

**A PRIME CITY CENTRE
REFURBISHMENT OPPORTUNITY**

PALL MALL COURT

61-67 KING ST, MANCHESTER M2 4PD

**AVISON
YOUNG**

PALL MALL
COURT

**A RARE OPPORTUNITY
TO PURCHASE A PRIME
FREEHOLD BUILDING SUITABLE
FOR A VARIETY OF USES IN THE
HEART OF THE CITY CENTRE**

INVESTMENT SUMMARY

- Manchester is recognised as the UK's most important city outside of London.
- 100% prime situation on King Street within the traditional office core.
- Regarded as one of the most exciting refurbishment opportunities within the city offering immediate vacant possession.
- Flexible office layout providing 85,462 sq ft (7,940 sq m) together with basement parking for 40 cars on a site of 0.505 acres.
- Opportunity (subject to obtaining planning consent) to add additional floors to the building together with the development of the piazza area.
- Potential to reposition the entrance off the piazza area (see CGIs) creating a striking new sense of arrival.
- Freehold.
- Current income of £113,000 pa generated from Pall Mall Medical and car parking income which expires 2024.
- Grade II Listed.
- Potential for alternative uses, including hotel and residential (subject to obtaining planning permission).

OFFERS IN EXCESS OF £17,000,000

(SEVENTEEN MILLION POUNDS)

Subject to contract and exclusive of VAT.

A purchase at this level would reflect a low rate of **£200/square foot** inclusive of car parking spaces.



MANCHESTER – A DYNAMIC REGIONAL CITY

Manchester is the largest and fastest growing regional centre in the UK, generating wealth equal to that of Leeds, Liverpool and Sheffield combined. It comes second only to London both in business terms and the quality of its city environment and retail and leisure amenities.

Financial and professional services account for 56% of jobs in Manchester, ranking it in the top 30 cities in the world for this sector. Manchester is ranked 1st for business competitiveness in Europe with 80 of the FTSE 100 companies having a base in the city together with over 50 international banks and 600 major overseas companies.

MANCHESTER IS NOT ONLY THE HOME TO A HOST OF FIRST CLASS BUSINESSES IT'S RETAILING & RESTAURANTS OFFER IS REGARDED AS THE BEST IN THE UK OUTSIDE OF LONDON.



Freshfields Bruckhaus Deringer



BREWIN DOLPHIN



Deloitte.

LONZA



ROTHSCHILD

wework



Investec



bet365



INWARD INVESTMENT

Manchester has seen significant inward investment originating from the Middle East, China, USA and Europe.

STRENGTH THROUGH VARIETY

Manchester offers a diverse employment base with the following key sectors thriving: creative industries, IT, digital and media, professional services, buyer technology and energy.

KNOWLEDGE

Manchester has one of the largest student campuses in Europe with approximately 105,000 students at four universities. Over 50% of graduates remain and work in the city after studying.

CULTURE AND SPORT

The global brand of Manchester is undoubtedly assisted through the presence of two global football teams; Manchester United and Manchester City. In addition, the city is home to one of the world's busiest music venues, six theatres, the BBC Philharmonic and the Hallé Orchestra. It also has the UK's largest indoor music arena.

TOURISM AND CONFERENCES

Manchester is the third most popular UK city for international visitors. The tourism economy is worth £7.5 billion per year of which over £800m is generated by conferences (including the Conservative and Labour Party conferences).

MEDIA

Both the BBC and ITV have made their home at MediaCity - a £350m development.



