

ARKWRIGHT HOUSE  
MANCHESTER

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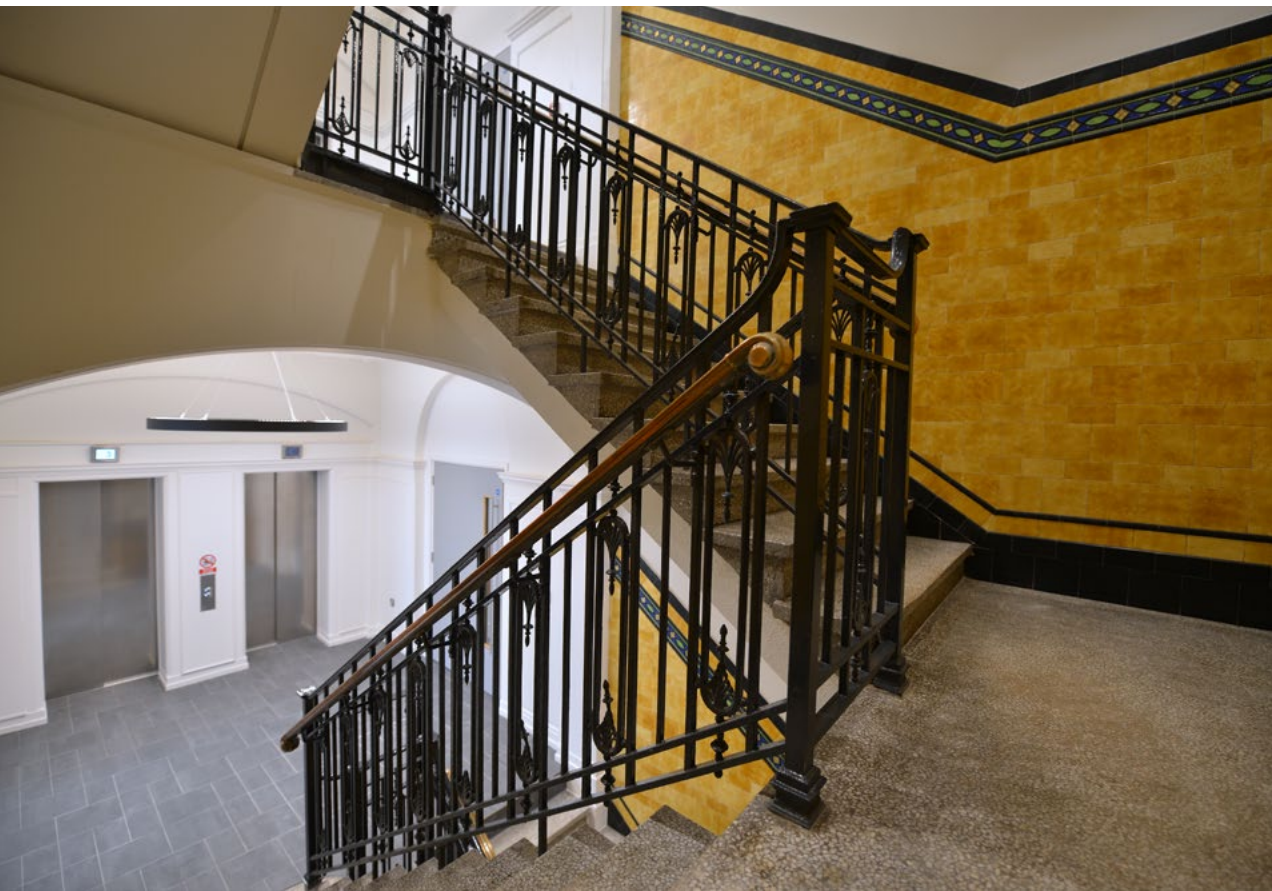
# AT THE HEART OF MANCHESTER

Arkwright House lies at the very heart of Manchester; a modern vibrant city which has emerged as the UK regional commercial destination of choice. A place where things happen, ideas are formed and business gets done. There's a different scale of opportunity here that opens a world of possibilities for all businesses.

World class businesses are drawn to Manchester because of the broad and diverse labour pool, thriving leisure scene and multi modal public transport network. These attributes combine to provide the perfect commercial platform.

- Population of 2.55m in Greater Manchester
- 7m people within an hour's commute of the city
- Direct train and Metrolink routes to Manchester Airport
- 400,000 students
- 70% Graduate retention
- Over 300 restaurants in city centre
- Home of Manchester United and Manchester City
- Home to BBC and ITV

This sensitive repositioning of one of Manchester's most iconic buildings has created a unique and engaging working environment comprising large efficient floorplates and cutting edge interior design, within a stunning period building set in central Manchester's pre-eminent garden square.



# REDEVELOPED MASTERPIECE



# LIKE NO OTHER IN THE CITY

Arkwright House, which has been a commercial destination since 1937, has now evolved into a modern, efficient working environment like no other within the city. A stunning new redesigned entrance off Parsonage Gardens, large efficient floor plates maximised through sympathetic reconfiguration of the external façade.

Arkwright House offers a specification to rival any newly constructed building whilst providing reassuring elegance. One new addition to the building is a 7th floor penthouse suite, which now offers floor to ceiling glazing providing unique views across the city.

