



# THE REPUBLIC

AT MAYFIELD

THE  
REPUBLIC

AT WYFIELD

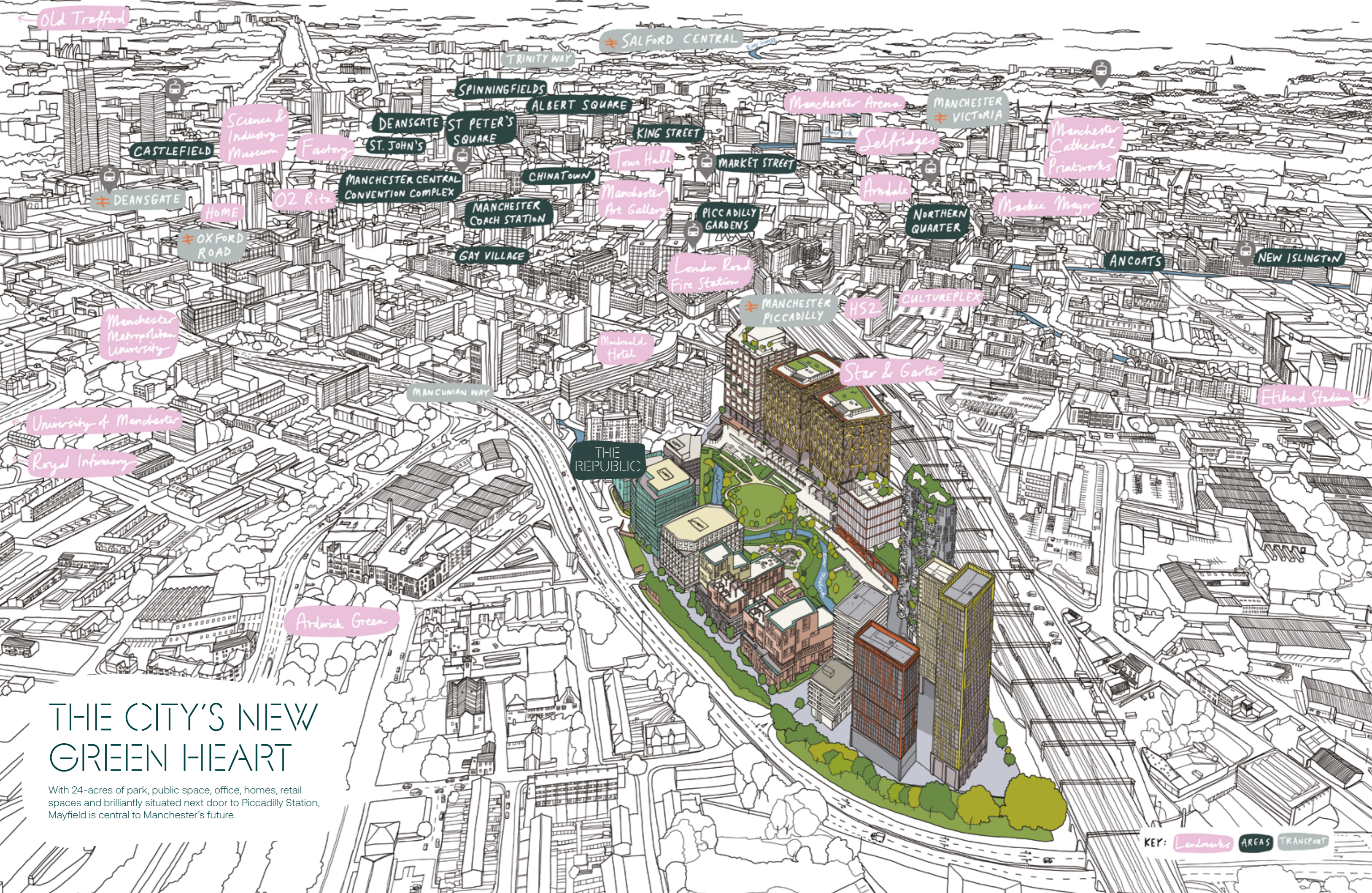
LOCATED ON THE  
SOUTH BANK OF THE  
RIVER MEDLOCK, AND  
WITH AN IMPRESSIVE  
AND OPEN ASPECT  
ONTO MAYFIELD PARK,  
THE REPUBLIC IS A  
BUILDING OF LIFE  
AND PROGRESS - A  
PLACE WHERE BOLD  
BUSINESS GETS DONE.



DEFIANTLY MANCUNIAN DEFINITELY MAYFIELD







← Old Trafford

→ SALFORD CENTRAL

TRINITY WAY

SPINNINGFIELDS

ALBERT SQUARE

Manchester Arena

MANCHESTER VICTORIA

Science & Industry Museum

DEANSGATE

ST PETER'S SQUARE

KING STREET

Selfridges

Manchester Cathedral Printworks

CASTLEFIELD

Factory

ST. JOHN'S

Town Hall

MARKET STREET

DEANSGATE

HOME

O2 Ritz

MANCHESTER CENTRAL CONVENTION COMPLEX

CHINATOWN

Manchester Art Gallery

Ardale

Markie Mayor

OXFORD ROAD

MANCHESTER COACH STATION

PICCADILLY GARDENS

NORTHERN QUARTER

ANCOATS

NEW ISLINGTON

Manchester Metropolitan University

GAY VILLAGE

London Road Fire Station

MANCHESTER PICCADILLY

HS2

CULTUREPLEX

University of Manchester

Madmald Hotel

Star & Garter

Etihad Stadium

Royal Infirmary

MANCUNIAN WAY

THE REPUBLIC

Ardwick Green

# THE CITY'S NEW GREEN HEART

With 24-acres of park, public space, office, homes, retail spaces and brilliantly situated next door to Piccadilly Station, Mayfield is central to Manchester's future.

