

ONE ST PETER'S SQUARE

MANCHESTER M2 3DF

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SITUATED IN THE HEART OF THE CITY'S CORE, ONE ST PETER'S SQUARE IS A STUNNING ADDITION TO THE MANCHESTER SKYLINE. COMBINING 271,000 SQ FT OF BREEAM 'EXCELLENT' GRADE A OFFICE ACCOMMODATION WITH LARGE AND EFFICIENT 22,000 SQ FT FLOORPLATES, ONE ST PETER'S SQUARE IS PEERLESS IN SCALE AND SPECIFICATION.



AVAILABILITY

The City's most prestigious address, One St Peter's Square is remarkable in scale and specification. The existing tenant profile is testament to the quality of the building and its wider offer.

ONE
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SQUARE

Current availability is as follows:

FLOOR		SQ FT	SQ M
FIRST	Let to Mazars		
SECOND	Available	18,752	1,740.1
THIRD	Available	22,719	2,108.2
FOURTH	Available	22,622	2,099.2
PART FIFTH	Available	10,670	991.3
PART FIFTH	Let to Addleshaw Goddard		
SIXTH	Let to Addleshaw Goddard		
SEVENTH	Let to Addleshaw Goddard		
EIGHT	Let to DLA Piper		
NINTH	Let to DLA Piper		
PART TENTH	Let to KPMG		
PART TENTH	Available	11,379	1,055.9
ELEVENTH	Let to KPMG		
TWELFTH	Let to KPMG		
THIRTEENTH	Let to KPMG		
TOTAL AVAILABLE		86,142	8,002.8
CAR PARKING SPACES		21	