UK's largest regional economy with an estimated GDP of **£56 BILLION**



105,000 UNIVERSITY STUDENTS creating pool of talent



Population of Greater Manchester **2.8 MILLION**



UK'S **LARGEST** indoor music arena



£7.5 BILLION tourism economy

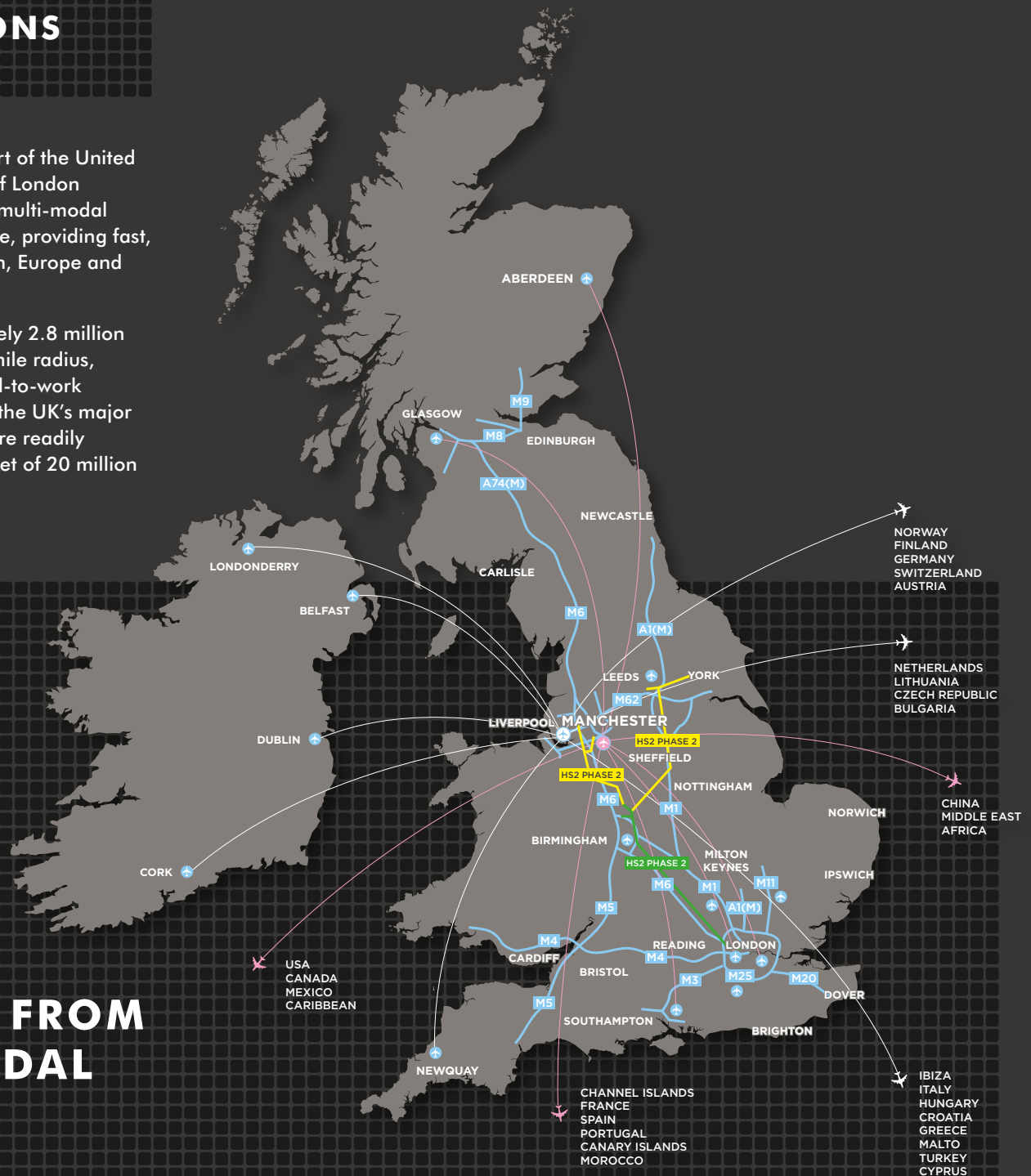


80 OF THE FTSE 100 represented in Manchester

COMMUNICATIONS & TRANSPORT

Manchester is located in the heart of the United Kingdom, 181 miles north west of London and benefits from a world class, multi-modal integrated transport infrastructure, providing fast, affordable connectivity to London, Europe and the rest of the world.

With a population of approximately 2.8 million and over 11 million within a 50 mile radius, Manchester has the largest travel-to-work conurbation outside London. All the UK's major cities and centres of commerce are readily accessible with a consumer market of 20 million within a 2 hour drive of the city.



BENEFITING FROM A MULTI-MODAL INTEGRATED TRANSPORT INFRASTRUCTURE



AIR

Located only 5 miles to the south west of the city centre, Manchester Airport is the international gateway for the north of England and the UK's largest regional airport. Handling 22 million passengers a year, more than 60 airlines offer direct flights from Manchester to 221 destinations worldwide, more than any other UK airport including Heathrow.



RAIL

The city has two mainline railway stations, Piccadilly and Victoria linked by shuttle bus and the Metrolink tramway. There are localised stations in the city at Oxford Road, Deansgate and Salford Central. There are Intercity train links to all major cities within the UK with three trains an hour to London Euston.

Manchester Airport	15 mins
London	2 hrs 8 mins
Edinburgh	3 hrs 23 mins
Glasgow	3 hrs 11 mins
Birmingham	1 hr 31 mins
Leeds	54 mins

THE PROPOSED HIGH SPEED TWO LINE (HS2) WILL PROVIDE IMPROVED CONNECTIVITY BETWEEN LONDON AND MANCHESTER WITH A JOURNEY TIME OF 1HR 8MINS.



ROAD

Manchester has over 100 miles of motorway within the conurbation with over 25% of the UK's motorway network running through the Manchester area placing 20 million of the UK's population within a two hour drive.

The M60 arterial motorway provides connections to the M62 which in turn provides a direct link to Liverpool, Leeds and the West and East Coast ports.

The M6 provides links to Birmingham and London in the south and Glasgow and Edinburgh to the north.

7 million people are within 1 hour drive from the city, the largest travel to work outside London.



