

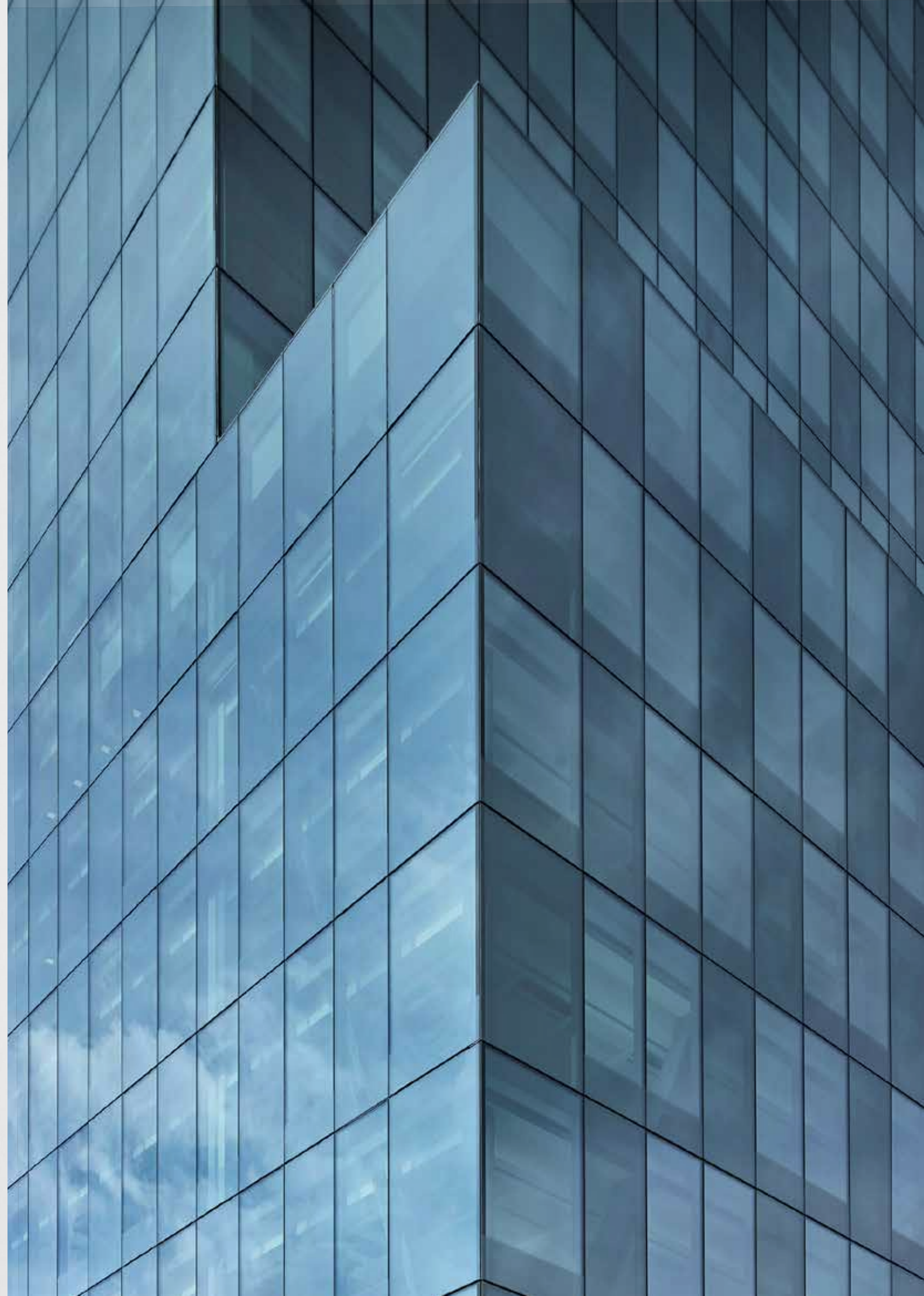
Nº 1



Straight to the top

It's not called number one for nothing. The building was the last to arrive at Spinningfields and was never going to be anything other than No 1.

