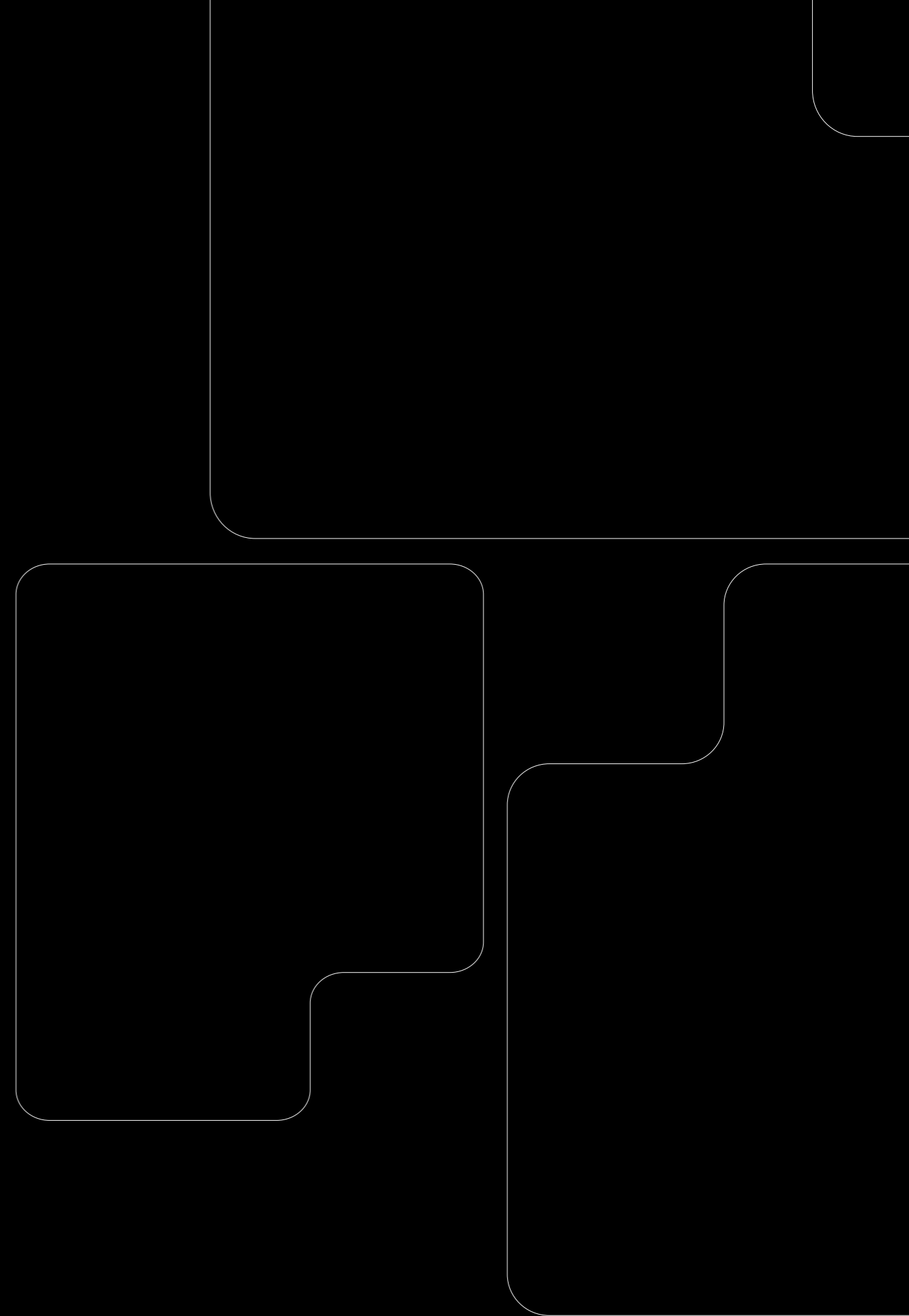


# PICCADILLY PLACE.

Workspace to let in  
the heart of Piccadilly.

Piccadilly Place  
Manchester  
M1 3BN





# THIS IS THE PLACE.

Piccadilly Place is a mixed-use development in the heart of Manchester.

Incorporating 320,985 sq ft of workspace in addition to apartments, a DoubleTree by Hilton hotel and gym.

Standing at the centre of Manchester Piccadilly's transport hub.



# A WORKSPACE SERIOUS ABOUT



# THE ENVIRONMENT.

Piccadilly Place is operated and managed with a key focus on the wellbeing of the buildings occupiers and the environmental impact of the buildings.

Initiatives in place including the following:



## BREEAM® EXCELLENT

We are a BREEAM certified Excellent building.



## EV CHARGING POINTS

EV charging points located in the basement car park, with more planned soon.



## 100% GREEN ENERGY

Energy supplied to communal and occupied spaces is from 100% renewable sources.



## ZERO WASTE TO LANDFILL

Our service partner certifies 0% of waste generated on site goes to landfill.



## BEEHIVE ON ROOF

Our hives are harvested each year and all money raised from the honey goes to charity.



## ON-SITE GYM

Onsite gym facility with personal training and classes available.



## ROOFTOP ALLOTMENT

Giving our occupiers the chance to grow their own produce.



## BIRD BOX INSTALLATION

Bird boxes are being sourced from local community groups to install around the estate.



## PLANTING SCHEMES

Planting enhancement is underway in the reception and piazza with further to come.



## CYCLE FACILITIES AND AMENITY

Amenity hub with 100 cycle racks and showers/changing facilities.



## WIREScore PLATINUM

We are WiredScore rated Platinum allowing occupiers to get connected fast.



# CONVENIENTLY SITUATED ON THE DOORSTEP OF MANCHESTER'S

A short walk from Piccadilly Station over the Manchester Curve Bridge brings you to the professional heart of Piccadilly Place.