METROLINK

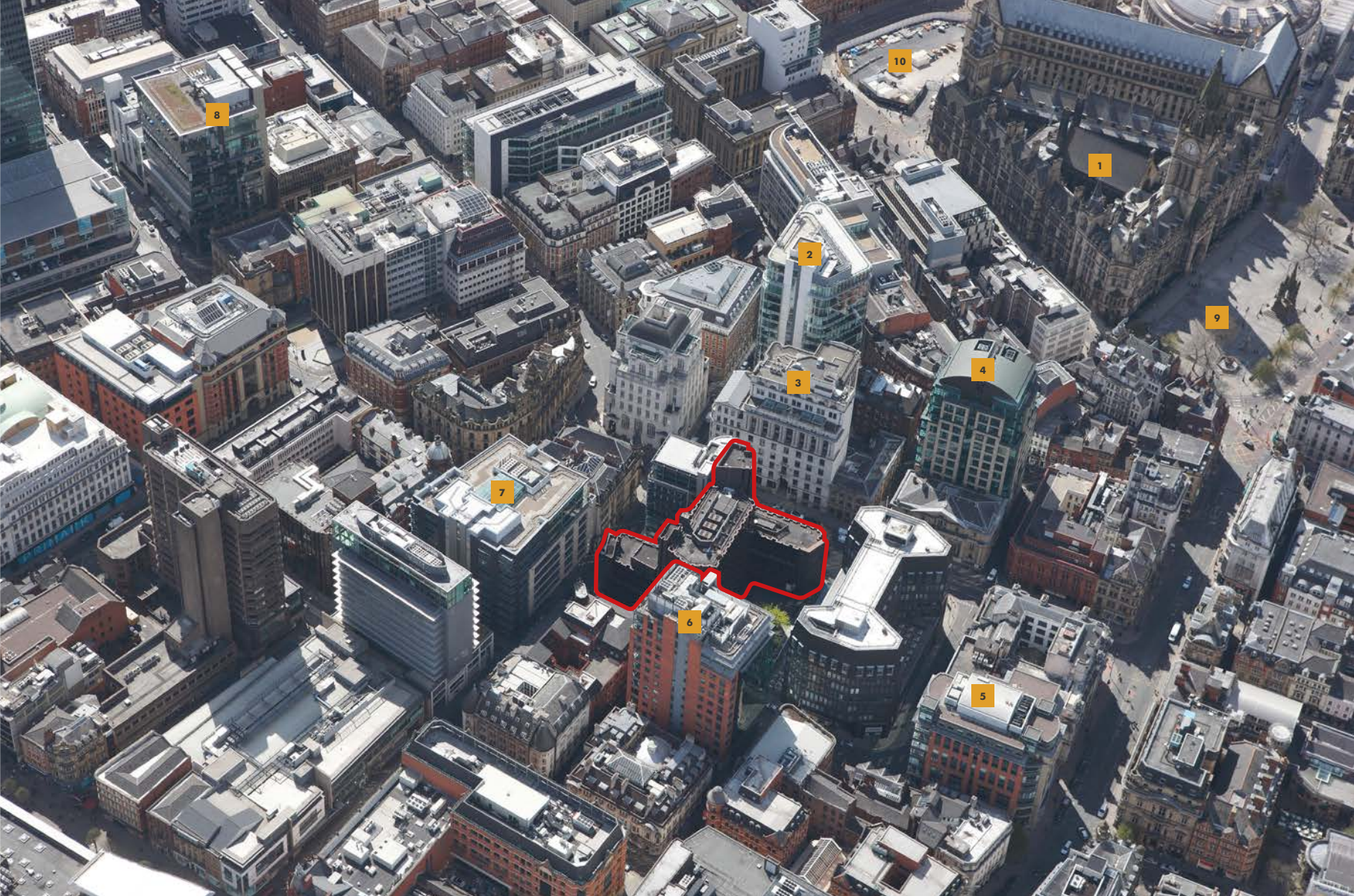
The Metrolink is Manchester's light rail transit system which has improved access to the City Centre and has reduced road congestion. The network has been expanded with new lines across the city centre as well as an extension to Manchester Airport to the south and to Oldham and Rochdale in the north. The Metrolink currently transports over 20 million passengers every year.

LATEST PHASE OF £350M NOW CONNECTS MANCHESTER TO TRAFFORD PARK AND THE TRAFFORD CENTRE.