For this address is rooted in the Spinningfields ethos, which is a magnet for the most discerning including international players like PWC, Squire Patton Boggs, MoneySupermarket.com and WeWork's first UK location outside of London. It's an effortless blend of design, detail and diligent placemaking that allows the crossover between work, leisure and lifestyle that upscale businesses and their people thrive on. Reigning supreme over this premium commercial district, the city's most coveted office space sits below the celebrated restaurant; 20 Stories, from Michelin-starred restaurant operator D&D London. Many other high-class leisure and retail neighbours lie within strolling distance. Step this way for instant prestige.



INTRODUCING

the suite at the summit

The suite at the summit of No. 1 is unquestionably the best suite in Manchester.

Unparalleled 360-degree views of the Manchester skyline it's a truly impressive space. A pinnacle of style on the 17th floor, it sits majestically above its grand neighbours.

Gaze out at the panoramic vista. The buildings that make up the rich industrial heritage of Manchester are laid out before you. Beyond that you can even see the hilltops of Lancashire and Cheshire. The views of the elevation are great from the ground too. The architect has designed it using materials that cleverly give it colour and reflectivity, so that it has kinetic energy and an identity of its own. As you would expect from a floor at the very top of this landmark building.





20 STORIES

THE IVY

ATTENTION
PEDESTRIANS
PLEASE
USE CROSSWALK

THE 17TH FLOOR

It just has to be seen

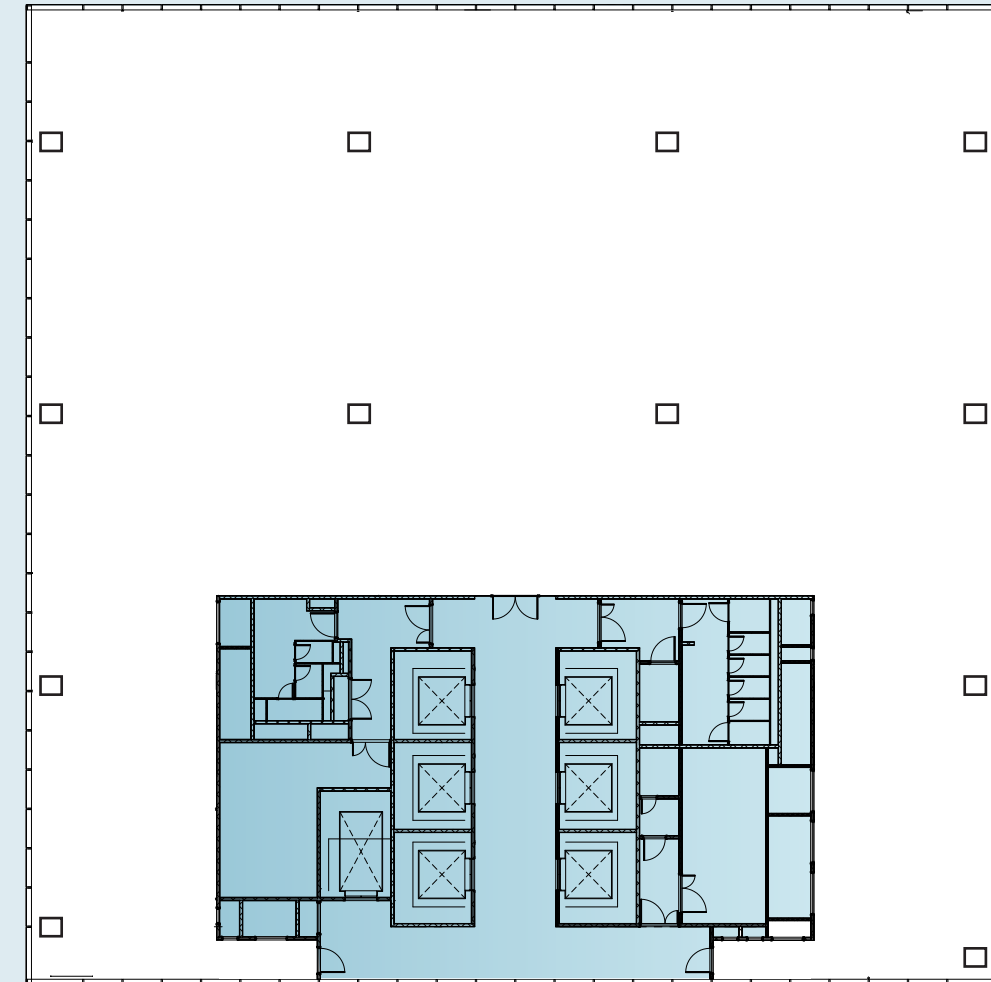


This high up the view is more than a little impressive, as is the specification. Wonderfully bright and spacious and designed to incorporate the very latest tech, the 17th floor offers a workspace like no other. All set within stylish contemporary surroundings.



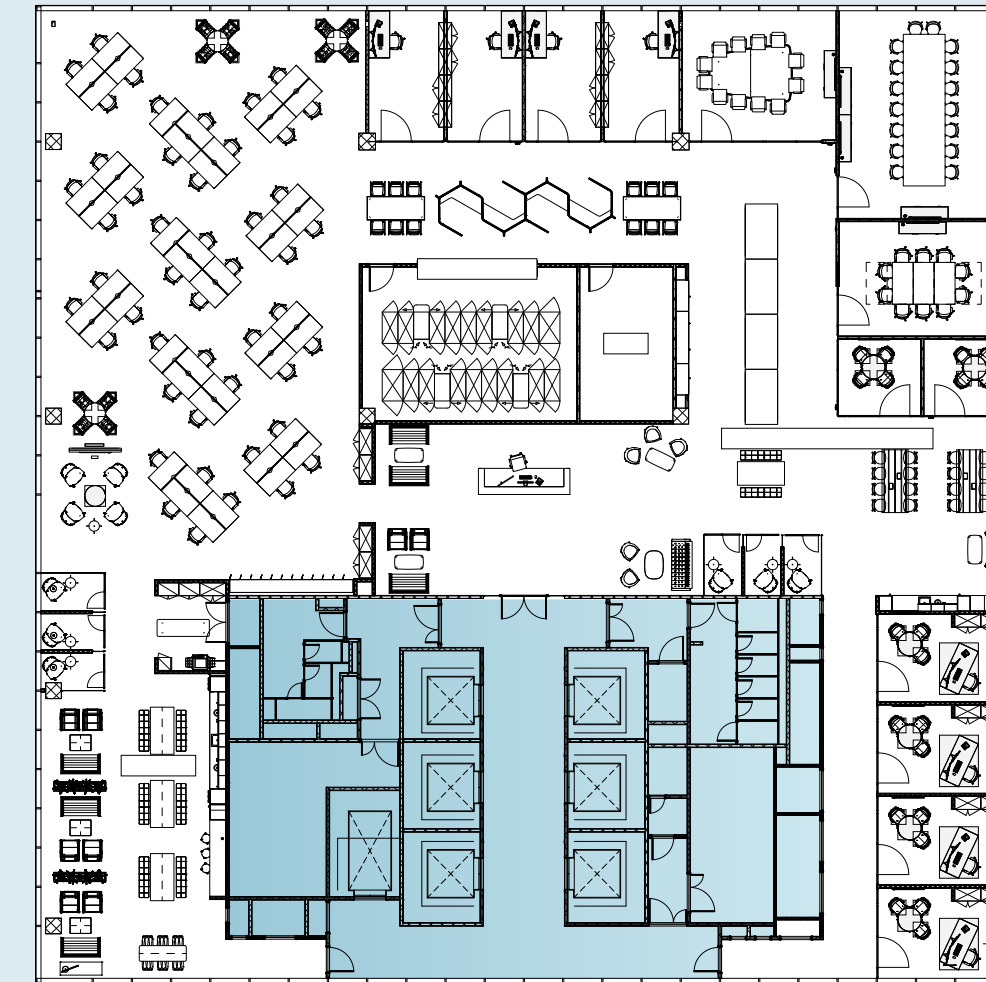
BRIGHT OPEN FLOORPLATES

Floorplan



11,342 sq ft (1,054 sq m)

