
EMBANKMENT

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WHERE EVERYTHING COMES TOGETHER

Just occasionally in life, you can have it all. By being in the right place at the right time, you free yourself from the necessity of making tough choices, or settling for less than you want. A case in point? Embankment, a new development in the heart of Manchester that leaves no box on your business location wish-list unticked. Congratulations, you've just found a place where everything comes together...



Initial concept drawing by the architects Flanagan Lawrence.



101

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Q PARK

EMBANK

PRIZZO'S

PRIZZO'S



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Q PARK

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LOCATION
CONNECTIONS
AMENITIES
CULTURE & HISTORY
THE BUILDING

As the world's first industrial city, Manchester has come full circle to once again be a powerhouse of economic progress. Voted the best overall choice for business in the UK outside London, the city is now attracting increasing national and international companies, all drawn by its competitiveness, its transport links and its highly motivated and skilled workforce.

With the expansion of the BBC at MediaCityUK in 2011 and plans for massive public transport investment, Manchester is now even better placed as a business destination for the future.

Business isn't the only area where Manchester excels. Award-winning theatres, galleries, museums and concert halls pay testament to the city's remarkable heritage. Manchester also leads the field in the sporting arena, being recently voted the world's best 'Sport City', for its successful hosting of major international events.

With world-renowned nightlife and some of the UK's best shopping, Manchester has everything you need...



*Manchester is ranked
as the number one
city to locate a new
headquarters operation.*



*There are 93,000
employers in
Greater Manchester.*



*Manchester city
region offers
a high quality
workforce of
7.2 million people
within an hour's
commute of
the city centre.*



*A GVA of
£51 billion,
almost half
the total
of the
North West.*

On the site of Manchester's historic Exchange Station, overlooked by the Cathedral, and right next to Selfridges, Embankment could hardly be more centrally located. It's a part of this great city that has been crying out for redevelopment; a place with unlimited potential to become a new jewel in the North of England's crown.



LOCATION



View from the ninth floor of 101 Embankment.

AT THE HEART OF THE
NORTH'S GREATEST CITY



Occupying Manchester's original medieval core, Embankment really is a business location that lacks for nothing. It's all right there, on your doorstep.

The Co-op Estate



Shudehill Bus & Tram Interchange

The Printworks

Manchester Arndale



National Football Museum



Corn Exchange

Selfridges

Chetham's School of Music

Manchester Arena

Harvey Nichols

Cathedral Gardens

River Irwell



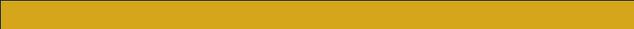
EMBANKMENT

Greengate Square

One Greengate

CitySuites

Embankment is a place with all the right connections; excellently served by all forms of public transport, and just a four minute walk from Victoria station, currently being transformed into a major regional transport hub. Getting to and from work couldn't be easier – and for those who drive, there's a 442 space covered car park.



CONNECTIONS



EASY COME, EASY GO...

With 442 spaces, Embankment's covered car park is managed by Q-Park.



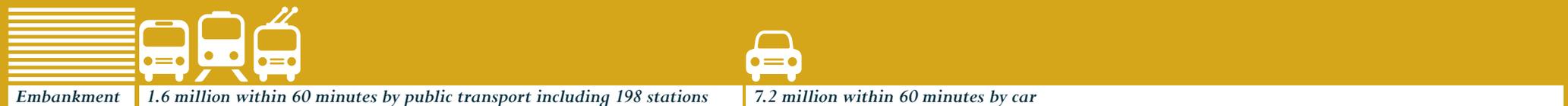
As part of a £1.5 billion investment programme in the tram network, Manchester Victoria station now has a handsome new Metrolink stop.

'The Ordsall Chord' is due for completion in December 2016, this new short line will make nearby Victoria station an even more important hub - linking it to Manchester Piccadilly and opening up a new direct service to Manchester Airport. For businesses moving into Embankment, faster and more frequent trains to Liverpool, Leeds, Newcastle, Hull and all points North will also strike a positive chord...

TRANSPORT



POPULATION CATCHMENT



Based on journeys arriving by 9.00am



WALK

START THE DAY WITH A STROLL

For anyone living in or around central Manchester, Embankment is within easy walking distance. So why not take the healthiest transport option?



RIDE

SECURE CYCLE STORAGE AND SHOWERS

With cycling growing more popular every day, you'd expect a cutting edge development to take good care of bikes and their riders. This one does.