1. Extended 7th floor



2. Stunning views of Parsonage Gardens



3. Renovated original staircase



4. Floor to ceiling windows on the 7th floor



5. Flexible office layouts

# OPEN SPACES


1. 7th Floor



2. Parlourage Gardens



# FLOOR PLANS

FLOOR	SQ. FT	SQ. M
Ground floor	4,694	436
First floor (Let to  )	15,045	1,398
Second floor	14,920	1,386
Third floor	14,926	1,387
Fourth floor	14,931	1,387
Fifth floor	15,091	1,402
Sixth floor	11,944	1,110
Seventh floor	6,975	648
<b>Total</b>	<b>98,526</b>	<b>9,154</b>

All areas have been calculated in accordance with the RICS Code of Measuring Practice 6th edition.

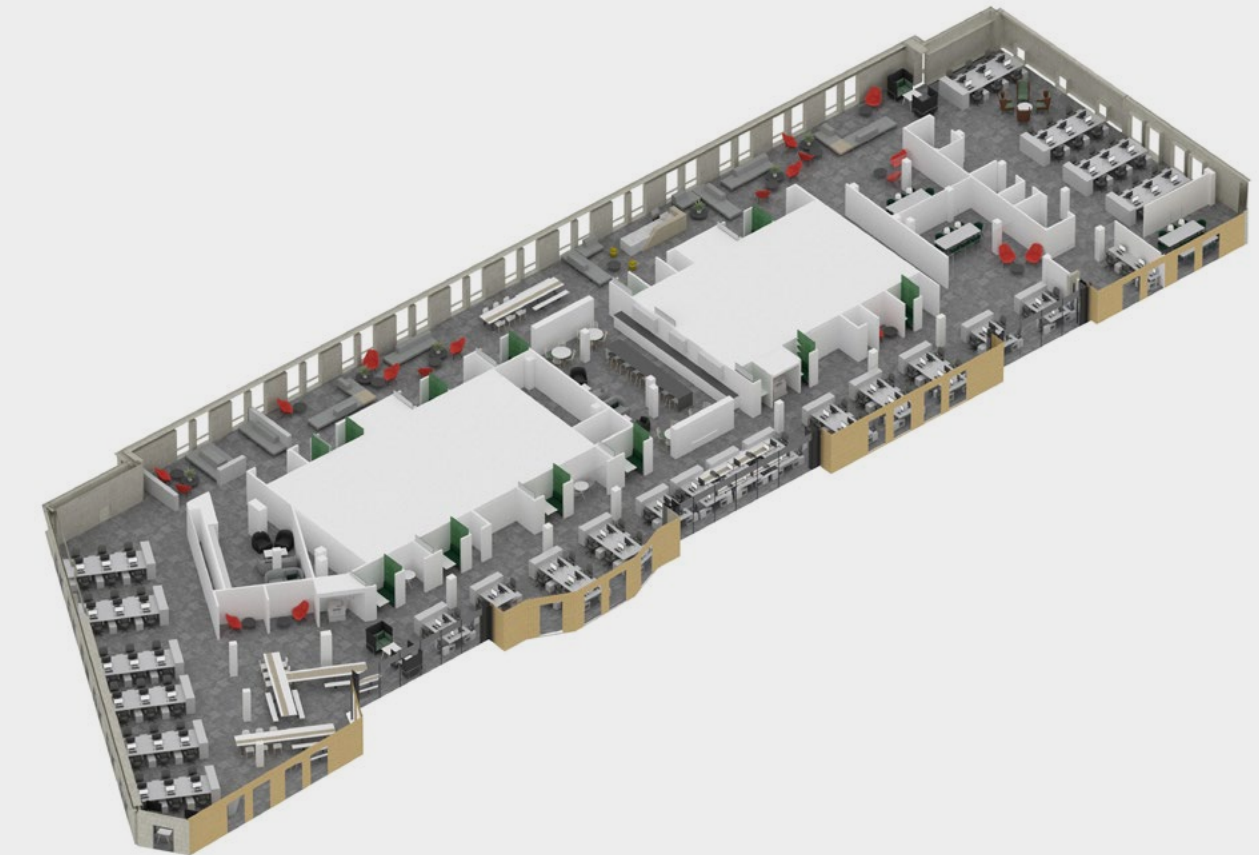
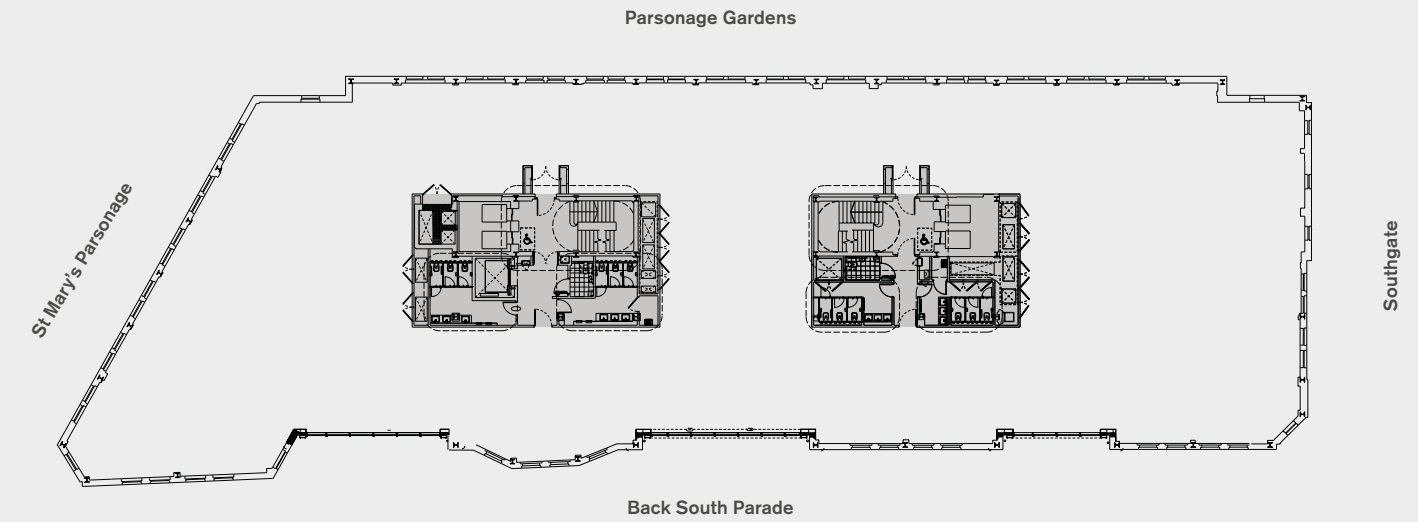
7th Floor



