

Thirty Five
DALE STREET

35DALEST.COM

THE BUILDING

35 Dale Street has been transformed to provide workspace that will stimulate innovation, creativity and energy.

The regeneration of this stunning Grade II Listed building in the Northern Quarter provides the opportunity for free-thinking modern businesses to prosper.

The transformation of 35 Dale Street provides a Grade A office specification behind a stunning Grade II Listed façade.

Enter via Dale Street, into our impressive boutique reception which retains the original features and enables occupiers to utilise the space for informal meetings.



COFFEE

Our coffee shop is operated by Idle Hands and is located on the ground floor of the building. Serving coffee, sweet treats and a hot food menu as well as a selection of rotating beers, wines and cocktails for when the day has been long!

GYM

The Gym is operated by V1BE, a boutique fitness experience like no other in Manchester, combining HIIT workouts, in small classes, with experienced trainers. The gym is fitted out with state of the art equipment, washrooms and lockers.

BAR

The bar is operated by Beatnikz Republic, a local microbrewery who have been producing exceptional small batch beer since 2017.



LOCATION

35 Dale Street is conveniently located within Manchester city centre, very close to Piccadilly Gardens, the largest open space in the city centre. The property is situated within Manchester's Northern Quarter which is known for its thriving independent shops, cafés, bars, art galleries and restaurants. The building benefits from excellent public transport links. It is in close proximity to Piccadilly railway station and the Metrolink interchange.





MANCHESTER VICTORIA STATION



Manchester Arndale

Shudehill

Central Business District

Market Street



Ancoats

Piccadilly Gardens

Northern Quarter

PICCADILLY BUS AND METRO INTERCHANGE



35 Dale Street

Portland Street

MANCHESTER PICCADILLY STATION



GETTING HERE

CAR

The following car parks are less than a 5 minute walk away from 35 Dale Street:

- NCP Port Street, Port Street, M1 2EG
- NCP Piccadilly Gardens, Chatham Street, M1 3AY
- NCP Northern Quarter, Church Street, M4 1LX

TRAIN

Piccadilly Train Station is less than a 5 minute walk away with routes to all major UK cities and direct trains to London Euston every 20 minutes. Victoria Train Station is a 15 minute walk away with fantastic regional links.

TRAM

The nearest Metrolink stations can be found within a 5 minute walk, at Piccadilly Train Station, Piccadilly Gardens and Market Street.

BIKE

With showers, lockers and bike storage on site, 35 Dale Street is well-equipped for cyclists.

BUS

Most local bus routes can be accessed from Piccadilly Gardens, a 5 minute walk away.