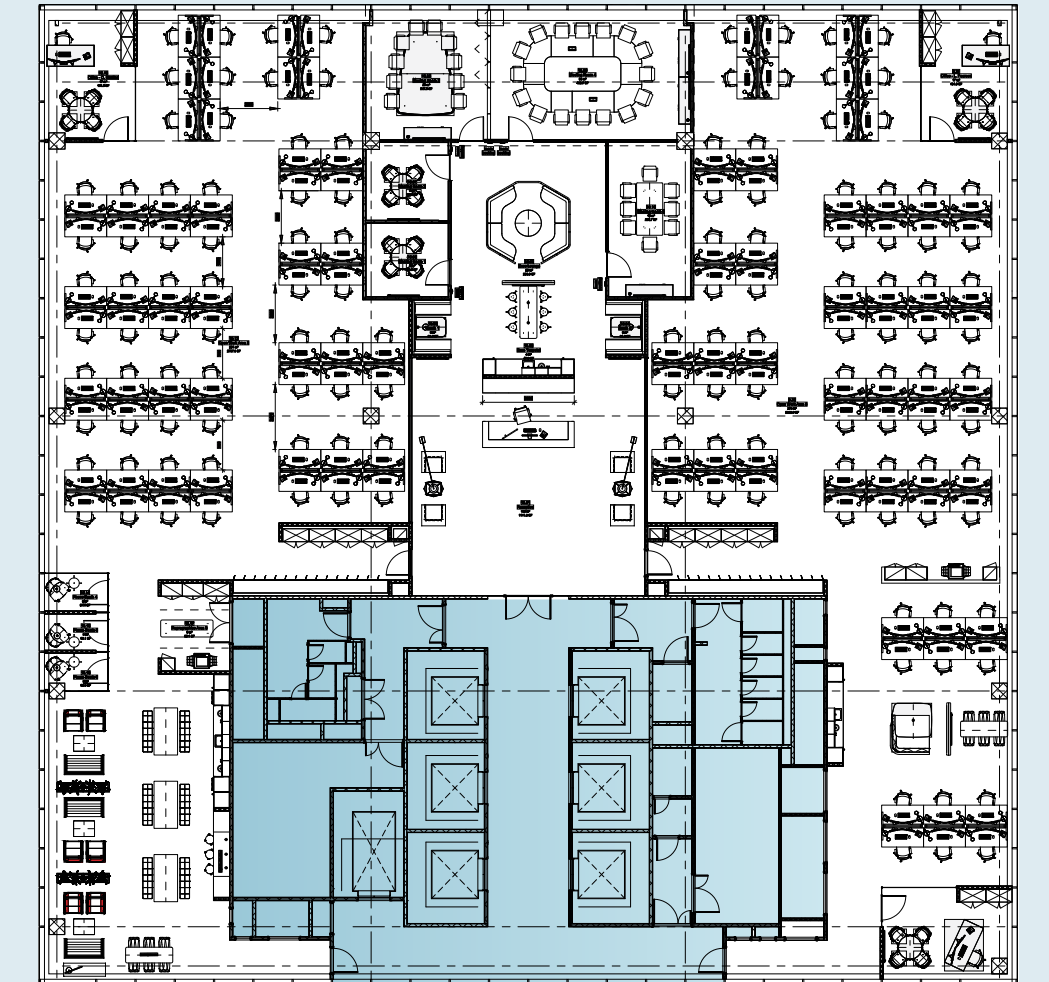
Space plan - Low density



48 work stations

11,342 sq ft (1,054 sq m)