4th Floor



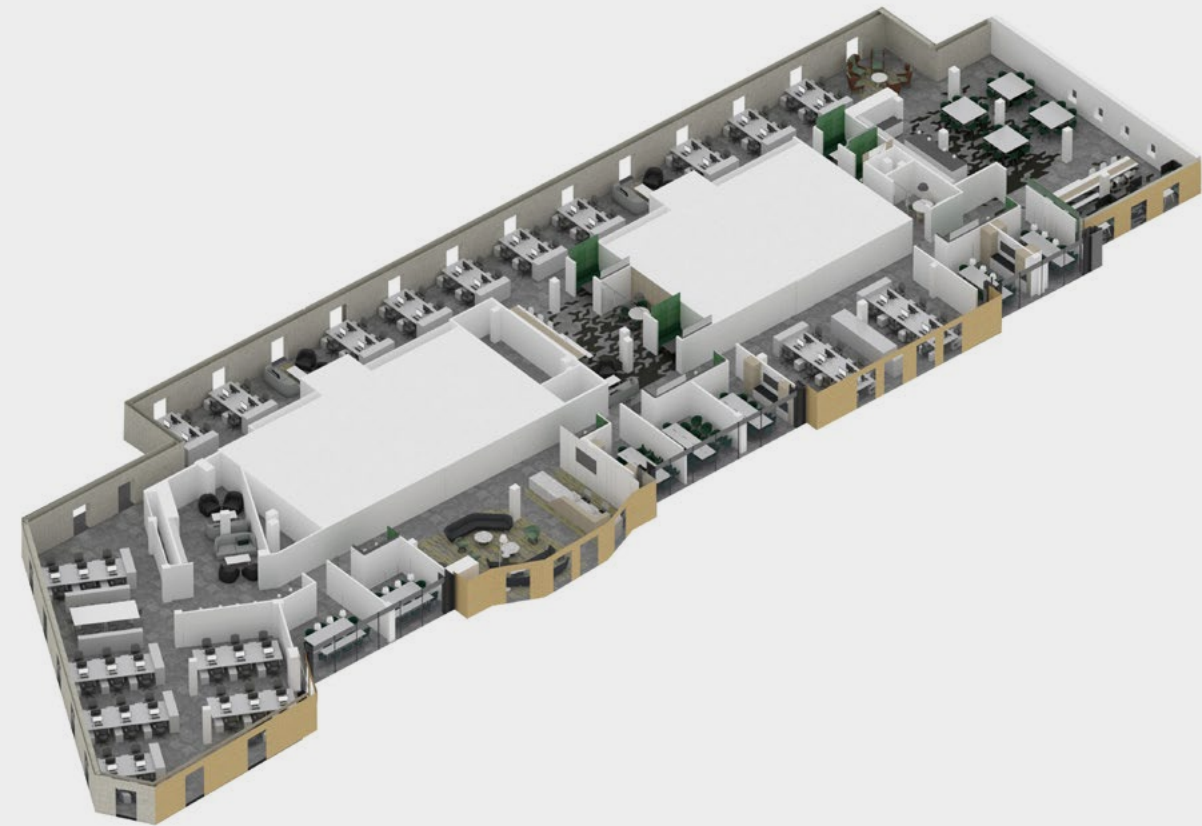
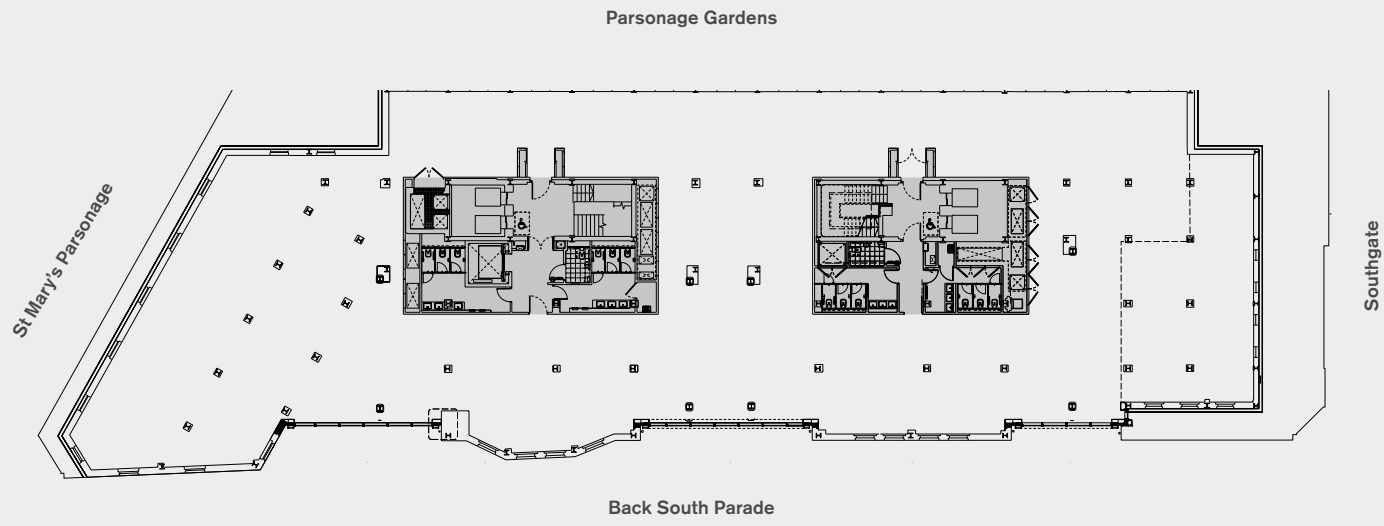
# FIFTH FLOOR



