amenities. This sits alongside initiatives that will help you become a part of its exciting environment.

### OUR SPECIFICATION INCLUDES:



MANNED  
RECEPTION



4 PIPE FAN COIL A/C VIA AN  
ELECTRIC AIR SOURCE HEAT PUMP



4 NO 21 PERSON  
PASSENGER LIFTS



24/7  
ACCESS



PRIVATE ROOF  
TERRACE



BASEMENT  
PARKING



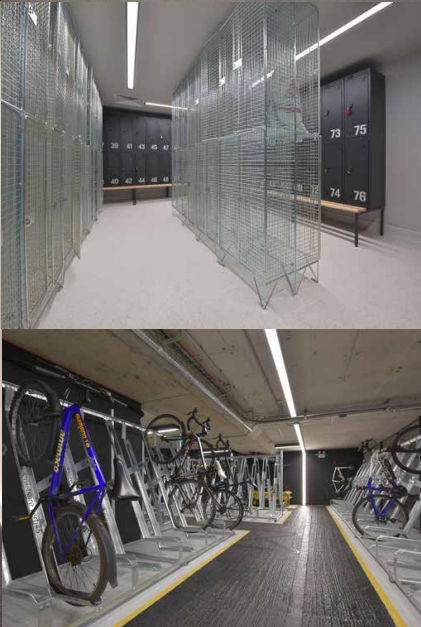
NEWLY REFURBISHED  
CYCLE STORAGE, SHOWERS  
AND DRYING ROOM

BREEAM®

BREEAM IN-USE  
"VERY GOOD"