KEY: Landmarks AREAS TRANSPORT





Visualisation of Mayfield



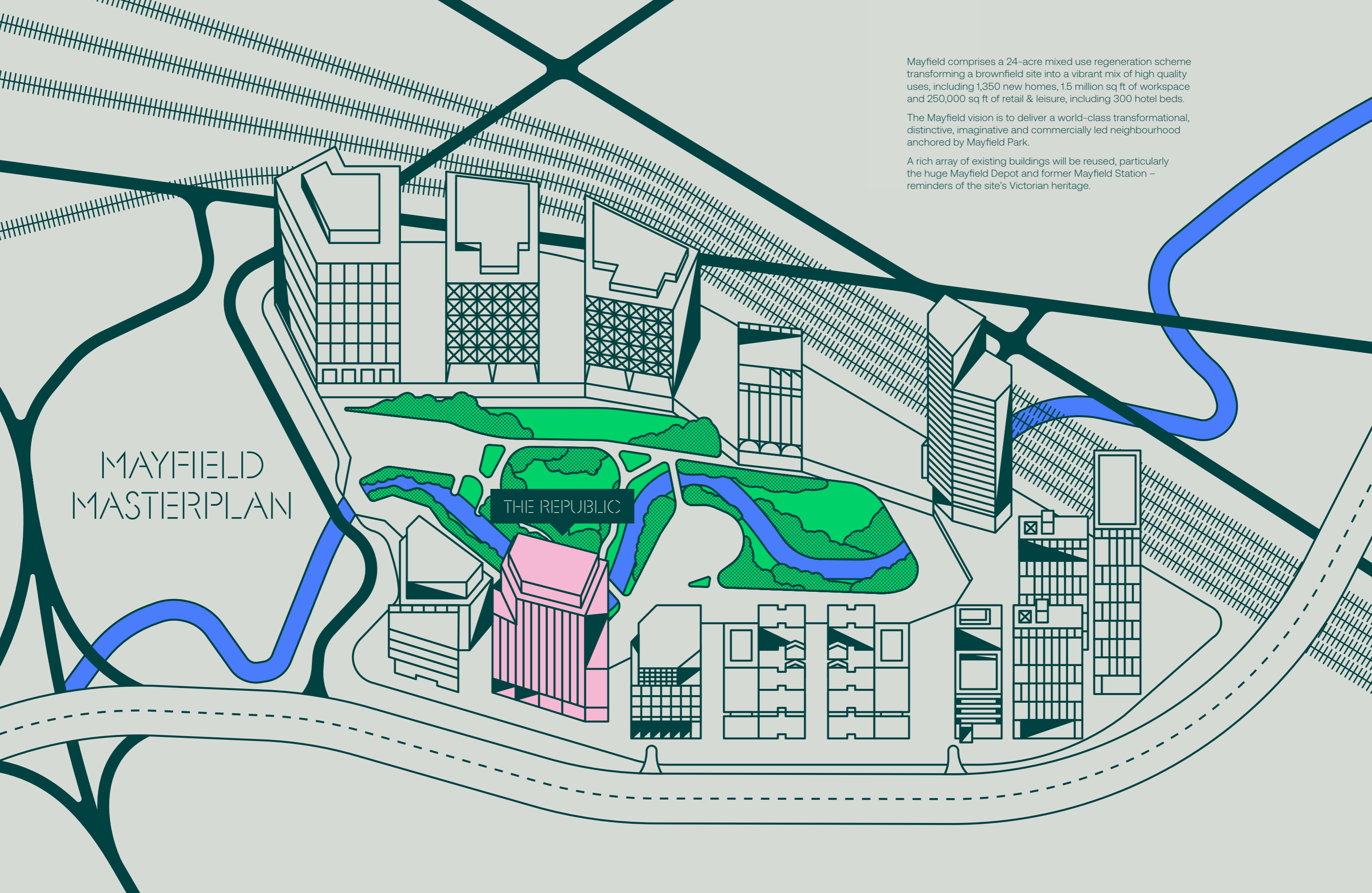
# MAYFIELD MASTERPLAN

THE REPUBLIC

Mayfield comprises a 24-acre mixed use regeneration scheme transforming a brownfield site into a vibrant mix of high quality uses, including 1,350 new homes, 1.5 million sq ft of workspace and 250,000 sq ft of retail & leisure, including 300 hotel beds.

The Mayfield vision is to deliver a world-class transformational, distinctive, imaginative and commercially led neighbourhood anchored by Mayfield Park.

A rich array of existing buildings will be reused, particularly the huge Mayfield Depot and former Mayfield Station – reminders of the site's Victorian heritage.





Without the Medlock, there is no Mayfield. The river was the reason that drew business here in 1782. Its ability to power machinery was the catalyst behind the prosperity and community that grew here, influencing the built environment and the pattern of life that flourished around it.

So rather than keep the Medlock hidden underground we decided to liberate, embrace and celebrate it.

The source of Mayfield's future flows from the Medlock.

