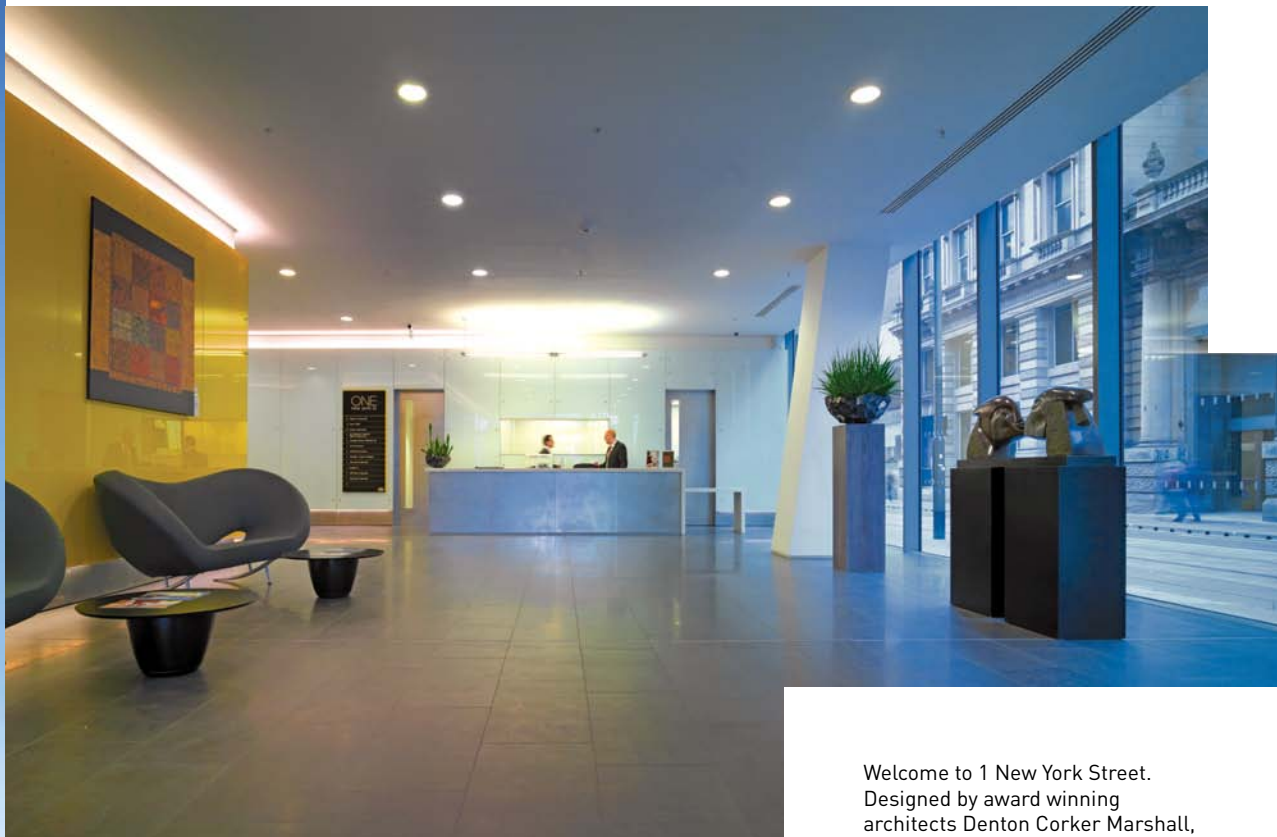




www.onenewyorkstreet.com



107,000 sq ft
of new Grade A office space

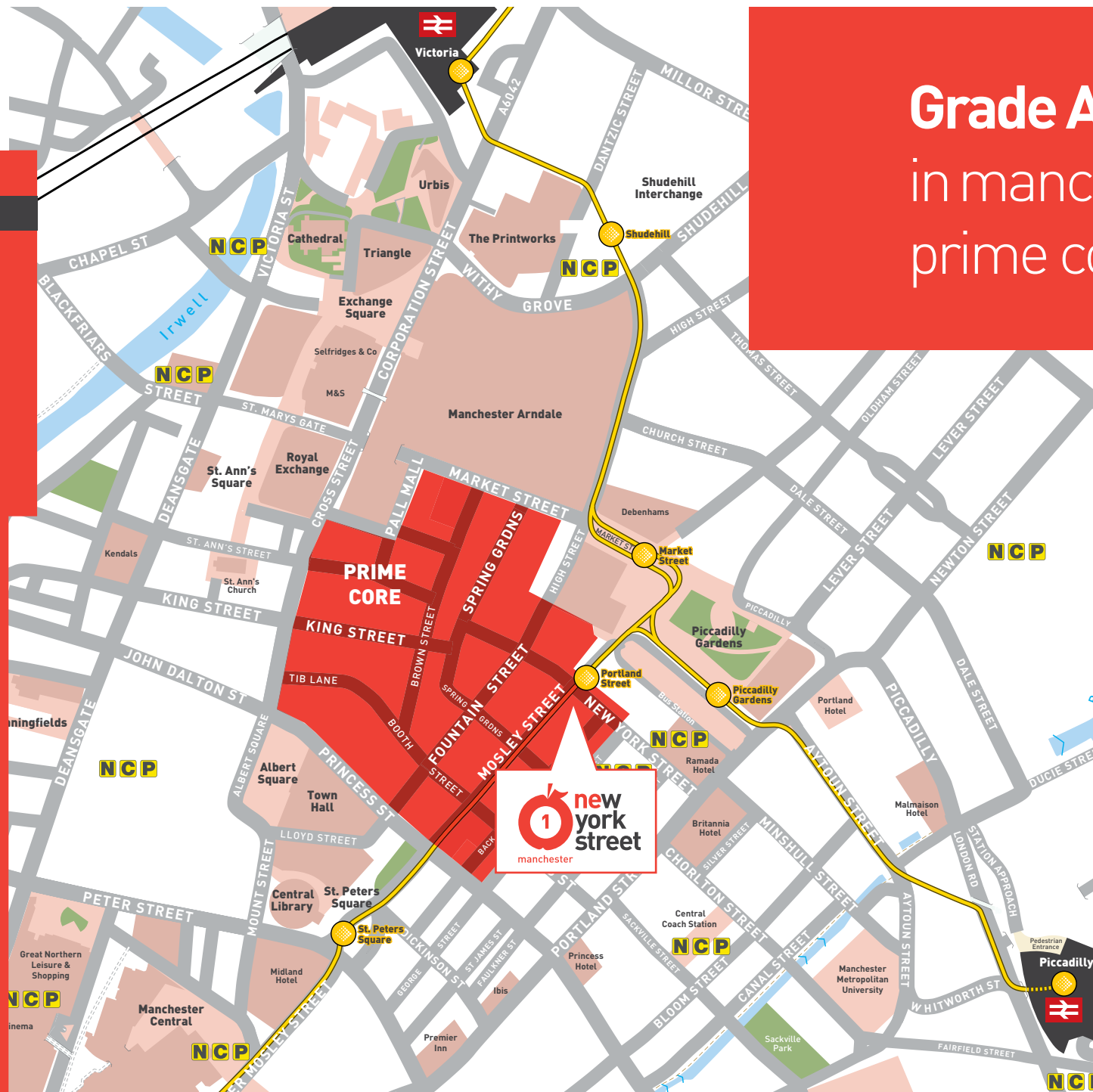
Welcome to 1 New York Street. Designed by award winning architects Denton Corker Marshall, the building has 107,000 sq ft of state of the art office space and holds a 'BREEAM Excellent' environmental rating.

1 New York Street now offers some of the highest quality offices available in the UK.

Featuring full height glazing and some of the highest quality finishes available, 1 New York Street's reception is modern and spacious.

Location

Grade A offices
in manchester's
prime core



The building has all that city centre Manchester has to offer, with major retail outlets, high street banking, public transport, bars, cafes, coffee bars and restaurants all close by. 1 New York Street is a highly sought after business location.