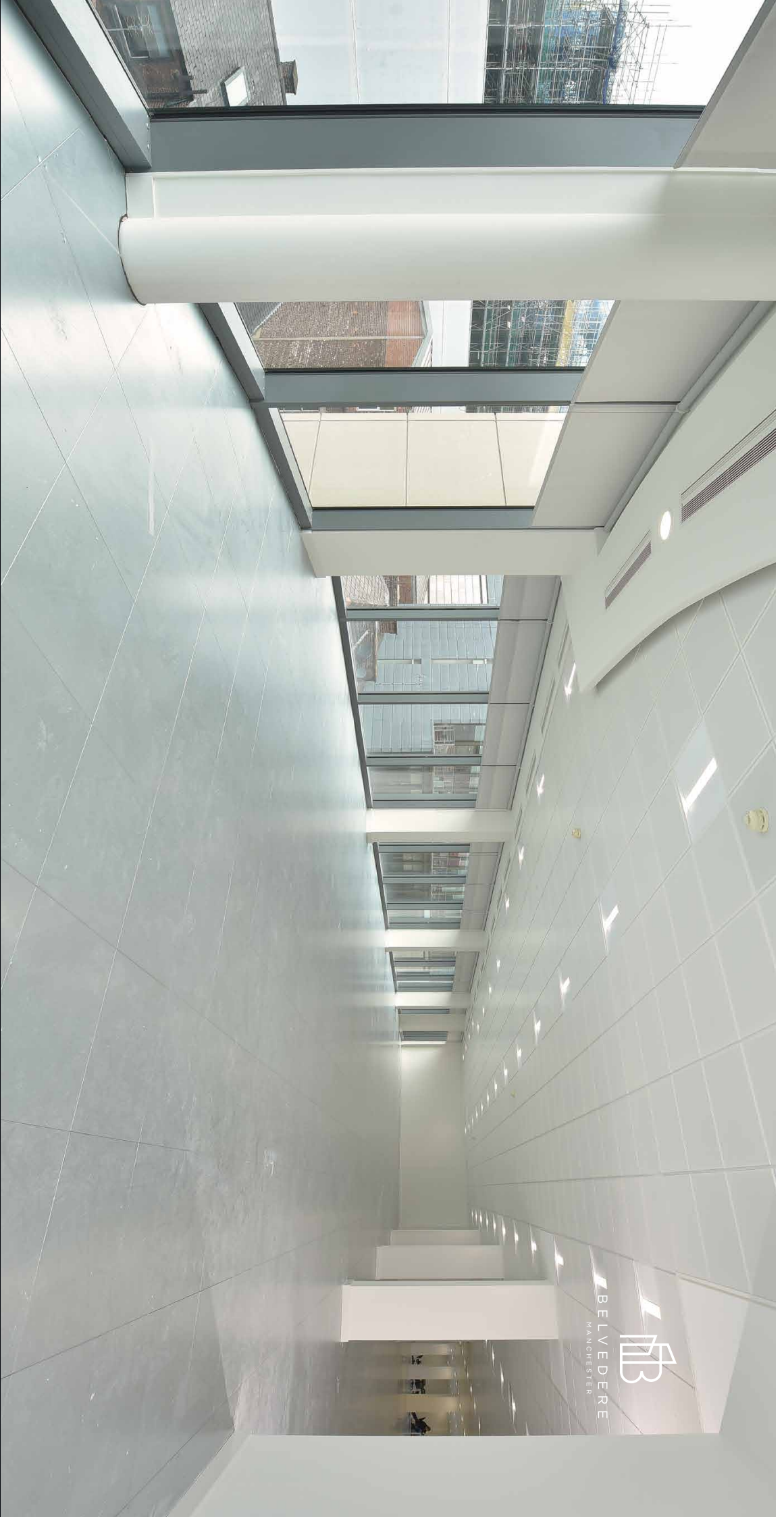


CHARGING  
STATION

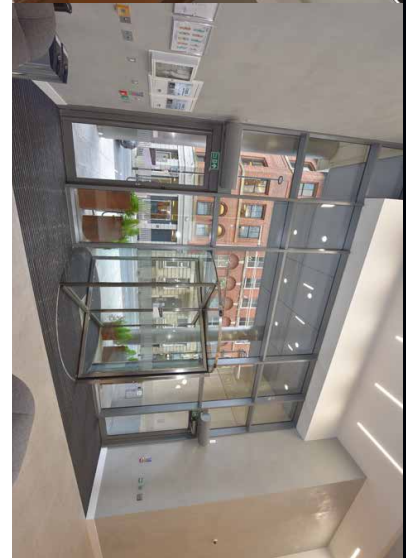
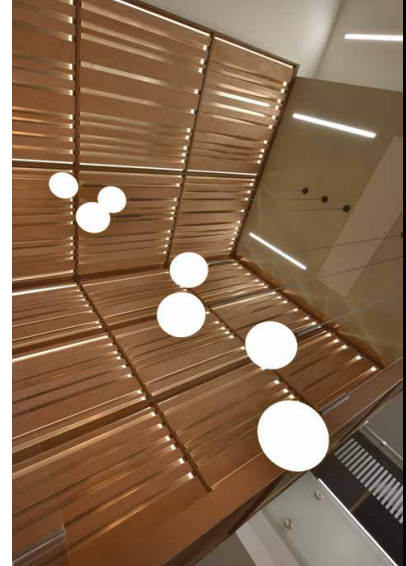
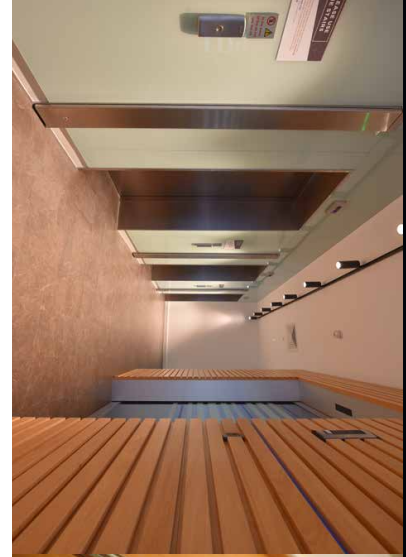


