

One
Spinningfields
Square.





One Spinningfields Square has been designed as a landmark, modern Grade A office building with self-contained retail units provided on the ground floor and further basement car parking over 3 levels. The building, located at the gateway to the Spinningfields Estate, was developed by Allied London and extends to 139,700 sq ft, over basement, ground and 8 upper floors.

The building is of steel frame construction with cast in-situ reinforced concrete floors clad externally with a powder coated aluminium glazed curtain walling system comprising double glazed units with a mixture of clear and opaque panes. There are a number of shop fronts incorporated at ground floor level. A central atrium provides natural daylight throughout the building which extends from 4th to 6th floor level. Access to the 3 basement level car parks is provided from the rear of the property, together with service facilities and a loading bay.

Internally, the ground floor provides a double height reception area, accessed from Deansgate. In addition, self-contained retail accommodation is also provided to the ground floor. The 1st to 6th floors comprise open plan office areas incorporating various

tenant installed meeting rooms, with a canteen being provided on the 4th floor. The 7th and 8th floors are fitted out to provide high specification meeting rooms. A kitchen for fine dining is located on the 7th floor along with a unique roof terrace providing extensive uninterrupted views of Manchester's skyline which is also suitable for private functions and client events. The 3 basement levels provide 148 car parking spaces, including disabled provision, together with bicycle and motorcycle parking.

Vacant possession will be provided in December 2018. RBS has provisioned extensive works to the reception, office space and common areas, which we anticipate will commence in January 2019, however, RBS are willing to undertake discussions ahead of any confirmed refurbishment.

Internally the building is fitted to an excellent specification including:

- Double height, fully manned entrance reception
- Atrium from 4th to 6th floors providing excellent levels of natural light
- 4 pipe fan coil air conditioning
- Full mechanical ventilation
- Floor to ceiling glazing
- 4 x 21 person and 3 x 8 person passenger lifts together with 1 goods lift
- Fully sprinklered
- Suspended metal tiled ceilings with 600mm recessed lighting
- Male, female and disabled WC accommodation on each floor
- 150mm raised access floors
- Emergency power provided by standby diesel generators

Area schedule:

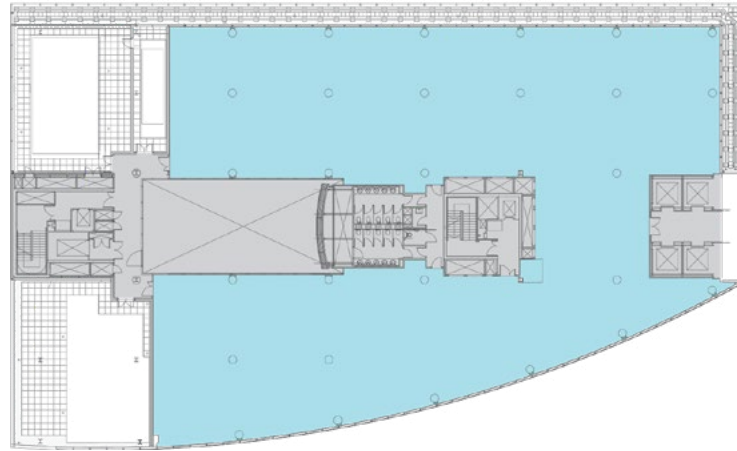
| Floor | Size (sq ft) | Size (sq m) |
|--------------|----------------|---------------|
| Mezzanine | 2,387 | 221.8 |
| 7th | 6,291 | 584.4 |
| 6th | 15,215 | 1,413.5 |
| 5th | 21,599 | 2,006.6 |
| 4th | 23,351 | 2,169.4 |
| 3rd | 23,354 | 2,169.6 |
| 2nd | 23,349 | 2,169.2 |
| 1st | 7,096 | 659.2 |
| Ground | 3,973 | 369.1 |
| Total | 126,615 | 11,763 |



