



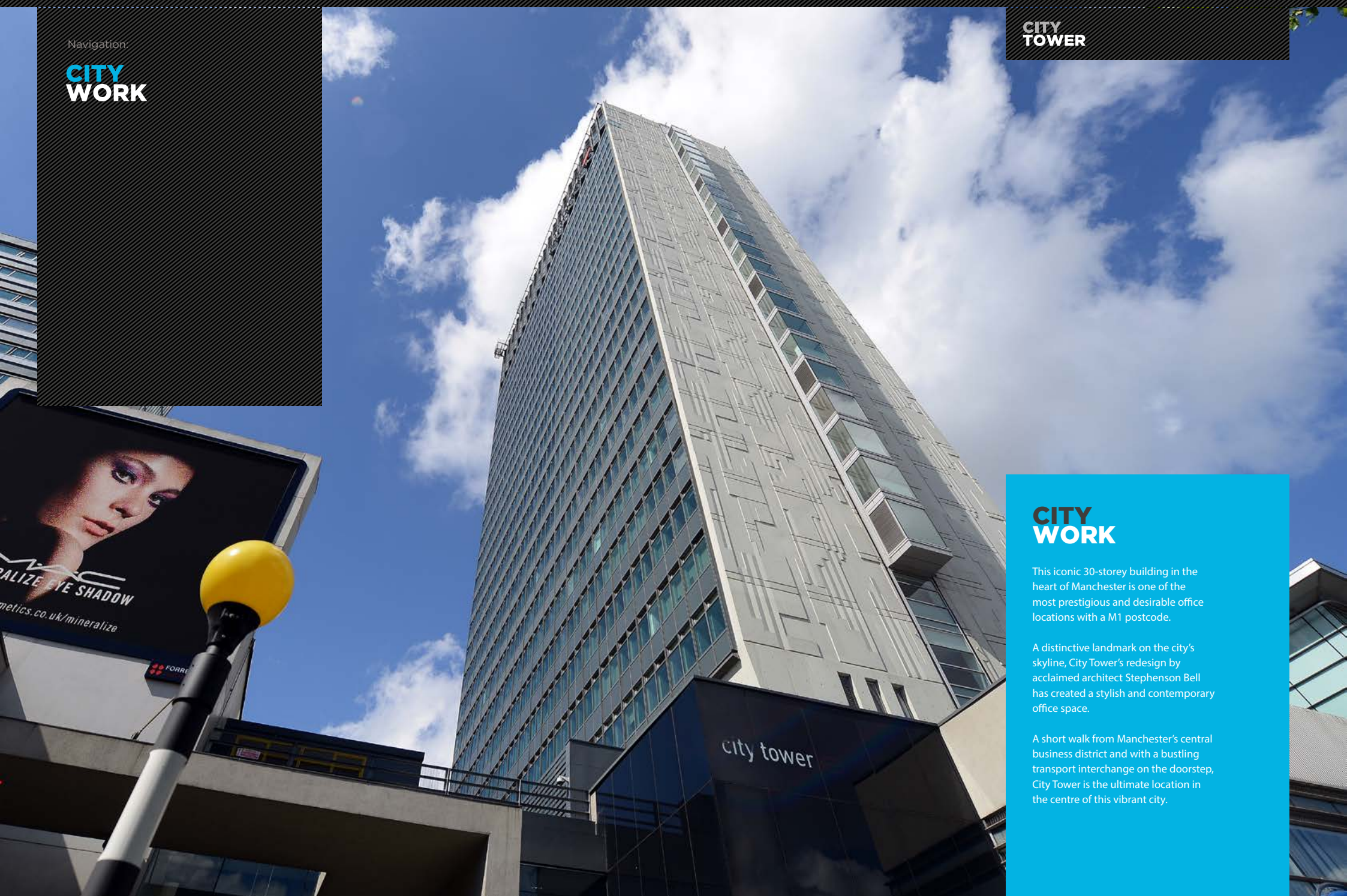
Manchester One

THE CITY  
THAT HAS  
IT ALL...

Navigation:

**CITY  
WORK**

**CITY  
TOWER**



## **CITY WORK**

This iconic 30-storey building in the heart of Manchester is one of the most prestigious and desirable office locations with a M1 postcode.