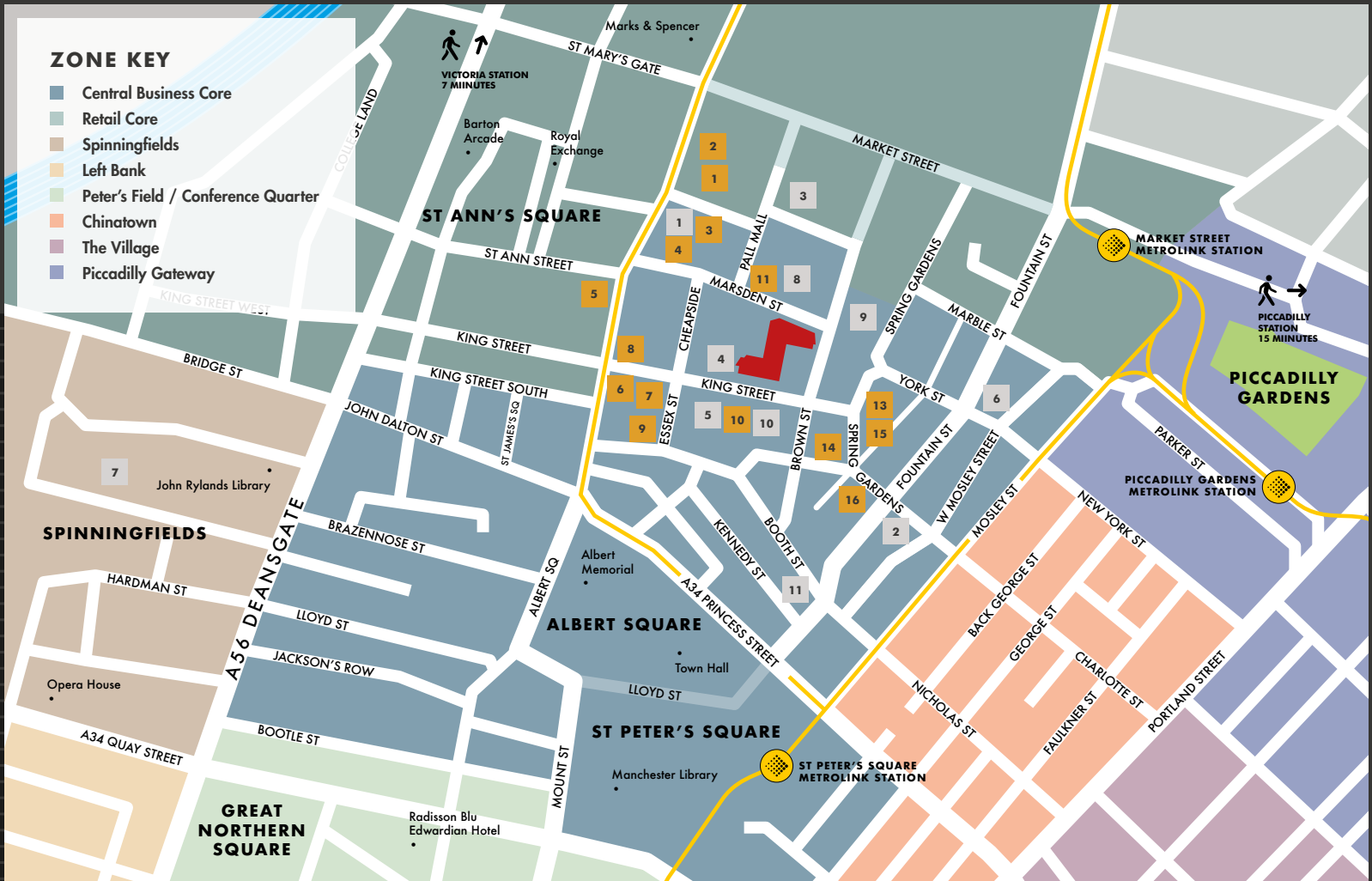
**THE PROPERTY WITH ITS EXTENSIVE
FLOOR TO CEILING GLAZING GIVES
EXCELLENT VIEWS OVER THE CITY**



AERIAL KEY

- 1 Manchester Town Hall
- 2 The Chancery
- 3 Ship Canal House
- 4 82 King Street
- 5 The Observatory
- 6 No.1 Marsden Street
- 7 40 Spring Gardens
- 8 1 New York Street
- 9 Albert Square
- 10 St Peters Square

PALL MALL COURT FRONTS KING STREET & FORMS PART OF THE TRADITIONAL OFFICE CORE



SITUATION

The property benefits from a 100% prime position fronting King Street and with frontage to both Marsden Street and Brown Street within the heart of the traditional prime core.

Major office occupiers in the immediate vicinity include:

- | | | |
|--|-----------------------------------|-------------------------|
| 1 Nationwide Commercial, LHS Solicitors, Workman | 5 NM Rothschild | 9 Lloyds, AON |
| 2 Friends Provident | 6 RSA Insurance Group | 10 Gately Plc |
| 3 Zurich Insurance, Coutts Bank | 7 Investec Bank | 11 Willis Towers Watson |
| 4 Brabner Chaffe Street | 8 Cushman & Wakefield, Gerald Eve | |

Retailers in the immediate vicinity include:

- | | | |
|----------------------------|---------------------|----------------------|
| 1 Boots | 6 Diesel | 11 Vidal Sassoon |
| 2 Halifax Building Society | 7 DKNY | 12 Post Office |
| 3 Motel One | 8 Miller and Carter | 13 Rosso |
| 4 Pret A Manger | 9 Belstaff | 14 Gotham Hotel |
| 5 Sainsbury's | 10 Pizza Express | 15 Vivienne Westwood |

**OPPORTUNITY TO CREATE
A NEW SENSE OF ARRIVAL
OFF THE PIAZZA.**

PALL MALL COURT

PALL MALL COURT

PALL MALL COFFEE

arsden Street
ll Court Str
y King

DESCRIPTION

Pall Mall Court was developed as the Manchester head quarters for Sun Alliance Life Insurance in the late 1960's. The building has since become one of the city's landmark office buildings due to its striking design which resulted in it becoming Grade II Listed in 2000.

Developed for owner occupation, the design incorporates 3 inter-connecting buildings within a 'Z shape' design of 4 storeys (King Street block), 5 Storeys (Marsden Street block) and 10 storeys (Tower Block) around a central piazza.

The main entrance and central service core is off King Street, serving the Tower and King Street blocks. There is a second service core off Marsden Street serving the Tower and Marsden Street blocks.

General specification includes:



Concrete frame and floors



2.72m slab to slab in the office suites



3m within the common areas



Toilet facilities on each floor



Basement parking accessed off Marsden Street for 40 vehicles



Single glazed windows in rows of oriel design with aluminium frames



Three 13 passenger lifts off King Street entrance and a single 13 passenger lift off the Marsden Street entrance

Gas central heading, CAT II lighting, cable trunking and mechanical ventilation have previously been installed.