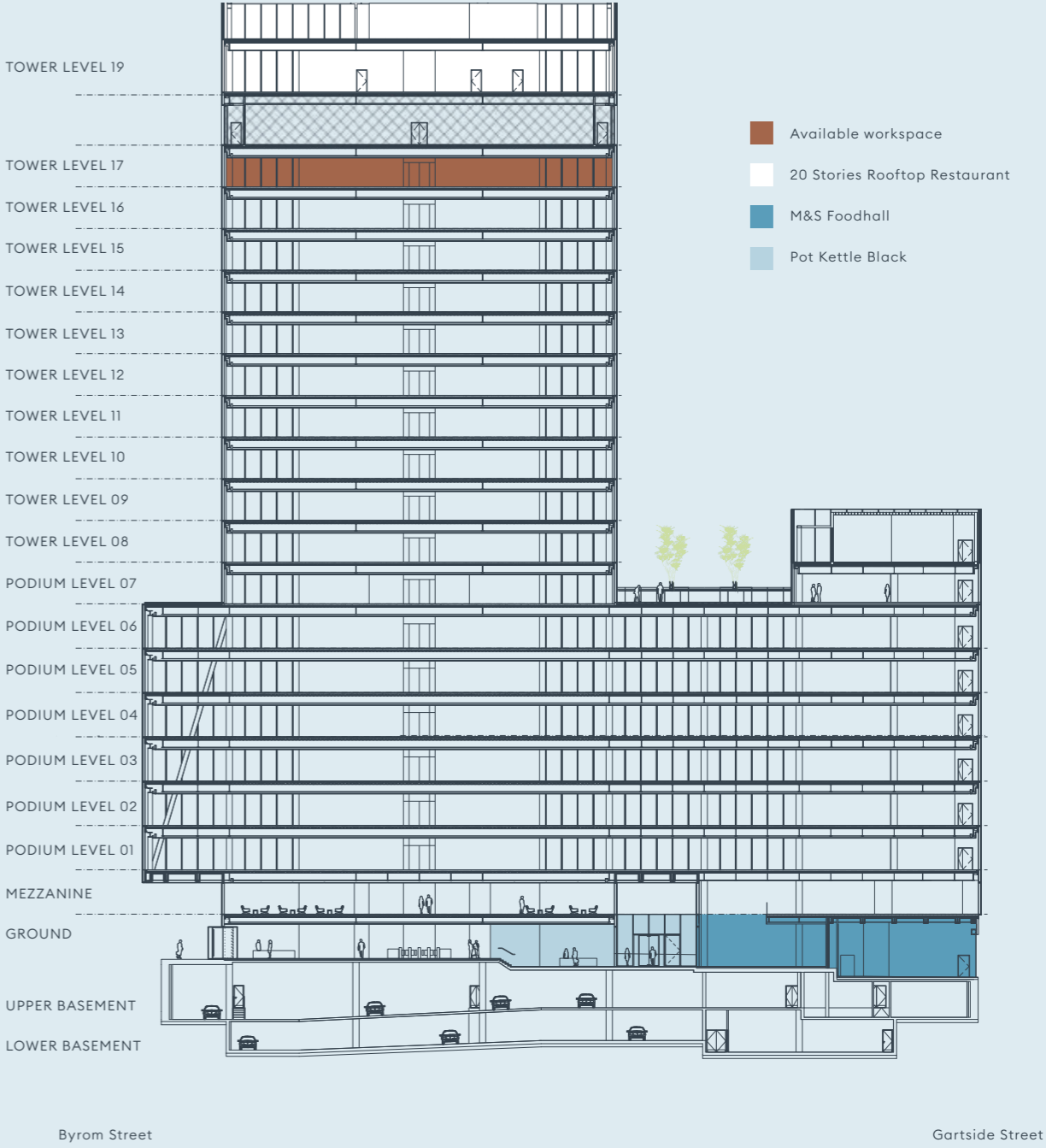
Space plan - High density



130 work stations

11,342 sq ft (1,054 sq m)

<div><div><div>20. STORIES</div><div>D&D LONDON</div></div><div>THE 17TH FLOOR</div><div>Money Super Market</div></div>		
LEVEL 19	LEVEL 17	LEVEL 15-16
<div><div>brownejacobson</div><div>LEVEL 14</div></div>	<div><div><div><div>ds</div><div>douglas scott</div><div>legal recruitment</div></div><div><div>NORTH EDGE</div></div></div><div>LEVEL 13</div></div>	<div><div>ALLIED LONDON</div><div>LEVEL 12</div></div>
<div><div>SQUIRE PATTON BOGGS</div><div>LEVEL 10-12</div></div>	<div><div><div><div>Oliver James Associates</div><div>GCA ALTUM</div></div><div>LEVEL 8-9</div></div></div>	<div><div><div><div></div><div>pwc</div></div><div>LEVEL 4-7</div></div></div>
<div><div>Weightmans</div><div>LEVEL 3</div></div>	<div><div><div>wework</div><div>LEVEL MEZZ-2</div></div></div>	<div><div><div><div>PKB</div><div>MARKS & SPENCER</div></div><div>LEVEL 0</div></div></div>



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

- 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 are 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.
- 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 and has 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 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 car park entry system.
- Speedgate and intercom system will control access to the basement car park.
- CCTV integrated system will be installed at critical areas around the building for surveillance.