DRIVE

UNDERGROUND Q-PARK CAR PARK

Did we mention that Embankment lacks for nothing on your business location wish-list? And of course, that includes parking - 422 spaces, to be precise.



FREE BUS

METROSHUTTLE CITY CENTRE SERVICE

From right outside Embankment, free Metroshuttle buses link all the main rail stations, car parks and shopping areas in Manchester's city centre.



BUS

BUS-STOPS RIGHT OUTSIDE

The wider Greater Manchester area is well served by an extensive bus network, and Embankment is right at the heart of it - with bus-stops just outside.



TRAM

JUST FOUR MINUTES AWAY

Leave your office at Embankment, and you can jump on a tram at Victoria or at Exchange Square, part of the Second City Crossing within minutes; a quieter, greener way to get to your destination.



TRAIN

ONLY FOUR MINUTES UP THE ROAD

Over the last few years, Manchester Victoria - the city's second largest mainline station - has been transformed into a vibrant new hub for local, regional and national services.



PLANE

40 MINUTES AWAY BY TRAIN

Good news for frequent flyers: Manchester Airport - the third busiest in the UK - is easily accessible, via a fast, regular service from nearby Piccadilly station or from Victoria direct by 2017.



Embankment is a place to nourish mind, body, and soul - rich in everything that people lucky enough to work here could possibly want in the way of amenities. Every taste is catered for, with fantastic food and drink options, from fine dining at the Corn Exchange to a speedy lunchtime sandwich, and the finest shopping in the North, including M&S, the Arndale Centre and Selfridges, right on the doorstep.

AMENITIES



A SENSE OF COMPLETE WELLBEING
ALL WITHIN 5 MINUTES WALK



Cafe society... from a lingering latte to a hasty espresso, every option's available.



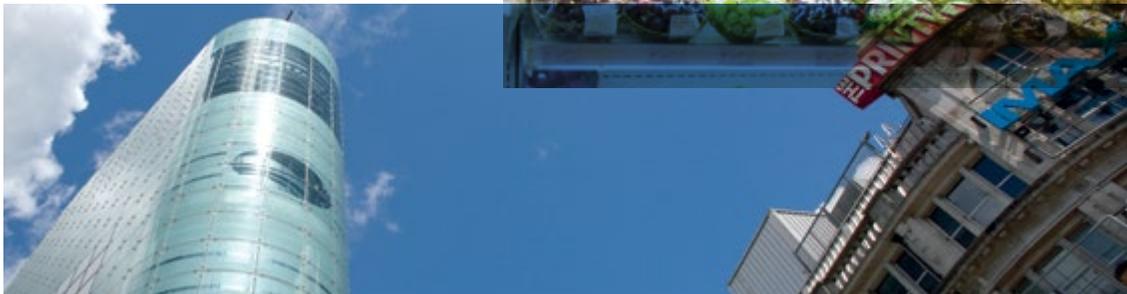
Fine dining options... with some of Manchester's most acclaimed restaurants close at hand.



Due to launch in summer 2015, the Corn Exchange will offer food-lovers a dozen top name restaurants, under one historic roof.



For more everyday shopping, all the leading supermarkets are within a few minutes' walk, at the nearby Arndale Centre.



Manchester's National Football Museum is not to be missed, while the adjacent Printworks is home to an enticing variety of eateries, bars, clubs, a cinema and a gym.



This flagship M&S store occupies one of Manchester's most iconic buildings.



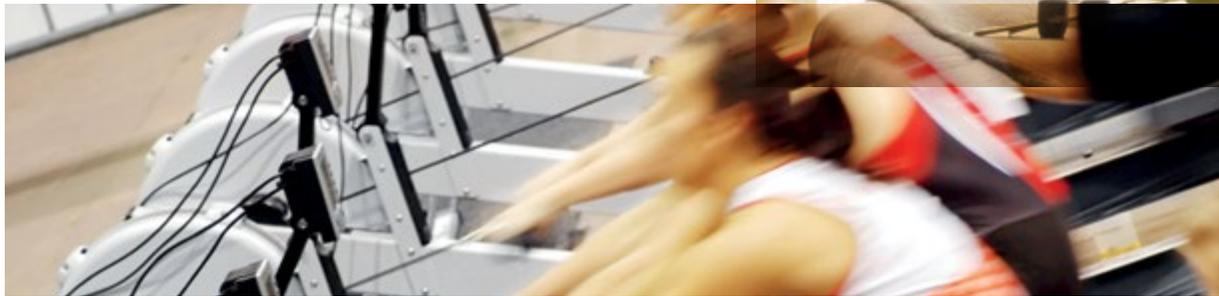
For serious wine lovers, Hanging Ditch Wine Merchants is the perfect place to enjoy old favourites, or explore exciting new tastes.