King Street Block



King Street Block

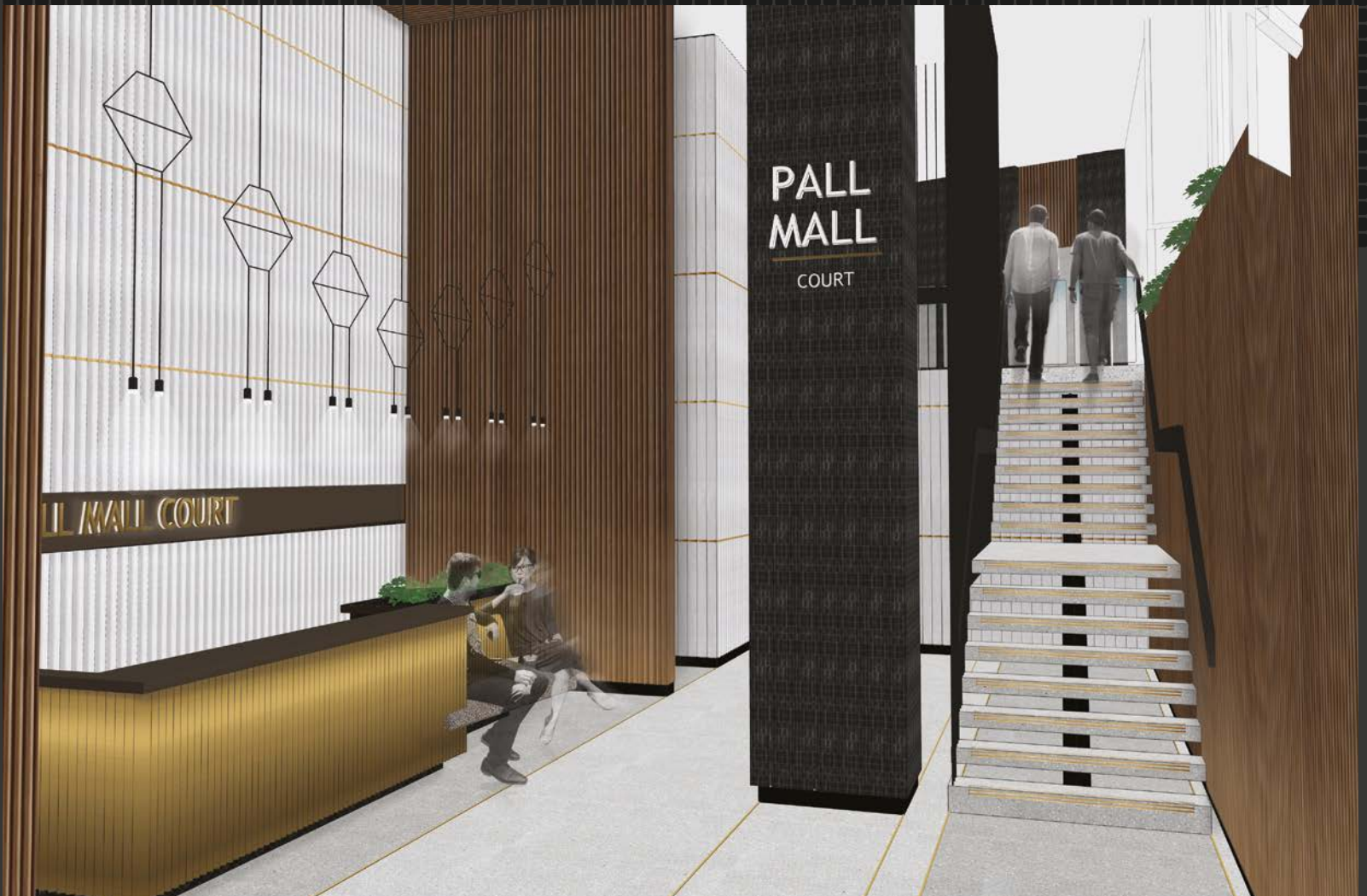


Tower Block

**OPPORTUNITY TO PROVIDE
A DESIGN OF PRODUCT TO
CATER FOR THE CURRENT
OCCUPATIONAL MARKET.**

“ Pall Mall Court is a distinctive architectural asset to the Central Business District and has the potential to provide a unique commercial offer to the city ”