RESILIENCE

- The building has received a WiredScored rating: Platinum.
- 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.
- 2 separate exchanges, clockwise and anticlockwise, around a dedicated Spinningfields ring (comprising 4 x Spinningfields ducts and a 2 duct BT system), entering the building via dual feeds an thereon to the tenant’s demise via dual risers.

ACCESSIBILITY

- The building has received a Cycling Score rating: Gold.
- 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.

THE RIGHT ATMOSPHERE

An elevated social work scene



The surroundings of No.1 Spinningfields set the right tone for work-life balance. There's a social vibrancy that gets its energy from the sophisticated amenities on offer. A champagne blow out bar, an award-winning independent antipodean coffee shop, an M&S food hall and of course, the celebrated restaurant 20 storeys in the grounds of No 1. set the tone. Further afield, the many other upscale restaurants including The Ivy, cafes and shops create a stylish, sophisticated atmosphere that allows a satisfying blend of work and pleasure.



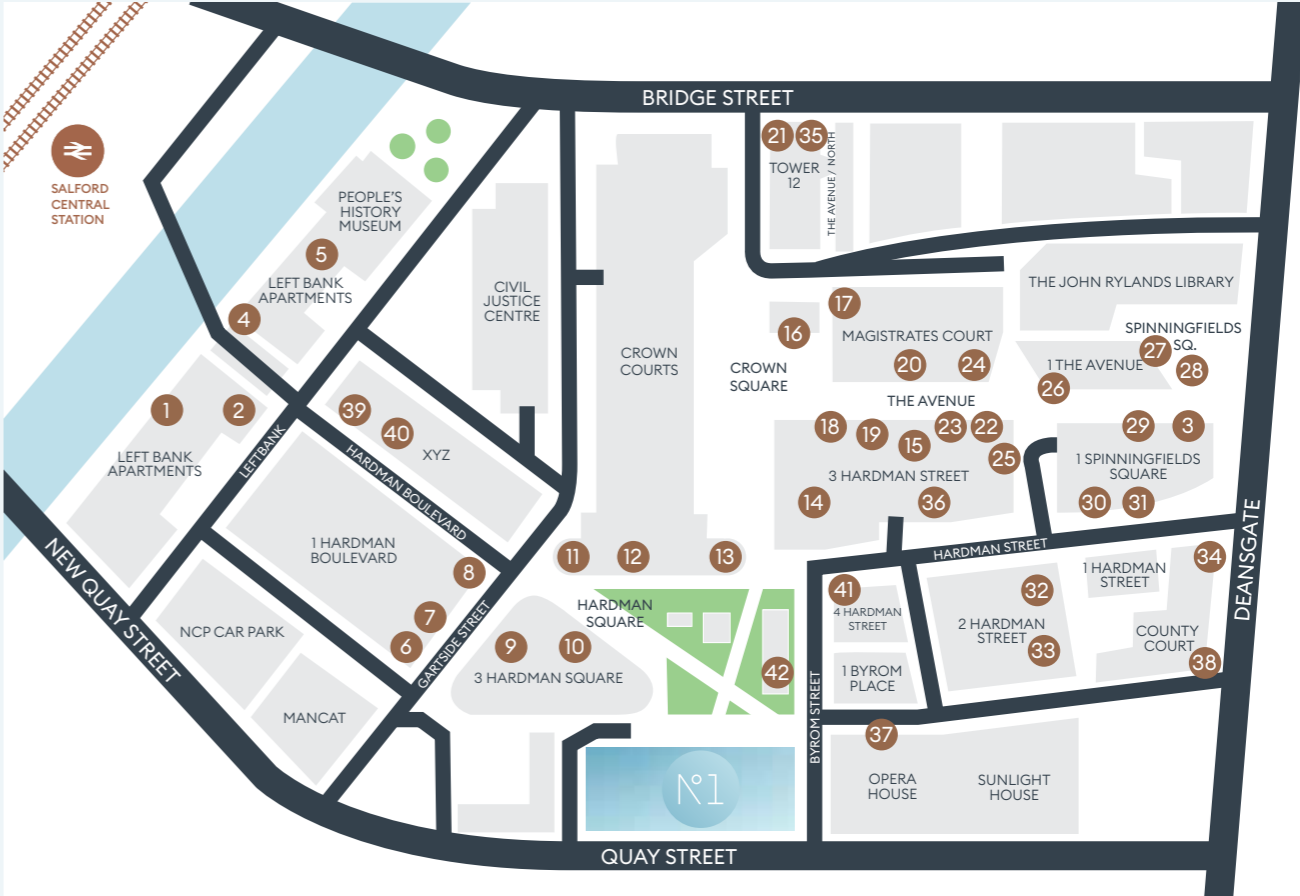


THE CENTREPIECE AT THE HEART OF
MANCHESTERS PREMIER COMMERCIAL DISTRICT

The primary arena for business outside of London



The corporate and commercial centre for the North of England, offering unrivalled access to amenities, transport links and business services in Manchester City Centre. Spinningfields is a vibrant destination, with retail, leisure, entertainment and cultural events alongside luxury international fashion brands, restaurants and bars.



RETAIL AND LEISURE

- | | | |
|---------------------|--------------------------|-------------------------|
| 1. SCENE | 16. THE OAST HOUSE | 31. WAGAMAMA |
| 2. BEASTRO | 17. FLANNELS | 32. NANDO'S |
| 3. RBS | 18. THAIKHUN | 33. HEY LITTLE CUPCAKE |