## High density ratio

- Occupancy ratio **1 per 8 sq m**
- Total desks **184**
- Meeting rooms **3**
- Breakout **3**

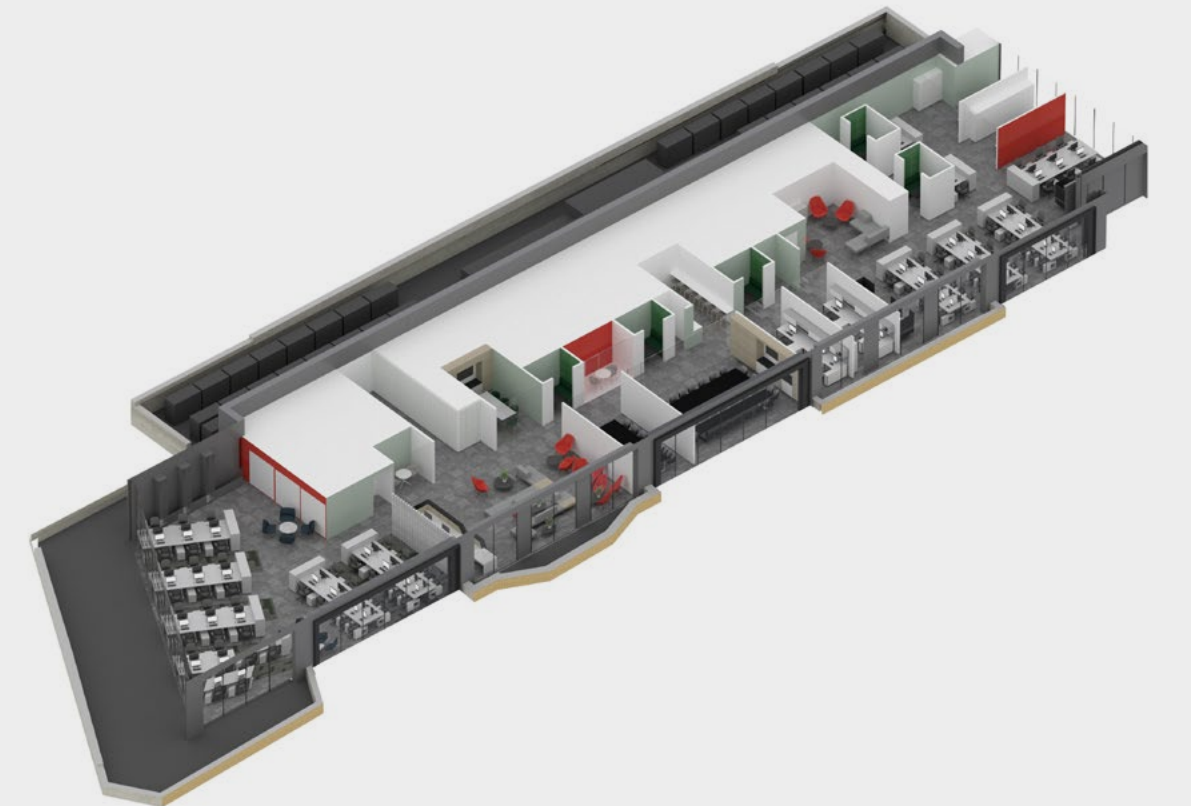
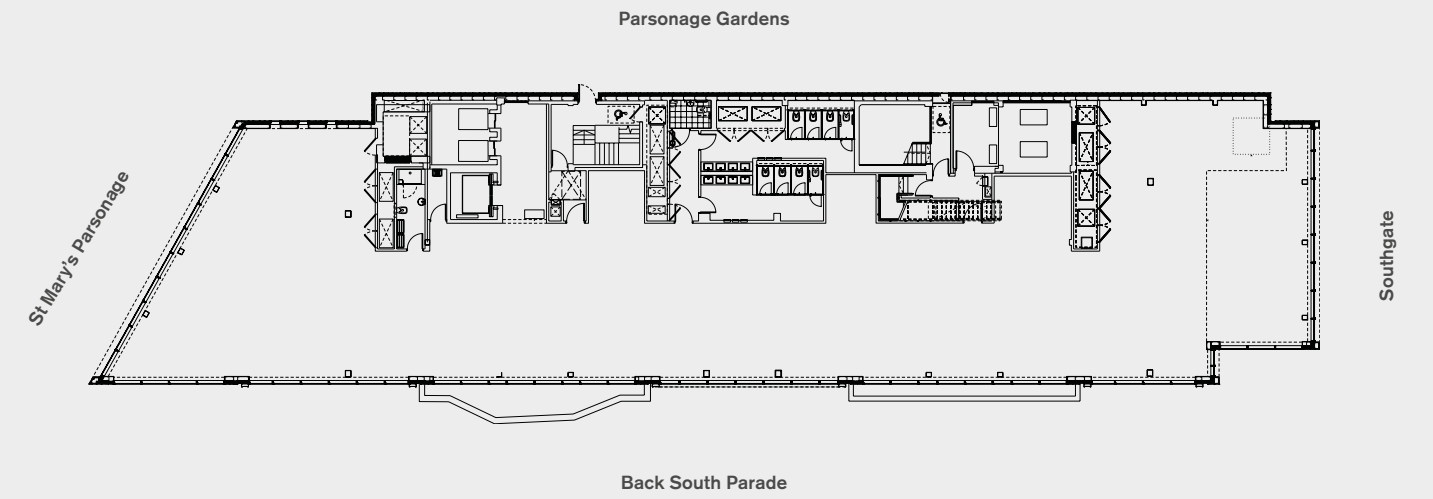
# SIXTH FLOOR



