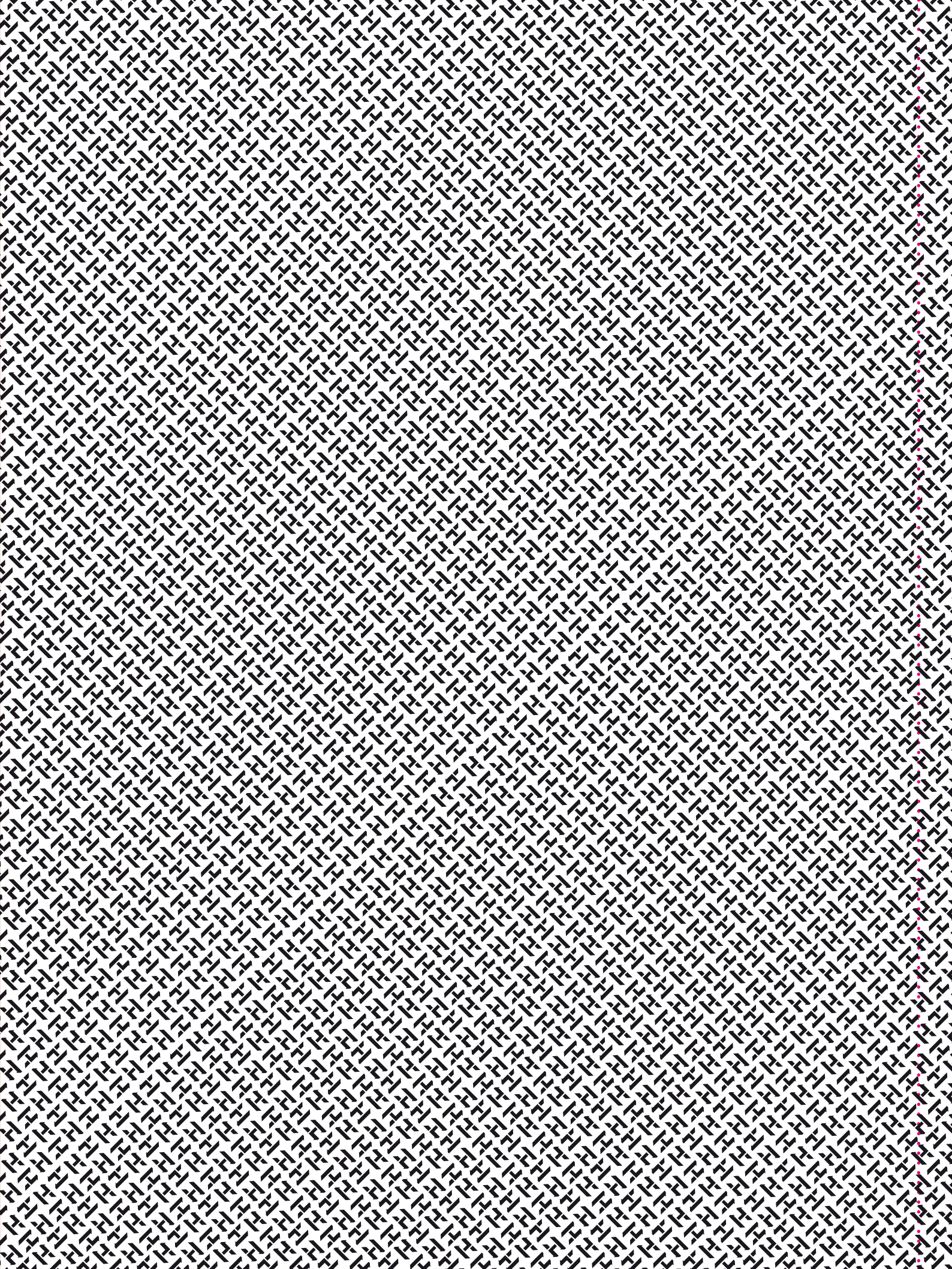




Heron House. Albert Square, Manchester

Let everything
revolve around you

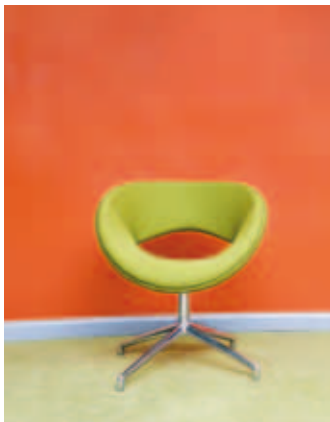


At the beating
heart of the city

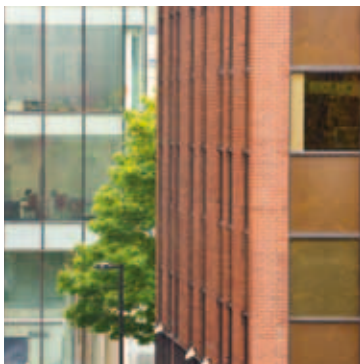
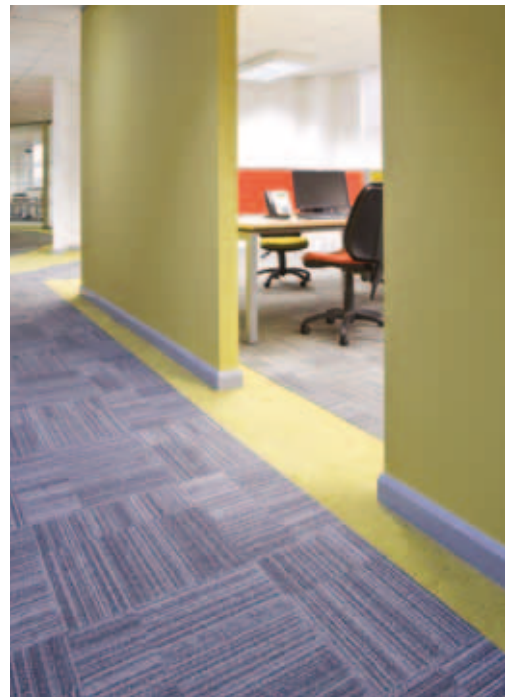
Heron House is one of Manchester's most prestigious city centre locations. Not only is it at the heart of everything, but sitting as it does in the shadow of Manchester Town Hall and Albert Square, it is surrounded by stunning nineteenth century architecture. As well as putting your business on the map, this coveted location is ideal for everything from tram-stops and train stations to some of Manchester's most celebrated restaurants.

Law firms, international accountancy firms and Manchester City Council have all made their home in Heron House. It is a Manchester institution with flexible office space designed to work around you and your business.