Tony O'Brien of Sheppard Robson





King Street Block



Tower Block

ACCOMMODATION

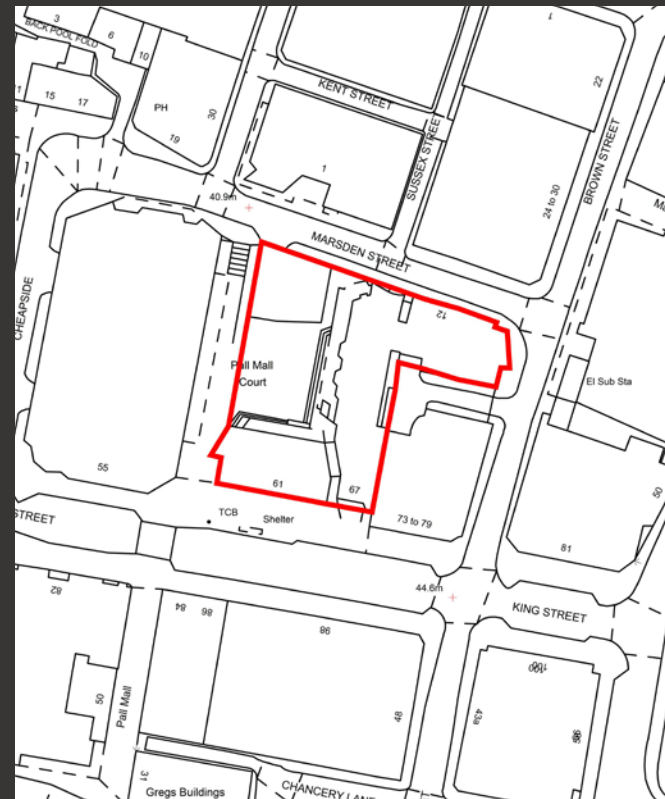
The property has been measured by Plowman Craven in accordance following approximate net internal areas.

FLOOR	USE	SQ FT	SQ M
Basement	Storage	2,818	262
Lower Ground	Office	4,799	445.8
	Reception	1,072	99.6
Ground	Office	8,944	830.9
	Reception	1,804	74.7
First	Office	9,492	881.8
Second	Office	9,478	880.6
Third	Office	9,192	854.2
Fourth	Office	9,183	853.4
Fifth	Office	5,052	469.4
Sixth	Office	4,909	456.1
Seventh	Office	4,916	456.7
Eighth	Office	4,916	456.7
Ninth	Office	4,912	456.3
Tenth	Office	4,975	462.2
TOTAL	Office	85,462	7,940.4

The Plowman Craven report provides a more detailed breakdown of the individual suites. A full copy of the report is available on the data room.

TENURE

The property is freehold.