SPECIFICATION

DESIGN FEATURES

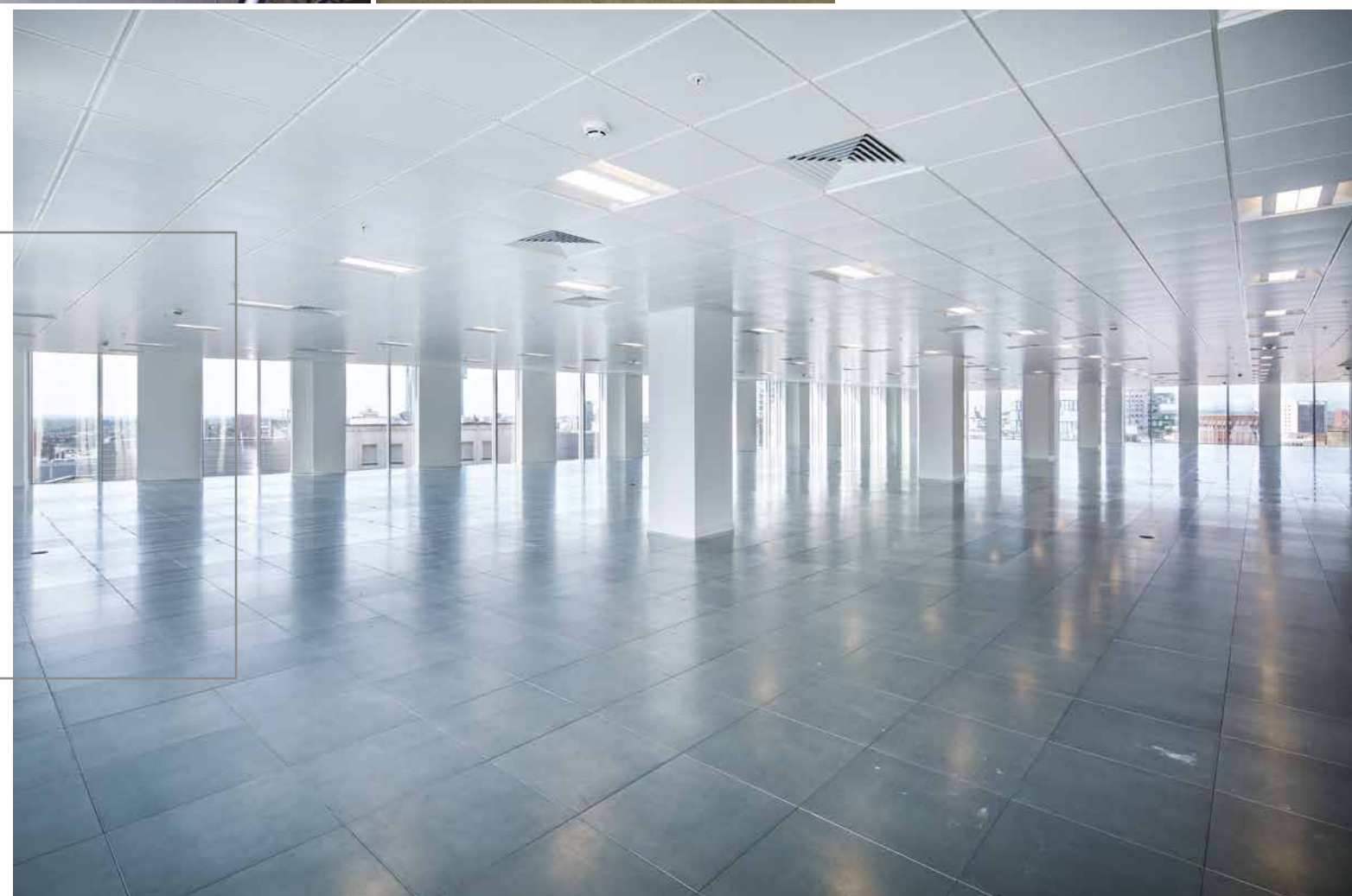
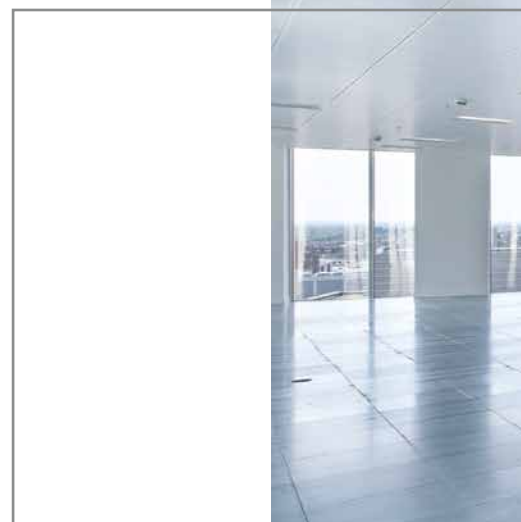
- › Large open-plan floorplates up to 22,000 sq ft
- › Floors designed to split easily into two separate demises
- › 150mm raised access flooring zone
- › Structural grid generally 9.0m x 9.0m
- › Planning module grid 1.5m x 1.5m
- › Fully Air Conditioned

CEILING HEIGHTS

- › Office floor to ceiling height 2.8m

LIFT PROVISION

- › 6 passenger lifts providing an 'Excellent' service in accordance with CIBSE Guide D
- › Goods and fire fighting lift incorporated in the main lift group
- › Basement lift provided to ground floor reception area



SUSTAINABILITY

- › BREEAM® 'Excellent'
- › Energy Performance Certificate 'B'

MANAGEMENT AND SECURITY

- › Sophisticated Building Management System to efficiently manage all plant and equipment within the building
- › On site building management and 24/7 Front of House Concierge
- › Service bay located within George Street
- › Sophisticated access control and CCTV monitoring system