The location is a gift. The rest is up to you



Space and light to play with





An office with a view

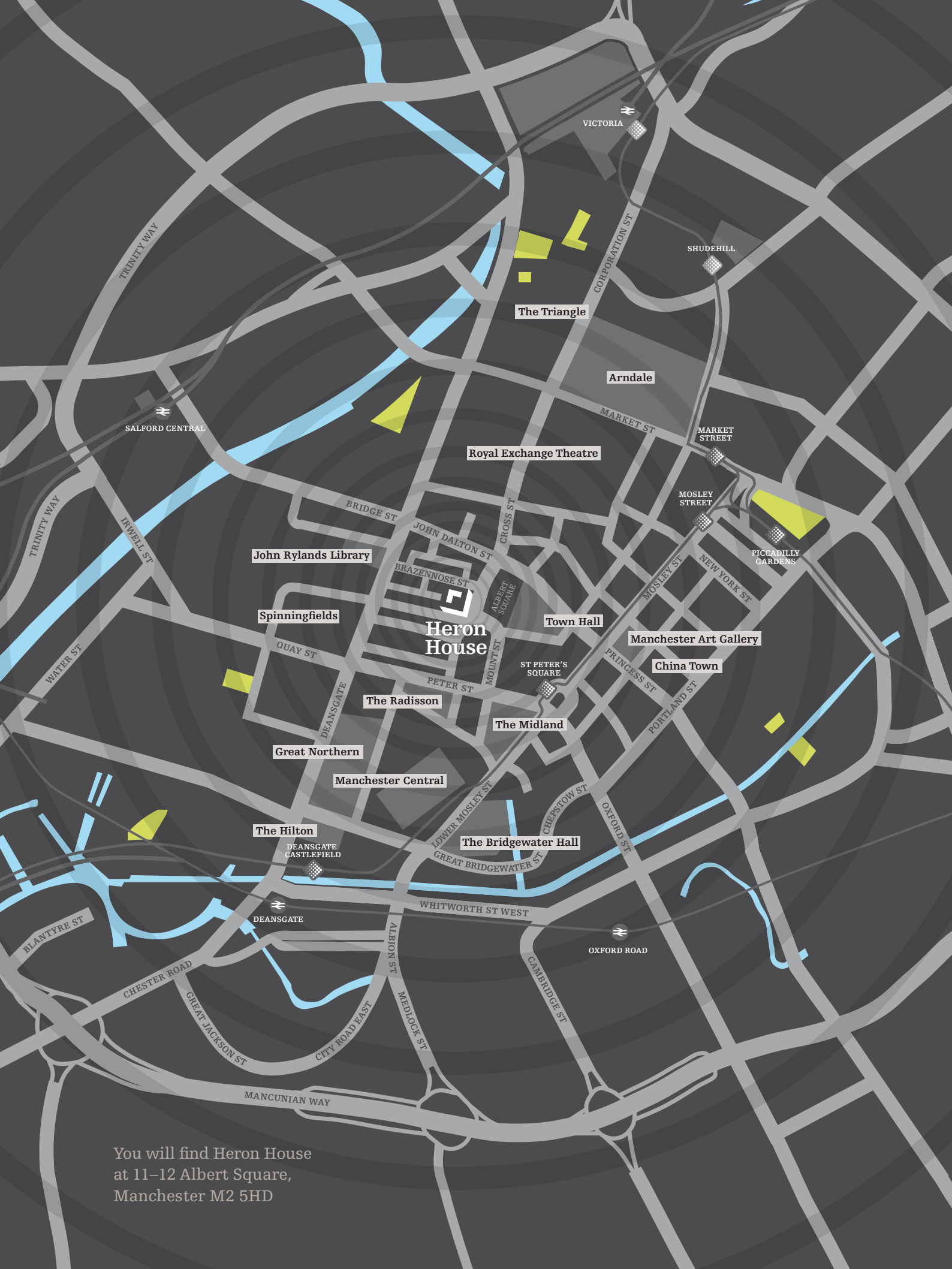
Heron House is a modern red-brick building with a central courtyard providing parking for you and your visitors. While it is nestled within the gothic majesty of old Manchester, its sympathetic design ensures it never looks out of place.

Built on a slight incline that rises up from Deansgate to Albert Square, Heron House has retail and leisure accommodation on ground level and five storeys of office space above. There are three ways to enter the building: the main entrance on Albert Square next to the Slug and Lettuce bar; a modest entrance on Lloyd Street near Manchester's famous Livebait restaurant; and one on Brazenose Street, a pleasant tree-lined pedestrianised area.

The main entrance houses a recently refurbished marble-clad reception with floor-to-ceiling windows and lift access. Both the reception and communal areas reflect the familiar and natural personality of the building. Inside, the modern open-plan office environments are spacious, yet allow for easy division into meeting rooms and kitchen areas. Owing to its courtyard construction, the building benefits from natural light on both sides, enabling you to be even more flexible with your office configuration.

