

Nº1

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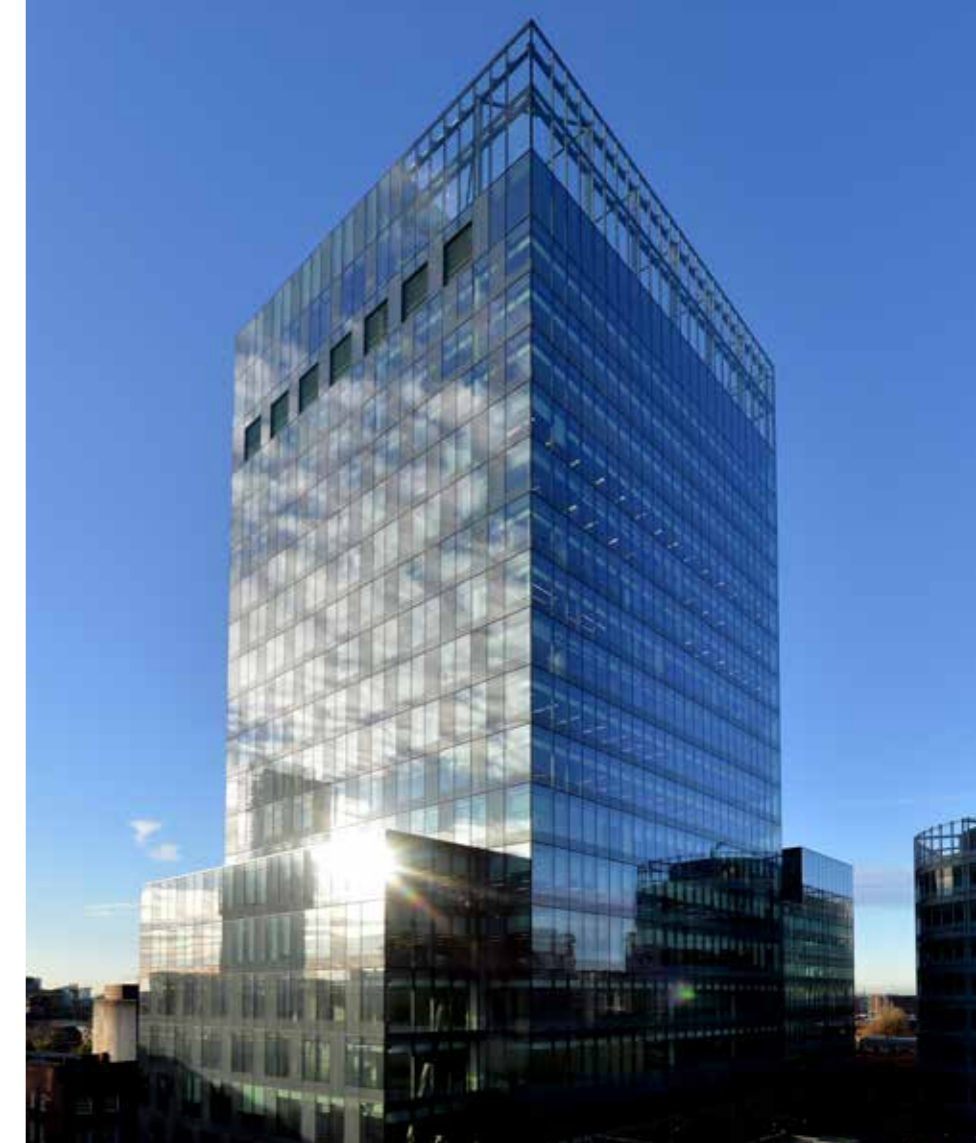
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No.1 SPINNINGFIELDS



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



‘NUMBER ONE’

When we set out to create No.1 Spinningfields we confidently announced that we’d be delivering something world-class.

And now that it’s completed, it’s clear that No.1 Spinningfields is indeed a world-class development. It’s a project that offers not only a premium corporate aesthetic, but also offers a very modern kind of daytime and evening hospitality.

This seamless crossover between workday, leisure and lifestyle is central to the No.1 Spinningfields ethos. It’s an ethos that permeates every aspect of

the building, and its manifestation is the result of a tireless obsession over design, detail and materials, alongside a deep understanding of placemaking.

Research, design, craft and an unwavering sense of prestige – all of it has combined to make a place that strengthens the connection between people and the places they work; between how they do business and how they socialise.

