

**DARE
HERE**

THE POULTON
AT MAYFIELD

**DARK ON THE OUTSIDE,
FILLED WITH LIGHT AND
ENERGY ON THE INSIDE,
AND WITH A FRONT DOOR
ONTO MAYFIELD PARK,
MANCHESTER DOESN'T
HAVE A BETTER HOME
THAN THE POULTON FOR
FORWARD THINKING,
INNOVATIVE BUSINESSES
– FOR BUSINESSES THAT
AREN'T AFRAID TO DO
THINGS DIFFERENTLY.**



Visualisation of The Poulton

THE DARING MR POULTON

Back in the middle of the 19th Century, Professor George Poulton swam underwater here in front of spectators at Mayfield Baths whilst simultaneously smoking a pipe, and eating a cake and drinking a bottle of milk. In a world of largely non-swimmers, that made him a bit of legend. Plus the fact that he also taught the community to swim, whilst running the local pub.

Where remarkable George performed all those years ago, today's unique, bold and disruptive businesses will be able to impress, break through and defy conventions.



THE

POULTON



Striking and substantial, and with flexible floorplates, The Poulton will bring together a blend of businesses of different sectors and sizes to create a unique culture of contrasts, collaborations and experimentation. And the community spirit of the bygone Mayfield Baths resonates in the lively foyer with its decorative textures and double height ground floor café and breakout space overlooking Mayfield Park.



The Poulton foyer



The Poulton foyer

AREA SCHEDULE

Floor	NIA (SQ M)	NIA (SQ FT)
Ground Floor	514	5,533
Level 1 / Mezzanine	514	5,533
Level 2	916	9,860
Level 3	916	9,860
Level 4 / Roof Terrace	838	9,020
Level 5	838	9,020
Level 6	838	9,020
Level 7	838	9,020
Level 8	838	9,020

Suites available from 1,765 SQ FT

SPECIFICATION



Impressive double height entrance foyer with café space



Private outdoor terrace (accessible at level four only) overlooking Mayfield Park



VRF heating and cooling designed to density of 1:8 SQ M



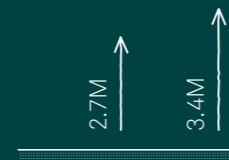
Free WIFI in public areas



Fibre ready building



Generous cycle hub with 125 spaces, locker room and 15 shower facilities

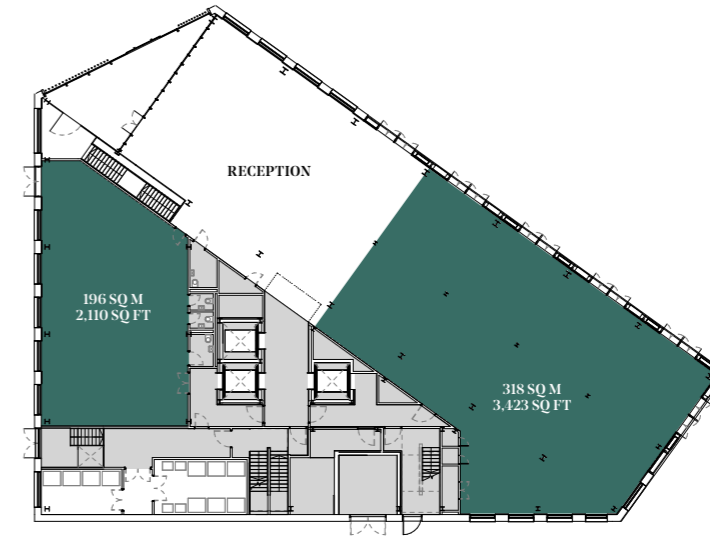


Floor to ceiling height; 3.4M to exposed soffit
2.7M clear height
150MM full access raised floors