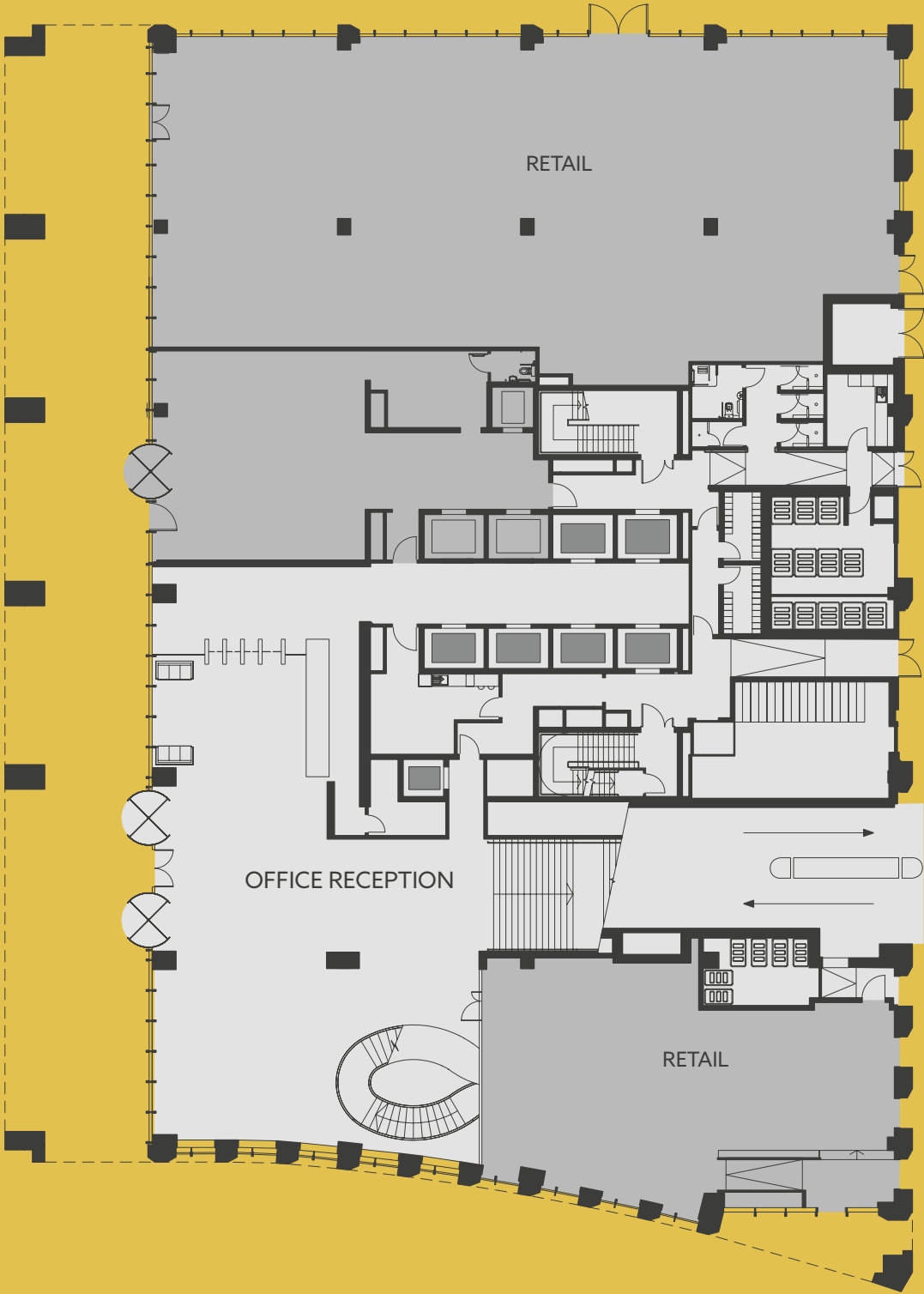
BUILDING SERVICES

- › 65 car parking spaces within the secure basement car park
- › Dedicated shower facilities and changing rooms
- › Separate drying room close to a dedicated cycle storage area



