

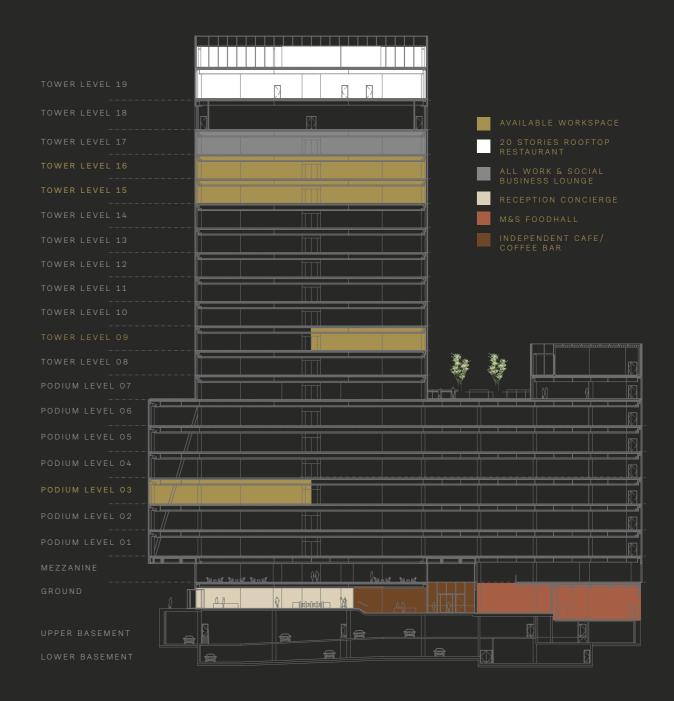
DEFINES OUTSTANDING





Refined design, premium materials, panoramic views:
No.1 Spinningfields offers a professional and social environment unlike any other in Manchester.

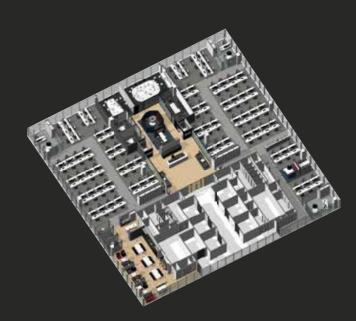
STORIES LONDON	All Work & Social.	brownejacobson
LEVEL 19	LEVEL 17	LEVEL 14
douglas scott legal recruitment	NORTH EDGE	ALLIED LONDON
SQUIRE PATTON BOGGS	Oliver James Associates	pwc LEVEL 4-7
Weightmans	wework	MARKS& SPENCER



BYROM STREET GARTSIDE STREET

HARDMAN SQUAR

11,325 sq ft (1,052 sq m



- 120 v Markatations
- 1 x Receptio
- 1 x 16 Person board room
- x 12 Person meeting room
- L x 8 Person meeting room
- 2 x 4 Person meeting rooms

- 1 x Client cloak/storage area
- 2 x Staff cloak/locker storage area
- 3 x Executive office
- 1 x Executive touchdown lounge
- 1 x Seminar space for 50 peop
- 1 x Staff breakout area

- 3 x Phone booths
- 1 x Touchdown area
- x Tea point/coffee bar
- 2 x Print hubs

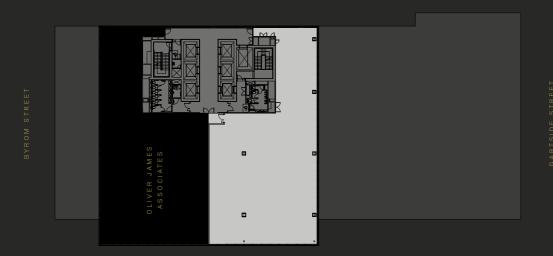








#### OUAY STREET



HARDMAN SOUARE

5, 596 sa ft (520 sa m)



- 60 x Workstations (1:10 sq m
- 1 x Concierge reception
- 1 x 10 Person board roo
- 1 x Executive offices
- 1 x Executive waiting lounge
- 1 x Kitchen/breakout area
- 2 x Touchdown/collaboration areas
- x Cloak/locker storage area
- 1 x Comms room













ECHNICAL SPECIFICATION No.1 SPINNINGFIELDS

#### ENVIRONMENTAL

- The building has achieved an 'Excellent' BREEAM rating.
- Triple glazed high performance windows to three sides (front elevation is double glazed).

#### GRID

- 1.5m / 3m building planning module.
- 9m and 12m structural grid (north to south).
- 7.5m and 9m structural grid (east to west).