Its meandering line influencing the alignment of new buildings that will provide homes for businesses large and small. Its banks providing the basis and beginnings of a park. A park that will power a sense of wellbeing in the people that will live, play and work here.

IT STARTS  
WITH

A RIVER







# THE RIGHT KIND OF IMPACT

At the core of the revival of Mayfield is a bold and distinct impact-led sustainability strategy. This is one of the key anchors of the scheme with a focus on three pillars, together they represent the holistic intent to drive positive socio-economic and environmental outcomes across the whole of Mayfield.

## Inclusive

- Optimising the delivery and reach of worthwhile uses to maximise social value.
- Connecting people and business with world-class digital technology, taking active steps to tackle digital isolation.
- Creating spaces that welcome, engage and inspire.
- Building trust by engaging with key stakeholders throughout the recreation of Mayfield.
- Empowering local people and businesses to participate fully in the continued stewardship of the place.
- Reducing the number of people out of work by offering training and employment opportunities for local people, especially those living in disadvantaged circumstances.
- Close the city's income gap by paying everyone employed in the construction and stewardship of Mayfield a real living wage.
- Create a hive of enterprise and business growth providing affordable workspaces and business support services.

## Restorative

- Delivering significant Net Environmental Gain.
- Prioritising nature-based solutions to improve environmental quality and replenish ecosystem services.
- Maximise the reuse of existing structures and materials by celebrating the industrial heritage within the fabric of modern Mayfield.
- Connect residents, workers and visitors with nature.

## Positive

- Pioneer the transition to a Net Zero Manchester by 2038 with the ambition of achieving Climate Positive status.
- Prioritise and evidence real, benchmarked performance outcomes across the whole lifecycle.
- Design to stay cool, dry and productive in a warming climate.
- Demonstrate the value of circularity in all features of material sourcing, design, construction and stewardship.
- Make active and sustainable preferable.

11,000+

Over 11,300 sq m of soft landscaping featuring a wide array of plants, trees and shrubs.

600

A large terraced garden featuring 600 sq m of rain garden planting.

175%

A Biodiversity Net Gain of 175% realised.

146

New trees planted throughout Mayfield providing shelter, habitat and seasonal changes.

365

An opened up – and embraced – 365m stretch of river winding all the way through the heart of the neighbourhood.

5000

An important new 5000 sq m riverside habitat beside the River Medlock.



THE

REPUBLIC

The Republic forms a key component of the first phase of Mayfield providing Manchester with highly desirable BREEAM Excellent Grade A office space.

Defining the southern edge of the masterplan, the scheme considers openness, inclusivity, activity and a relationship with the new park at ground level. A public facing forum at ground floors offering cultural space with a double height mixed use purpose space blurring the park boundary with the building threshold.





Visualisation of The Republic





REPUBLIC

The Republic foyer





MULTI-PURPOSE  
AUDITORIUM

SHOW TIME

Cymbeline  
Tonight show  
The Republic

## CULTURAL POSSIBILITIES

This is a place that has the capability to be full of surprises, a venue loaded with inspiration. With its expansive, open and flexible ground floor, The Republic has the scope to accommodate a rolling programme of cultural events and experiences, inspiring visitors and all those based here.

Potential ground floor cultural use



# SCHEDULE OF AREAS

Floor	SQ M (NIA)	SQ FT (NIA)
11th	1,416	15,244
10th	1,416	15,244
9th	1,876	20,189
8th	1,876	20,189
7th	1,903	20,483
6th	2,143	23,068
5th	2,143	23,068
4th	2,162	23,274
3rd	2,162	23,274
2nd	2,162	23,274
1st	2,162	23,274
Mezzanine	459	4,844
Ground	777	8,360

**Total Area Size**  
 22,657 SQ M  
 243,878 SQ FT

# SPECIFICATION



Generous cycle hub with cycle racks, locker room and shower facilities.



BREEAM Excellent Rating target (2018).



Impressive double height entrance foyer with café space.



Private outdoor terraces overlooking Mayfield Park.



VRF Heating and cooling designed to density of 1:8 sq m.



Free wifi public areas.



Fibre ready building.

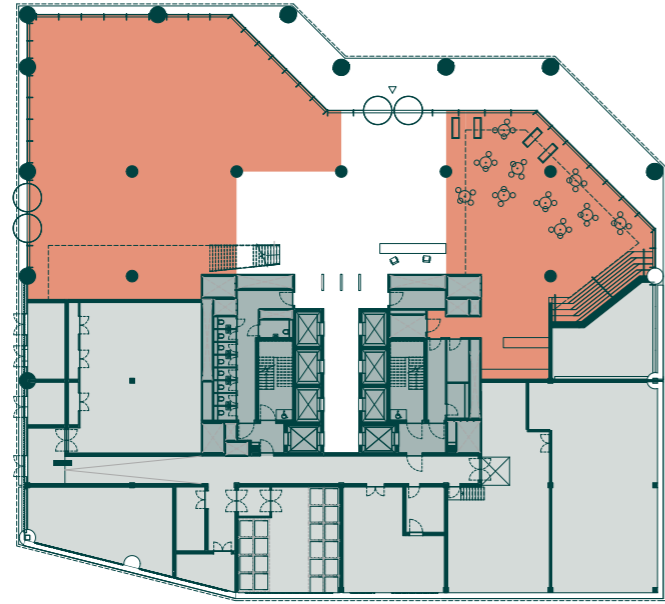


Floor to ceiling height: 3.4m to soffit 2.8m clear height.