- Introducing an electric air source heat pump rather than existing gas powered A/C for reduced carbon emissions
- All refurbished areas to benefit from new LED lighting
- The shower hub and WCs to operate on a reduced water consumption in line with the BREEAM In Use guidance





  
BELVEDERE  
MANCHESTER



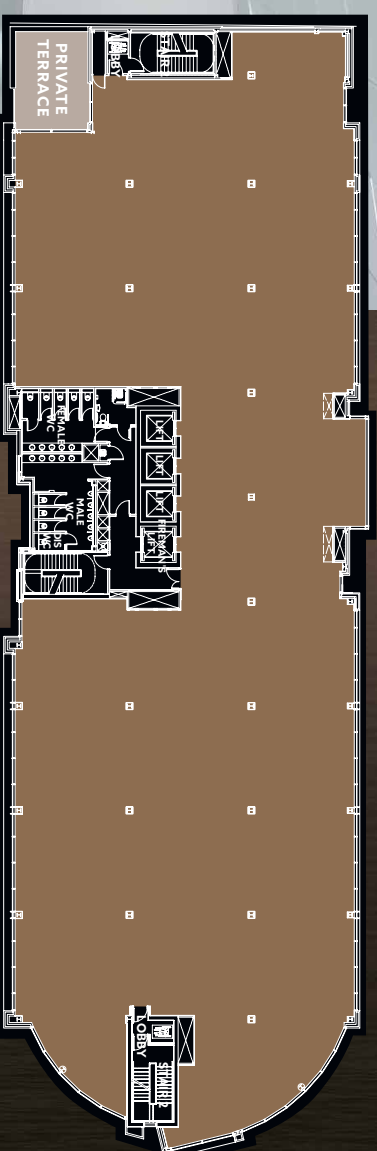


BELVEDERE  
MANCHESTER

## Creating the *place*, the *space* and the *excitement* to be at work

All the office floors are regular in shape and planned for optimum use of space, whether that is as openplan, cellular or a mix of the two and enjoy good natural light on all three main elevations. Just as much care has been exercised in specifying the mechanical and electrical services of the building.