GROUND FLOOR

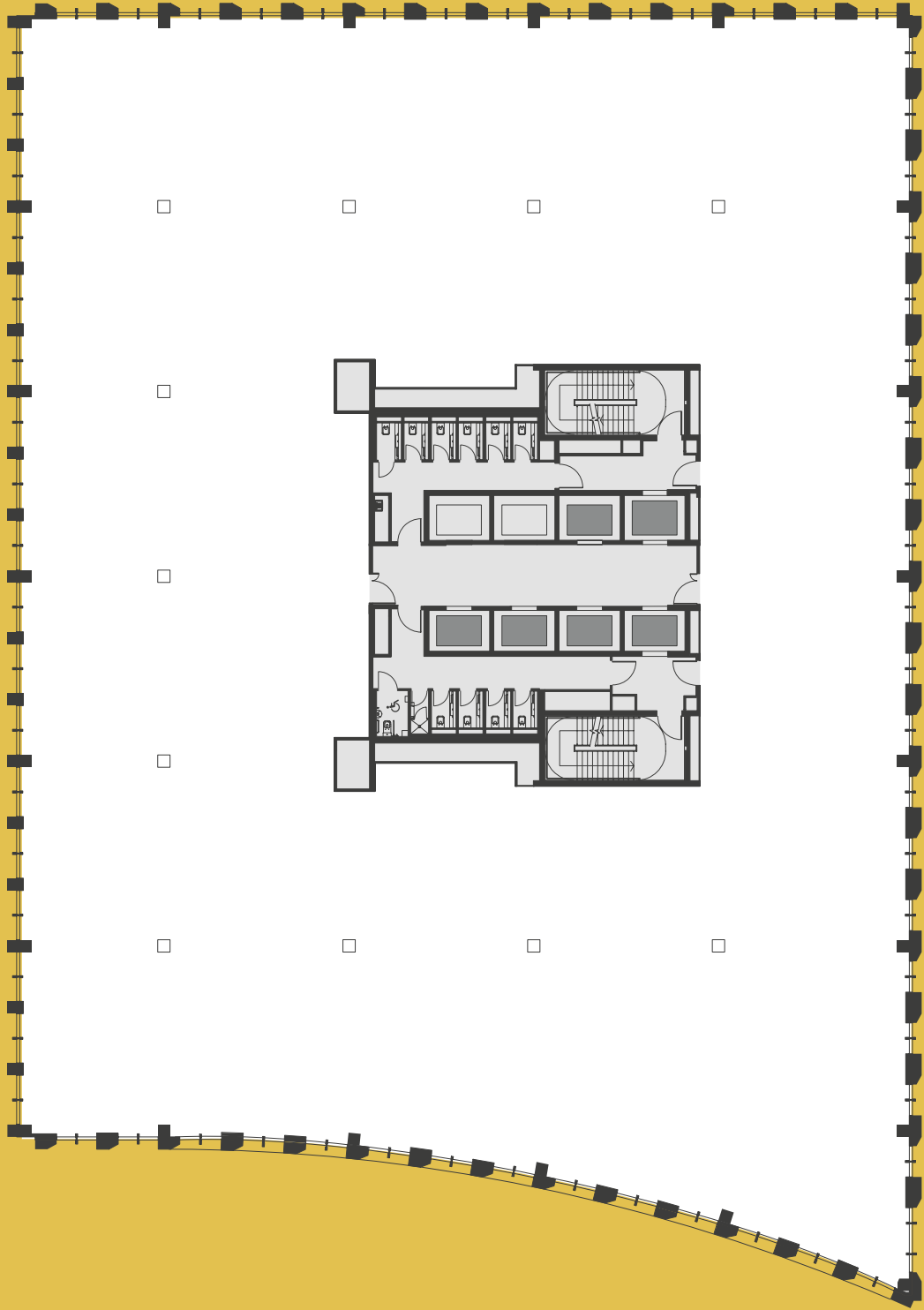
NORTH ↗



TYPICAL FLOOR

NORTH ↗

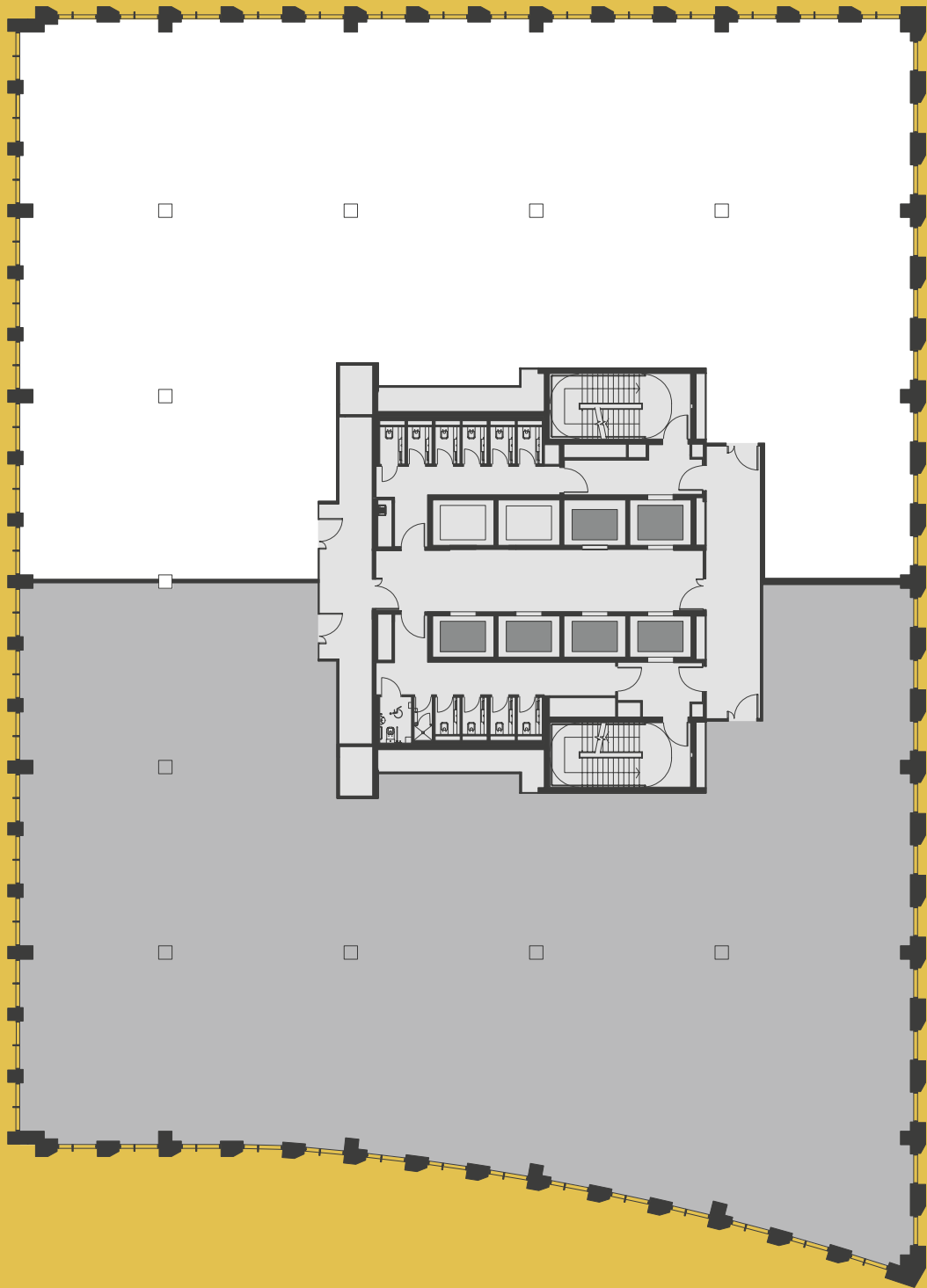
Second floor: 18,752 sq ft/1,740.1 sq m available
Third floor: 22,719 sq ft/2,108.2 sq m available
Fourth floor: 22,622 sq ft/2,099.2 sq m available