Michael Ingall
Chief Executive
Allied London



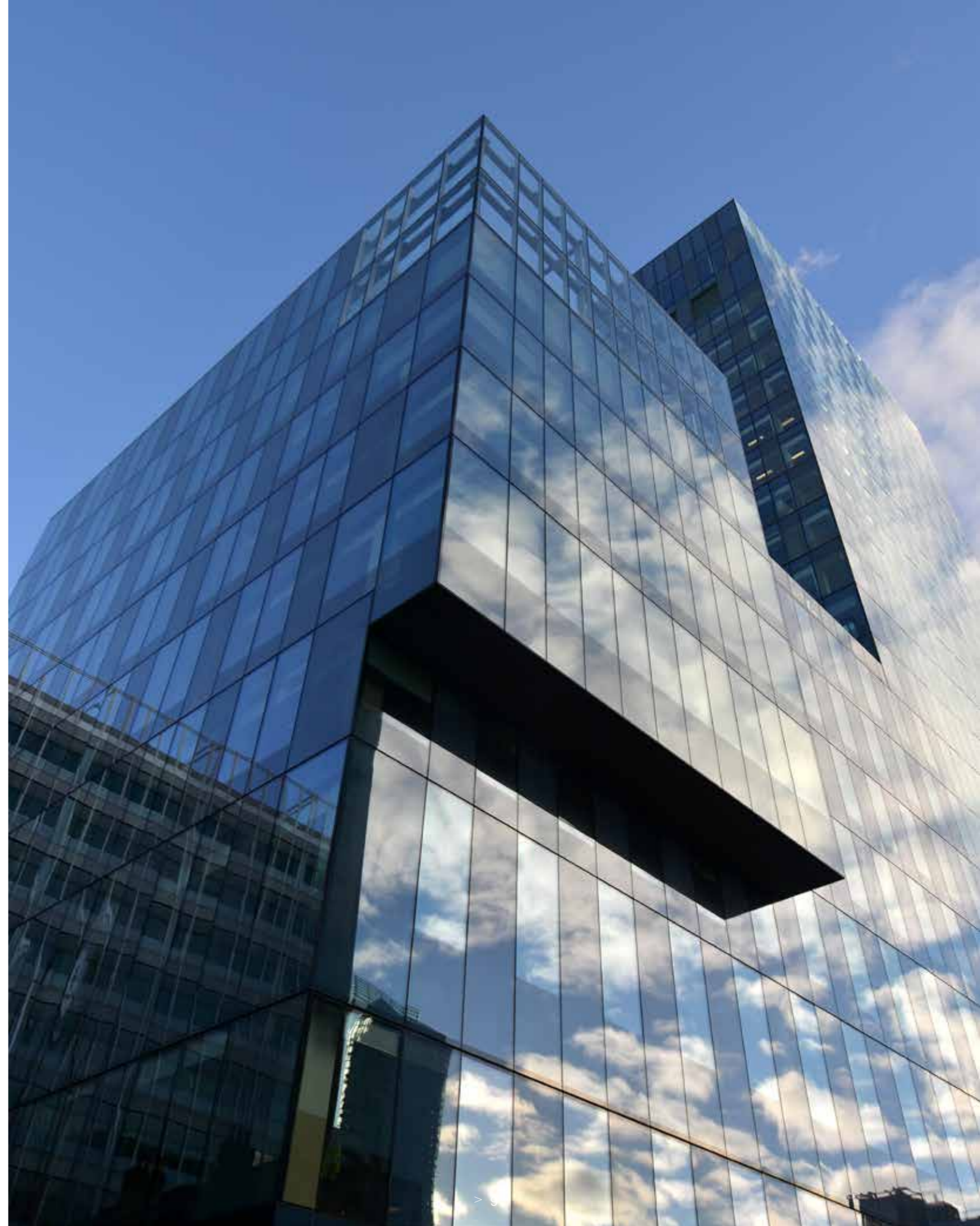
DESIGN

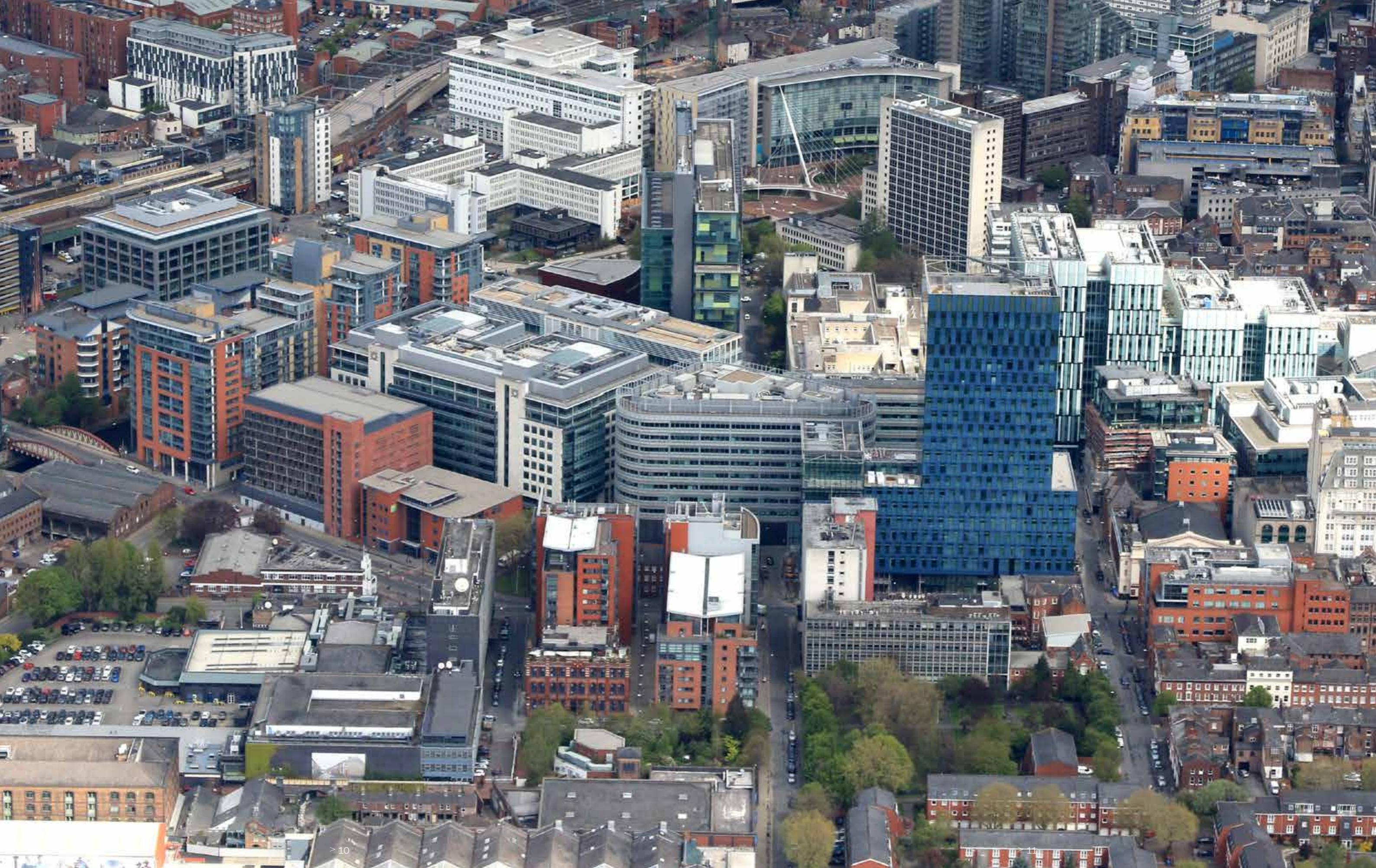
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No.1 Spinningfields now stands as one of a group of landmark buildings within Manchester city centre.

One of the key drivers for the design was the internal workspaces of the building. Flexible workspace floorplates and the integration of amenity has been key to the success as a corporate destination for the city.

The amenity space was a deliberate requirement at the start of the project including a foodhall, coffee shop, rooftop restaurant and social club to support both tenants of the building and the wider Spinningfields community.





AMENITY

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A modern building is no longer just a place of work, it needs to be a fully diverse workspace with choice and fluidity, therefore a strong placemaking strategy needs to be behind the development of new buildings.

People have diverse interests, they also demand experiences, and these experiences can now take place in the workspace. Whether it's coffee with friends and colleagues, breakfast and lunch meetings, business dinners, or just a leisurely drink in the evening; they are all important activities in the busy working day. It is important that they all take place in the same environment, provided they are properly curated and crafted.

The design of No.1 Spinningfields incorporates a coffee shop, a foodhall, two restaurants, two bars and its own social club with kitchen, bar, dining experience and a unique events space.

WeWork provide the modern-day co-work provision; Mark & Spencer have delivered the foodhall, D&D London have created the bespoke roof-top restaurant; Pot Kettle Black have created an independent coffee lounge; and No.1 Spinningfields even boasts a business/social club provided by the building.