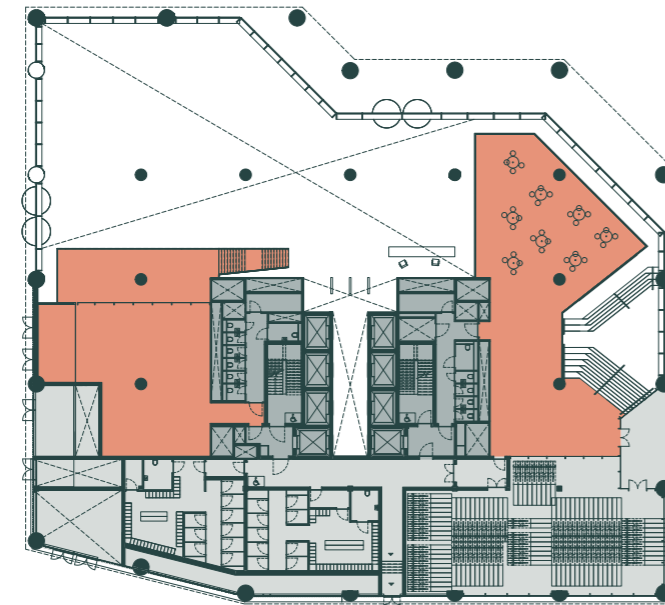
GROUND FLOOR

■ Servicing Space ■ Flexible Use ■ Core ■ Terrace ■ Office



■ Flexible Use  
777 SQ M  
8,360 SQ FT

MEZZANINE



■ Flexible Use  
459 SQ M  
4,844 SQ FT

■ Servicing Space ■ Flexible Use ■ Core ■ Terrace ■ Office



■ Office  
2,162 SQ M  
23,274 SQ FT

FLOOR 01 - 04



■ Office ■ Loggia  
2,143 SQ M 19 SQ M  
23,068 SQ FT 205 SQ FT

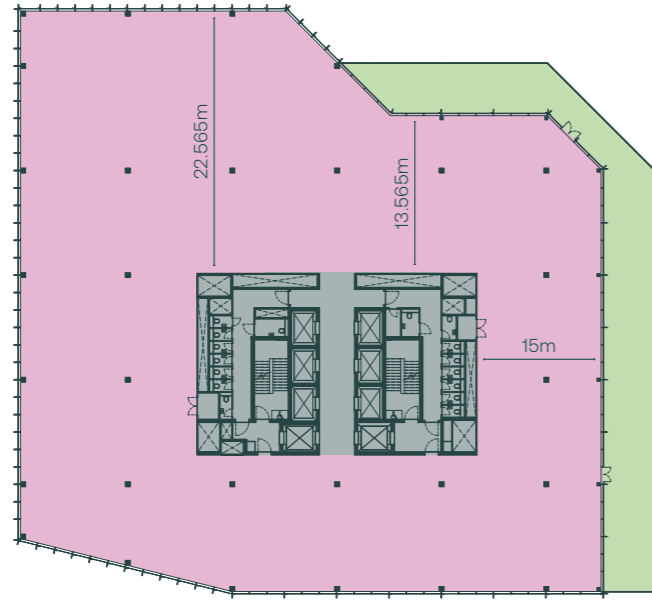
FLOOR 05 - 06



■ Servicing Space ■ Flexible Use ■ Core ■ Terrace ■ Office

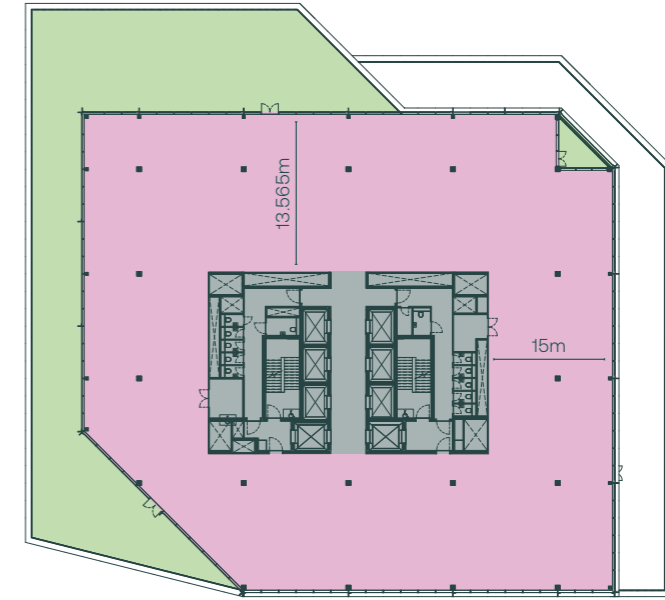
■ Servicing Space ■ Flexible Use ■ Core ■ Terrace ■ Office