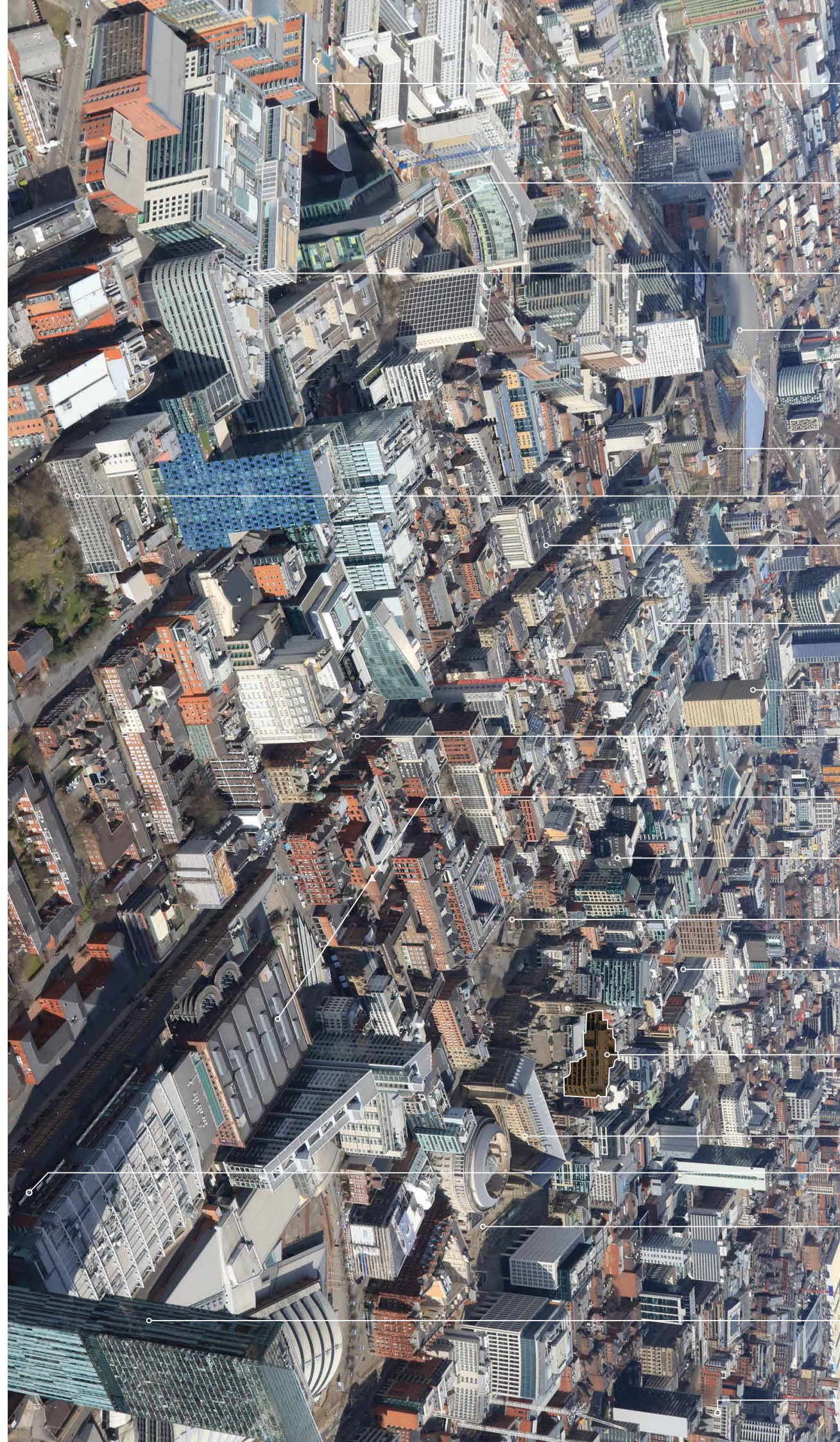
Designed to accommodate an overall density of occupation of up to 1 person per 8 sq m, the focus has been on providing high performance with maximum flexibility – with extra capacity built-in to risers and plant areas to help accommodate tenants' particular fit-out/use requirements.




THE FOURTH FLOOR  
15,457 SQ FT (1,463 SQ M)