M&S FOODHALL

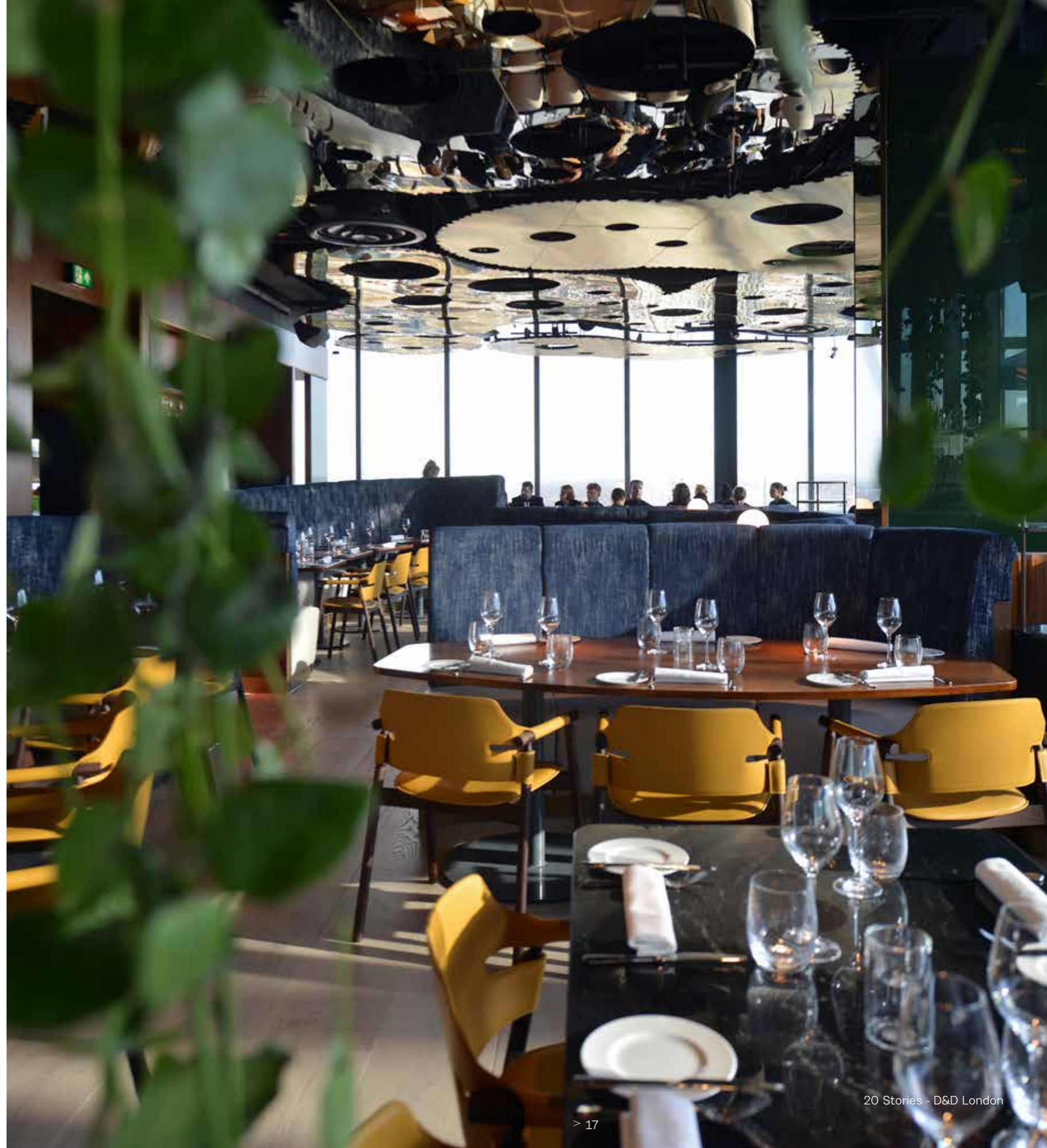
HOSPITALITY

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No.1 Spinningfields provides a world class environment at the heart of Spinningfields. The building offers technologically adaptable workspaces, state-of-the art business facilities and some of the finest hospitality offerings in Manchester.

Spinningfields has become the city's leading managed retail and leisure destination, boasting some of the best independent bars and restaurants in the UK. Now, No.1 Spinningfields delivers 20 Stories – a rooftop restaurant from Michelin-starred operators D&D London.

Sitting 100 metres above ground level this signature restaurant offers Manchester's most spectacular panoramic views, stylish contemporary surroundings, an elegant cocktail bar, a stunning outdoor terrace and modern British menus by Michelin-starred chef Aiden Byrne.





CORPORATE



The last 20 years have seen Manchester evolve into the UK's most inspiring and forward-thinking city to live and work within. The city's newfound ability to attract global companies is leading to a dramatic evolution.

Economic prosperity and a diverse corporate culture demand a thoroughly modern infrastructure to maintain them. No.1 Spinningfields is a modern building at the heart of a modern city, occupied by global companies leading their respective sectors.