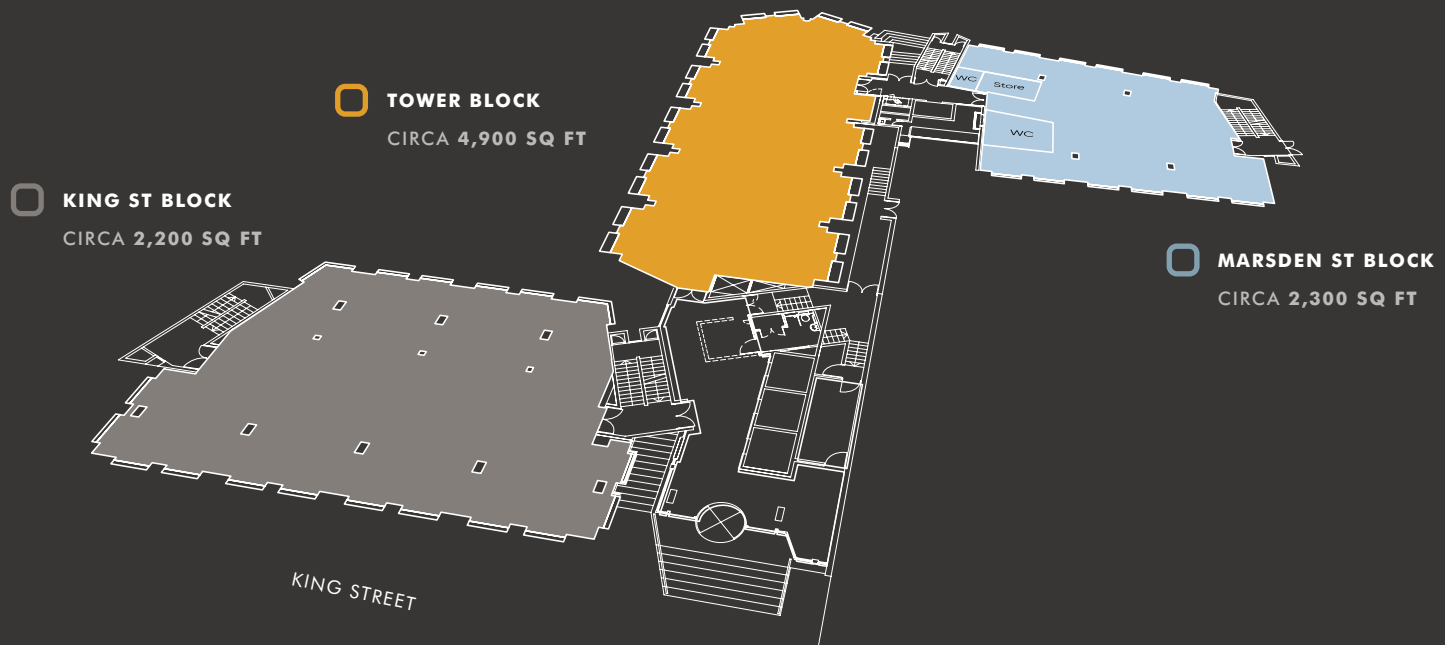
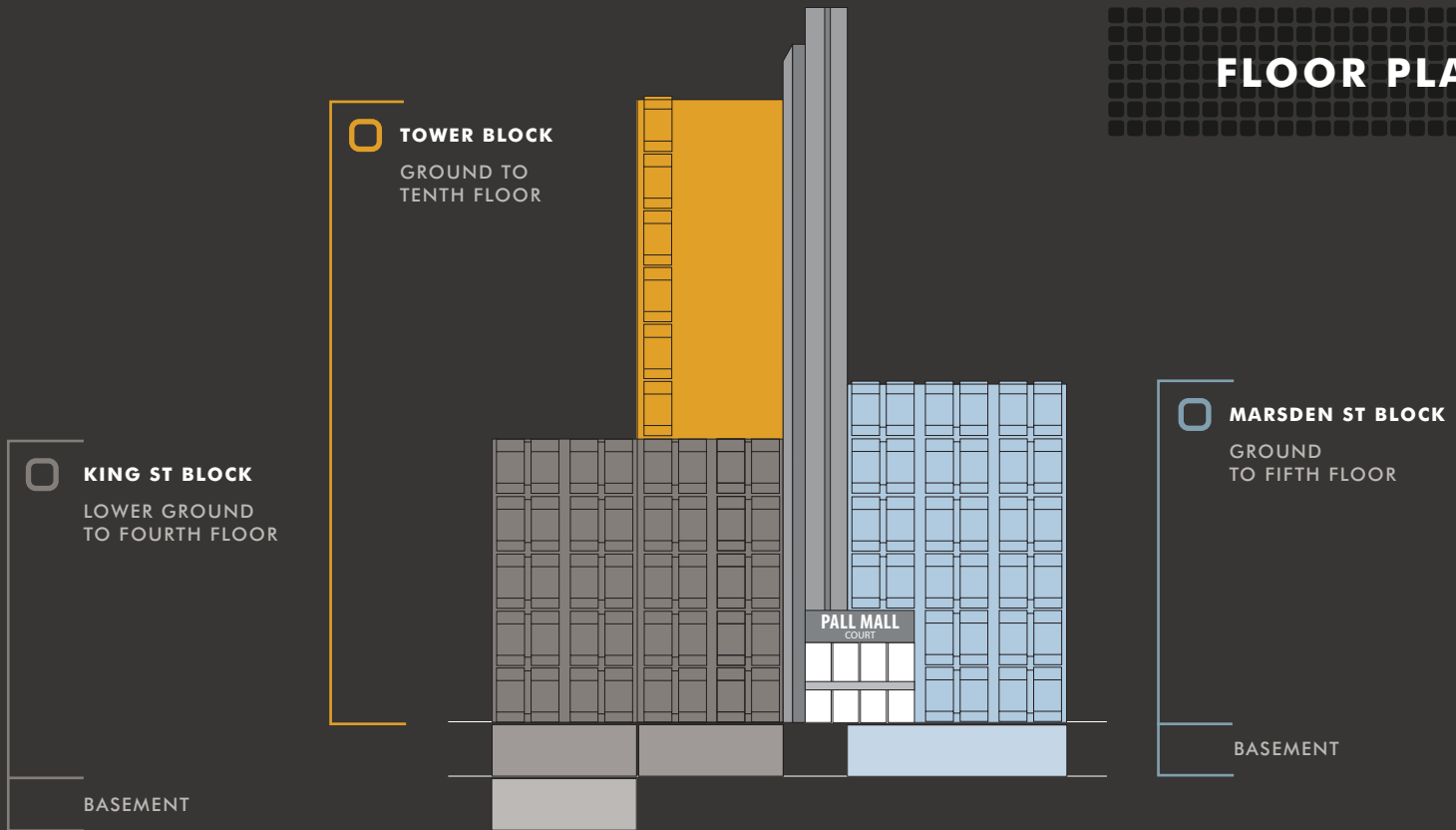


TENANCY

The majority of the property is currently vacant.

The King Street retail unit is let to JY Kingha LLP (trading as Pall Mall Medical) on a lease expiring 7 July 2024 at £95,000 p.a. plus there is a car parking license income of £18,000 p.a.

