

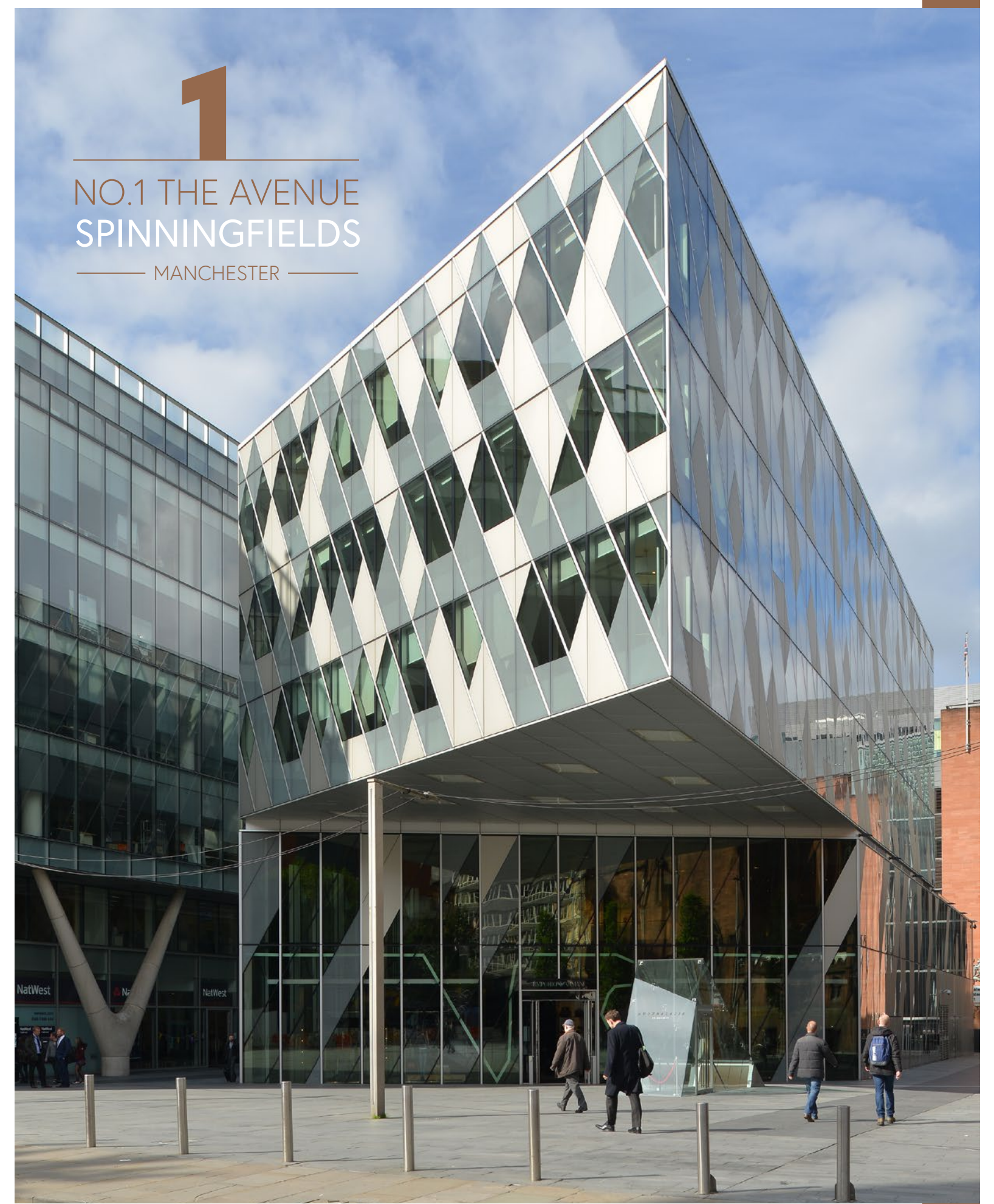


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NO.1 THE AVENUE  
SPINNINGFIELDS

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MANCHESTER



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# ICON1C DESTINATION

No.1 The Avenue is Manchester's premium boutique office development. Located in the financial and professional district of Spinningfields the building is home to destination retailer, Armani, destination restaurant, Australasia and destination bar, Grand Pacific.