Carpeted floors, central heating and suspended ceilings with fluorescent lighting give a high standard of internal specification. All floors have male and female toilets conveniently located within each stairwell area. Everything is exactly where you would want it to be — from power points and toilets, to the building's spectacular views.





You will find Heron House
at 11-12 Albert Square,
Manchester M2 5HD

ary's Church
(Hidden Gem)
Office



Town Hall
Central Library



Victoria
Square
lands Library



Register Office



Spinningfields
Law Courts



Manchester Central
Bridgewater Hall



Centre

All roads lead to here

Wherever you need to be in central Manchester, you can guarantee it's just a short walk from Heron House. Famous landmarks and important destinations surround the building like satellites.

In one direction you have Albert Square and China Town with all its exotic flavours. In another you'll find Cross Street, the Royal Exchange and the Arndale. Deansgate and the new business district of Spinningfields are less than five minutes away. Then there's the Midland hotel and the prestigious conference venue, Manchester Central, both literally just around the corner.

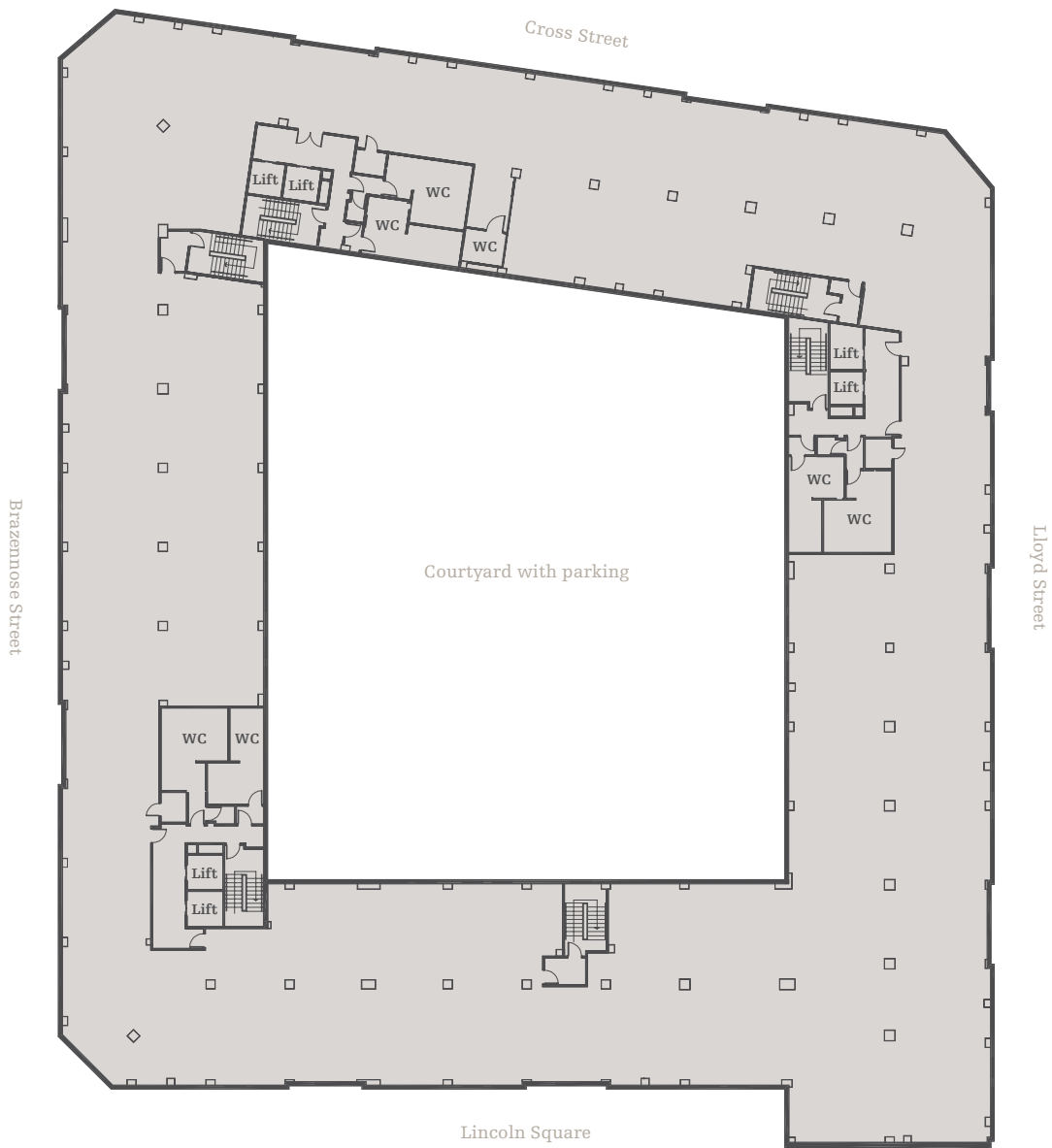
Places to meet and dine are just a stone's throw away too, from the city's chop-houses (favourites with Manchester's business community) to contemporary eateries Lounge 10 and The Olive Press. Coffee shops and café bars are in abundance, perfect for entertaining clients or simply grabbing a flat white on the way to work. In November and December each year, Brazenose Street and Albert Square are brought to life with the Christmas Markets — vibrant winter bazaars crammed with unusual gifts and European cuisine.