## High density ratio

- Occupancy ratio **1 per 8 sq m**
- Total desks **184**
- Meeting rooms **3**
- Breakout **3**

# SEVENTH FLOOR



## Low density ratio

- Occupancy ratio **1 per 12 sq m**
- Total desks **116**
- Meeting rooms **4**
- Breakout **2**



# MODERN SPECIFICATION



7TH FLOOR EXTENSION IN A CONTEMPORARY STYLE WITH TRADITIONAL MATERIALS



MANNED RECEPTION



40 CYCLE RACKS / 40 LOCKERS



CONNECTIVITY - WIREScore



INNOVATIVE CEILING RAFT DESIGN WITH EXPOSED STRUCTURAL BEAMS AND PLASTERED SOFFIT



NEW AIR CONDITIONING/ VENTILATION AND HEATING ALL DESIGNED TO 1:8 SQ M OCCUPANCY



FULL ACCESS RAISED FLOOR



COMPREHENSIVE COMMUNICATIONS CONTAINMENT AND DEDICATED RESILIENT RISER SPACE TO ALL FLOORS



RESILIENT POINTS OF ENTRY AVAILABLE AROUND THE BUILDING



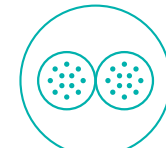
2.7 METRES FLOOR TO CEILING RAFT HEIGHT



8 SHOWERS



4 PASSENGER LIFTS / GOODS/PASSENGER LIFT



EXISTING OPENREACH MULTI-PAIR COPPER CONNECTIONS



ROOF SPACE AVAILABLE FOR FUTURE MICROWAVE LINKS



3 METRES FLOOR TO CEILING SOFFIT HEIGHT



LED AND LG7 LIGHTING



28 BASEMENT CAR PARKING SPACES



EXISTING INCOMING HIGH SPEED VODAFONE / OPENREACH / BT FIBRE CONNECTIONS - MULTIPLE INCOMING FIBRES



EPC B



DDA ACCESSIBLE



NEW WCS



BREEAM RATING 'VERY GOOD'



