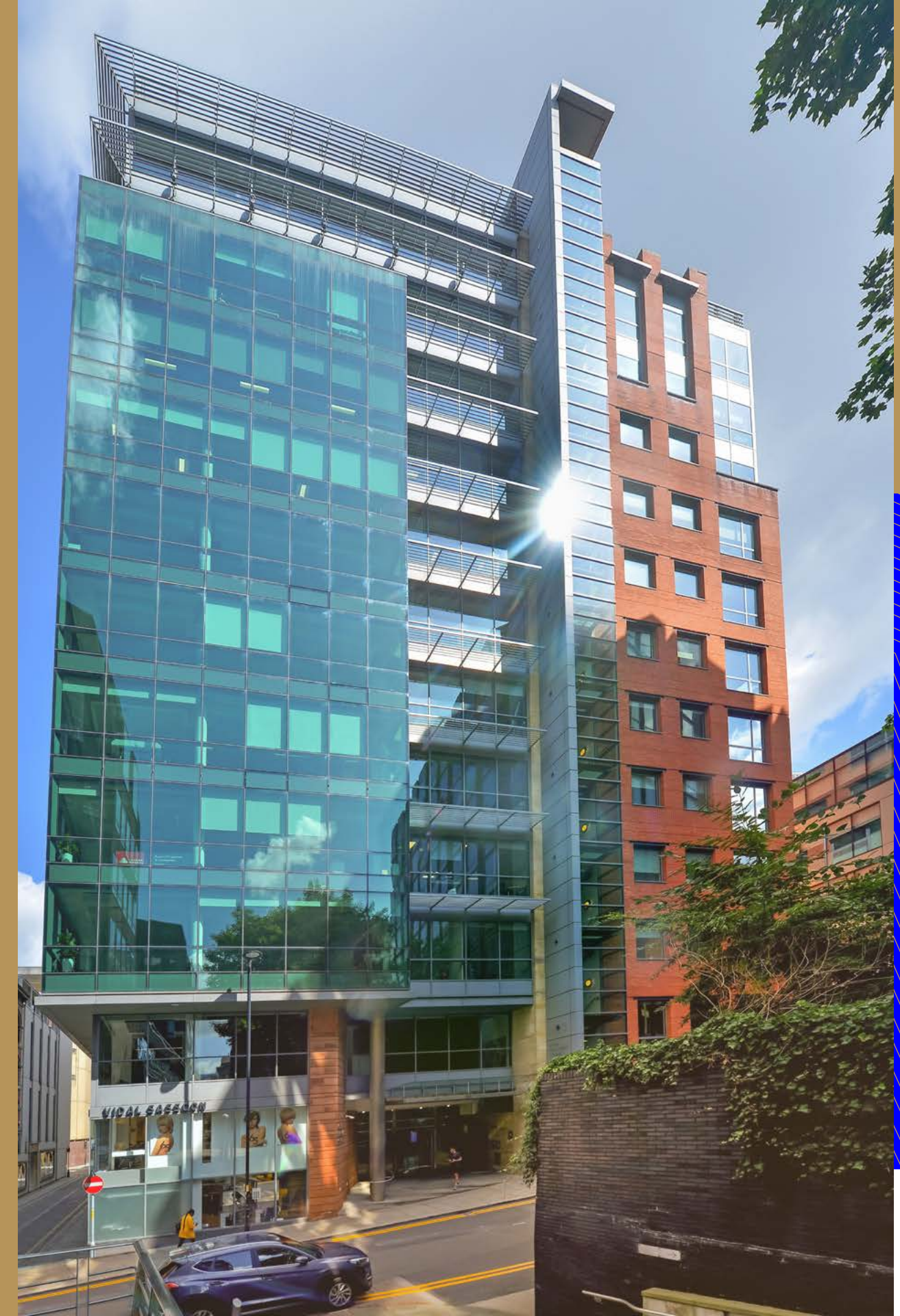


ONE
MARSDEN
STREET

MANCHESTER M2

STRIKING UNIQUE PROFESSIONAL

A 12-storey Grade A corporate headquarters building in the heart of Manchester's Central Business District.