Specification



The specification at 1 New York Street has been chosen to maximise quality and efficiency, whilst minimising its impact on the environment. The result is some of the finest office space in the UK.

- BREEAM rating of 'excellent'
- Double glazed external facade including green roof
- 2.7m finished floor to ceiling height
- Chilled beam air conditioning system
- Full raised access floors
- Occupancy density 1:9 sq m
- LG7 compliant lighting
- 4 x 13 person passenger lifts
- Basement car parking
- 24/7 secure access
- Bicycle racks and shower facilities



Maximises specification & efficiency,
minimises environmental impact



Energy Performance Certificate

Non-Domestic Building



OFFICES
Bruntwood 2000 Beta Portfolio Ltd
1 New York Street
MANCHESTER
M1 4HD

Certificate Reference Number:
0142-0431-3960-2498-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 44

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 12763.392
Building complexity (NOS level): 5

Benchmarks

Buildings similar to this one could have ratings as follows:

61 If newly built

125 If typical of the existing stock

The View



View from the upper floor

An unrivalled view within the heart of the prime core



From its upper floors, 1 New York Street benefits from some of the most stunning views in Manchester. With an incredible outlook over the city's skyline, the building is an impressive home for your organisation.

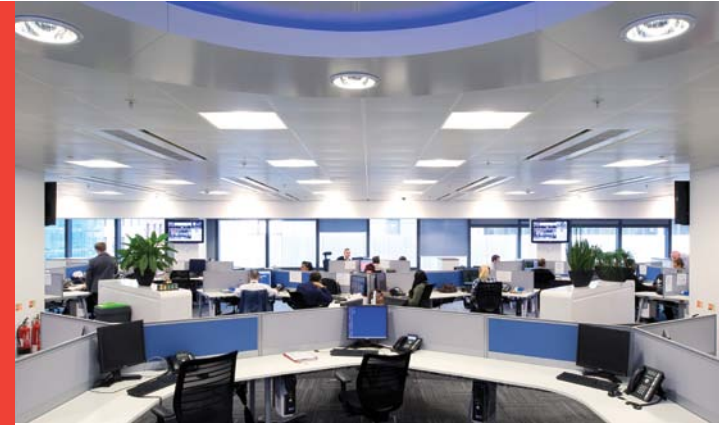
Floor Plans

Efficient space planning and flexible floorplates

Click on table to show relevant floor plan.

Floor	Sq M	Sq Ft
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Space Plans



Click on table to show relevant space plan.

Nearby Corporate Occupiers

- A** Bank of New York
Allianz Cornhill
Jones Lang LaSalle
- B** HBOS
- C** Cobbetts
- D** RBS
- E** Atkins
- F** AEGIS
Shepherd Robson
Field Fisher Waterhouse
- G** Clyde & Co.
- H** Gerald Eve
- I** Willis Insurance
- J** Gateley's
- K** Marsh Insurance

One New York Street Occupiers

- Marks & Clerk LLP
- Turley Associates Ltd
- DC Advisory Partners Ltd
- Mills & Reeve LLP
- George Davies LLP
- CNA Insurance Co Ltd
- AECOM Ltd
- ADT Fire and Security Plc
- Intellect Recruitment Plc

Landmarks

- 1** Piccadilly Gardens
- 2** City Tower
- 3** Town Hall & Central Library
- 4** St. Peter's Square
- 5** Alberts Square
- 6** Manchester Central
- 7** Barbirolli Square
- 8** Bridgewater Hall
- 9** Hilton Hotel
- 10** Manchester Arndale
- 11** Northern Quarter
- 12** Spinningfields

Aerial



Amenities



In the core of the city

1 New York Street is positioned in a prime location for Manchester's transport links, with Piccadilly rail station just a short walk away and bus and Metrolink stations on the building's doorstep. Being connected in the heart of the city makes 1 New York Street a convenient home for your business and clients.



**In amongst the
amenities**
& transport links of
the financial core

Contact



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