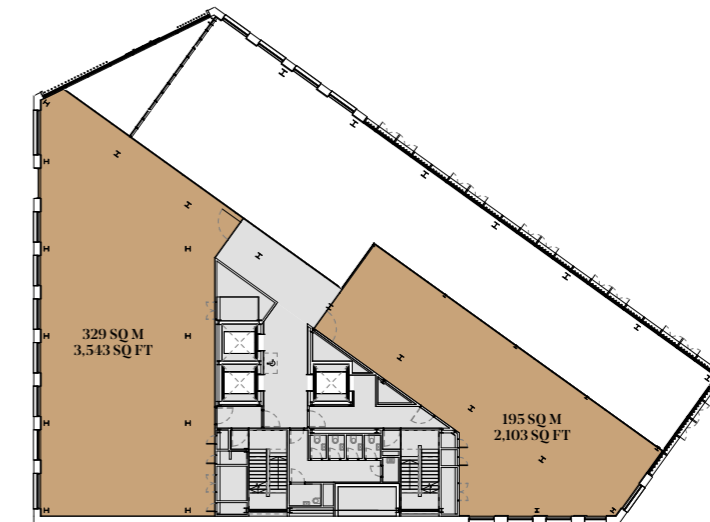
Fully decarbonised services

Flexible Use Core Terrace Office



Flexible Use
514 SQ M
5,533 SQ FT

GROUND FLOOR



Office
514 SQ M
5,533 SQ FT

FLOOR 01 / MEZZANINE

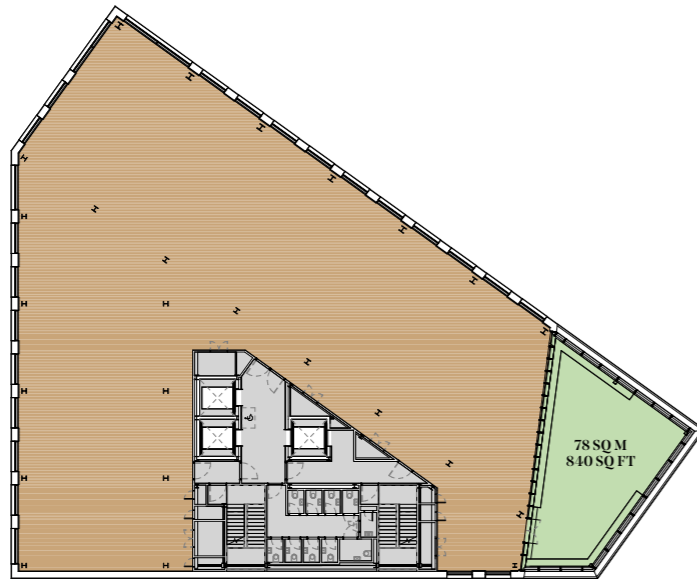
FLOORS 02 – 03

Flexible Use Core Terrace Office



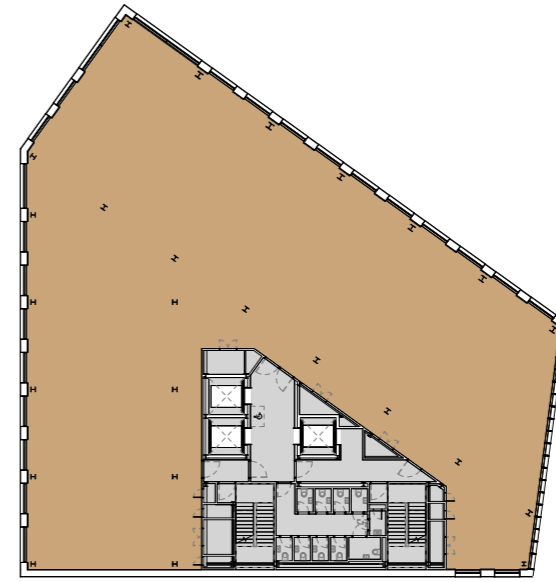
Office
916 SQ M
9,860 SQ FT

FLOOR 04



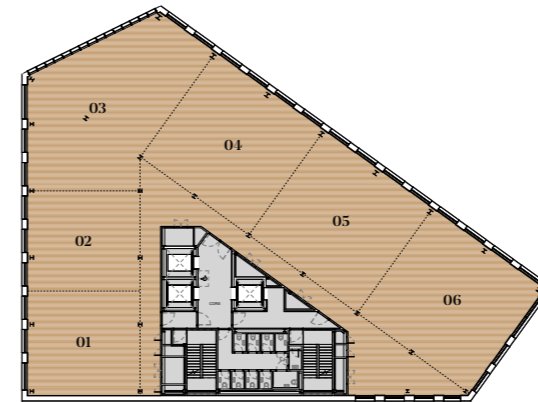
Office 838 SQ M 9,020 SQ FT
Terrace 78 SQ M 840 SQ FT