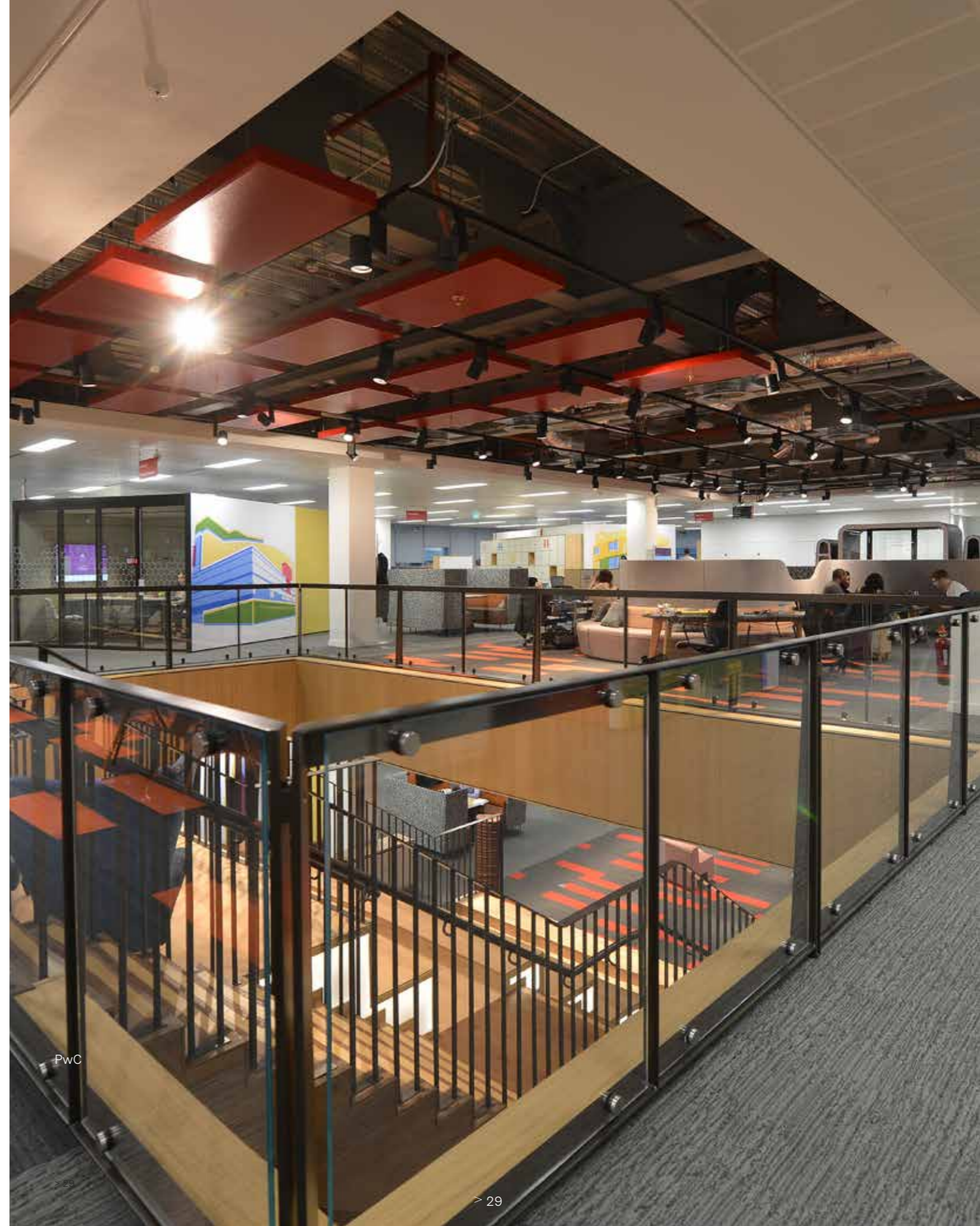
The building was developed to cater for Manchester's important corporate businesses, it has gone even further and achieved world renowned corporates with PwC and Squire Patton Boggs, both world class businesses; and Oliver James Associates, NorthEdge, Douglas Scott Legal Recruitment and Browne Jacobson, all important businesses who have international reach. WeWork are a global entity who ensured that they secured No.1 Spinningfields as their first regional outpost in the UK.