Quick sandwich, anyone? It'll only take a few minutes to pop out and grab one...

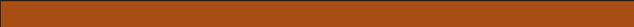


For visitors to Manchester, there's a wide choice of high quality hotel accommodation, right on the doorstep.



Lunchtime work-out? No problem - there's a top notch gym just a two minute jog away.

Embankment is rising up on a site that's been at the heart of things for 1000 years, a place that has always played a vital and vibrant role in the local economy. This location, of which the development forms a key part, is undergoing a transformation that will make it – commercially, residentially, and culturally – Manchester's most exciting and desirable quarter.



CULTURE & HISTORY



WHERE PAST, PRESENT
AND FUTURE MEET,
ALL JUST MINUTES AWAY

For major music and sporting events, look no further than the 21,000 seater Manchester Arena, the UK's biggest indoor venue and ranked third busiest in the world.



Set in a green oasis of calm, on the banks of the River Irwell, Embankment will be part of central Manchester's most attractive open space.



All the colour - and fantastic food - of the UK's second largest Chinatown, not far from Embankment.



Not just one of the North's great spiritual centres, Manchester Cathedral hosts a wide range of cultural and musical events like Alicia Keys in concert.

With nearly 300 students, Chetham's School of Music is the UK's largest and most highly regarded music school.

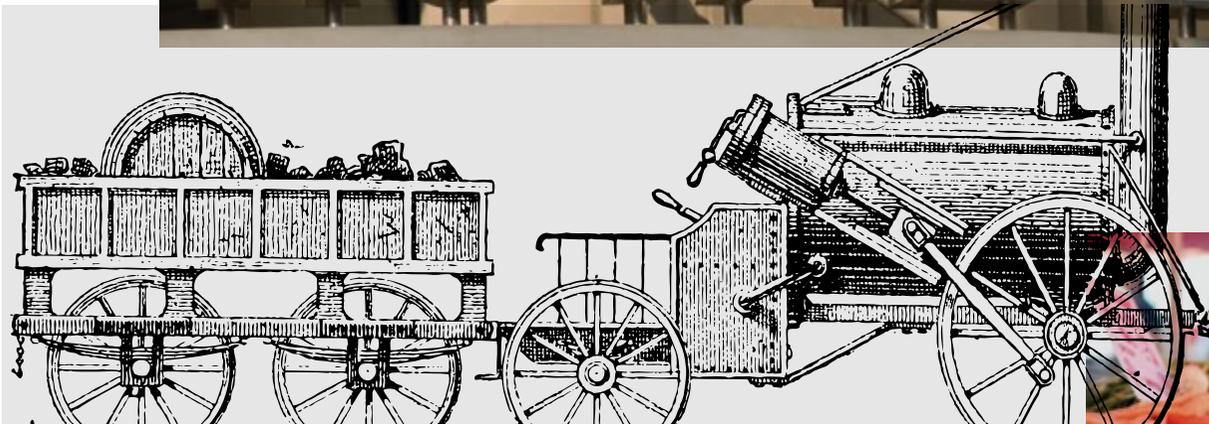




Picture this: you enjoying a lunchtime browse in Manchester Art Gallery, featuring one of the country's finest art collections.



The Royal Exchange Theatre puts on a dazzling variety of productions, in one of the city's most beautiful buildings.



Stephenson's Rocket - built for the Liverpool and Manchester Railway, a reminder that this is where the Railway Age began.



Fantastic food markets are yet another tempting reason to move to this part of Manchester.



101



EMBANKMENT



THE BUILDING
LEVEL 00
LEVEL 01-09
AREA SCHEDULE
SPLIT OPTIONS
SPACE PLANS
SPECIFICATION
FUTURE NEIGHBOURHOOD
MANAGEMENT AND ESTATE
MEET THE TEAM

THE BUILDING
(IN 101 WORDS)

It all begins with 101 Embankment. Fully funded, and already rising up on this spectacularly well appointed site, this magnificent 10-storey building will be ready for occupation in July 2016.

The bare facts are that 101 Embankment will offer 165,000ft² of Grade A office space, together with 442 covered car parking spaces.

But it's the inspirational quality and flexibility of the office space that makes the building so special – with largely column-free 17,500ft² floor plates, and stunning 360 degree views across the river and the city centre, at all levels.