1:8 SQ M OCCUPANCY



1. High specification toilets

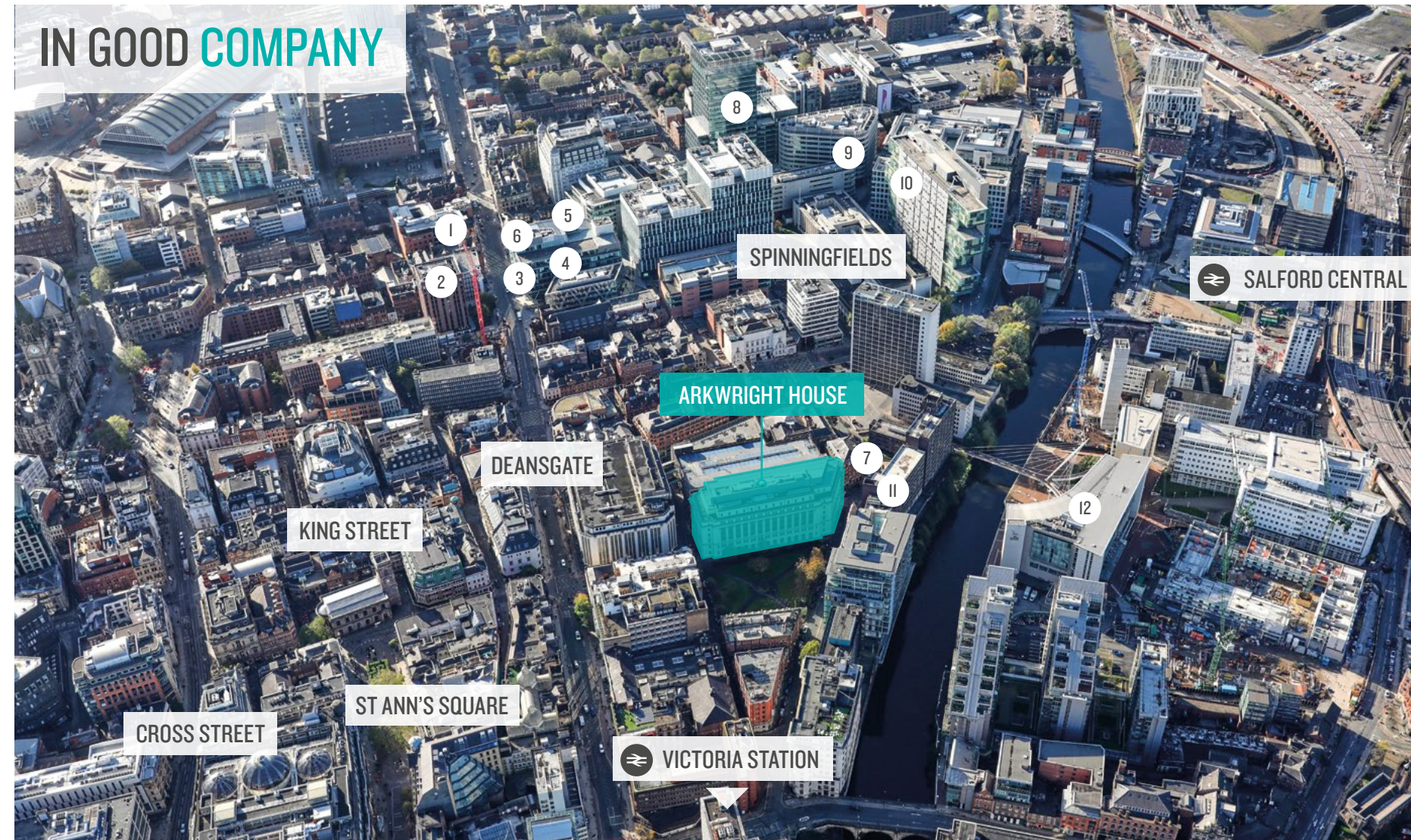


2. Bicycle storage and lockers

3. Automatic sesame disabled chair lift



# THE CITY SCENE



- |                                      |  |  |  |
|--------------------------------------|--|--|--|
| 1. AIG<br>TD Direct Investing        | 6. DWF   | 9. Towergate<br>Michael Page<br>Worldpay | 11. Rowley Dickinson<br>Berrymans Lace Mawer<br>Berman Legal |
| 2. St James' Place Wealth Management | 7. Kuits Solicitors                                    | 10. Global Radio<br>NCC<br>Shoosmiths    | 12. Leach Rhodes Walker                                      |
| 3. RBS                               | 8. Weightmans<br>PWC<br>We Work<br>Squire Patton Boggs |  |  |
| 4. Deloitte                          |  |  |  |
| 5. Pinsent Masons                    |  |  |  |

Manchester boasts world-class multi-modal transport infrastructure, providing fast, affordable connectivity to London, Europe and the rest of the world. With direct links via both train and tram, Manchester Airport is approximately 20 minutes from the city centre. To travel to London via one of the regular services from Piccadilly Station takes two hours, with the completion of HS2 this journey time will significantly improve.

Manchester will also see a series of improvements to its rail services being at the heart of the 'Northern Hub' investment scheme. More frequent and faster services will be provided with an additional 700 trains per day. The second city crossing provides additional capacity to the tram network, operated by Metrolink, the nearest station is at Exchange Square, further improving Arkwright House's connectivity for employees.