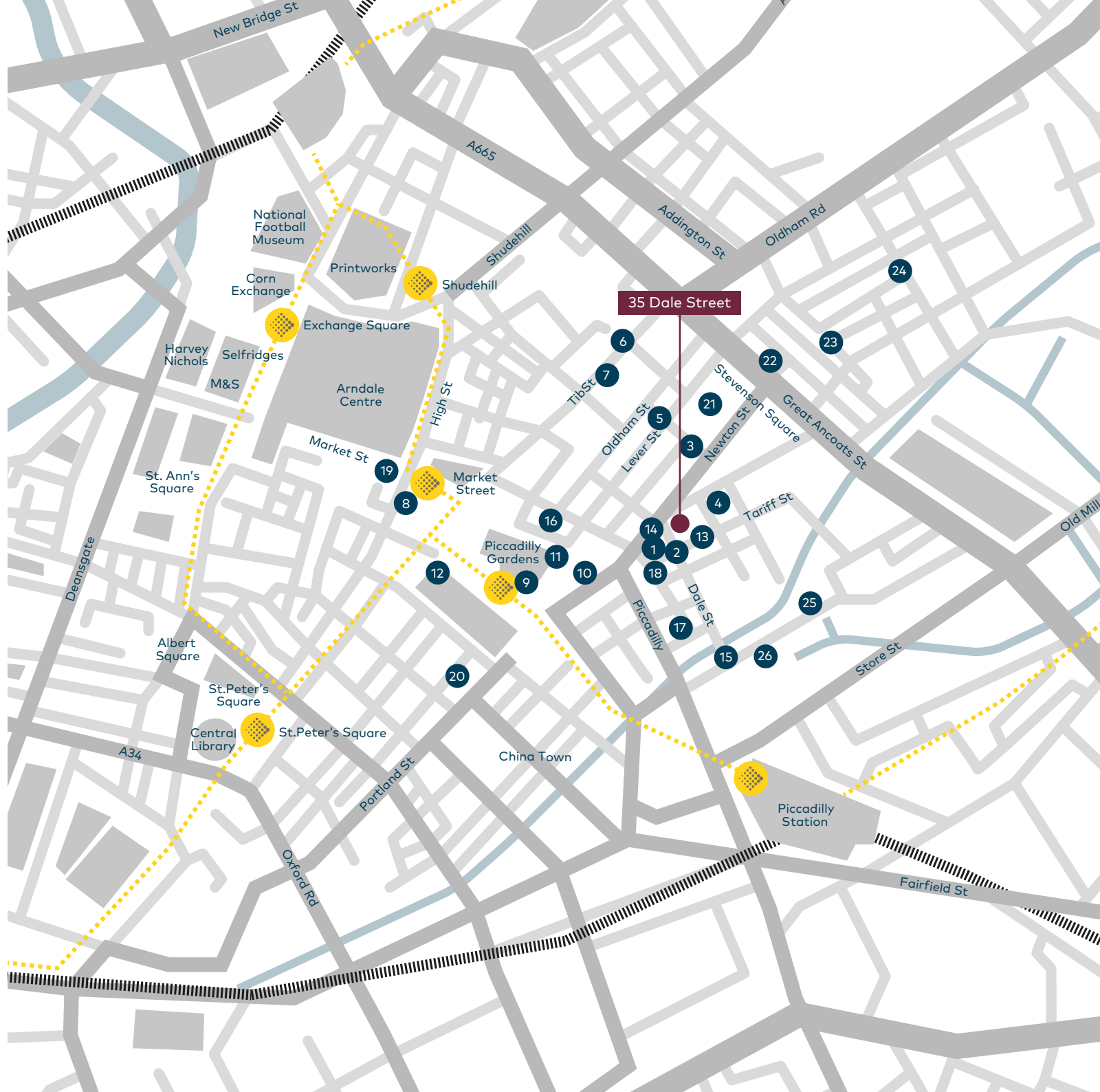
PLANE

Manchester International Airport is a 25 minute drive away from the city centre and can also be accessed via direct routes by train or alternatively by tram from Piccadilly Train Station.



AMENITIES

1. Cottonpolis
2. Tarrif & Dale
3. Ezra + Gil
4. The Whiskey Jar
5. Cooper Hall
6. Evuna NQ
7. Tib Street Tavern
8. Costa Coffe
9. Caffè Nero
10. Pret a Manger
11. Tesco Express
12. M&S Food
13. TAKK
14. easyHotel
15. Premier Inn
16. Travelodge
17. Abode Hotel
18. Fit4Less Gym
19. PureGym (Market Street)
20. The Gym (Piccadilly)
21. Mackie Mayor
22. Viet Shack
23. Rudy's Neapolitan Pizza
24. Sugo Pasta kitchen
25. Dakota
26. BLOK & CULTUREPLEX