FLOOR 07



■ Office	■ Terrace
1,903 SQ M	266 SQ M
20,483 SQ FT	2,863 SQ FT

FLOOR 10



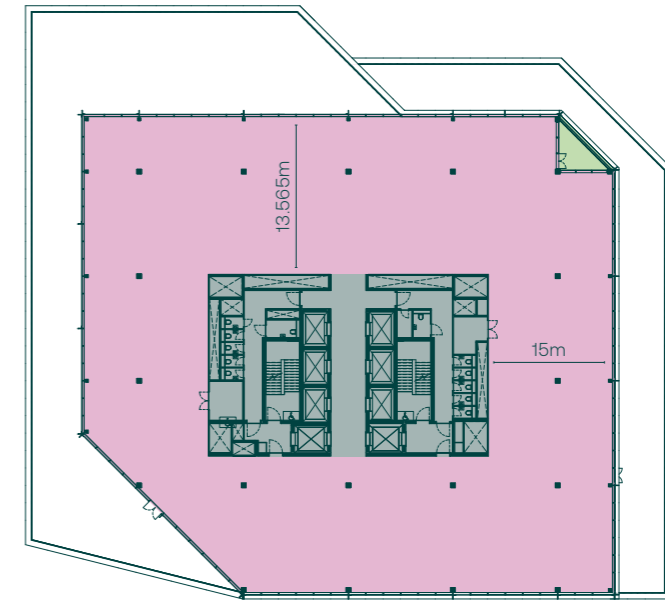
■ Office	■ Terrace & Loggia
1,416 SQ M	493 SQ M
15,244 SQ FT	5,307 SQ FT

FLOOR 08-09



■ Office	■ Loggia
1,876 SQ M	27 SQ M
20,189 SQ FT	291 SQ FT

FLOOR 11



■ Office	■ Loggia
1,416 SQ M	10 SQ M
15,244 SQ FT	108 SQ FT





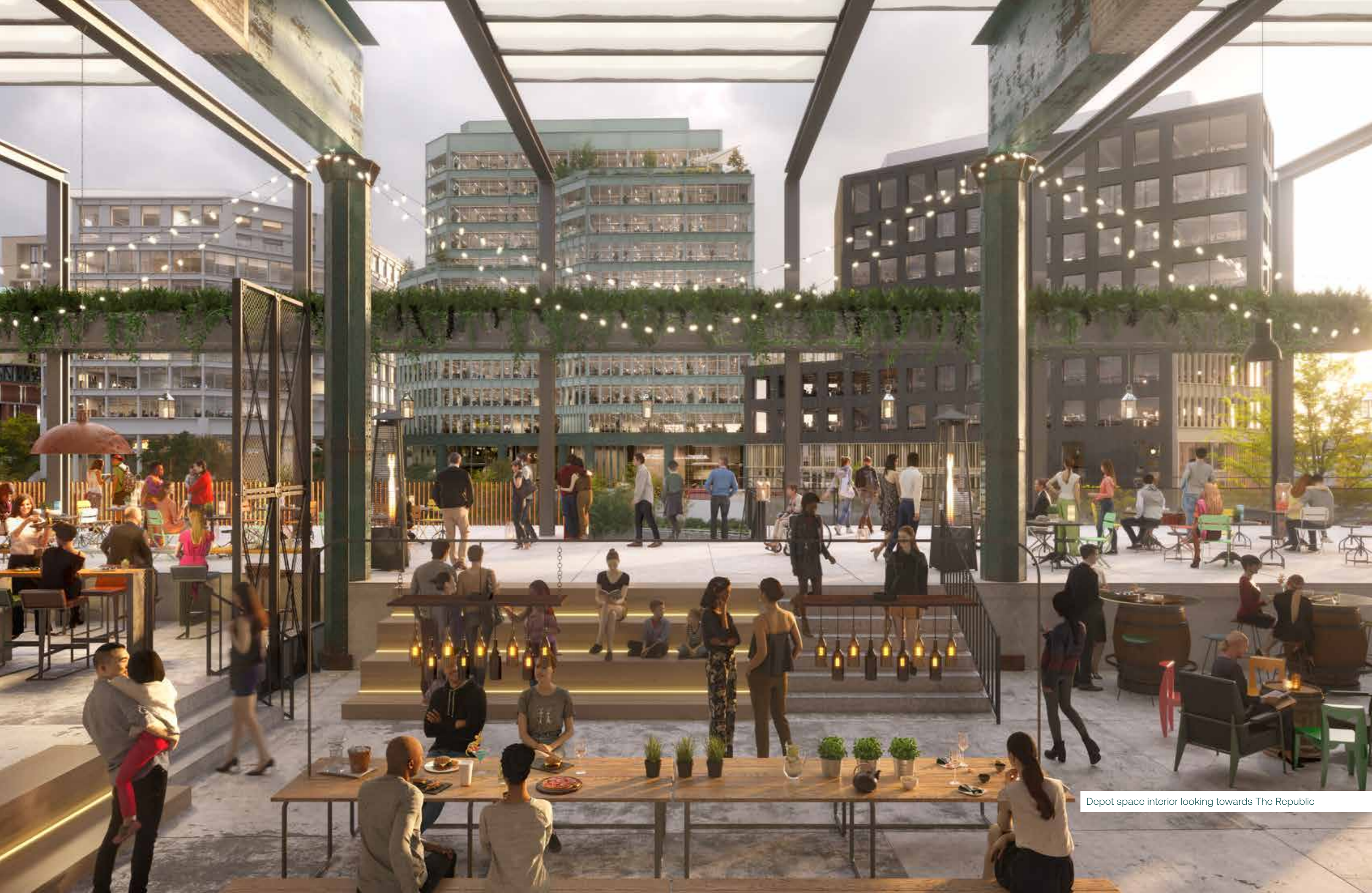
Indicative image of a typical floor





Terrace overlooking Mayfield Park





Depot space interior looking towards The Republic



# VERY WELL CONNECTED

Manchester benefits from world class, multi-modal transport infrastructure, providing fast, affordable connectivity to London, Europe and the rest of the world.