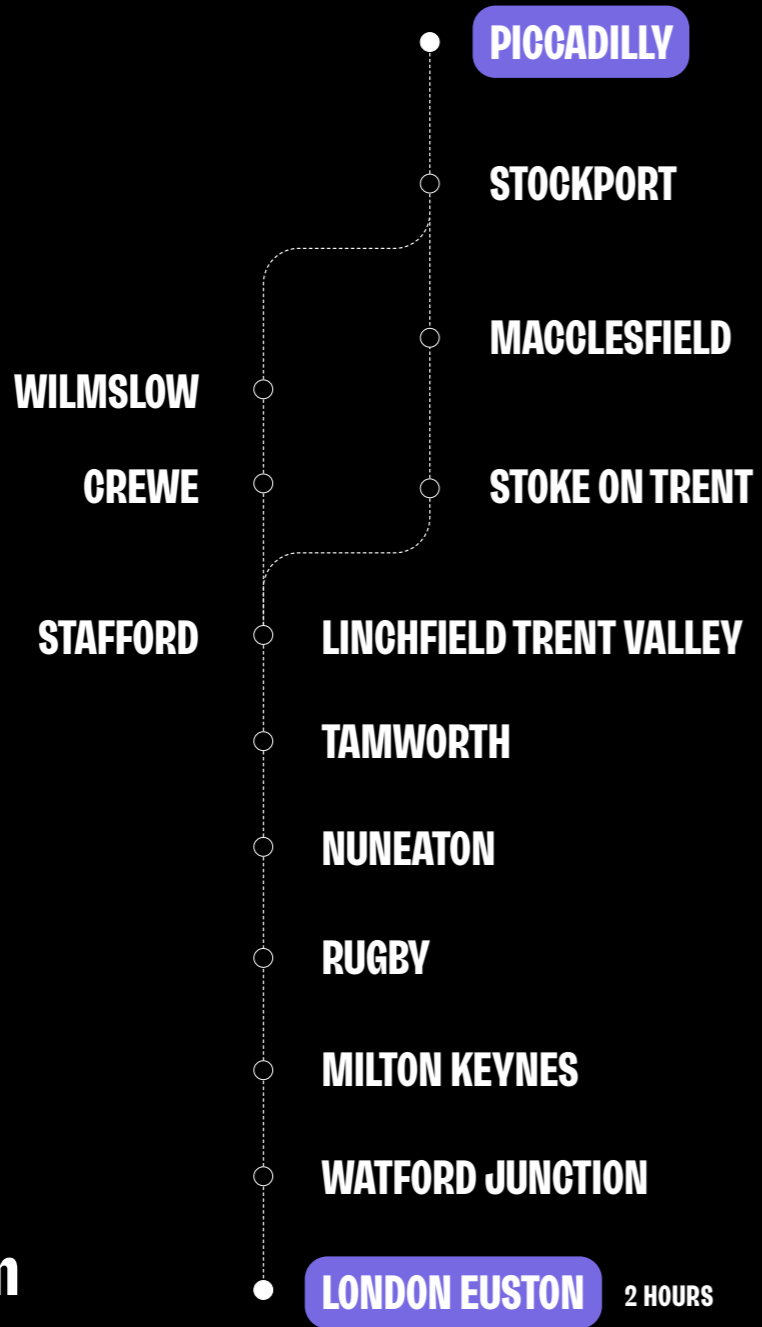
Piccadilly Place offers all the benefits of a mixed use development, incorporating workspace, a hotel, gym and apartments, all well served by shops, cafés and restaurants, in a vibrant and accessible environment.

# PICCADILLY STATION.





# UNRIVALLED LOCATION AND TRANSPORT LINKS.



**Trains run from Piccadilly Station to London Euston every 20 minutes, taking a little over two hours.**



With Piccadilly train station on the southern fringe of the Northern Quarter, Manchester Victoria train station to the north and Shudehill Metrolink a short stroll from Stephenson Square, nowhere else in the city is better connected.



**TRAIN**

Piccadilly station is a 1 minute walk



**TRAM**

The closest tram line is a 1 minute walk



**CYCLE**

On-site cycle storage facilities



**CAR**

On-site 583 space multi storey car park

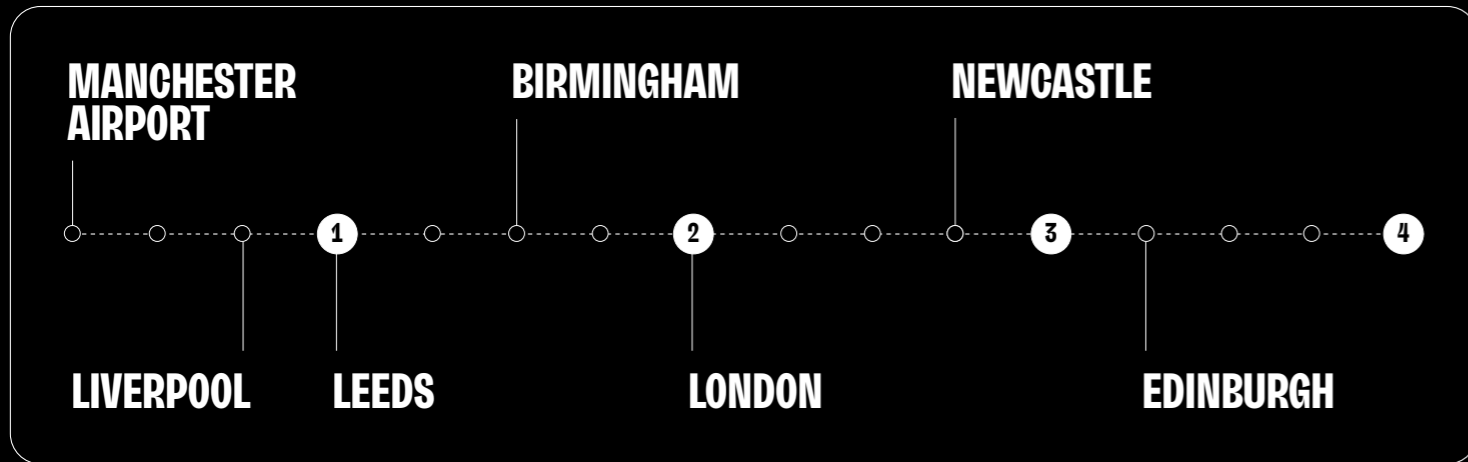


**Just a stone's throw away from the city's busiest train station, getting to Piccadilly Place is easy whether you travel by train, tram, car or on foot.**