**Walk times to:**

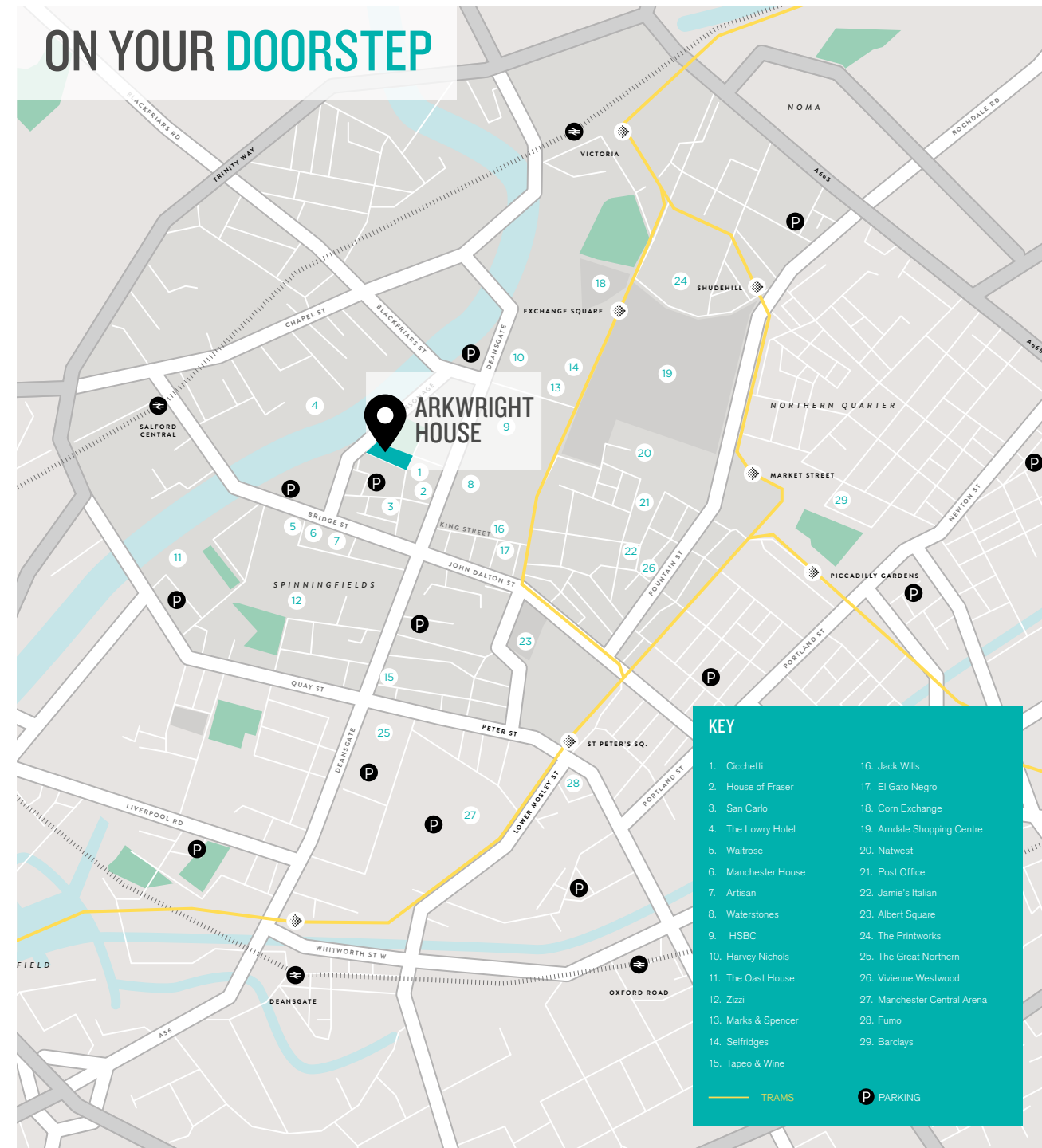
Train		Tram	
Salford Central	5 Minutes	Exchange Square	3 Minutes
Victoria Station	8 Minutes	Market Street	6 Minutes
Piccadilly Station	15 Minutes	St Peter's Square	8 Minutes

**Salford Central Station Improvements:**

- New direct routes from Liverpool, Leeds, Chester, Warrington and Manchester Airport
- Upgraded Platforms 1 and 2 and new canopy
- Reinstatement of Platforms 3, 4 and 5 set for completion by the end of 2019
- Passenger numbers set to increase to 2.2 million per year

**Victoria Station & Ordsall Chord Connection:**

- £44m transformation of the station into a transport interchange that is safer, brighter and more spacious
- The Ordsall Chord linking Victoria to Piccadilly operational and additional platforms will be built by 2019 to provide extra capacity. It is anticipated that, as a result of re-routing services, passenger numbers will increase to 12 million by 2019
- Rail passenger usage which was 2013/14 - 7.241 million is expected to rise to 12 million by 2019
- Routes - 198 stations within one hour commute
- The Ordsall Chord project (£85m) has now completed and is operational, linking Victoria, Oxford Road and Piccadilly train stations, allowing around 700 extra trains per day to operate into Manchester - as well as enabling new, direct services to Manchester Airport from the North.