A better future for your business? Come and see.



101

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GRAND

EMBANKMENT

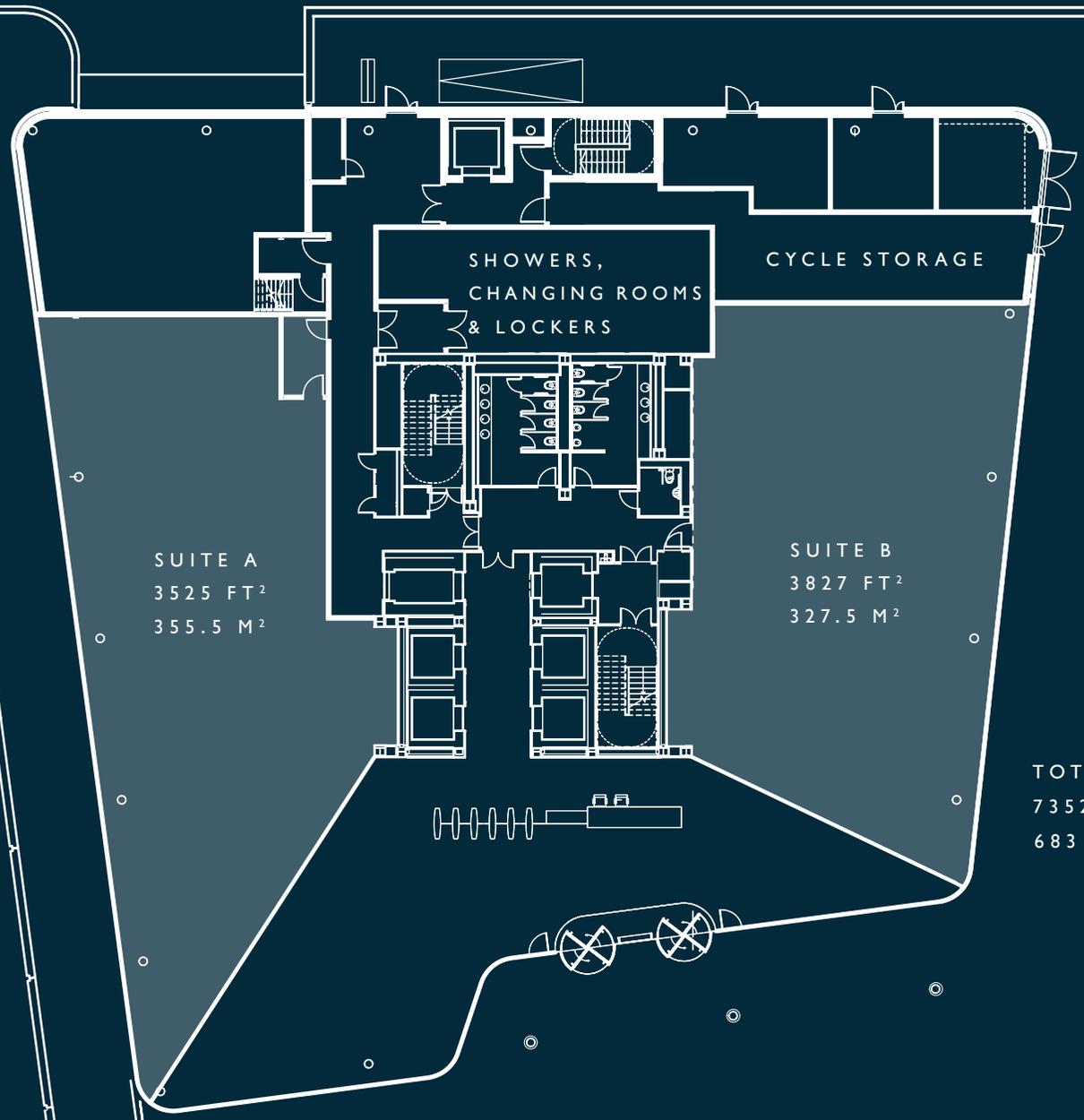




LEVEL 00

With its elevated position and curved fully glazed coloured wall, the Reception and Ground Floor area offer a genuine sense of arrival. Featuring spectacular views of the city, this sophisticated space will be enjoyed by staff and visitors alike.

View from level 00.