### MAINLAND TRAIN DESTINATIONS



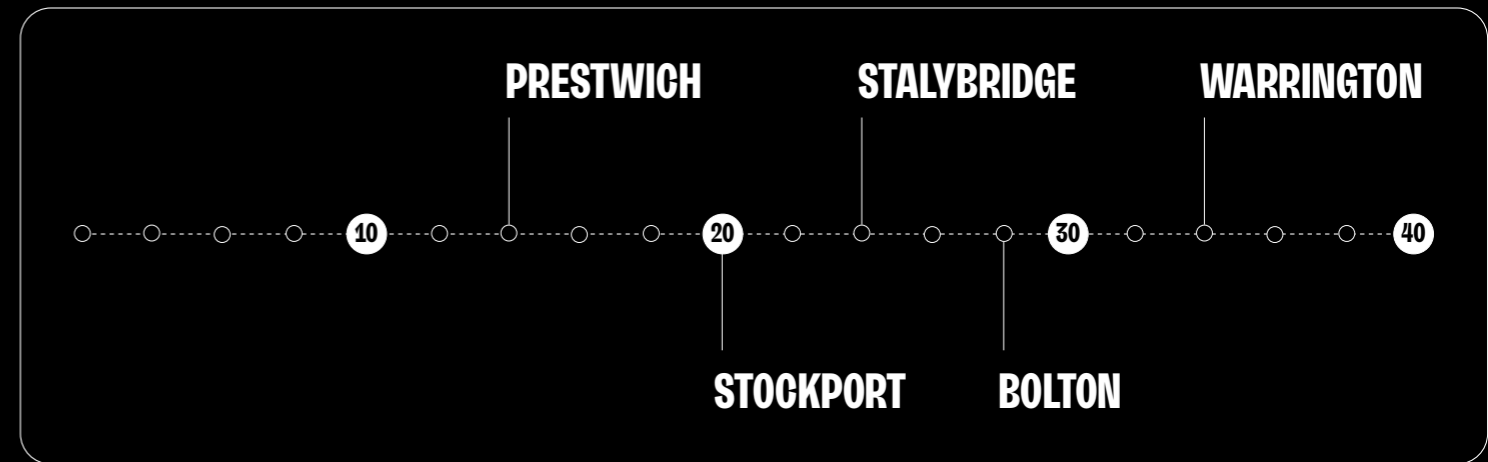
From Piccadilly Station: Hours



### CAR JOURNEY DESTINATIONS



Driving: Minutes



### WALKING DESTINATIONS



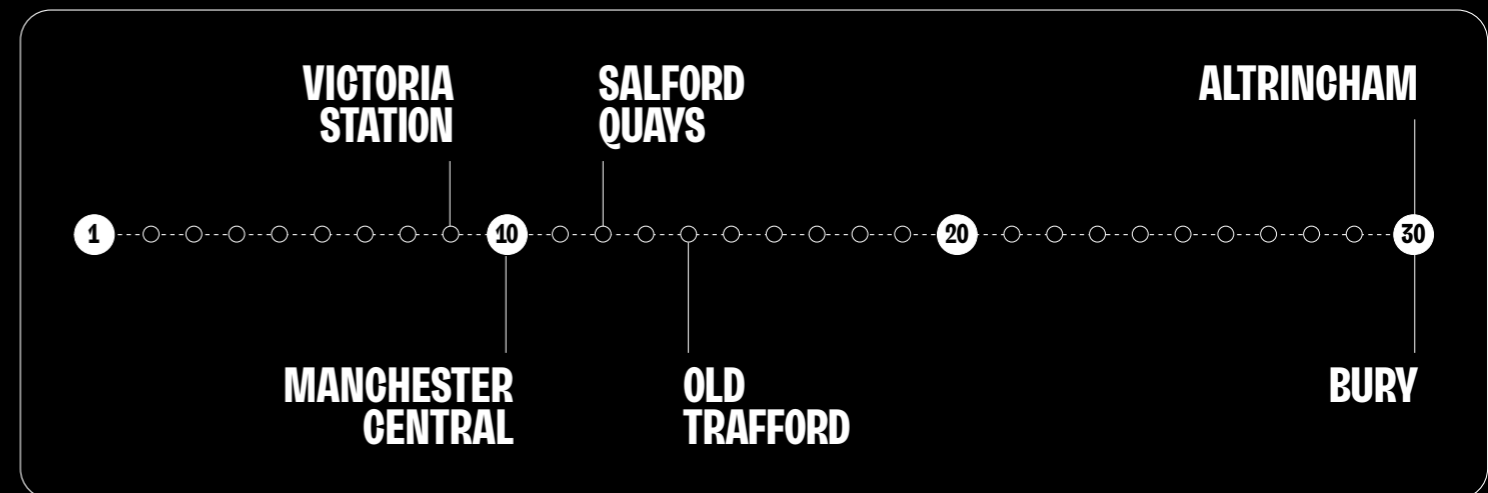
From Piccadilly Place: Minutes



### METROLINK DESTINATIONS



From Piccadilly Station: Minutes





# A NATURAL SPACE TO MEET, SHOP AND ENJOY A RANGE OF CAFE'S, LEISURE AND RESTAURANTS.

Piccadilly Place is well positioned for its occupants to take full advantage of the best of Manchester city centre.