The building has won numerous architectural awards, with its striking three story 23 metre cantilever and feature cladding design. Behind this is a modern business environment offering Grade A specification for modern occupiers.

- DESTINATION BAR
- DESTINATION RESTAURANT
- DESTINATION RETAILER
- DESTINATION OFFICE



# PREMIUM SPECIFICATION

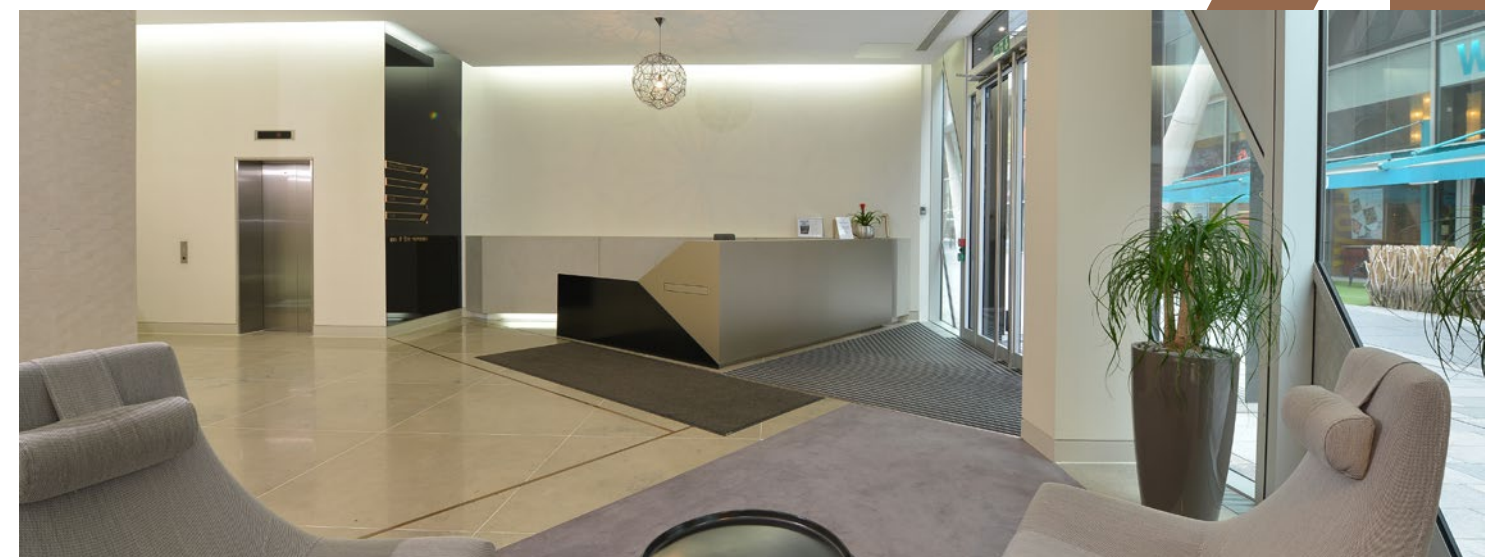
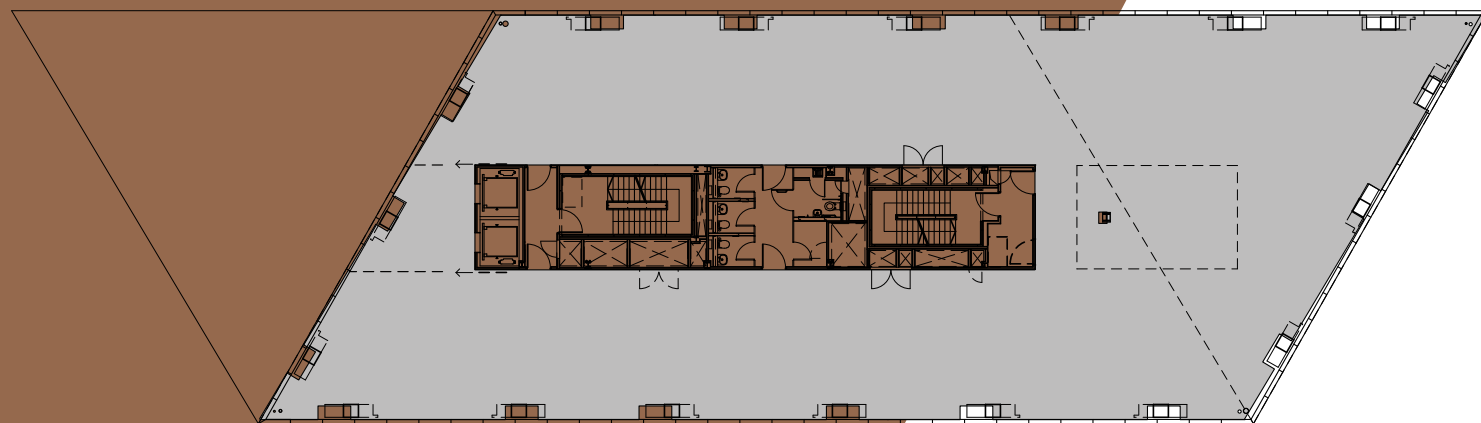
The building benefits from:

- Full height glazed elevations offering excellent natural light
- BREEAM 'Excellent' rating for offices
- Energy Performance Certificate - asset rating C
- Floor to ceiling height of 3m
- Raised access floor of 150mm overall including floor tile
- Metal suspended ceiling with integrated LED lighting
- Two pipe fan coil air conditioning
- Basement car parking
- Basement shower facilities
- Ventilation plant incorporating energy recovery
- Digital BMS to achieve efficient energy usage
- Zoned temperature and lighting controls
- Cycle parking and free Metroshuttle bus services

3RD FLOOR / 7,792 SQ FT  
GRADE A OFFICE ACCOMMODATION

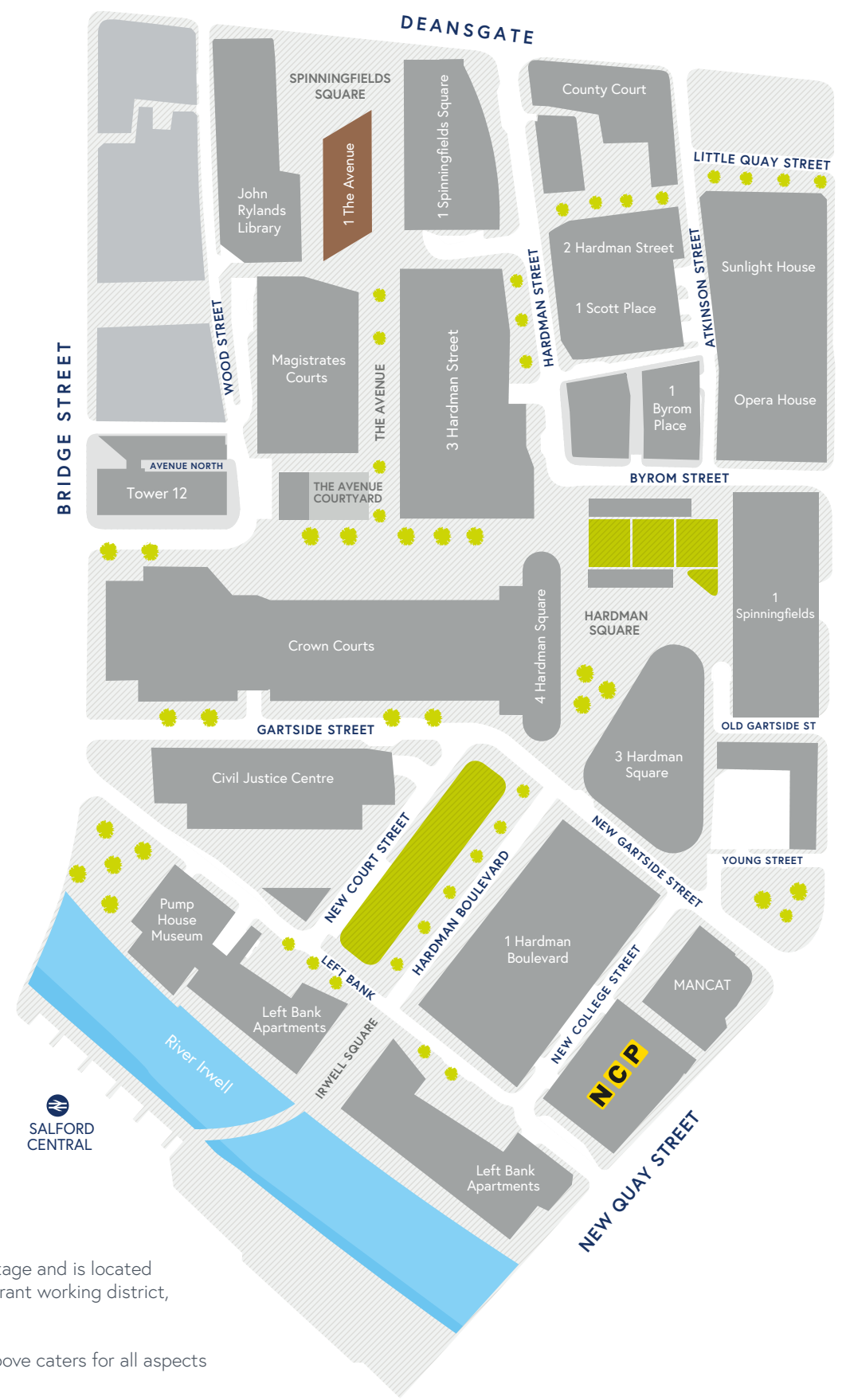


## 3RD FLOOR PLAN





- BARS**  
 Artisan  
 Australasia  
 The Alchemist  
 The Dockyard  
 The Left Bank Café Bar  
 The Oast House  
 The Refinery  
 The Slug and Lettuce
- RESTAURANTS**  
 Bagel Nash  
 BEASTro  
 Carluccio's  
 Comptoir Libanais  
 Costa  
 Fazenda  
 Gourmet Burger Kitchen  
 Ibérica  
 itsu  
 Manchester House  
 Nando's  
 Neighbourhood  
 Nudo Sushi Box  
 Philpotts  
 Pret  
 Scene Indian Street  
 Tattu  
 Thaikhun  
 The Kitchens  
 Wagamama  
 Zizzi
- CONVENIENCE**  
 Greggs  
 Hey Little Cupcake!  
 Wahu  
 Waitrose  
 WHSmith
- HEALTH & WELL BEING**  
 Escape Spa MCR  
 Mr Male Grooming  
 PureGym  
 The Physio Lounge  
 Ultimate Performance
- RETAIL**  
 ARTZU Gallery  
 David Wayman  
 Emporio Armani  
 Flannels  
 Jo Pallan  
 Kitchen  
 Mulberry  
 Nicky Clarke  
 Oliver Sweeney  
 People's History Museum  
 Phillip Stoner  
 Sale Sharks  
 The Crystal Maze LIVE Experience  
 The John Rylands Library  
 T.M.Lewin



## PRIME LOCATION

No 1 The Avenue has a Deansgate frontage and is located at the entrance to the North's most vibrant working district, Spinningfields.

The retail and leisure provision listed above caters for all aspects of modern office occupiers.



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— MANCHESTER —





YOU HAVE ARRIVED AT  
**YOUR DESTINATION.**

For further information or to arrange a viewing please  
contact Nick Nelson: 0161 461 1616

**Sixteen.**

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