#### HEIGHTS

- 3m floor to ceiling height in podium levels
  1-6 and 2.75m floor to ceiling height in tower
  levels 7-19 with a 200mm ceiling construction
  and lighting zone
- 150mm raised floor zone (including deflection and tolerance, but excluding floor finish).
- 1.05m structural floor zone (including deflection, excluding tolerance).
- 200mm ceiling construction and lighting zone

#### FLOOR LOADING

- 3.5 kN/sq m imposed loading office area
- 1 kN/sq m imposed loading partitions.

#### MECHANICAL & ELECTRICAL

- The offices will be comfort cooled and heated by a 2 and 4 pipe variable fan coil HVAC system, designed to accommodate a density of 1 person: 10 sq m.
- 22°C (plus or minus 2 degrees) internal design condition and 12 l/s per person outside air supply, plus 10% (FCU fit-out) based on 1 person: 10 sq m.
- 40 W/sq m (busbar capacity) small power provision for lighting (12 W/sq m) and power (25 W/sq m) to office floors, and 15 W/sq m capacity in the riser.
- Future tenant plant space will be provided for future use at roof and basement levels.
- The BMS head-end is installed as part of the base build and network configuration will have an interface for the tenant to access as part of their Category B works.
- Floor boxes provided at 1:10 sq m.

#### INTERNAL ELEMENTS

- Raised access flooring comprising 600 x 600mm modular tiles.
- Carpet provision by way of a Developer capital contribution
- Suspended ceiling will comprise acoustic metal tile lay-in suspended ceiling in a metal grid, capable of partitioning on a 1.5 x 1.5m grid.

#### SECURITY

- Proximity readers will be provided to main entrance doors, reception turnstiles and ca park entry system.
- Wireways for future tenant security system to be installed to each door to office areas on split floors.
- Door intercom phone system will be provided to the external entrance doors.
- Speedgate and intercom system will contro access to the basement car park.
- CCTV integrated system will be installed at critical areas around the building for surveillance

#### RESILIENCE

- HV power supplies will be from dual 6.6 KVa cables on a ring network.
- Critical life safety systems within the building will be backed by a landlord's single set diesel standby generator, whilst tank rooms and tenant plant space is provided for enhanced generator back-up by individual tenants.
- Telephony can be sourced from any telephony company.
- clockwise, around a dedicated Spinningfields ring (comprising 4 x Spinningfields ducts and a 2 duct BT system), entering the building via dual feeds and thereon to the tenant's demise via dual risers.

#### ACCESSIBILITY

- 24/7/365 access with fully inclusive design DDA accessible building, designed to current requirements and best practices.
- 3 x 21 person / 1,600kg passenger high-speed lifts serving the podium floors ground 6 based on an occupancy of 1 person: 10 sq m an average interval time of no more than 30 seconds and car speeds of 2m/s.
- 5 x 21 person / 1,600kg passenger high-speed lifts serving the tower floors 7 19, based on an occupancy of 1 person: 10 sq m an average interval time of no more than 30 seconds and car speeds of 4m/s.
- 1 x 30 person / 2,250kg high-speed goods lift serving basement – floor 19, with car speeds of 1.6m/s.
- 115 secure basement level car parking spaces, providing a car parking ratio of 1 space: 210 sq m, plus motorcycle spaces.
- 120 secure bicycle spaces, together with lockers, drying room and 8 cubicle showers

#### WCS

- Male, female and accessible WCs provided at 1
  person: 10 sq m (with an ambulant accessible
  toilet and fully wheelchair accessible toilet) on
  every floor.
- 8 accessible showers are provided in the basement.

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### WIRED CERTIFIED

The Wired Certified Platinum rating means No.1 Spinningfields has world class connectivity. One of the best buildings in the country in terms of the level of broadband and telecom infrastructure to support tenants with the most stringent technology requirements.





# NO.1 INFRASTRUCTURE

Digital infrastructure to meet occupiers' connectivity needs and enable faster network installation. Space available for wireless network communications equipment and an in-building mobile phone signal enhancing solution.



Diverse power feeds, minimising the risk of power failure. There is also a back-up generator to power telco equipment, as well as space for occupiers to install private generation or back-up power.



# NO.1 CONNECTIVITY

Multiple fibre providers already physically present on site and ready to service occupiers, with additional providers in the local vicinity.







"No-one ever remembers who came in second."

Walter Hagen



## **Schroders**

No.1 Spinningfields is owned by client of Schroder Real Estate who are proudly working in partnership with developer, Allied London, to deliver a world class building.



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This project has been part-funded by the European Union



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