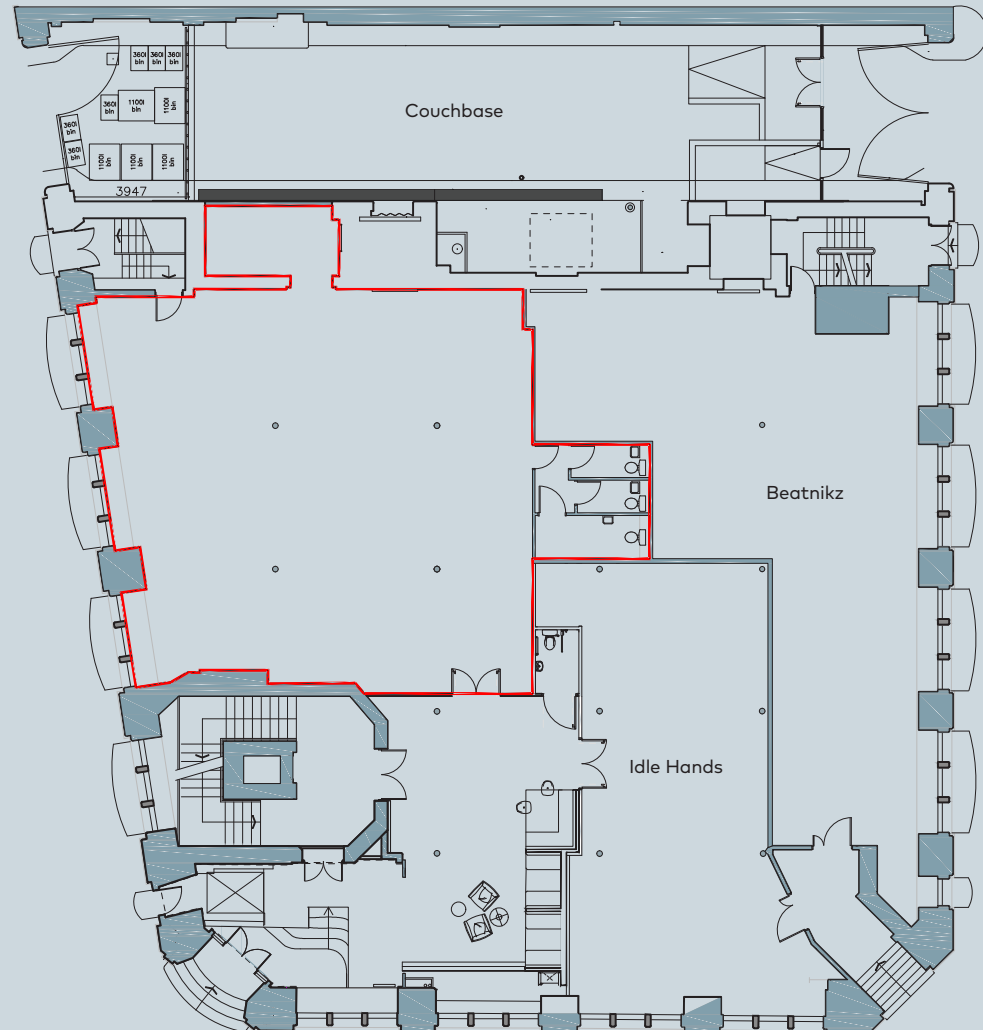
AVAILABILITY /SPECIFICATION & PLANS

FLOORS	SQ FT	SQ M
Ground	2,169	199

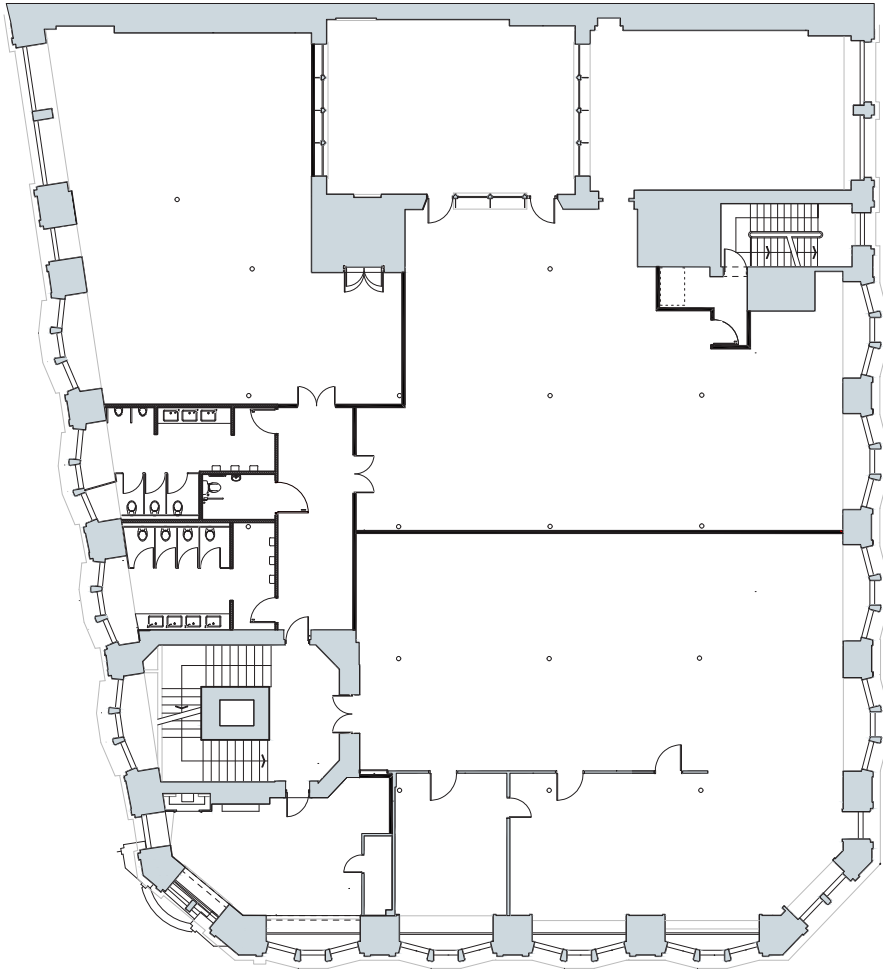
SPECIFICATION

- Boutique reception with an excellent sense of arrival
- Open plan accommodation
- Full access raised floors
- New exposed VRF heating and cooling system
- High quality suspended LED track lighting
- Male & female WC's to each floor
- Cycle storage and shower facilities