In the area  
KAMPUS



In the area  
DUCIE STREET WAREHOUSE



On-site  
DOUBLETREE BY HILTON



In the area  
EZRA & GIL



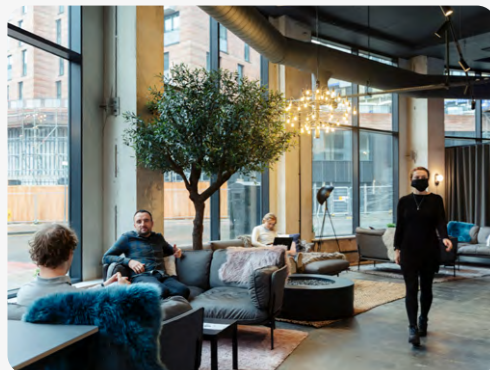
On-site  
POP-UP F&B OFFERINGS



In the area  
PICCADILLY TAP



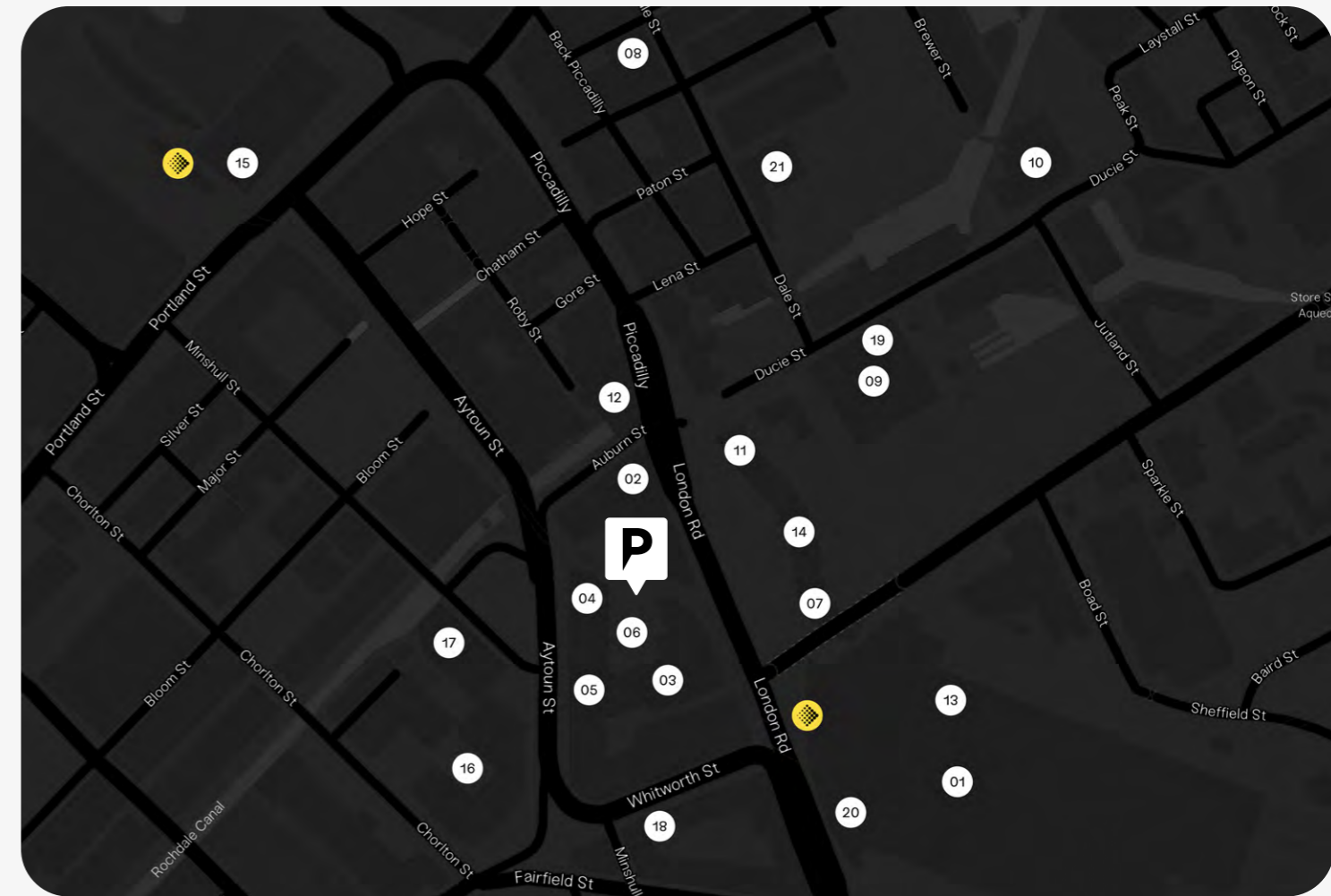
In the area  
COLONY CO-WORKING



On-site  
THE COFFEE HIVE



In the area  
COTTONOPOLIS



## IN THE AREA

|    |                        |         |    |                       |       |
|----|------------------------|---------|----|-----------------------|-------|
| 01 | Piccadilly Station     | 1 min   | 12 | Malmaison             | 1 min |
| 02 | DoubleTree Hilton      | On Site | 13 | Carluccio's           | 1 min |
| 03 | Coffee Hive            | On Site | 14 | Piccadilly Tap        | 1 min |
| 04 | Anytime Fitness        | On Site | 15 | Vegan Shack           | 4 min |
| 05 | Simply Fresh           | On Site | 16 | Kampus                | 1 min |
| 06 | Pop-up F&B offerings   | On Site | 17 | Nell's Pizza & Bar    | 1 min |
| 07 | Leon                   | 1 min   | 18 | Colony                | 1 min |
| 08 | Cottonopolis           | 3 min   | 19 | Goey Co               | 2 min |
| 09 | Ducie Street Warehouse | 2 min   | 20 | Pret a Manger         | 1 min |
| 10 | Dakota Hotel           | 3 min   | 21 | North Star Piccadilly | 3 min |
| 11 | Northern Soul          | 1 min   |    |                       |       |



# WITH GREAT NEIGHBOURS.

Kampus  
Aytoun St  
M1 3GL

Kampus is a vibrant garden neighbourhood with secret streets, independent food and drink, and a green space for the entire city to enjoy.