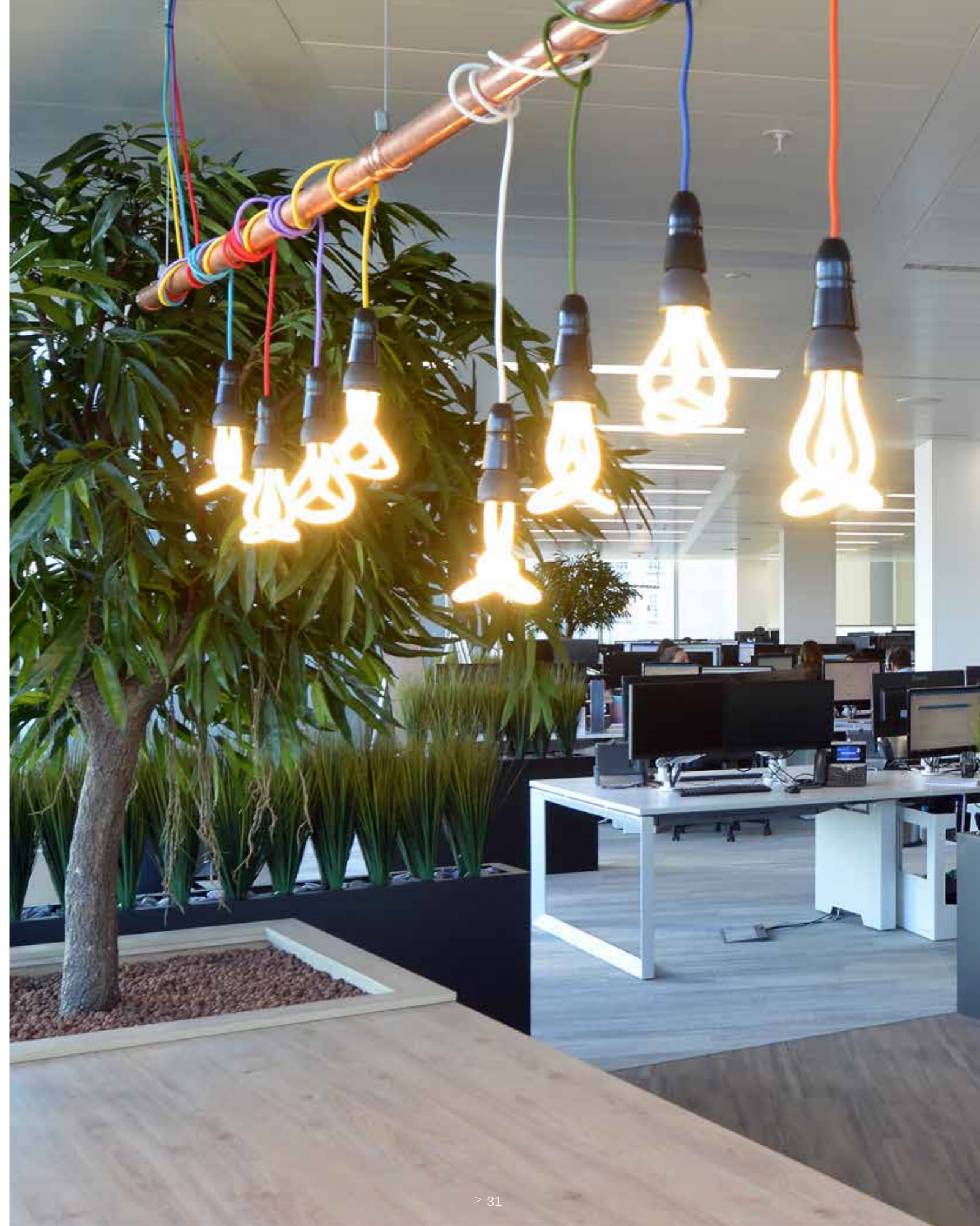














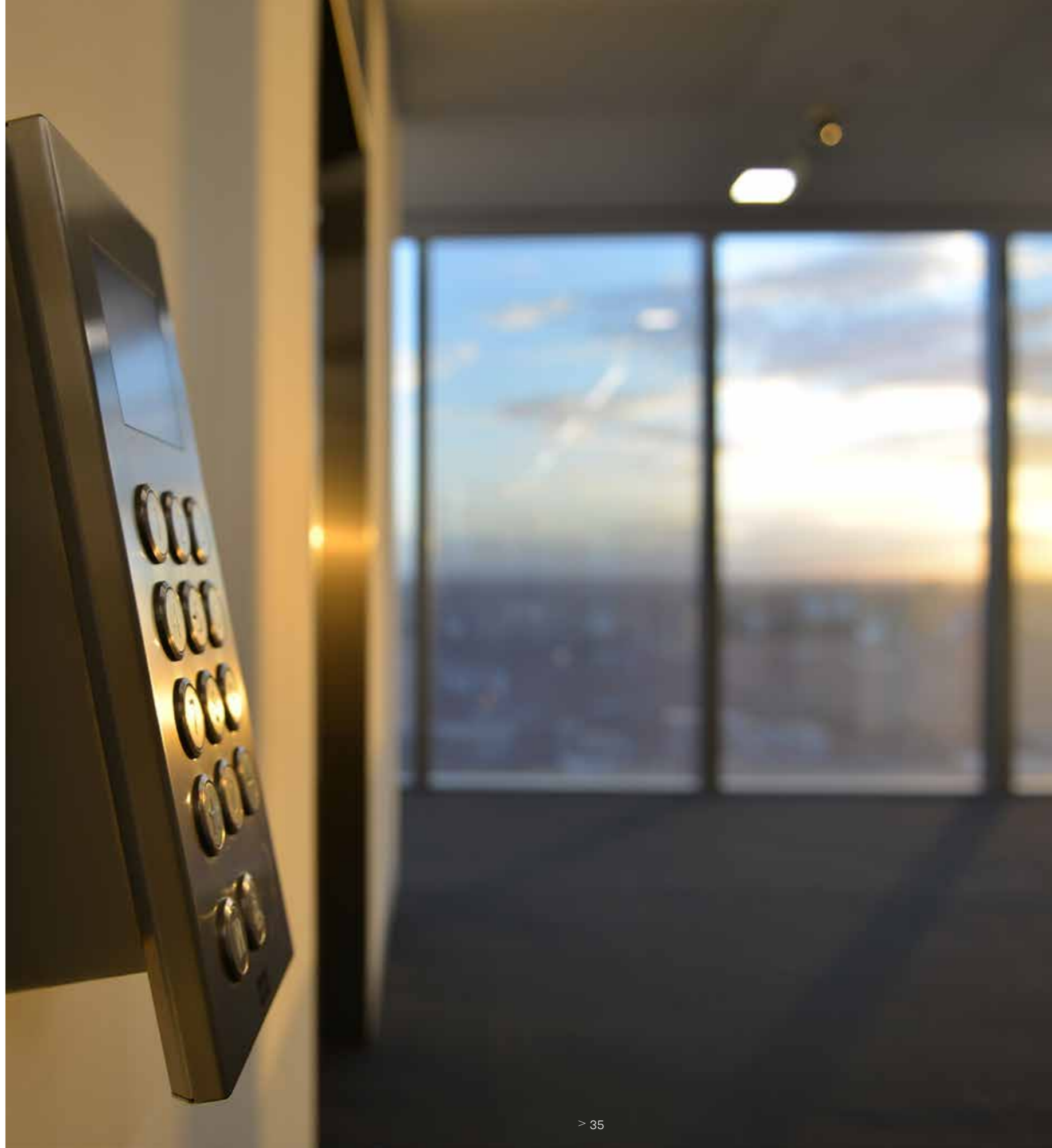
WORKSPACE LEVELS