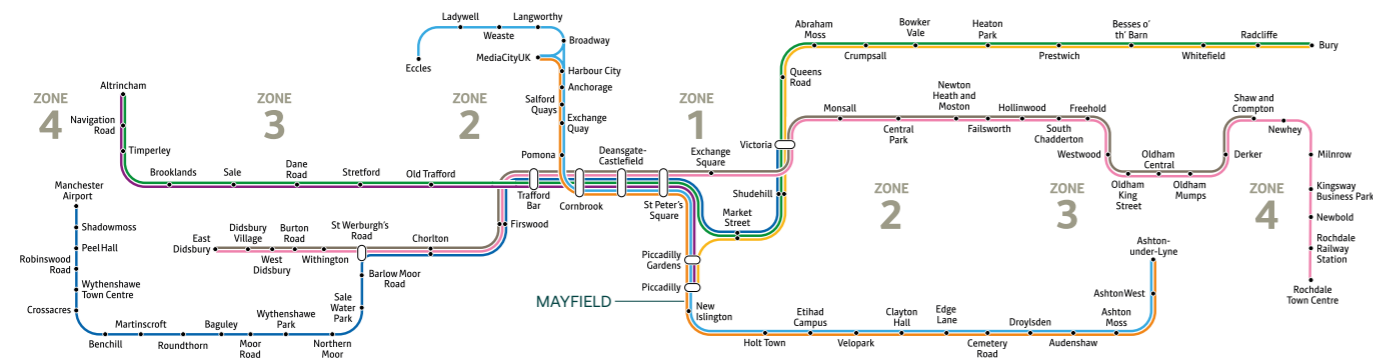
## Train Times

<b>LONDON</b>	2 HOURS 5 MINS
<b>BIRMINGHAM</b>	1 HOUR 30 MINS
<b>LEEDS</b>	45 MINS
<b>EDINBURGH</b>	3 HOURS 10 MINS
<b>CARDIFF</b>	3 HOURS
<b>MANCHESTER AIRPORT</b>	20 MINS

## Flight Times

<b>NEW YORK</b>	7 HOURS
<b>TOKYO</b>	14 HOURS
<b>PARIS</b>	1 HOUR 30 MINS
<b>HONG KONG</b>	13 HOURS
<b>AMSTERDAM</b>	1 HOUR 30
<b>BERLIN</b>	2 HOURS 15 MINS
<b>DUBLIN</b>	1 HOUR