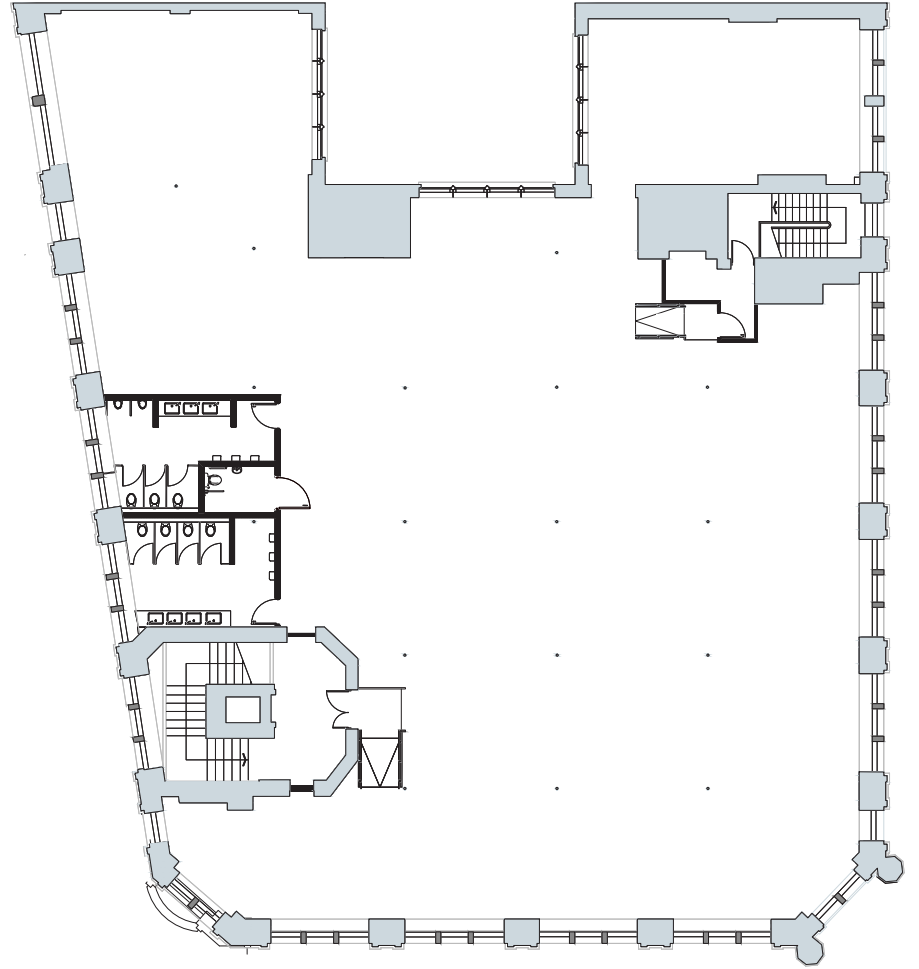
GROUND FLOOR PLAN



1ST FLOOR



5TH FLOOR





REWARDS

We have set up REWARDS to give you a little perk for choosing our buildings. Check out the page on the website to see what the offers are and if you haven't already got one, you can get your card from reception.

REWARDS gives Occupiers regular and changing offers and promotions from businesses across Manchester.



HELICAL PLC

Helical Plc is a developer that believes in the value of quality. Success is secured by crafting exceptional buildings that answer the needs of their occupiers. For 30 years, Helical has been doing exactly this across the UK. We have built a reputation for high-quality, innovative architecture that solves problems and creates inspiring spaces.

There's no Helical 'formula.' Instead, we take a bespoke approach to each project, looking at the best ways to deliver quality buildings that respond positively to their surroundings.

"Helical are committed to providing exceptional workspace for our occupiers," said Will Parry, asset management executive at Helical Plc, "We have a clear vision when it comes to location, architecture, interior design and the way the building is curated – we want people to enjoy working in a Helical building."

In each case, that highly adaptable quality is obvious. These are not simply 'balance sheet buildings,' designed to maximise short-term returns. They offer imaginative, elegant, even beautiful answers to the complex needs of their occupiers and locations alike.



HELICAL

helical.co.uk



TERMS

Terms to be agreed.

VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.

EPC

EPC Available on request.

CONTACT

For all enquiries please contact the joint agents:



Daniel Barnes
Tel: 0161 602 8240
Email: dbarnes@savills.com

Andrew Cooke
Tel: 0161 602 8218
Email: acooke@savills.com



Matt Pickersgill
Tel: 0161 242 7055
Email: mpickersgill@lsh.co.uk

Josh Levy
Tel: 0161 242 7061
Email: jlevy@lsh.co.uk

Important Notice

Lambert Smith Hampton and Savills Manchester their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. Either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents Lambert Smith Hampton and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or other wise.