Being so centrally located, Heron House is easy to reach by any means of public transport. Just across Albert Square is the St Peter's Square tram-stop, which takes you anywhere within the Manchester Central Zone, including Piccadilly train station. Oxford Road and Victoria train stations are also just a short walk away, and with a taxi rank just on Albert Square, there's never any need to hail your visitors a cab.

Landmarks in all directions



Typical floor plan





lincoln

Advantages of Heron House

Heron House has five floors of office space totalling 11,456.25 sq m (123,314 sq ft) built around a central courtyard.

- Central, iconic location overlooking Albert Square
- Flexible open-plan office space available furnished or unfurnished
- Suites from 5,000 sq ft to floors of 21,000 sq ft
- Can be subdivided to suit your needs
- Internal courtyard provides an abundance of natural light
- Easy to access with three separate entrances on prominent streets
- On-site parking, subject to availability
- Surrounded by a wide variety of shops, cafés and restaurants, ideal for meeting and entertaining clients





Suddenly I'm here. Only two hours ago I was at Euston, checking platforms and fumbling for my ticket. Now I'm at Piccadilly. These new Virgin trains are amazing. The train pulls in... please take all your belongings with you... I stand and lean leisurely on the seat back as people hurriedly fold away laptops and drain paper cups. I have an hour to kill before my meeting. I'll make my way to Heron House on foot. Take it easy; grab a coffee on the way. I know there's a Starbucks on Albert Square where I can go and wait. I love these small pockets of free time /

Thank God for the Christmas Markets. I'll definitely find something here and she'll think I'm oh-so original. So thoughtful. The truth is, the place is teeming with trinkets, and tasty morsels — perfect for people like me who need to impress but could do without the effort. It's like a small Swiss village from November right through to the end of December. People are everywhere and they're always smiling. Happy. Their freezing hands welded to mugs of mulled wine. Mmm. Mulled wine. One glass wouldn't hurt, would it? There's still time before dinner /

The woman hands me a raffle ticket and a knife and fork. I take a seat at one of the café tables and admire the exposed brickwork — more suited to a loft apartment than this tiny little chippy on Lloyd street... Here it is. My number has come up and I've won a plate of just-made fish and chips. Wrapped in its batter jacket, my fish is gargantuan and teetering precariously on its nest of chips. I pile on the salt and vinegar and breathe in the intoxicating vinegary vapour. The ketchup, I shun. Chippy chips are made for gravy or curry, and chippy chips as good as these are best devoured naked.