Pollen  
Sourdough bakery



Nell's Pizza & Bar  
NY style pizza & cocktails



Madre  
Street tacos & cocktails



Cloudwater  
Independent craft brewery



Great North Pie Co.  
Artisan pie makers





# MORE THAN JUST A WORKSPACE,



In the privately managed piazza, occupiers are provided with cafe, convenience store and gym amenities. A regular calendar of pop-up food and drinks stalls, plus community and networking events ensure year round engagement for occupiers of Piccadilly Place.

# PICCADILLY PLACE IS A COMMUNITY AT WORK.



# A WARM WELCOME.



**A high quality, sustainability conscious refurbishment with 24/7 on site concierge.**



# AN ENVIABLE SPECIFICATION

- ↳ Newly refurbished Grade A workspace
- ↳ 24/7 on site concierge and security
- ↳ VRF air conditioning
- ↳ LED lighting throughout
- ↳ Full access raised floor
- ↳ High levels of natural light
- ↳ DDA compliant
- ↳ BREEAM Excellent
- ↳ Wired Score Platinum
- ↳ High quality finishes throughout
- ↳ Basement cycle and shower hub

\*Specification relates to 5th and 10th floors

# AND FULLY REFURBISHED COMMUNAL AREAS.

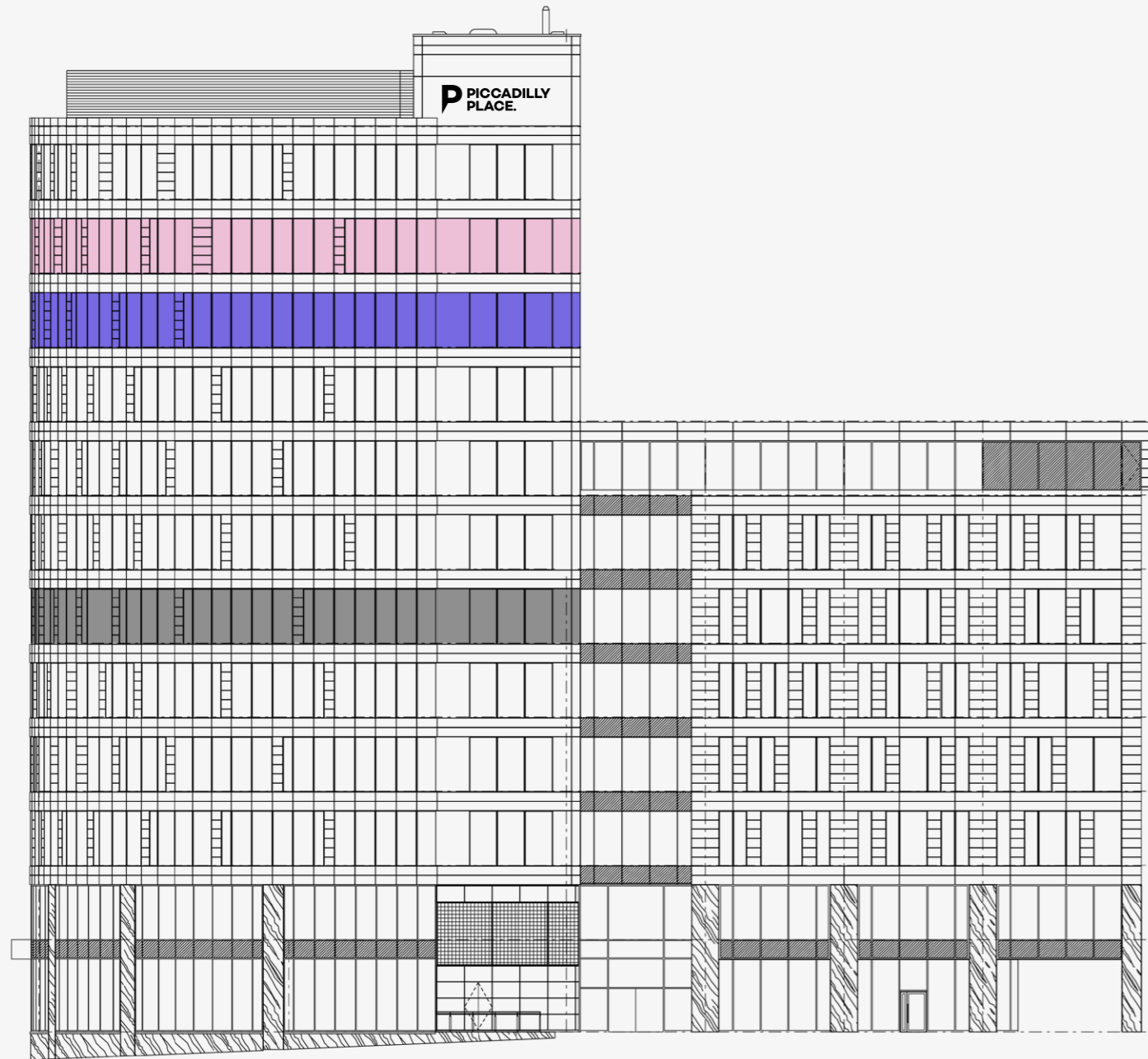






Top: 3 Piccadilly Place, 10th floor. Bottom and right: 3 Piccadilly Place, 9th floor.