SHOWERS,
CHANGING ROOMS
& LOCKERS

CYCLE STORAGE

SUITE A
3525 FT²
355.5 M²

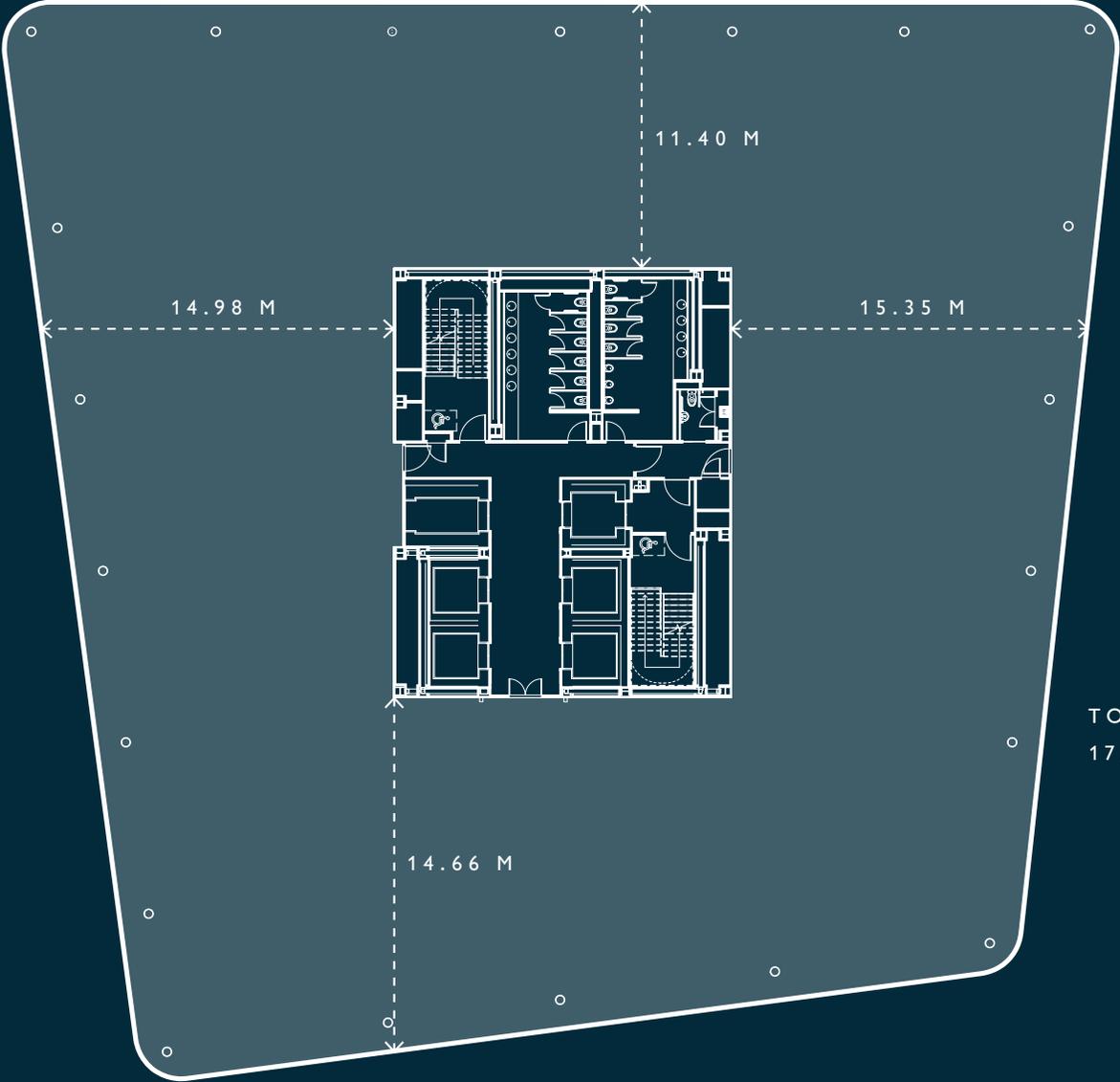
SUITE B
3827 FT²
327.5 M²

TOTAL AREA
7352 FT²
683 M²



View across Manchester.

Highly efficient 17,517ft² column free floor plates built to an occupation density of 1:8m² offering complete workspace flexibility. Occupants on all floors will enjoy 360 degree natural light, as well as uninterrupted views across the river.