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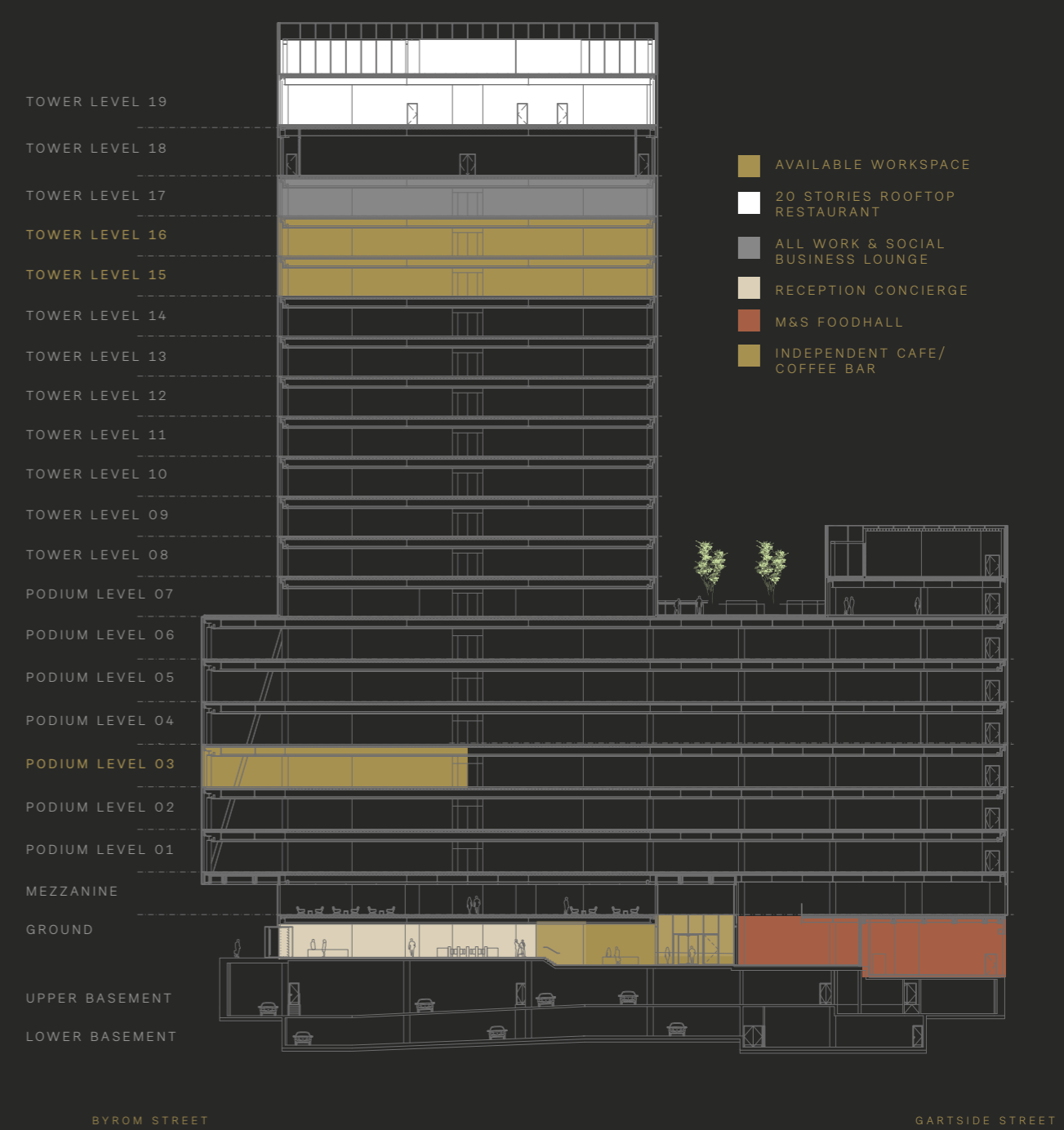
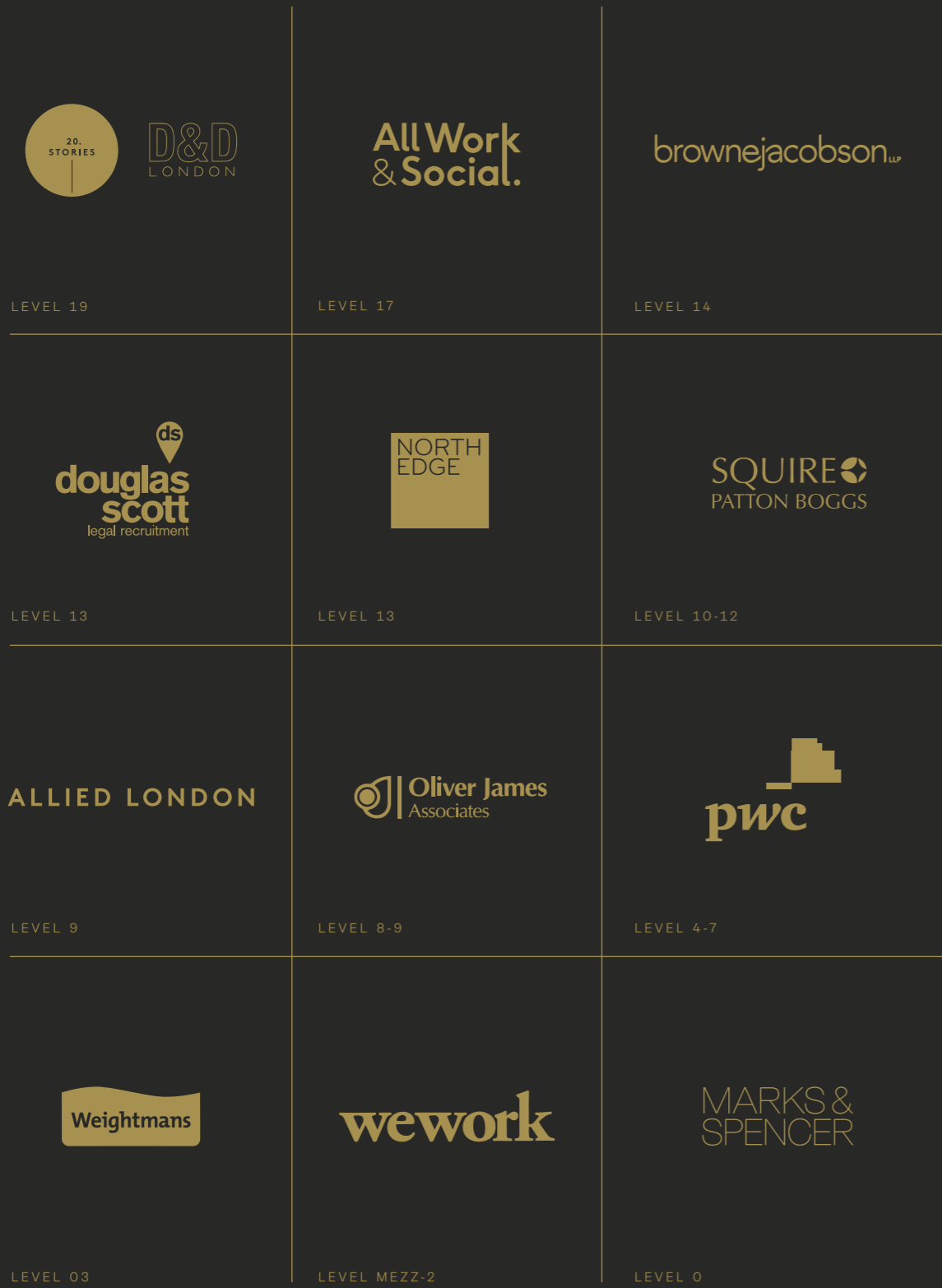
A world-class building for businesses with refined and flexible office spaces to suite all occupiers.