# 3 PICCADILLY PLACE, 11 FLOORS OF HIGH QUALITY WORKSPACE.

## Availability

- **10TH FLOOR**

|                    |              |                   |
|--------------------|--------------|-------------------|
| 3 Piccadilly Place | 12,710 sq ft | Cat A refurbished |
|--------------------|--------------|-------------------|
- **9TH FLOOR**

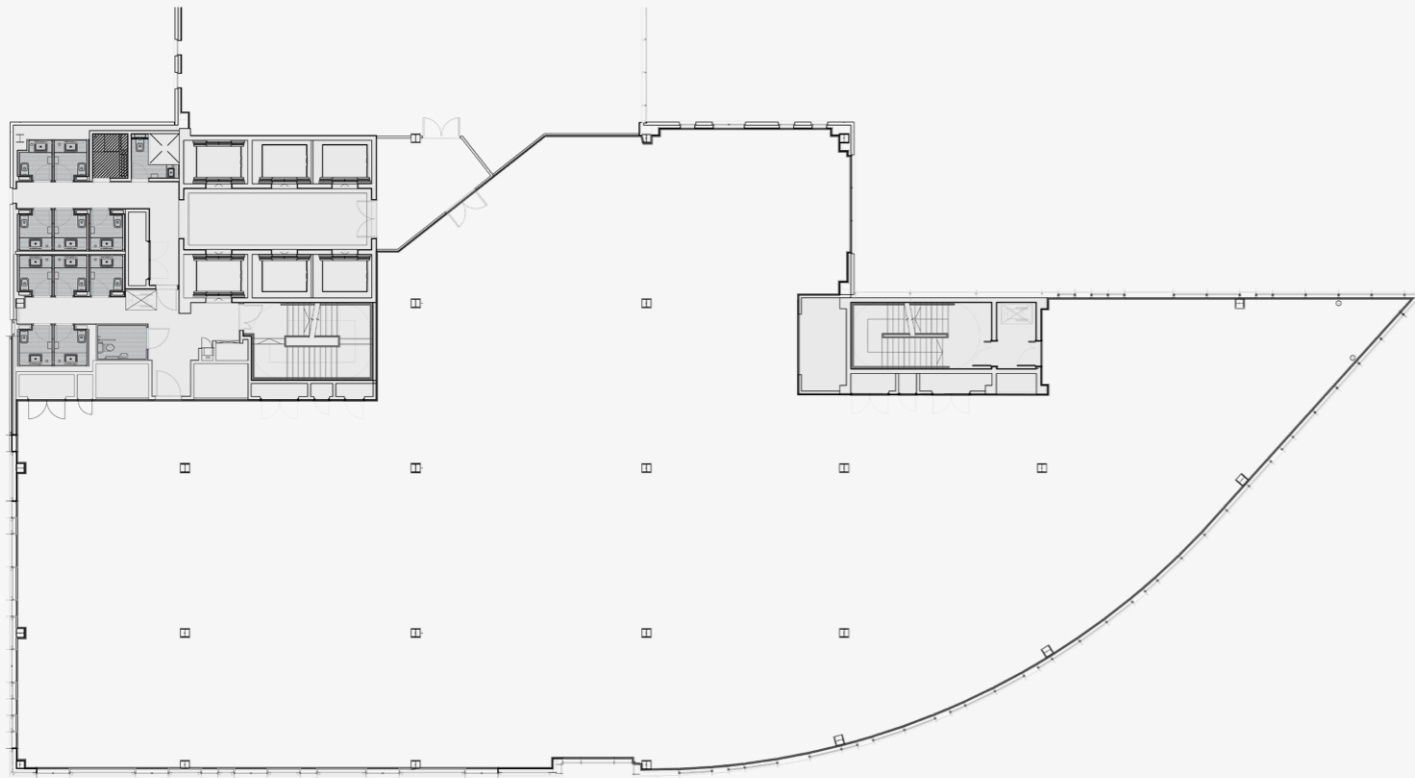
|                    |              |                    |
|--------------------|--------------|--------------------|
| 3 Piccadilly Place | 12,709 sq ft | Fitted & Furnished |
|--------------------|--------------|--------------------|
- **5TH FLOOR**

|                    |              |                   |
|--------------------|--------------|-------------------|
| 3 Piccadilly Place | 12,195 sq ft | Cat A refurbished |
|--------------------|--------------|-------------------|

Piccadilly Place  
is perfect for all  
companies, from  
small to large.