TOTAL FLOOR AREA
17,517 FT²

AREA SCHEDULE

LEVEL	USE	FT ²	M ²
09	OFFICES	17,517	1,627.38
08	OFFICES	17,517	1,627.38
07	OFFICES	17,517	1,627.38
06	OFFICES	17,517	1,627.38
05	OFFICES	17,517	1,627.38
04	OFFICES	17,517	1,627.38
03	OFFICES	17,517	1,627.38
02	OFFICES	17,517	1,627.38
01	OFFICES	17,517	1,627.38
00 MEZZANINE	SHOWERS & 57 CYCLE STORAGE SPACES		
00	RECEPTION/OFFICE MIXED-USE	7,352	683.00
CAR PARK	422 COVERED SPACES		
TOTAL		165,005	15,329

LEVEL

09

08

07

06

05

04

03

02

01

00 MEZZANINE

00

CAR
PARK

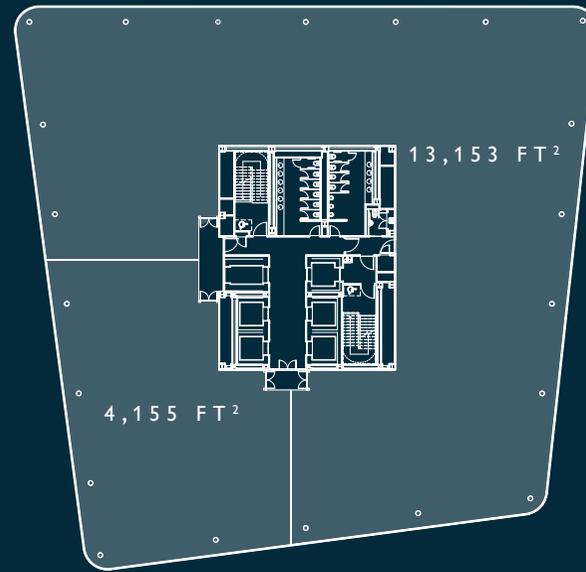
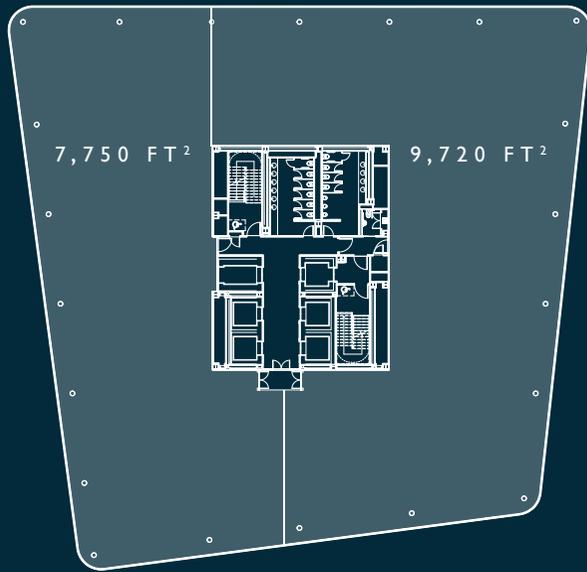
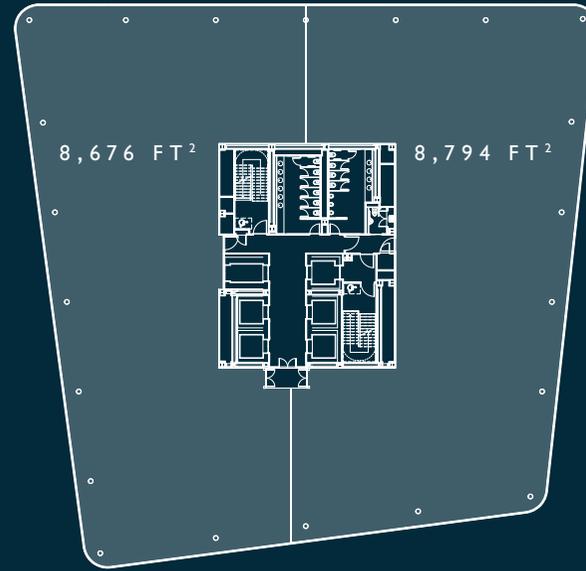
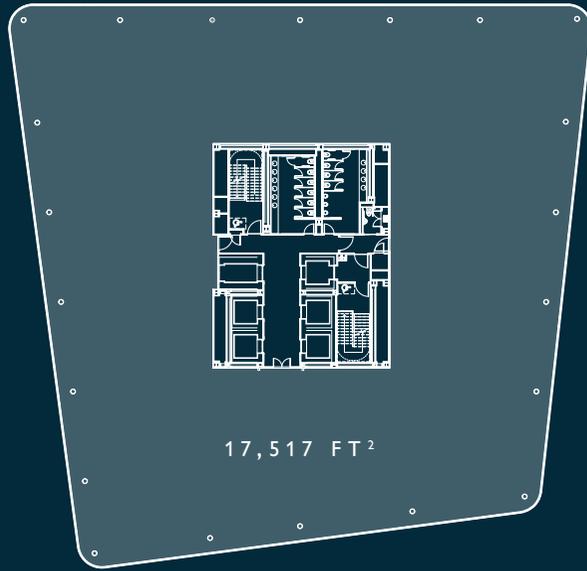