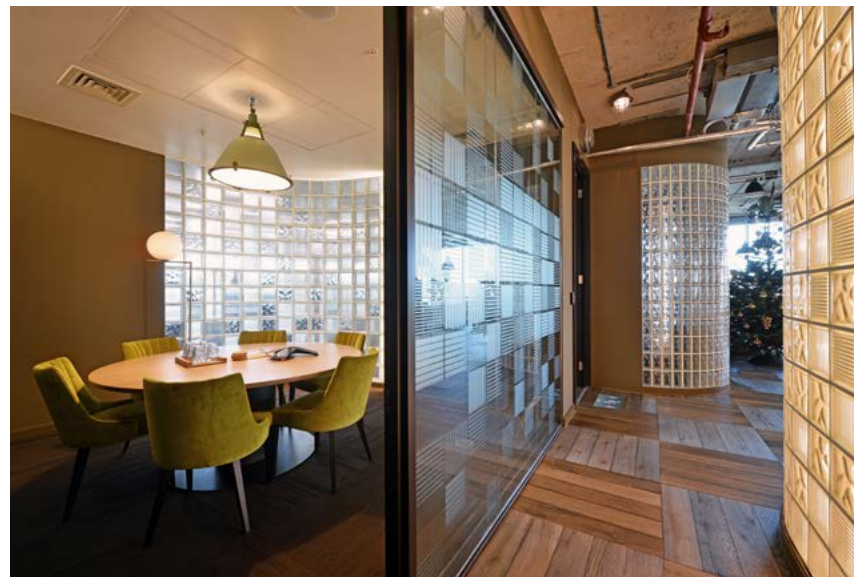
FIRST IMPRESSIONS COUNT

Exceptional on-site reception service, from dry cleaning to restaurant reservations, sets the tone for this premium space.



The list of blue-chip occupiers already present attests to the virtues and appeal of One Marsden Street; superior business space for those who require distinction and excellence.

IN
 GOOD
 COMPANY



GeraldEve

CoSTAR
 GROUP

Knight
 Frank

CALISEN

LATHAM & WATKINS

CUSHMAN &
 WAKEFIELD

BGF
 Invested in Growth



BEST IN CLASS

Like all of the other established occupiers in One Marsden Street, the flexible floorplates allow for all types of fit-out.

Example fit-outs from other occupiers of One Marsden Street.





Stunning views, large windows and fantastic natural light create a great canvas for any fit-out.



Example fit-outs from other occupiers of One Marsden Street.



Victoria Train Station

Victoria

NOMA

Shudehill Bus Station

Shudehill

Exchange Square

ONE
MARSDEN
STREET

Royal Exchange Theatre

Market Street

Piccadilly Train Station

King Street

Manchester City Hall

St Peter's Square

Central Library

Manchester Central

St Peter's Square

PERFECT CENTRAL LOCATION

This is the prime financial and professional quarter's best located building when it comes to reaching shops, restaurants and other amenities.

● RESTAURANTS

- Browns 1
- Grand Pacific 2
- Rosso 3
- Dishoom 4
- Pizza Express 5
- Miller & Carter 6
- GaUCHO 7
- Caffé Grande Piccolino 8
- Croma 9
- The Ivy 10
- Elgato 11
- Grill on New York St 12
- The French 13
- Philpotts 14
- Pret a Manger 15
- Flight Club 16
- Black Sheep 17
- Mr Thomas's Chop House 18

● HOTELS

- Gotham Hotel 1
- The Townhouse Manchester 2
- Motel One 3
- Kimpton Clocktower Hotel 4
- Midland Hotel 5
- Radisson Edwardian Hotel 6
- King Street Townhouse Hotel 7

● SHOPPING

- Hervia Bazaar 1
- Vivienne Westwood 2
- Belstaff 3
- M&S 4
- Bang & Olufsen 5
- Selfridges 6
- House of Fraser 7
- Harvey Nichols 8



WALKING TIMES

- St Peter's Square Metrolink _____ 6 mins
- Manchester Victoria _____ 8 mins
- Manchester Piccadilly _____ 14 mins





8

Café Grande Piccolino boasts a menu of upscale, classic Italian specialities.