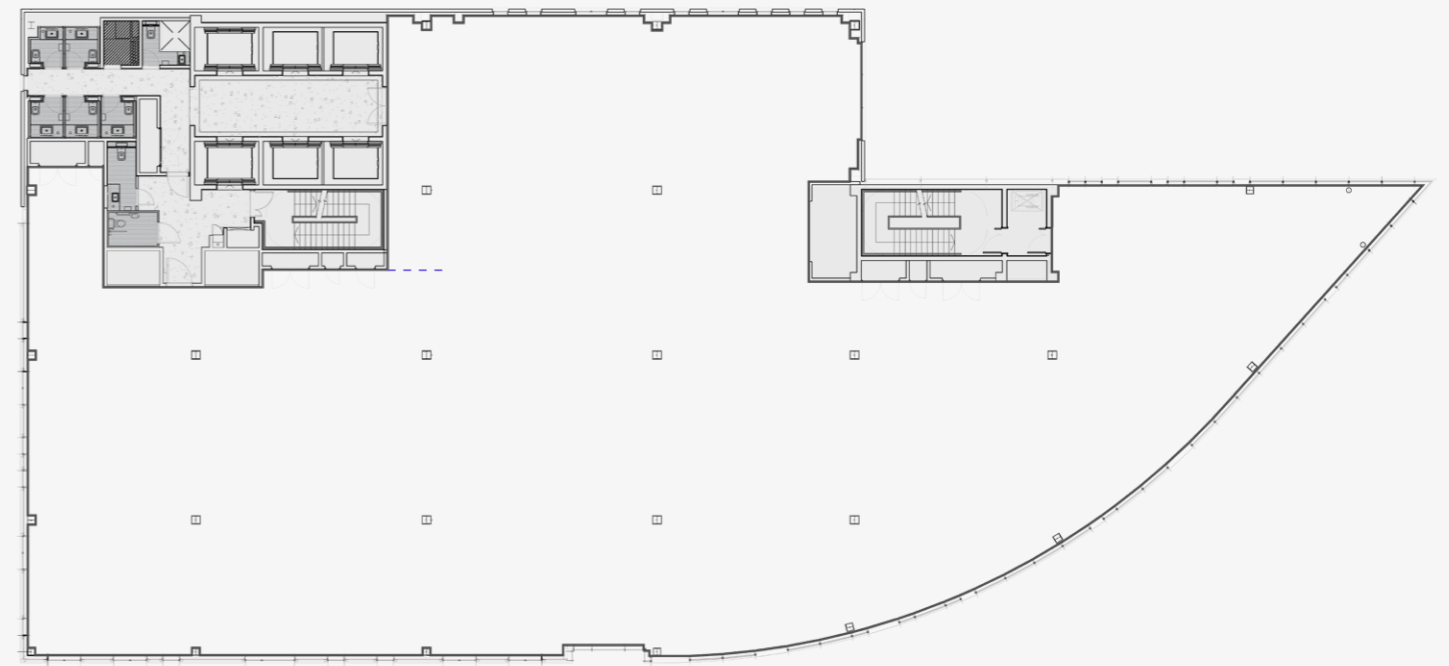
# FLEXIBLE FLOORPLATES.



## 5TH FLOOR

12,195 sq ft  
1,135 m<sup>2</sup>

Grade A workspace on the 5<sup>th</sup> floor available at 3 Piccadilly Place.



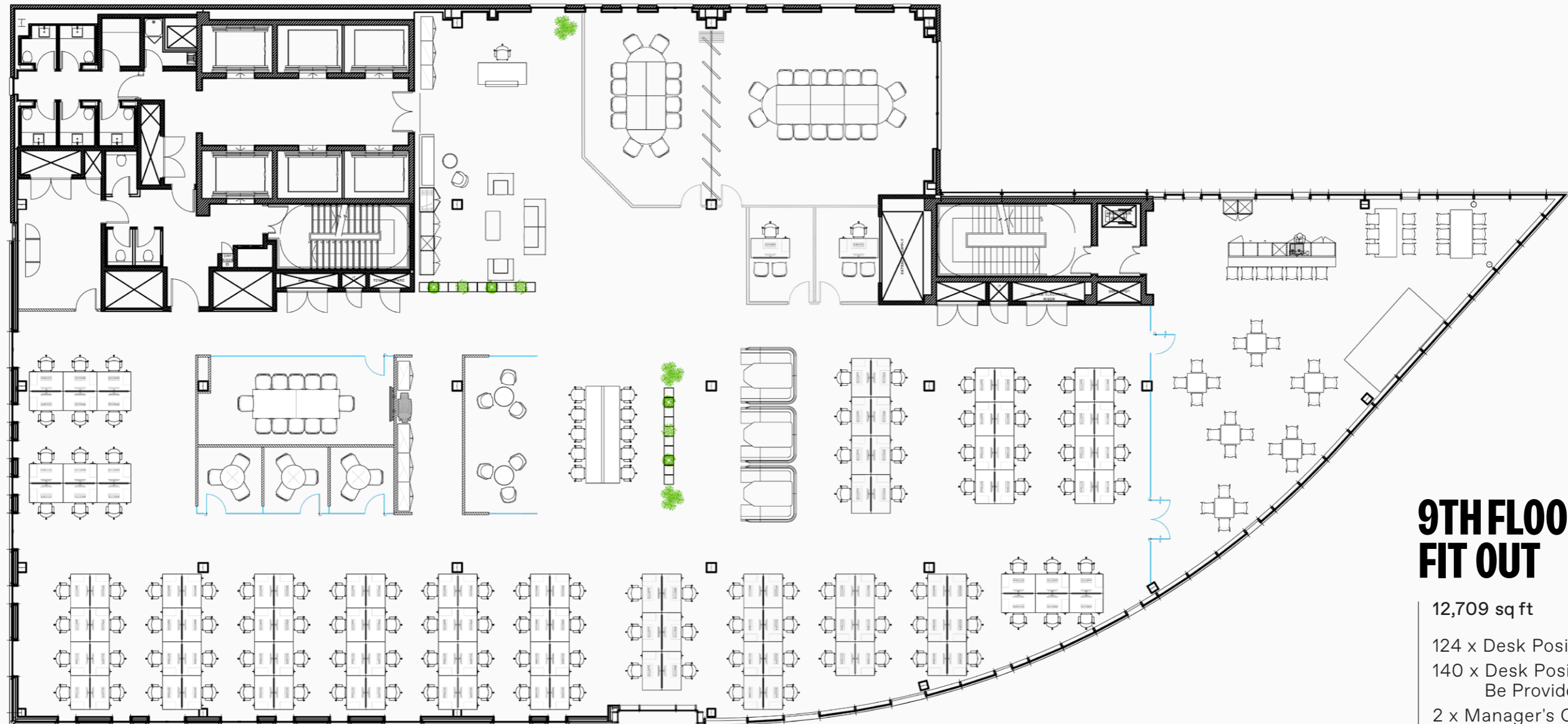
## 10TH FLOOR

12,710 sq ft  
1,181 m<sup>2</sup>

Grade A workspace on the 10<sup>th</sup> floor available at 3 Piccadilly Place.