LEVEL 01–09 SPLIT OPTIONS

The building's flexible core design features multiple access points, allowing for levels to be sub-divided.

REQUIREMENT SIZE	REQUIRED FLOORS (APPROXIMATE)
25,000 FT ²	1½
35,000 FT ²	2
45,000 FT ²	2½
55,000 FT ²	3
65,000 FT ²	3½
75,000 FT ² +	4+

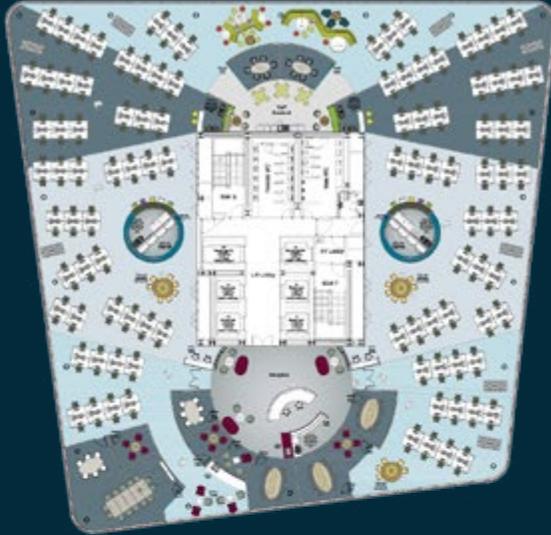


LEVEL 01–09 SPACE PLANS

*Flexible column-free floor space enables
a wide range of working environments.*



Space plans opposite provided by Claremont Group Interiors.



FULL FLOOR (HIGH DENSITY) 17,517 FT²
OCCUPANCY LEVEL C. 1:8 M² – 200 WORK STATIONS



FULL FLOOR (MEDIUM DENSITY) 17,517 FT²
OCCUPANCY LEVEL C. 1:10 M² – 172 WORK STATIONS



HALF FLOOR (HIGH DENSITY) 8,794 FT²
OCCUPANCY LEVEL C. 1:8 M² – 102 WORK STATIONS



HALF FLOOR (MEDIUM DENSITY) 8,794 FT²
OCCUPANCY LEVEL C. 1:10 M² – 86 WORK STATIONS

SPECIFICATION

OCCUPATION LEVELS

Overall 1:8m² (NIA)

Means of escape 1:6m²

Air conditioning 1:8m²

Lifts 1:8m²

WCs 1:8m²

FINISHED FLOOR TO CEILING

2.75m

RAISED FLOOR ZONE

150mm

PLANNING GRID

1.5m

STRUCTURAL GRID

Generally 9.0m x 7.5m

FLOOR LOADINGS

3.5kN/m² plus 1.0kN/m² imposed load (increased floor loadings can be applied to 5% of floor area)

OFFICE FINISHES

Suspended metal ceilings with LG7 compliant lighting

Full access raised floor

Extensive riser space for tenants fit out

MECHANICAL SERVICES

The mechanical services system (heating, cooling and fresh air requirements) is provided by a four pipe fan coil system

LIFTS

6 hybrid destination control lifts providing an excellent service in accordance with CIBSE Guide D (4 x 21 person 1,600kg & 1 x 26 person/goods 2,000kg. 1 x 21 person 1,600kg person/ firefighting). A 7th lift is a dedicated service lift from the rear service area to the ground floor

BREEAM RATING

Excellent

ENERGY PERFORMANCE RATING

B (design assessment forecast)

CAR PARKING

Ratio of 1 space per 1,250ft² within the Q-Park managed car park beneath the building

CYCLE & SHOWER FACILITIES

Cycle, lockers and male & female shower facilities to the ground floor of the building

57 cycle racks

60 lockers (30 male and 30 female)

6 showers (3 male and 3 female)

1 disabled shower with 2 lockers

Drying room

RECEPTION

Generously proportioned, high profile reception area of 5.85m in height

High quality porcelain tiles and bespoke reception desk

Feature back lit glass wall

Controlled access gates

LOADING

Dedicated loading bay and service area to the rear of the building

STANDBY GENERATION

Space provision for tenants standby generator and associated switchgear with controls will be provided on the roof



WELCOME TO
THE FUTURE
NEIGHBOURHOOD

101 Embankment is part of a wider transformation that this part of Manchester is currently undergoing. With an exciting mix of homes and shops, as well as offices, now taking shape or about to get underway, the future of the neighbourhood is looking bright.