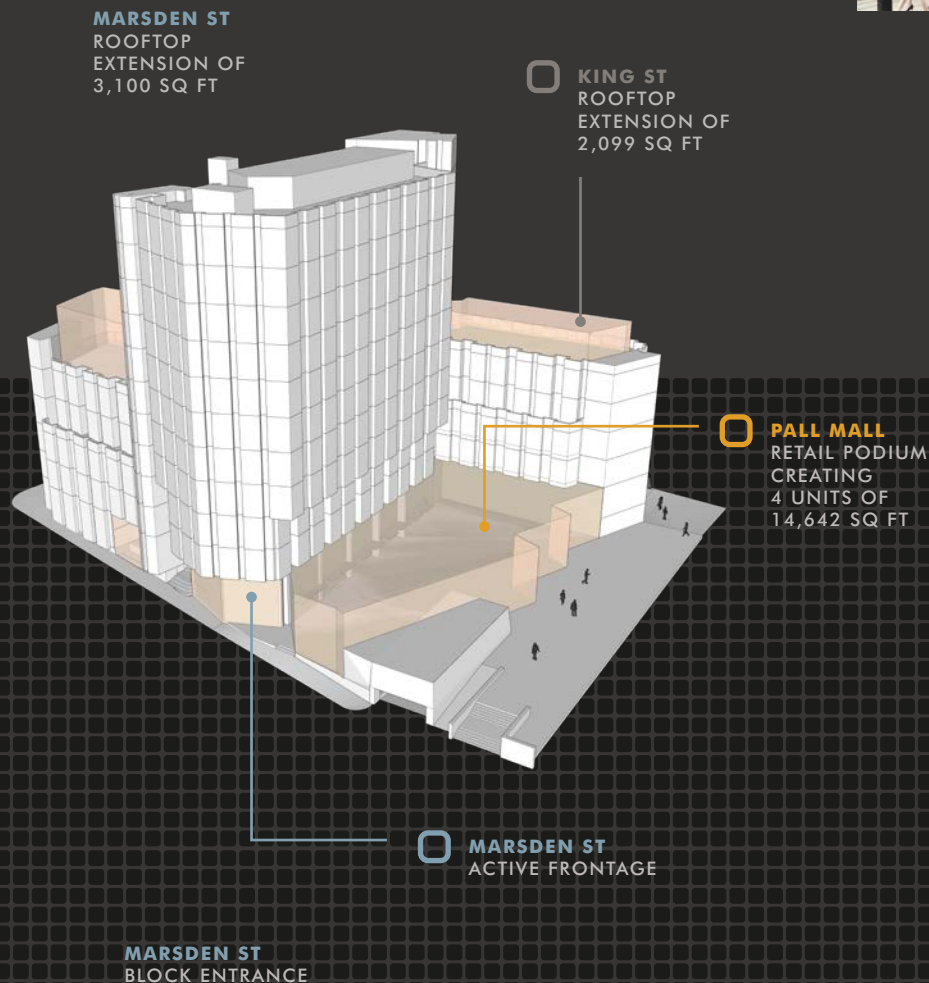
FLOOR PLANS



PLANNING DISCUSSIONS – TO ENHANCE ONE OF MANCHESTER’S LANDMARK BUILDINGS



CGI for illustrative purposes



Our client together with their professional team and architect Sheppard Robson have had extensive discussions with the local planning authority to agree and obtain support for the refurbishment of the property.

A full planning application was submitted in 2018 which included :-

- Re-modelled entrances on King Street and Marsden Street.
- An additional floor on the King Street block.
- An additional 2 floors to the Marsden Street block.
- 4 retail/leisure units on the piazza.

FOLLOWING A POTENTIAL AGREEMENT FOR A PRE-LET OF THE WHOLE BUILDING THE APPLICATION WAS WITHDRAWN. WE BELIEVE THE PROPOSALS WOULD STILL BE SUPPORTED BY THE COUCIL BUT ALL INTERESTED PARTIES ARE TO MAKE THEIR OWN ENQUIRIES.

An architectural rendering of a modern, multi-story building with a prominent ground-floor cafe. The building features large glass windows and a dark, textured facade. The ground floor is a vibrant, active space with a cafe where a server in an apron is serving a customer. Several people are walking around the plaza, and the scene is set during the day with soft lighting. A semi-transparent grid pattern is overlaid on the right side of the image, containing the text.

**POTENTIAL
TO INCORPORATE
MORE VIBRANT
GROUND
FLOOR USES**



**RANKED GLOBALLY
AS ONE OF THE TOP
50 CITIES FOR REAL
ESTATE INVESTMENT**

MANCHESTER CITY CENTRE OFFICE MARKET

THE CITY BOASTS THE MOST DYNAMIC
REGIONAL OFFICE MARKET IN THE UK AND
THE KEY FACTS HIGHLIGHT WHY.

OCCUPATIONAL

LARGEST REGIONAL
UK OFFICE MARKET
WITH

19.5M SQ FT
of city centre stock

OCCUPANCY OFFICE
VACANCY RATE OF

7.5%
of total stock

CURRENT PRIME
RENT OF

£36.50/SQ FT
for Grade A space

APPROXIMATELY

1.3M SQ FT
under construction with
60% OF THE SPACE
pre-committed

STRONG
UNDERLINING OFFICE
OCCUPIER GROWTH
estimated at

2%PA

MEDIUM TERM
RENTAL GROWTH
with rents in excess of

£40/SQ FT
within the next 4 years

**Diverse occupier
make up including**

banking, business services,
professional insurance,
creative industries and the
public sector.

INVESTMENT

PRIME OFFICE
INVESTMENT YIELDS OF

4.75%

RANKED GLOBALLY AS ONE OF THE

TOP 50 CITIES

FOR REAL ESTATE INVESTMENT

EPC

The property has an EPC rating of D 91.
A copy of the full assessment is available on the data room.

VAT

We are advised that the property is elected for VAT purposes and therefore the sale of the property will attract VAT it is anticipated that the sale will be treated as a transfer of a going concern.

DATA ROOM

A data room has been set up with relevant documentation relating to the property sale.

PROPOSAL

OFFERS IN EXCESS OF £17,000,000 (SEVENTEEN MILLION POUNDS)

Subject to contract and exclusive of VAT.

A purchase at this level would reflect a low rate of
£200/square foot inclusive of car parking spaces.

FURTHER INFORMATION

If you wish to view the property or require any further information please contact the individuals below.

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PALL MALL COURT

PALL MALL COFFEE

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www.avisonyoung.com

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