- KEY**
- |                     |                              |
|---------------------|------------------------------|
| 1. Cicchetti        | 16. Jack Wills               |
| 2. House of Fraser  | 17. El Gato Negro            |
| 3. San Carlo        | 18. Corn Exchange            |
| 4. The Lowry Hotel  | 19. Arndale Shopping Centre  |
| 5. Waitrose         | 20. Natwest                  |
| 6. Manchester House | 21. Post Office              |
| 7. Artisan          | 22. Jamie's Italian          |
| 8. Waterstones      | 23. Albert Square            |
| 9. HSBC             | 24. The Printworks           |
| 10. Harvey Nichols  | 25. The Great Northern       |
| 11. The Oast House  | 26. Vienne Westwood          |
| 12. Zizzi           | 27. Manchester Central Arena |
| 13. Marks & Spencer | 28. Fumo                     |
| 14. Selfridges      | 29. Barclays                 |
| 15. Tapeo & Wine    |                              |
- TRAMS      P PARKING

# THE CITY SCENE

Arkwright House offers the space to breathe in one of the city's most iconic and beautiful buildings.

Located in much sought after green space in the city centre, Parsonage Gardens is ideally located for business, retail and leisure. The amenities of King Street, Deansgate and Spinningfields are just moments away. This is a part of Manchester that offers a different view.

1. Gusto, Deansgate



2. Australasia, Spinningfields



3. Manchester House, Spinningfields

4. Hawksmoor, Deansgate



5. San Carlo, King Street West



6. Selfridges, Exchange Square



# CONTACT

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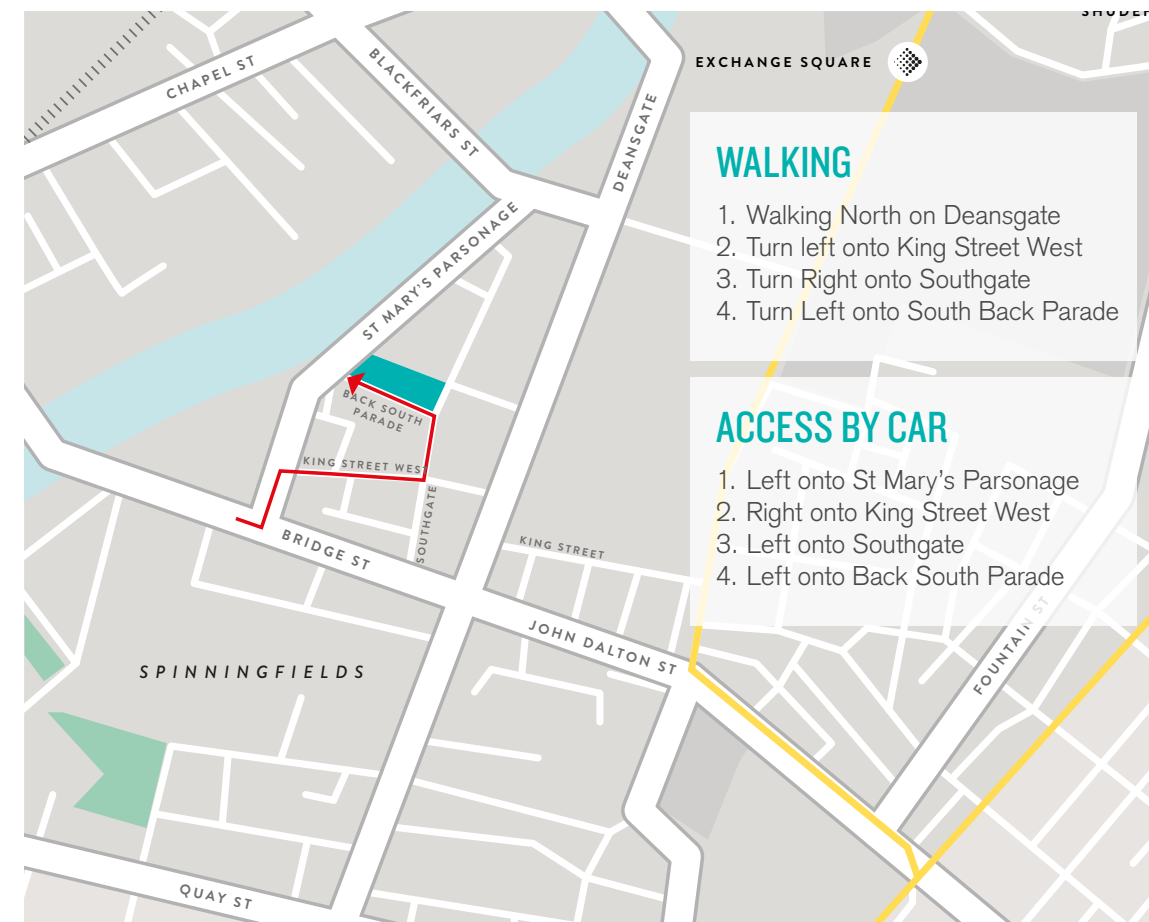


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## WHERE TO FIND US

**Arkwright House  
Parsonage Gardens  
Manchester  
M3 2HP**



### WALKING

1. Walking North on Deansgate
2. Turn left onto King Street West
3. Turn Right onto Southgate
4. Turn Left onto South Back Parade

### ACCESS BY CAR

1. Left onto St Mary's Parsonage
2. Right onto King Street West
3. Left onto Southgate
4. Left onto Back South Parade

[ARKWRIGHTHOUSE.COM](http://ARKWRIGHTHOUSE.COM)