VIBRANT BUZZING AREA



17

Start your day with a Black Sheep coffee, made with their speciality grade beans.



18

Mr Thomas's Chop House is a characterful restaurant and bar serving classic comfort food with a modern twist.

The main retail quarter is less than a minute away, with King Street also close by. Whether it's a coffee or lunch with a client, or evening drinks, there's a wealth of choice on your doorstep.



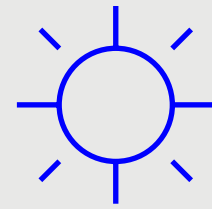
16

Relax with a cocktail at Flight Club with its electronic dart boards.

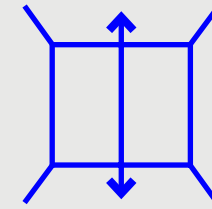


Manchester City Centre has greenery and space to relax in.

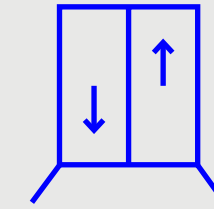
GRADE
A
SPECIFICATION



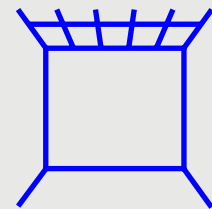
Efficiently designed floor plates with excellent natural light



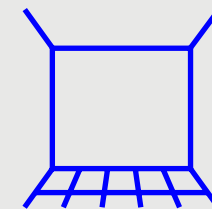
2.7m finished floor to ceiling height



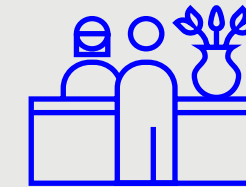
Three high-speed 10-person lifts



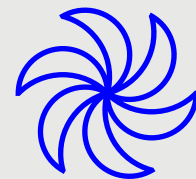
Suspended ceilings incorporating metal perforated tiles



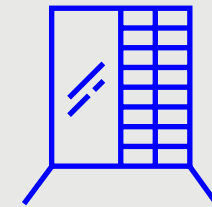
Fully accessible raised flooring system



Striking contemporary reception



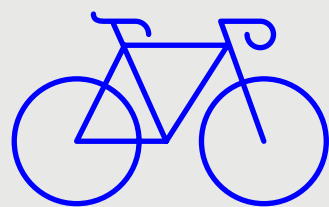
Air displacement two pipe fan coil air conditioning with humidity control



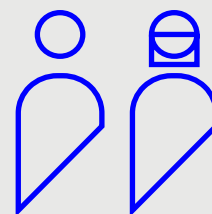
Impressive full height glazing and stone / brick façade