# 9TH FLOOR PLUG & PLAY WORKSPACE.



## 9TH FLOOR FIT OUT

12,709 sq ft

- 124 x Desk Positions
- 140 x Desk Positions Could Be Provided at 1:8 sq m
- 2 x Manager's Offices
- 1 x 16 Person Boardroom
- 1 x 12 Person Meeting Room
- 1 x 10 Person Meeting Room
- 3 x 3 Person Huddle Rooms
- 3 x 6 Seater Booths
- 1 x Agile Workspace
- 1 x 8 Person Project Table
- 1 x Reception Desk





3 Piccadilly Place, 9th floor fit out.



# 4 PICCADILLY PLACE, FULLY FITTED AND CONVENTIONAL WORKSPACE.

## Availability

- **SUITE A  
2ND FLOOR**

4 Piccadilly Place

8,525 sq ft

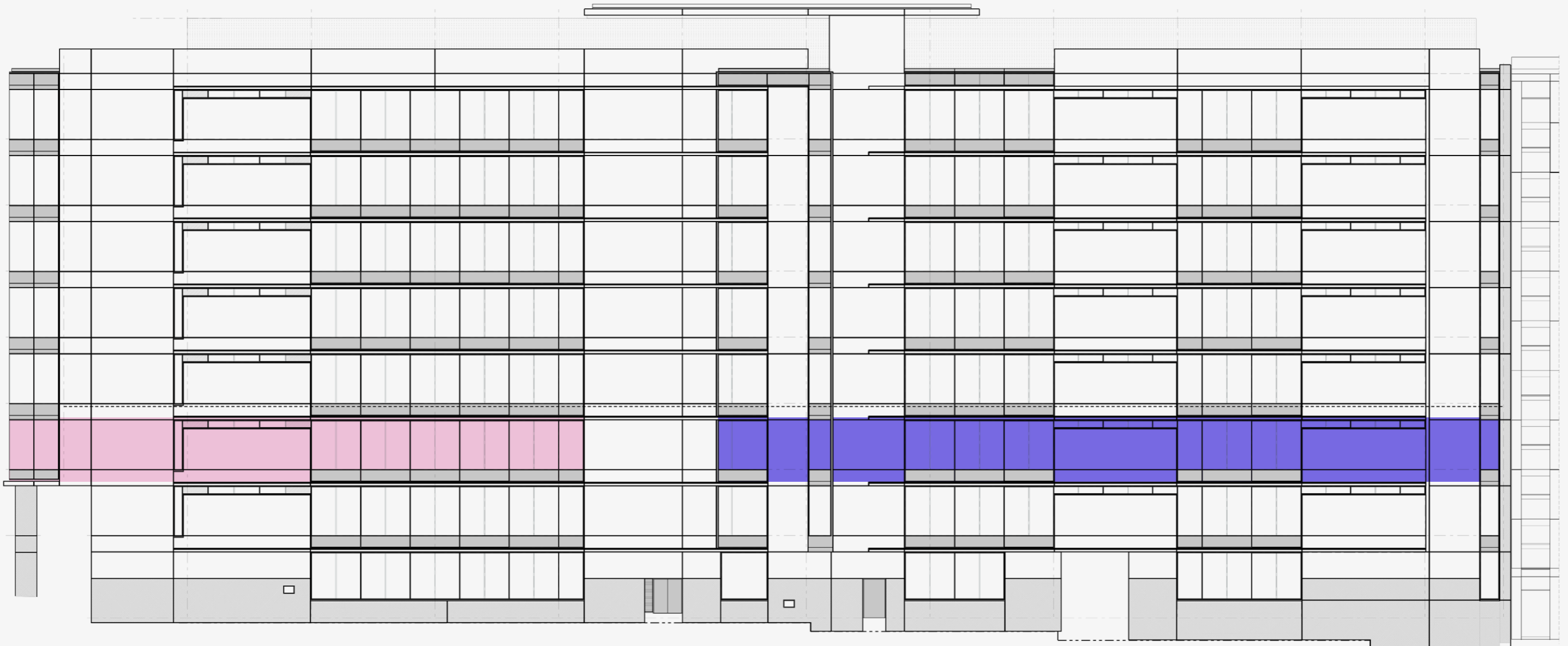
Cat A refurbished

- **SUITE B  
2ND FLOOR**

4 Piccadilly Place

7,946 sq ft

Fitted & Furnished





# FLEXIBLE FLOORPLATES.



## SUITE A

8,525 sq ft

Cat A refurbished workspace on the 2<sup>nd</sup> floor available at 4 Piccadilly Place.

## SUITE B

7,946 sq ft

68 x Desk Positions  
 92 x Desk Positions Could Be Provided at 1:8 sq m  
 1 x 20 Person Boardroom  
 1 x 8 Person Meeting Room  
 Seminar Presentation Space  
 2 x 4 Seater Booths  
 Self-contained Kitchen  
 Coffee and Breakout Space  
 1 x Reception Desk  
 68 x Lockers





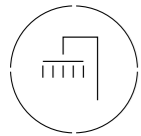
4 Piccadilly Place, 2nd floor fit out.



# A WORKSPACE THAT CARES FOR ITS OCCUPIERS.

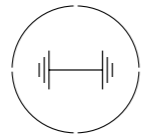


Shower and cycle hub



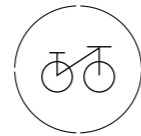
## AMENITY HUB

Including lockers, drying facilities and showers



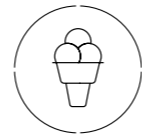
## ON-SITE GYM

Onsite gym facility with personal training and classes available



## CYCLE STORAGE

100 cycle racks are located in the basement car park



## POP-UPS

Piazza pop-ups including pizza, BBQ and ice cream





TRAMWAY  
LOOK BOTH  
WAYS

Q PARK  
P

simply fresh

BACON BAP  
\$3.50  
COFFEE



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