## Manchester's Metrolink Map

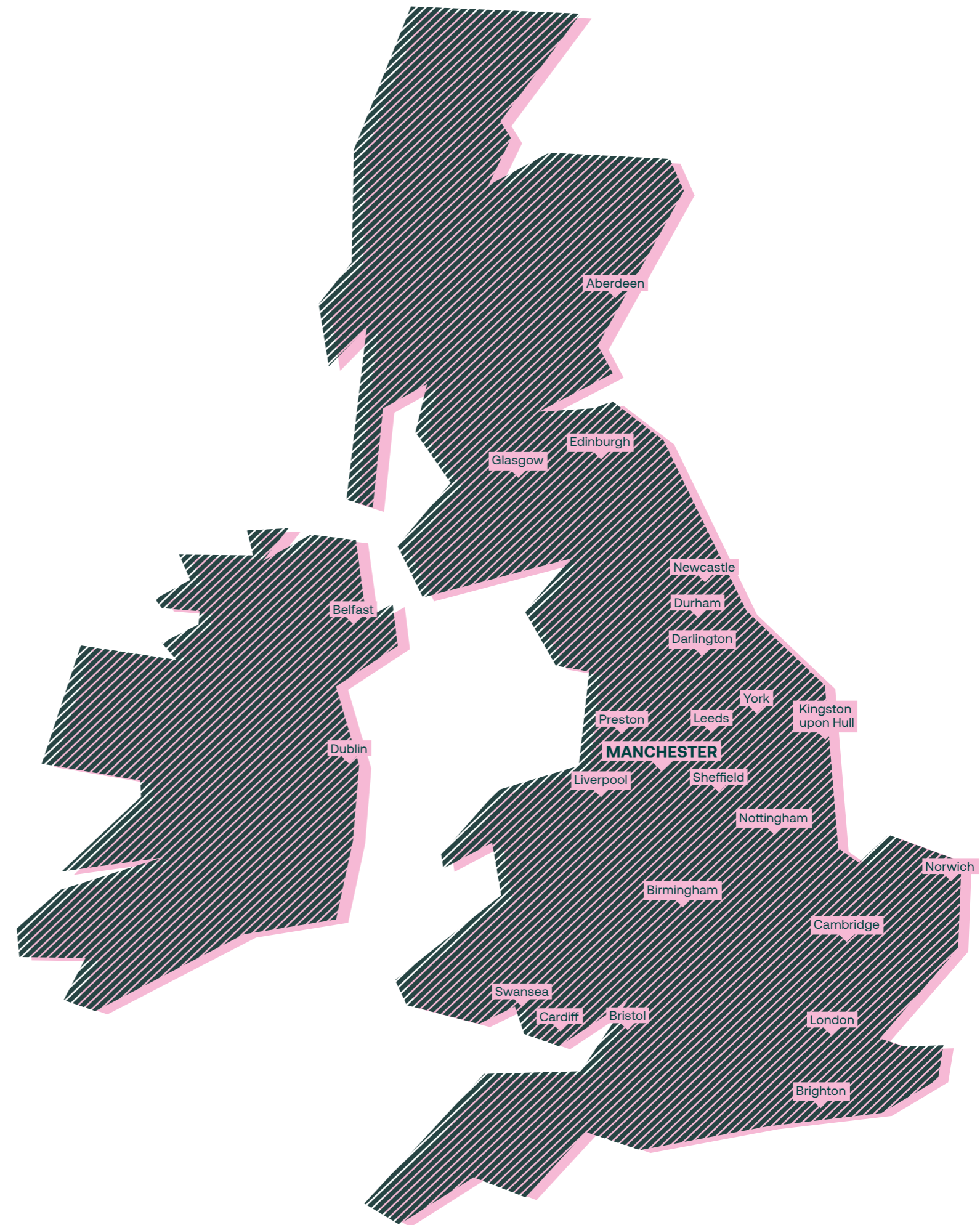


Mayfield is one of the best connected regeneration schemes in the UK, situated adjacent to Manchester Piccadilly, the city's largest and busiest railway station. With annual passenger numbers of approximately 28 million per annum, the station provides regular commuter services to the North West region along with intercity services.

The Manchester Metrolink network is one of the most successful light rail systems in the UK, operating across 7 lines and 92 stations and carrying over 41 million passengers every year. The network has seen constant expansion, with over £1.5Bn spent to date and a further £350M earmarked for a Trafford expansion.

Manchester Airport remains the UK's 3rd busiest airport and largest outside of London. Serving over 28.6 million passengers annually, the airport provides direct connections to over 213 destinations worldwide, including 16 daily flights to London and flights to New York, San Francisco, Boston, Singapore and Beijing. The airport was voted UK's Best Airport in 2019 for a fifth year in a row (Globe Travel Awards).

The £1 billion investment programme led by Manchester Airports Group (MAG) over the next 10 years is set to transform Manchester Airport expanding services and allowing it to more than double the number of passengers it handles each year to more than 55 million.





Manchester is the administrative and commercial centre of the north west and is the largest and fastest growing regional capital in the UK.

Manchester is firmly established as the UK's 2nd City with a population of 2.8 million and gross value added of £62.8 billion. Benefitting from one of the largest student populations in Europe, Manchester continues to attract leading businesses from across the globe. The city is home to 80 of the FTSE 100 and draws from a highly skilled workforce, with over 7 million people within a 1 hour commute.

40%

Operational business costs are 40% lower than in London.

80

80 of The Financial Times Stock Exchange 100 Index reside in Manchester.

1st

Manchester City Region is the UK's fastest growing economy.

2.8M

Population in Greater Manchester.

200+

Languages spoken, making it one of the most diverse cities in Europe behind only London and Paris.

£59.6BN

Value of Greater Manchester's economy, fastest growing in the UK.

# THIS IS MANCHESTER

8,000

UK's Largest Creative and Tech cluster outside of London with 8000 companies & 7.2m skilled employees within a 50 mile radius.