Salford Central 

Lowry Hotel

Spinningfields

AO Arena

Victoria 

St John's

Deansgate

Exchange Square 


Arndale Centre

Deansgate

Great Northern Warehouse


Traditional CBD


Albert Square

Market Street 




Town Hall

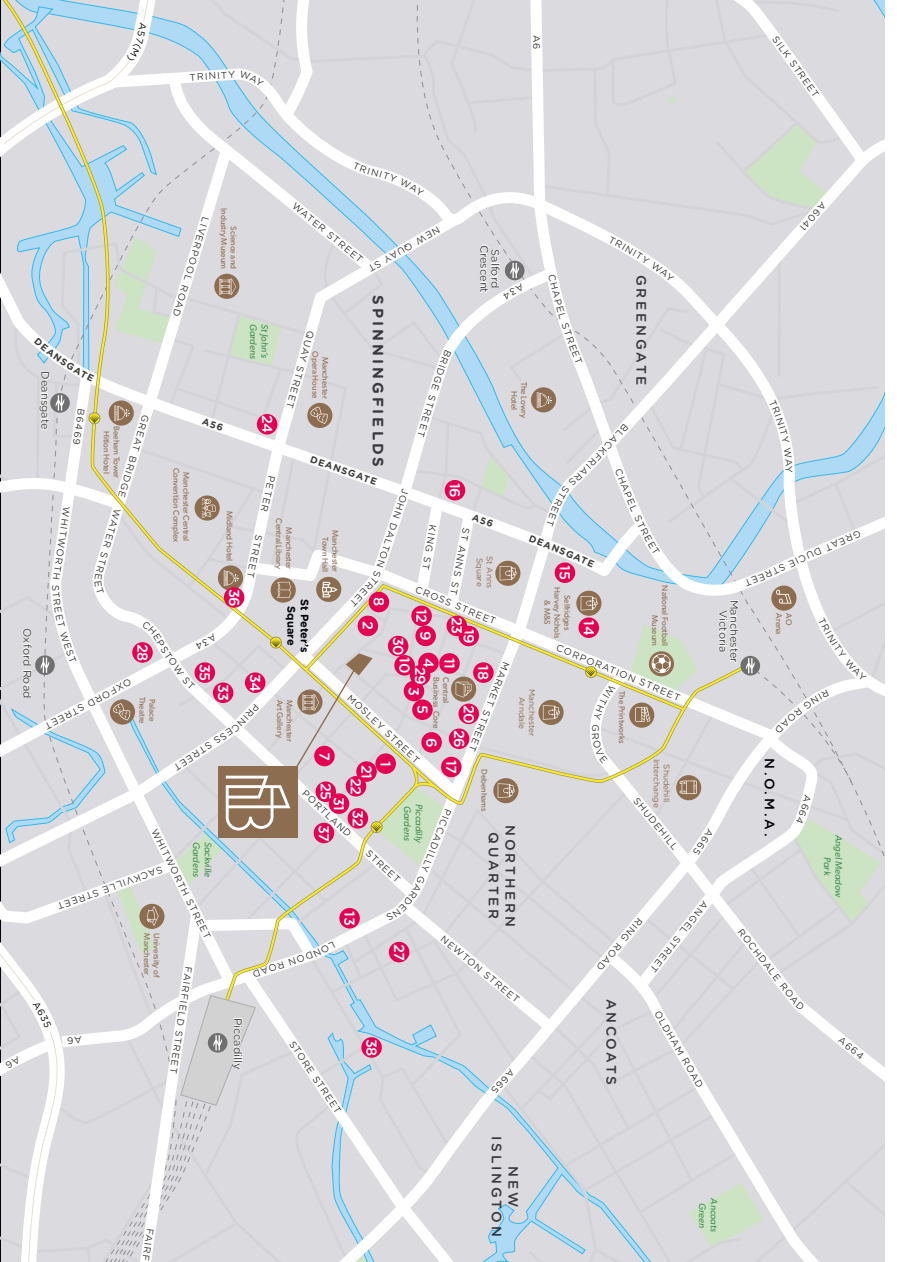
Deansgate 

St Peters Square 

Hilton Hotel

Piccadilly 





- 1 Alchemist
- 2 Beet and Pudding
- 3 Rosso
- 4 All Bar One
- 5 Grand Pacific
- 6 Browns
- 7 Teppanyaki
- 8 Piccolinos
- 9 Town Hall Tavern
- 10 Crona
- 11 Sam's Chop House
- 12 Miller & Carter
- 13 The Malmison
- 14 Selfridges
- 15 Harvey Nichols
- 16 House of Fraser
- 17 Primark
- 18 Boots
- 19 Royal Exchange
- 20 Tesco Metro
- 21 M&S Simply Food
- 22 Philipott's
- 23 Pret
- 24 Starbucks
- 25 The Gym
- 26 PureGym
- 27 Fit4Less Gym
- 28 Bannatyne Health Club
- 29 Hotel Gotham
- 30 King Street
- 31 Town House
- 32 The Mercure
- 33 The Ibis
- 34 Princess Street Hotel
- 35 Novotel
- 36 The Midland
- 37 Brooklyn Hotel
- 38 Dakota Hotel



# Connectivity & convenience makes Manchester a *highly sought after* location for business

## ROAD

Manchester benefits from one of the most extensive regional motorway networks in the country, comprising 20% of the total UK motorway system. The property is accessed via one of the main arterial routes into Manchester via either the M60 orbital motorway or the M602, which in turn connects to the wider north-west network M62, M61, M6 and M66 respectively.