No.1 Spinningfields provides serious businesses with a tailored business environment situated in the most prominent site in the heart of the most intensively managed, privately owned, city centre estate.

A prestigious, architecturally iconic design with a specification that builds on the numerous quality and sustainability awards and accolades achieved at Spinningfields.





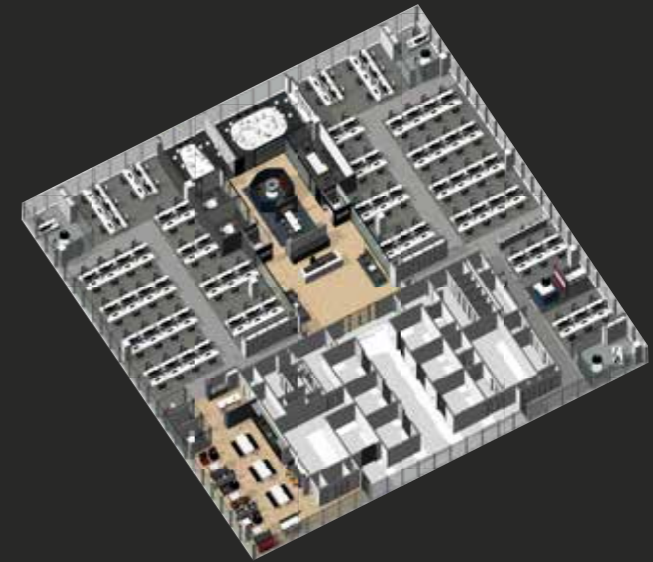




TOWER LEVELS 15 & 16



11,325 sq ft (1,052 sq m)



- 130 x Workstations
- 1 x Reception
- 1 x 16 Person board room
- 1 x 12 Person meeting room
- 1 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 people
- 1 x Staff breakout area

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





6,629 sq ft (616 sq m)



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|-------------------------------|-----------------------------------|------------------|
| 60 x Workstations (1:10 sq m) | 2 x Executive offices | 1 x Comms room |
| 1 x Concierge reception | 1 x Executive waiting lounge | 3 x Phone booths |
| 1 x 20 Person board room | 1 x Kitchen/breakout area | 1 x Store room |
| 1 x 10 Person VC meeting room | 2 x Touchdown/collaboration areas | |
| 1 x 4 Person meeting room | 2 x Cloak/locker storage area | |







Schroders

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



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