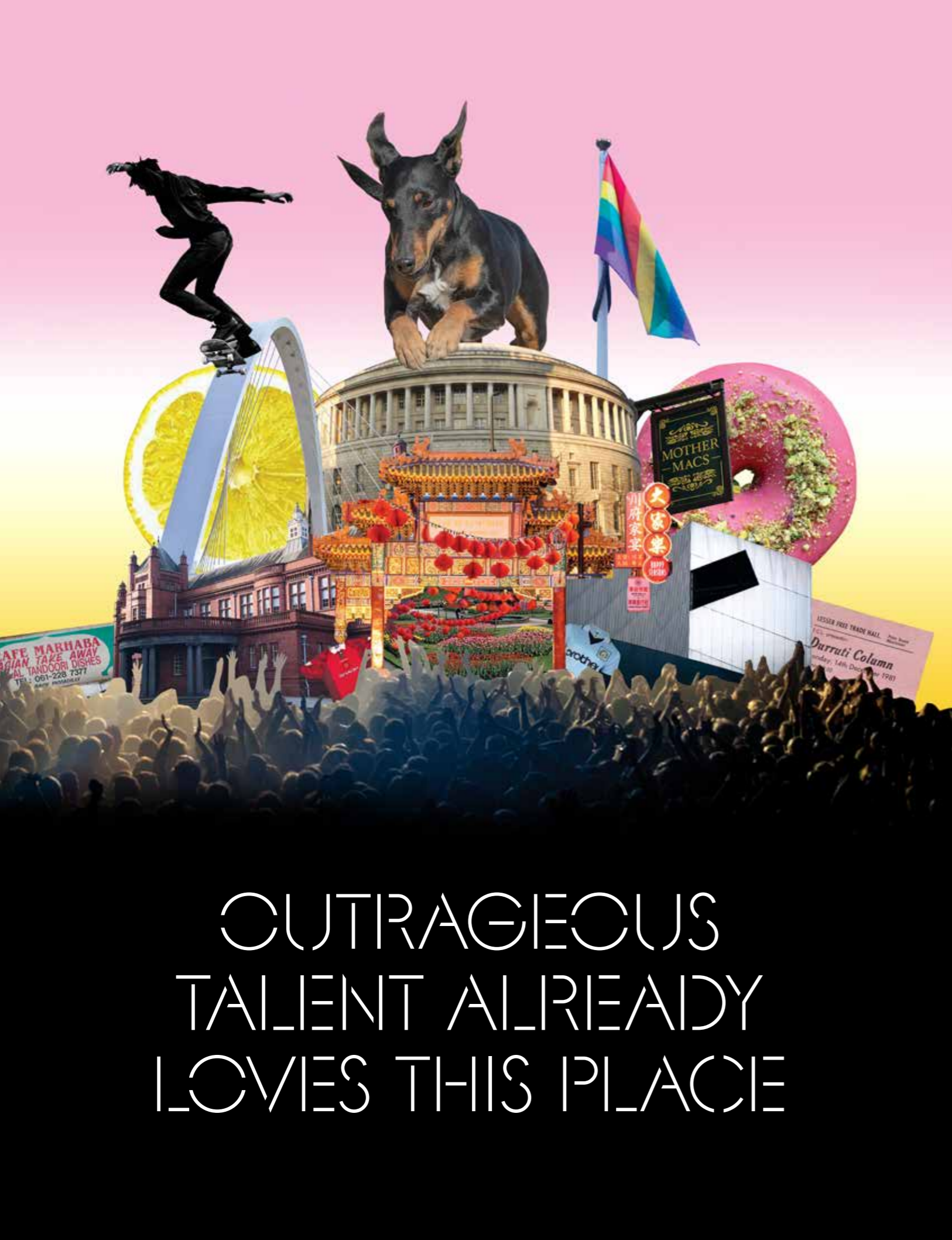
No 1

Manchester has the highest concentration of e-commerce businesses in the world.

66%

of students at Manchester's 5 universities choose to stay after graduation - the highest retention rate in the country, outside of London.





# OUTRAGEOUS TALENT ALREADY LOVES THIS PLACE

“MANCHESTER IS A CITY WHERE TALENTED PEOPLE WANT TO LIVE AND A LOT OF IT IS AROUND QUALITY OF LIFE ISSUES.”

Sir Richard Leese, Leader of Manchester City Council

Mayfield is in the centre of a competitive, progressive, creative and open-minded city with a thriving economy. Manchester attracts the curious, the ambitious and the innovative. It's already home to world-class engineers, scientists, artists and industrialists. And more and more people want to live, work and study here. Education has long been embedded in the culture of this city. There are five universities, with the University of Manchester being the largest, and indeed the largest single-site university in the UK. The city's retention rate of students is also higher than that of anywhere else in the UK outside London. Which is another reason why talent hungry companies from all over the world choose Manchester.

Mayfield's mix of inspirational workplaces, green space and proximity to transport links will add a whole new compelling dimension to the city. It's a place where the wellbeing, ambition and quality of life of the talented people who will live and work here, and that of the generations to come, are top priorities. Some of the most talented people on earth will work and do business in Mayfield.

15

Over the next 15 years Greater Manchester's population will grow at a faster rate than Boston, Singapore and Barcelona.

1ST

Manchester is officially the best UK city to live in (Economist Intelligence Unit's annual Global Liveability Survey) and it has been every year since 2011.

£

Lower cost of living in the city region of Manchester, compared with the rest of the UK.

4

National Parks within a 1 hour drive of Mayfield.

25%

Lower cost of living than London.

3RD

Most popular UK city for tourism.





The Lowry



Etihad Stadium



The Peak District

# SO MUCH TO ANSWER FOR

Manchester has an embarrassing array of internationally renowned cultural things for anyone and everyone to see, do or visit. Two of the world's biggest football clubs live here – Manchester City and Manchester United, and so does one of Europe's largest shopping malls, The Trafford Centre. Plus, there are some award-winning, iconic and innovative theatres, art galleries, museums and cultural centres. And with some of the country's most breathtaking and accessible landscapes on its doorstep, it'd be fair to say that most British cities don't come as blessed with attractions and distractions as Manchester.



Old Trafford



Whitworth Manchester



Manchester Museum

Exchange Theatre



National Football Museum



Palace Theatre



Trafford Centre





Circus Street | U+I



The Old Vinyl Factory | U+I



Caxton Works | U+I



399 Edgware Road | U+I



Leake Street Arches | LCR



Kings Cross | LCR

# THE RIGHT PARTNERS

Something as important and precious as Mayfield needs a solid and visionary team on it. The Mayfield Partnership is just that. A blend of proven placemaking prowess with local insight and belief, the partners bring essential knowledge and experience to a once-in-a-century opportunity.



U+I is a specialist regeneration developer with form. Their track record is in transforming undervalued parts of cities into neighbourhoods where people and enterprises thrive.



Manchester City Council understands Manchester better than anyone. And its priority is the people of this city and developing Mayfield for them.



London and Continental Railways (LCR) understands how to use land well and specialises in infrastructure-based urban regeneration.



Transport for Greater Manchester identifies crucial locations that can improve how people get to, from and around Manchester.



## DEVELOPMENT MANAGER



Greg Ball | Senior Development Manager  
gregball@uandiplc.com  
07816 988 072

## LETTING AGENTS



James Evans | Director National Offices - North  
JEvans@savills.com  
07870 999 665

Concept, copywriting and design by  
Music: music.agency

CGI images by Assembly Studios

For more information visit:  
[mayfieldmanchester.co.uk](http://mayfieldmanchester.co.uk)

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