PART FIFTH FLOOR

10,670 sq ft / 991.3 sq m available

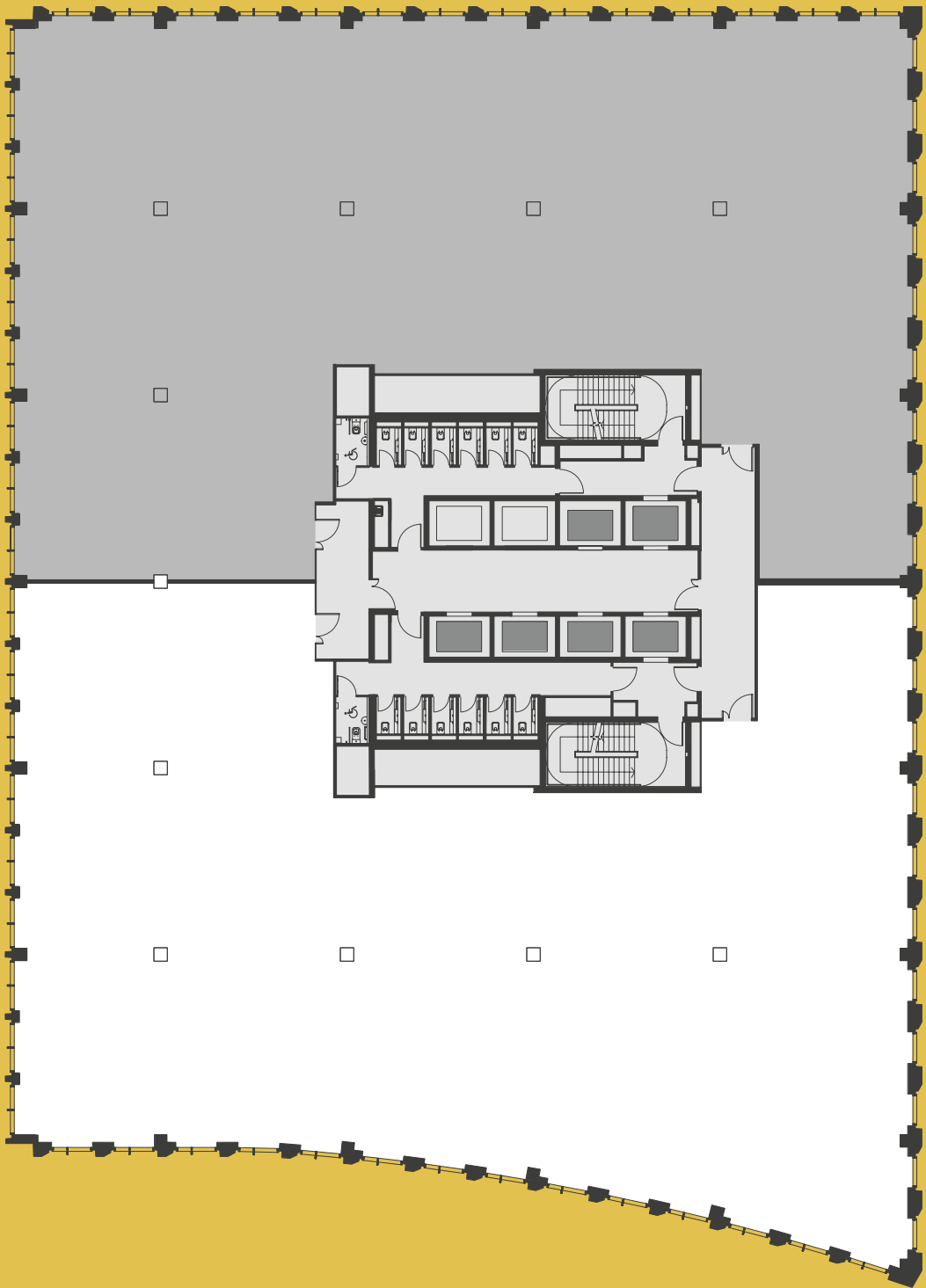
NORTH



PART TENTH FLOOR

11,379 sq ft / 1,055.9 sq m available

NORTH



ONE ST PETER'S SQUARE IS CENTRALLY LOCATED AND PROVIDES VISITORS WITH AN ARRAY OF CONNECTIVITY. THE TRANSFORMED ST PETER'S SQUARE METRO STATION OFFERS ACCESS TO THE REGIONAL METROLINK NETWORK AND SURROUNDING CONURBATIONS.