| 4. DOCKYARD | 19. COMPTOIR LIBANAIS | 34. HANDMADE BURGER CO. |
| 5. GBK | 20. FAZENDA | 35. COSTA COFFEE |
| 6. MR MALE GROOMING | 21. RESTAURANT MCR | 36. PURE GYM |
| 7. GREGGS | 22. PHILLIP STONER | 37. WH SMITH |
| 8. ITSU | 23. OLIVER SWEENEY | 38. HAWKSMOOR |
| 9. TATTU | 24. MULBERRY | 39. THE REFINERY |
| 10. CARLUCCIO'S | 25. DAVID WAYMAN FLOWERS | 40. UP FITNESS |
| 11. BAGEL NASH | 26. SUNSET | 41. BANYAN |
| 12. HSBC | 27. EMPORIO ARMANI | 42. THE IVY |
| 13. PRET A MANGER | 28. AUSTRALASIA | |
| 14. THE ALCHEMIST | 29. NATWEST | |
| 15. IBERICA | 30. NUDO | |

Manchester is one of the best connected cities in the UK with excellent local, regional national and international transport connections via road, rail and air.



CAR PARKING AT SPINNINGFIELDS

A 24-hour NCP car park is located in the heart of the city for easy access to No.1 Spinningfields and Spinningfields.

Spinningfields, New Quay Street, Manchester M3 3BE.

NATIONAL RAIL CONNECTIONS

- Manchester to London: 2 hrs 8 mins
- Manchester to Leeds: 48 mins
- Manchester to Liverpool: 51 mins
- Manchester to Birmingham: 1 hr 26 mins
- Manchester to Sheffield: 48 mins

BUSES

Metro Shuttle Bus is a free bus service throughout Manchester City Centre and routes 1, 2 and 3 all pass through Spinningfields. All services run approximately every 10 to 12 minutes, Monday to Sunday.

For more information you can visit Transport for Greater Manchester www.tfgm.com

MANCHESTER AIRPORT

- Driving 9.7 miles, 28 mins
- Train 15 to 25 mins - Manchester Airport to Manchester Piccadilly or Manchester Oxford Road.

For more information you can visit Manchester Airport www.manchesterairport.co.uk or National Rail Enquiries www.nationalrail.co.uk





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Best commercial workspace - North

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notspinningfields.com