Flexible Use Core Terrace Office

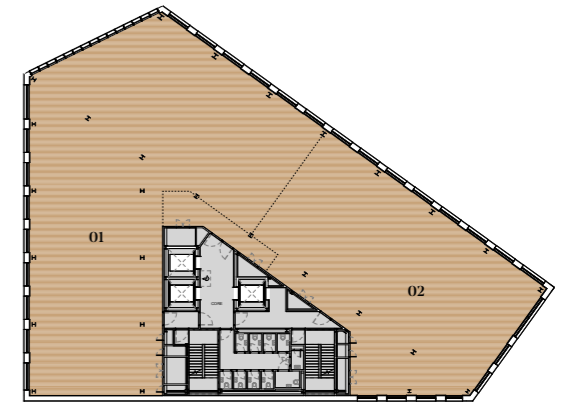


Office
838 SQ M
9,020 SQ FT

FLOOR 05 – 08



Typical 6 tenant split



Typical 2 tenant split

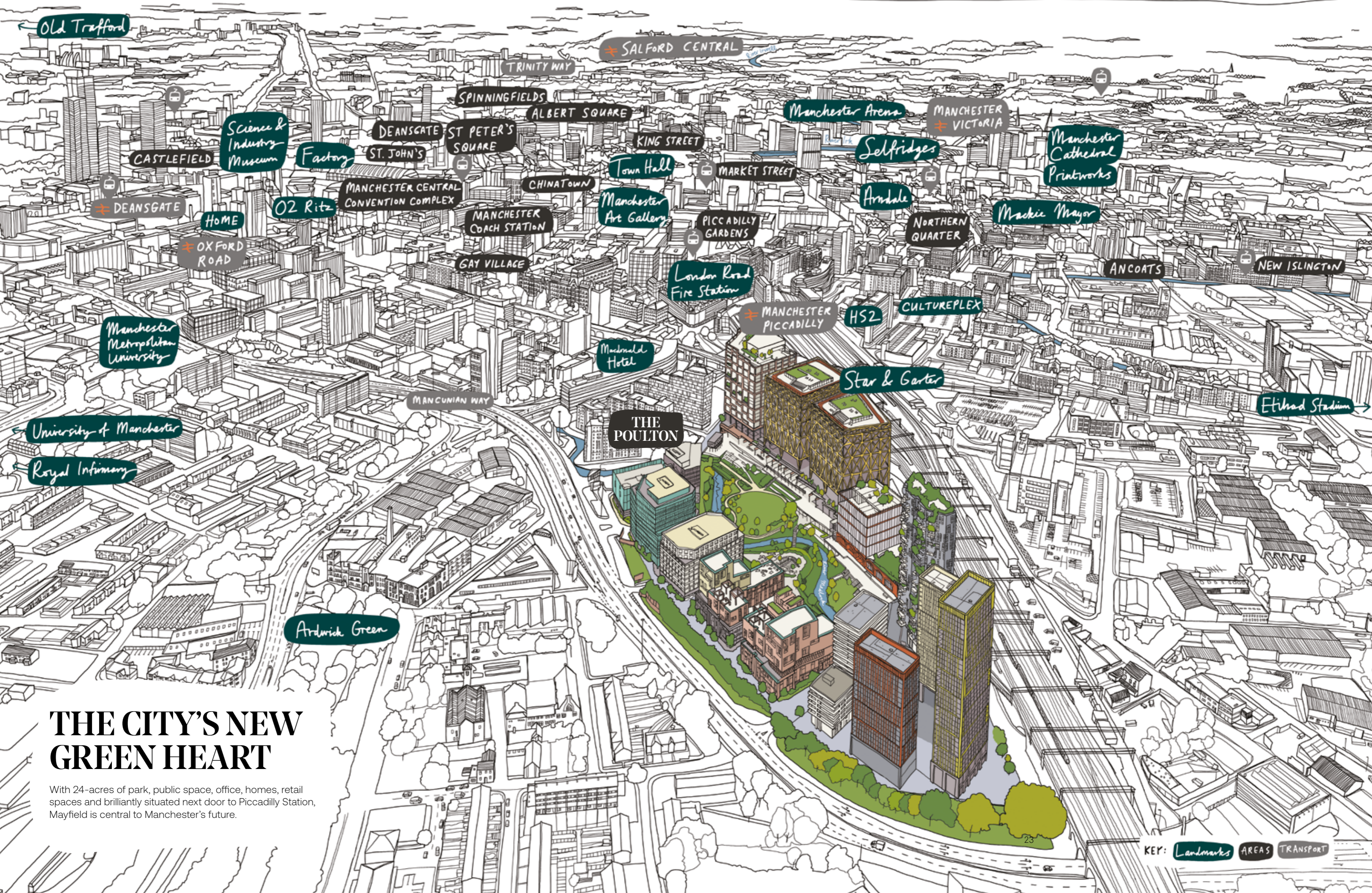
TENANT SPLITS



Indicative image of office level

4th floor terrace overlooking Mayfield Park





Old Trafford

SALFORD CENTRAL

Science & Industry Museum

Factory

SPINNINGFIELDS

ALBERT SQUARE

Manchester Arena

MANCHESTER VICTORIA

Manchester Cathedral Printworks

CASTLEFIELD

DEANSGATE

ST PETER'S SQUARE

KING STREET

Selfridges

ST. JOHN'S

Town Hall

MARKET STREET

Mackie Mayor

DEANSGATE

HOME

O2 Ritz

MANCHESTER CENTRAL CONVENTION COMPLEX

CHINATOWN

Manchester Art Gallery

PICCADILLY GARDENS

Arndale

NORTHERN QUARTER