## AIR

Manchester Airport is situated 9 miles to the south of the city. It is the UK's third busiest airport and the largest outside of London, serving 29 million passengers annually and providing regular services to almost 200 destinations worldwide. £1 billion is currently being invested in the Manchester Airport Transformation Programme to modernise and transform Manchester Airport, with Terminal 2 more than doubling in size.

## RAIL

Manchester City Centre has three mainline railway stations (Manchester Piccadilly, Oxford Road and Victoria). There are 56 trains daily from Manchester to London with a journey time of approximately 2 hours. The proposed High Speed 2 line will provide high speed connectivity between Manchester, Birmingham and London. When completed, the journey time will be reduced to 1 hour 7 minutes.

## METROLINK

The Manchester Metrolink network is the most extensive light rail system in the UK with 8 lines and 99 stations, carrying over 43 million passengers every year.

Transport for Greater Manchester has recently invested £1.85 billion upgrading the existing network, expanding to the Trafford Centre, the Airport and including the Second City Crossing. Plans have been outlined for a further expansion of the network from Didsbury to Stockport. The property is within walking distance of the St Peter's Square stop, providing fast and efficient access in and out of the city centre.





## Manchester Lifestyle



**TOP 20**  
European  
Digital City



**MANCHESTER**  
RECEIVES  
115 million visitors  
each year



**UK'S 3RD**  
LARGEST AIRPORT  
with a £1bn investment  
programme



*Forecasted 2% growth*  
**IN OFFICE BASED**  
EMPLOYMENT OVER  
THE NEXT 10 YEARS

## A Winning Demographic



**70% OF**  
GRADUATES  
*annually remaining*  
in the North West



**MANCHESTER'S**  
ECONOMY HAS ALMOST  
*doubled in size*  
in the last 20 years



**500,000+ POPULATION**  
AGED 20-34;  
*the largest regional*  
millennial population



**CBRE RANKED**  
MANCHESTER  
*the UK's top regional*  
creative location



## Lease Terms

For a number of years to be agreed

## EPC

A certificate is available from the letting agents on request.

## VAT

VAT will be charged at the prevailing rate where applicable.

## Legals

Each party is responsible for their own legal costs in any transaction.

## All Enquiries

For further information please contact the letting agents in the first instance.

ANDREW TIMMS

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E: andrew@edwardsandco.com

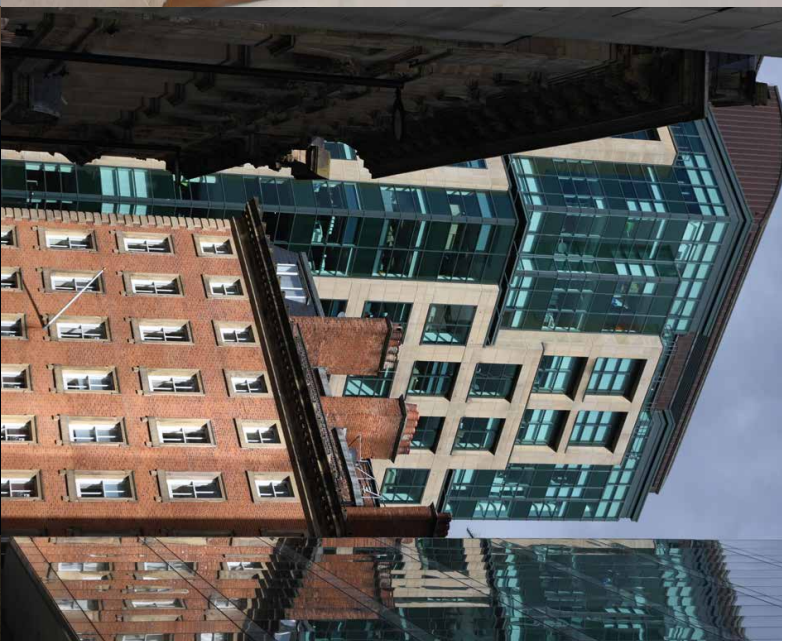
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