1 - ONE GREENGATE

Due for completion in spring 2016, this 500-home scheme features two elegant towers, rising to 20 and 32 storeys. Designed by OMI Architects and brought to market by Pinnacle Developments, One Greengate will offer a choice of three, two and one bedroom flats, town houses and garden apartments, all arranged around a central courtyard - with basement car parking and secure cycle spaces.

2 - CITY SUITES

At the entrance to Greengate Square, this exclusive new address is a striking 17-storey building, offering 260 beautifully furnished luxury apartments on flexible short-term tenancies. With a range of leisure facilities, including an infinity pool, jacuzzi and gym, all available 24/7, CitySuites Manchester is the perfect place for younger professionals looking for a stylish and comfortable home - or a home from home - at the very heart of this great city.

3 - MIXED USE SCHEME

Urban & Civic plc has recently acquired this site and will soon be unveiling plans for a high quality, mixed use development, with construction due to start in 2018 for completion by the end of 2019.

4 - CORN EXCHANGE

This beautiful Grade II listed building, an historic Manchester landmark, is currently undergoing a major transformation - to become an exciting new destination for food-lovers, offering a dozen different dining experiences under one roof. Opening summer 2015.

5 - CHETHAM'S SCHOOL OF MUSIC

The imminent removal of the Palatine Buildings following completion of the new school accommodation in 2012, will reveal these medieval buildings, including the Chetham's Library, giving access to this previously hidden heritage.

6 - METROLINK STOP

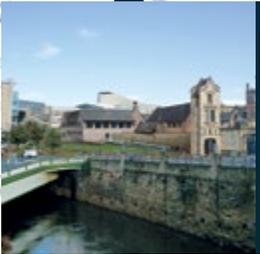
Just a four minute walk from 101 Embankment, a new Metrolink tram stop in Exchange Square will provide quick and easy access to other parts of the city centre, as well as a link to Victoria Station. Completion spring 2016.

7 - CATHEDRAL MAIN ENTRANCE

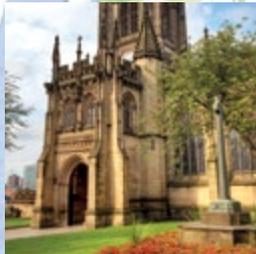
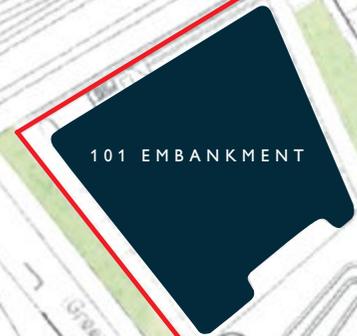
Overlooking 101 Embankment, Manchester Cathedral is embarking on a project to create an attractive new setting, opening up its main entrance and adding new landscaping, for the enjoyment of the local community.



1 - One Greengate
Completion spring 2016



5 - Chetham's School of Music
Completion summer 2015



7 - Cathedral main entrance
In consultation



4 - Corn Exchange
Completion summer 2015



2 - CitySuites
Completion summer 2016



3 - Mixed Use Scheme
Completion 2019



6 - Metrolink stop
Completion spring 2016



WELL MANAGED,
SECURE, AND
A GREAT PLACE
TO WORK

101 Embankment and Greengate Square are managed by Capital Properties, a company with a reassuring track record of providing excellent property and facility management services.

Advanced CCTV and a uniformed 24/7 security presence will further add to your peace of mind.

We're also aiming to make this a really lively and enjoyable place to work or to visit, with a varied seasonal programme of events, which will breathe life into the estate to support sustainable recruitment and retention of the best labour talent. From exercise classes and outdoor cinema to food and drink festivals, we'll ensure there's always something going on - while continuing to strengthen the sense of local identity now emerging here.

www.capitalpropertiesltd.com



101 Embankment is being brought forward by a Joint Venture team which combines regional insight with national and international expertise.

The development is being delivered in partnership with Salford City Council and Network Rail.

MEET THE TEAM



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