OXFORD ROAD

MANCHESTER COACH STATION

London Road Fire Station

ANCOATS

NEW ISLINGTON

Manchester Metropolitan University

GAY VILLAGE

MANCHESTER PICCADILLY

HS2

CULTUREPLEX

Machmald Hotel

Star & Garter

Etihad Stadium

University of Manchester

THE POULTON

Royal Infirmary

MANCUNIAN WAY

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

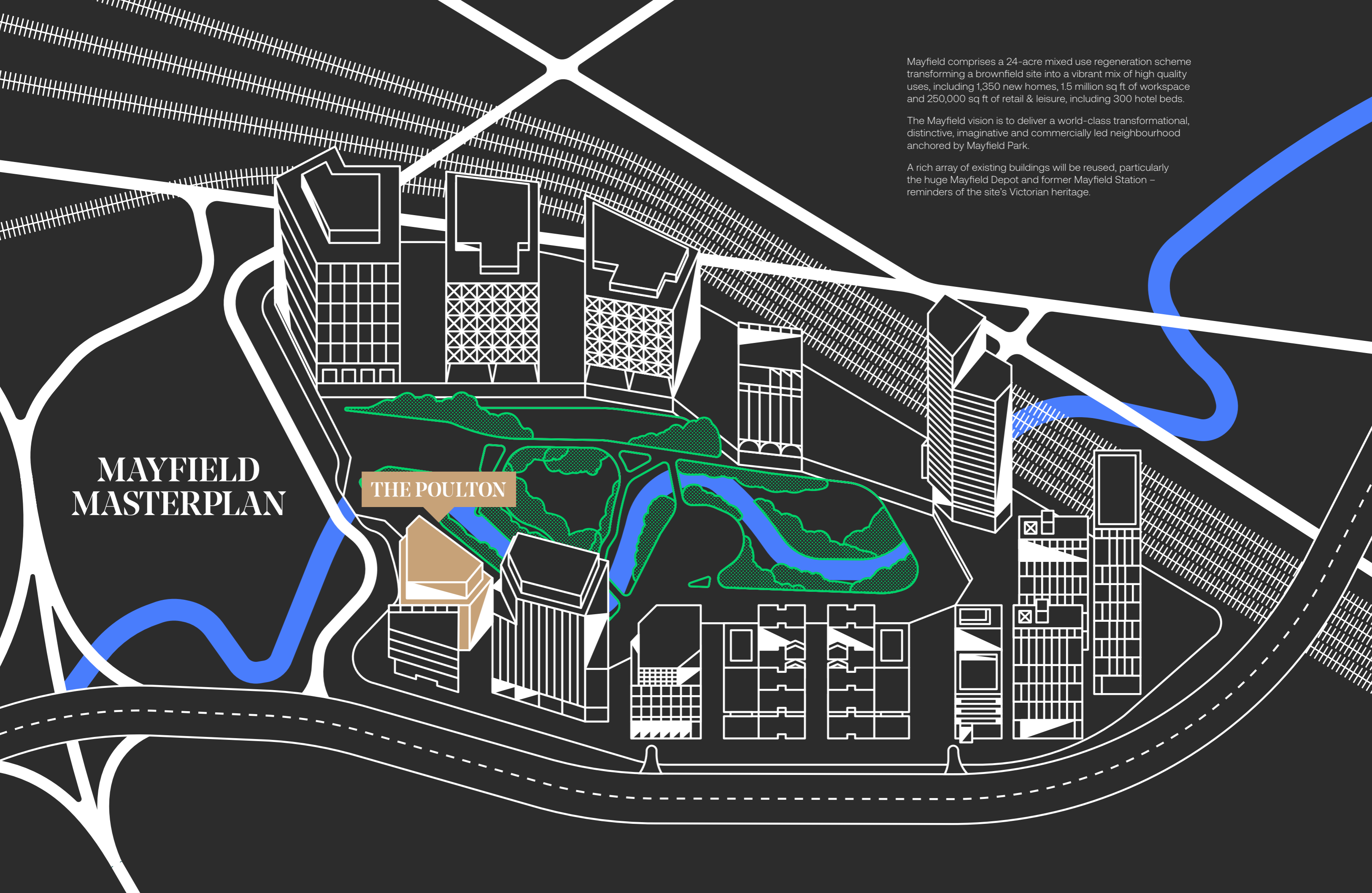
MAYFIELD MASTERPLAN

THE POULTON

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.

Mayfield is Manchester's missing piece. A world class 24-acre urban neighbourhood of spectacular architecture and open space right next to Piccadilly Station, it will have the River Medlock and a new 6.5-acre public park at its heart.

And around this green and open space will be shops, cafés, bars, restaurants, cultural and leisure opportunities, and buildings for businesses to call home.

A PARK FOR

EVERYONE





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

Misrepresentation Act 1967 | Copyright © The Mayfield Partnership 2020

The Mayfield Partnership gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) The Mayfield Partnership cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of The Mayfield Partnership has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) The Mayfield Partnership will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGIs are indicative of the buildings and the site only and are not an exact representations of the completed development.

I DARE