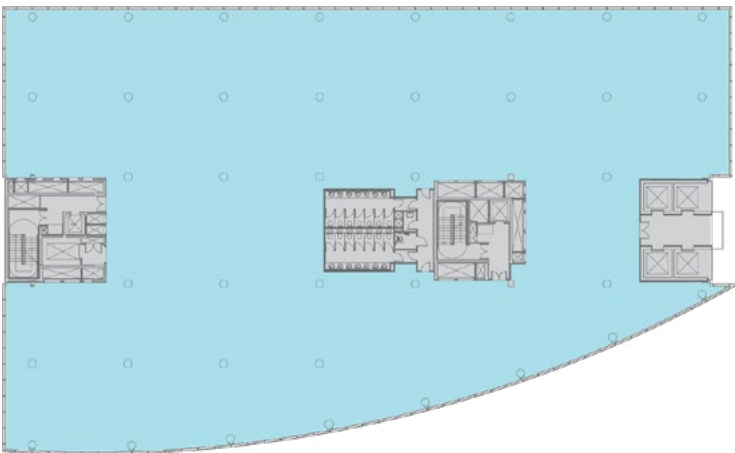
Ground floor



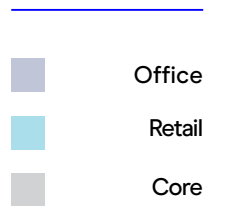
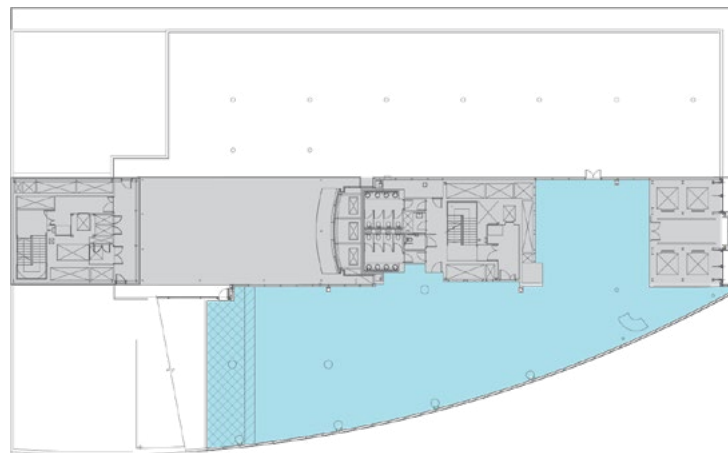
5th and 6th floors

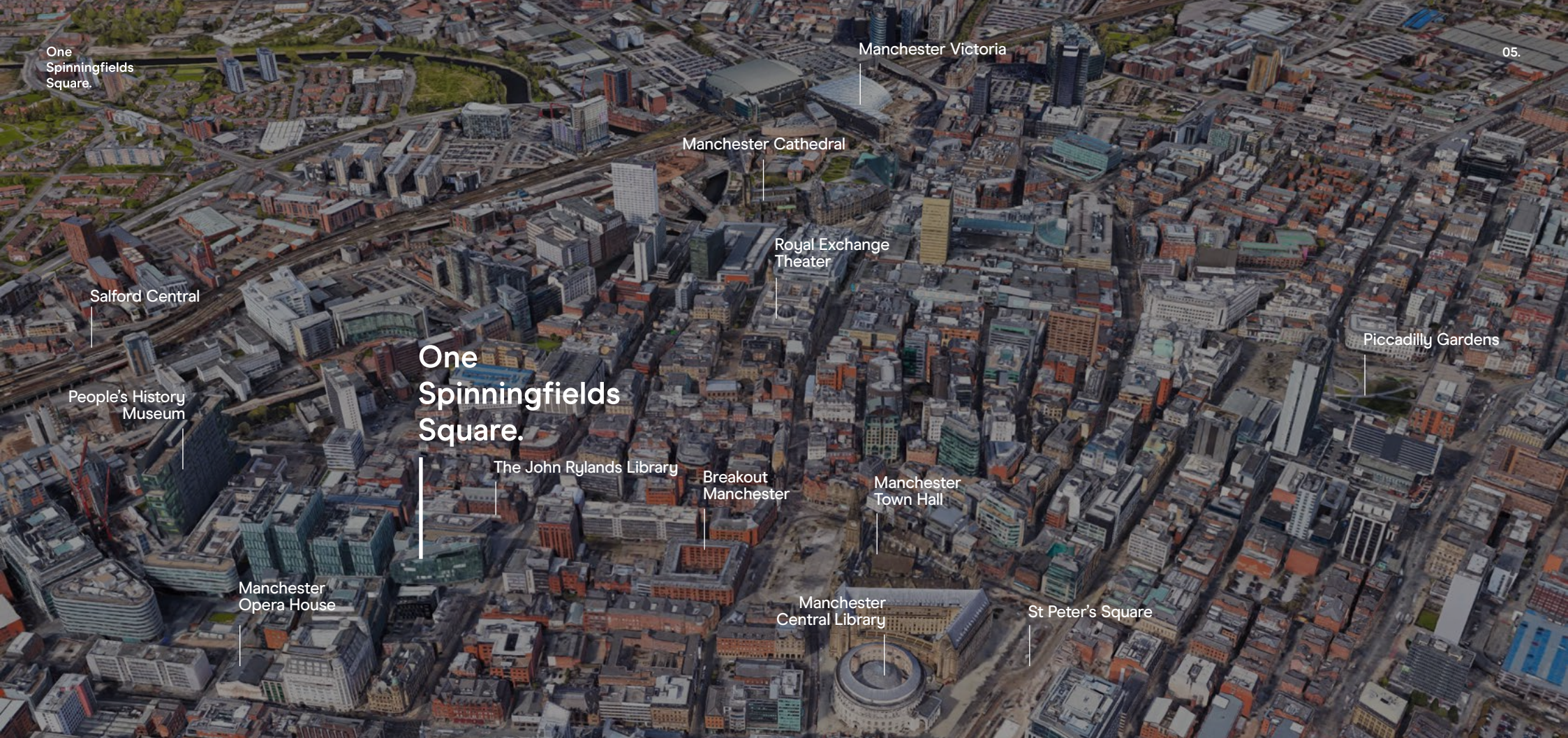


2nd - 4th floors



7th floor





One Spinningfields Square.

Situated in the heart of Manchester, Spinningfields is one of Europe's most successful urban regeneration projects, creating an entire new quarter in the city. It is the leading regional business quarter in the UK and the centre of the Manchester corporate community.

Home to over 165 world class financial and commercial services organisations, Spinningfields is a vibrant destination with luxury international fashion brands, restaurants and bars, serving both an affluent business and resident community and an increasing visitor population of over 5.5 million people a year.

Spinningfields is also home to The John Rylands Library and the People's History Museum, and is firmly established as a venue for culture and entertainment, playing host to public art pieces and an outdoor cinema.

| In the surrounding area

- The Ivy Restaurant
- 20 Stories
- The Oast House
- Manchester House
- The Alchemist
- Tattu Restaurant and Bar



One Spinningfields Square.



The Ivy opening Q3 2018



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