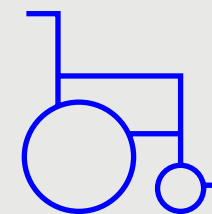
Secure basement car parking



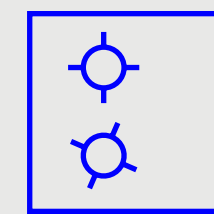
Bike Storage



Male and female WCs on each floor



Disabled WCs

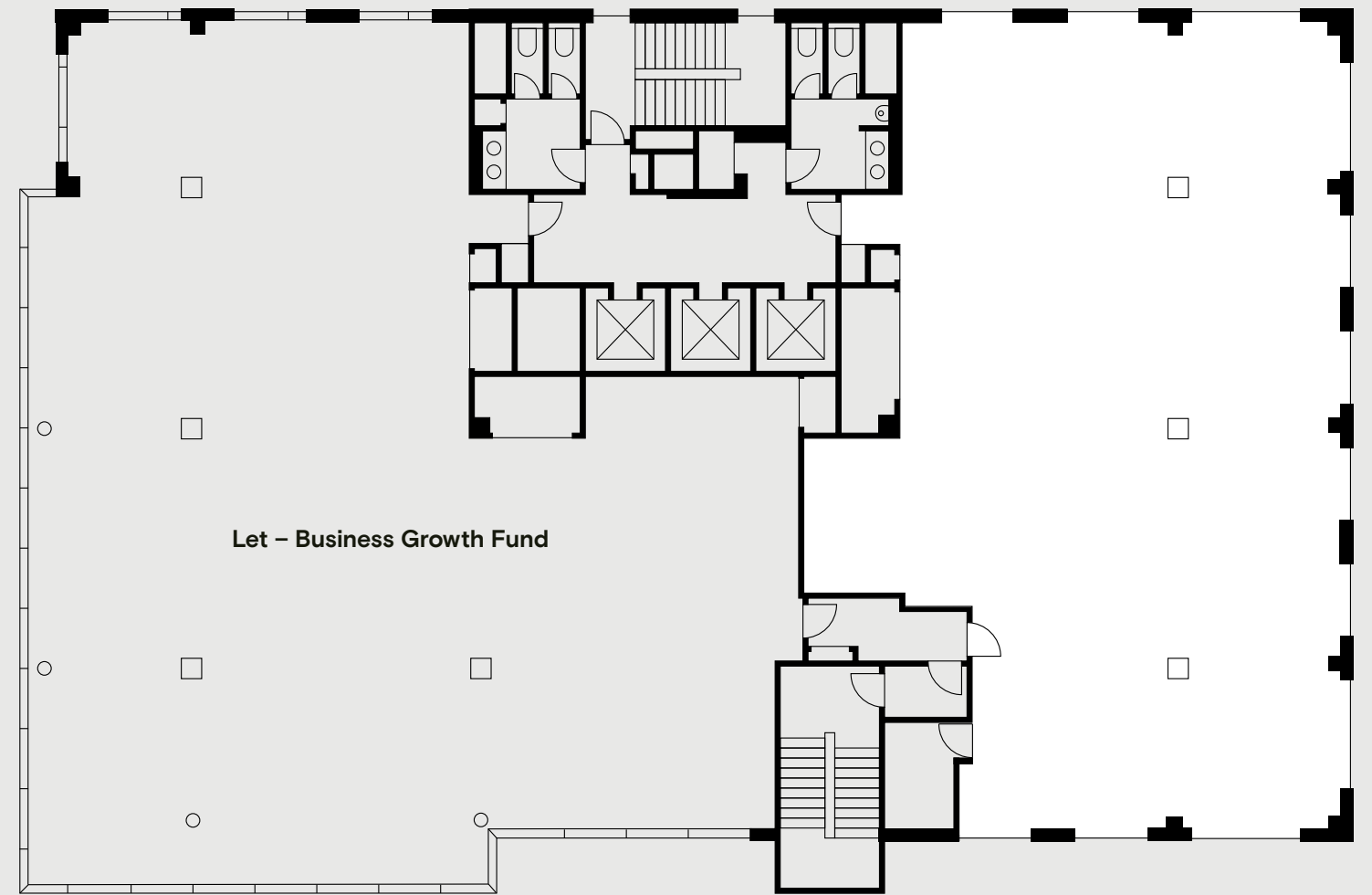


Unisex showers

8TH FLOOR AVAILABILITY

Part 11	Knight Frank
Part 11	Co Star
Part 10	Interpath
Part 10	CampbellReith
9	Calisen
Part 8	TO LET 2,428 sq ft
Part 8	Business Growth Fund
7	Latham & Watkins
6	Latham & Watkins
5	Calisen
4	Gerald Eve
3	Cushman & Wakefield
Part 2	A2E Venture Catalyst
Part 2	Cushman & Wakefield
1	Latham & Watkins

8



2,428 SQ FT

226 SQ M

Not to scale, for indicative purposes only.



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OBi

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