ONE
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SQUARE

WALKING TIMES

	MANCHESTER OXFORD ROAD	8 MINUTES
	MANCHESTER DEANSGATE	12 MINUTES
	MANCHESTER PICCADILLY	15 MINUTES

TRAIN TIMES

	MANCHESTER AIRPORT	20 MINUTES
	LONDON EUSTON	2 HOURS

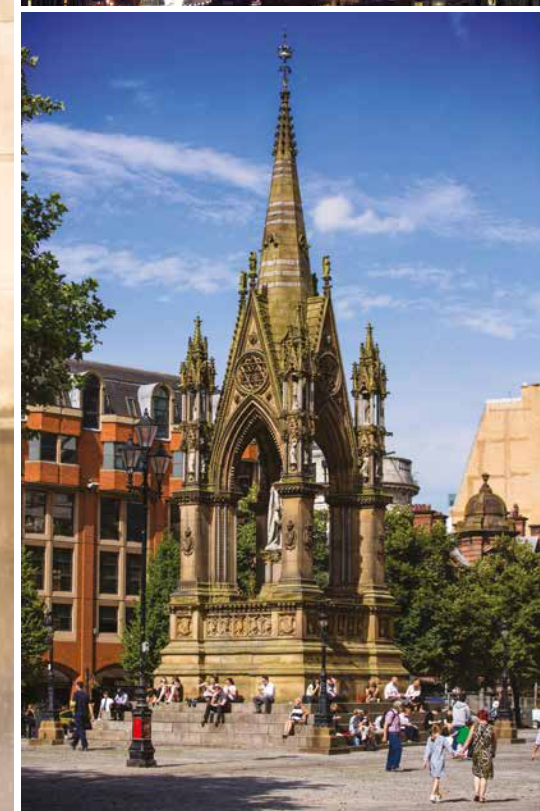
- 65 car parking spaces are located within the building basement with a large number of local car parking available with nearby public car parks
- A state of the art secure bicycle storage facility is located at ground floor, with dedicated separate access

- 1 HARVEY NICHOLS
- 2 HOUSE OF FRASER
- 3 SAN CARLO
- 4 AUSTRALASIA
- 5 FAZENDA
- 6 IBERICA
- 7 EL GATO NEGRO
- 8 HILTON HOTEL
- 9 RADISSON EDWARDIAN HOTEL
- 10 THE LOWRY HOTEL
- 11 THE BRIDGEWATER HALL
- 12 HOME

ONE ST PETER'S SQUARE'S CENTRAL LOCATION MEANS STAFF AND VISITORS TO THE BUILDING HAVE THE BENEFIT OF A WHOLE HOST OF LOCAL AMENITY NEARBY. THE BUILDING IS HOME TO FUMO, AN AWARD WINNING RESTAURANT OFFERING HIGH QUALITY DINING THROUGHOUT THE DAY. WITHIN THE RECEPTION A DEDICATED COFFEE AND BREAKFAST LOUNGE IS ON OFFER TO VISITORS AND STAFF WITHIN THE BUILDING, ALLOWING THEM TO MEET, SOCIALISE AND RELAX OR ALTERNATIVELY 'GRAB AND GO'. A HOST OF OTHER RESTAURANTS AND BARS ARE SITUATED WITHIN A SHORT WALK OF THE BUILDING, PROVIDING FOR ALL TASTES AND BUDGETS.



MANCHESTER IS A MODERN VIBRANT CITY WHICH HAS BECOME THE UK'S REGIONAL COMMERCIAL DESTINATION OF CHOICE. THE DIVERSE MIX OF WORLD CLASS BUSINESSES, MULTI-MODE TRANSPORT CONNECTIVITY, SPORTING EXCELLENCE AND AN UNRIVALLED LEISURE AND RETAIL SCENE IS UNDERPINNED BY A MOBILE, EDUCATED LABOUR POOL. WITH 7 MILLION PEOPLE WITHIN AN HOUR COMMUTE OF THE CITY AND ANNUAL GRADUATE RETENTION OF 70% MANCHESTER OFFERS BUSINESSES A PERFECT ENVIRONMENT TO THRIVE.



FURTHER INFORMATION

LEASE TERMS

The accommodation is available by way of effective Full Repairing leases.
For further information, please contact the joint letting agents

CONTACTS

For further information or to arrange an inspection of the property, which must be undertaken strictly by appointment only, please contact the joint letting agents Savills and GVA.



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