A distinctive landmark on the city's skyline, City Tower's redesign by acclaimed architect Stephenson Bell has created a stylish and contemporary office space.

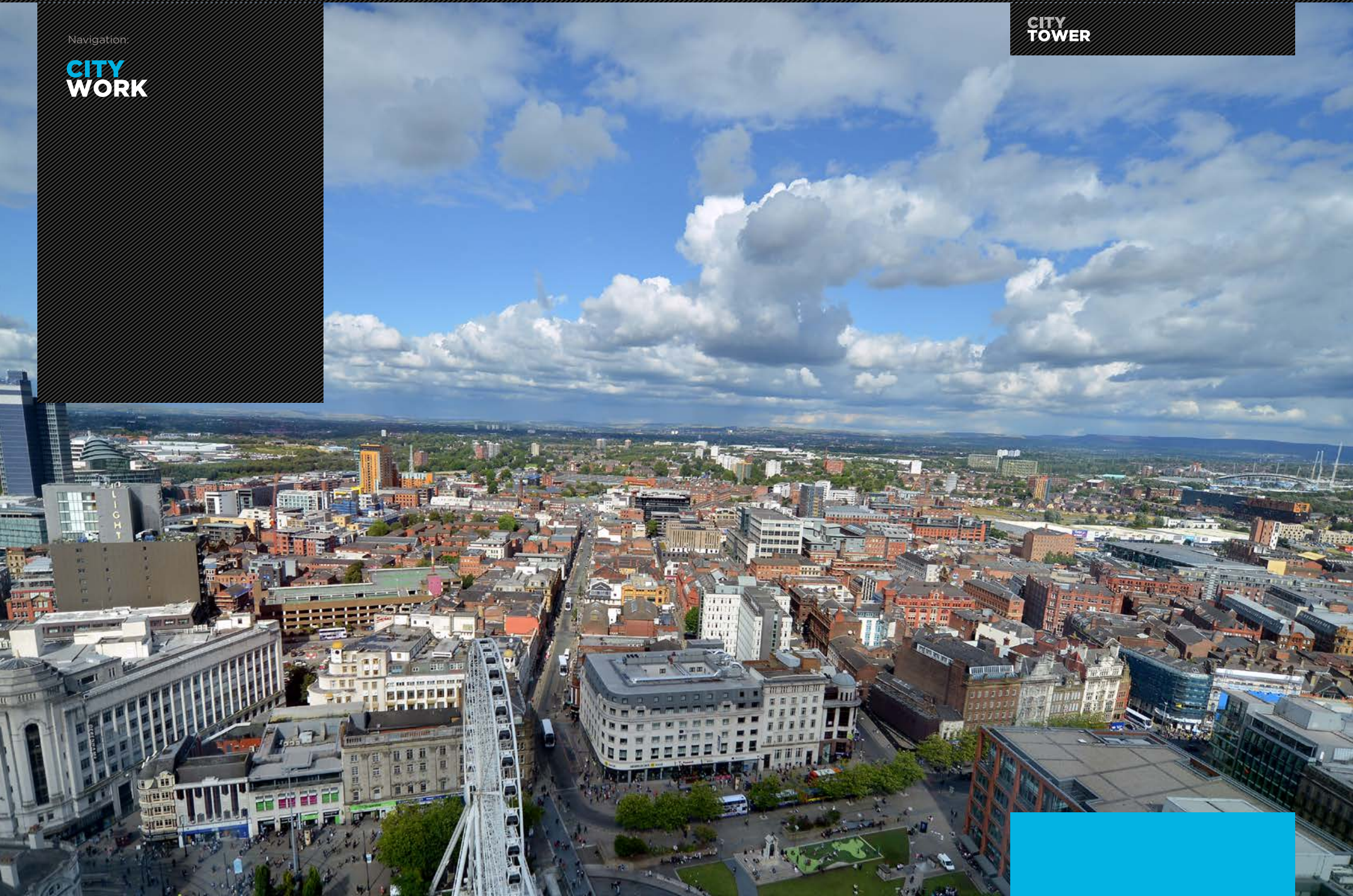
A short walk from Manchester's central business district and with a bustling transport interchange on the doorstep, City Tower is the ultimate location in the centre of this vibrant city.

city tower

Navigation:

**CITY  
WORK**

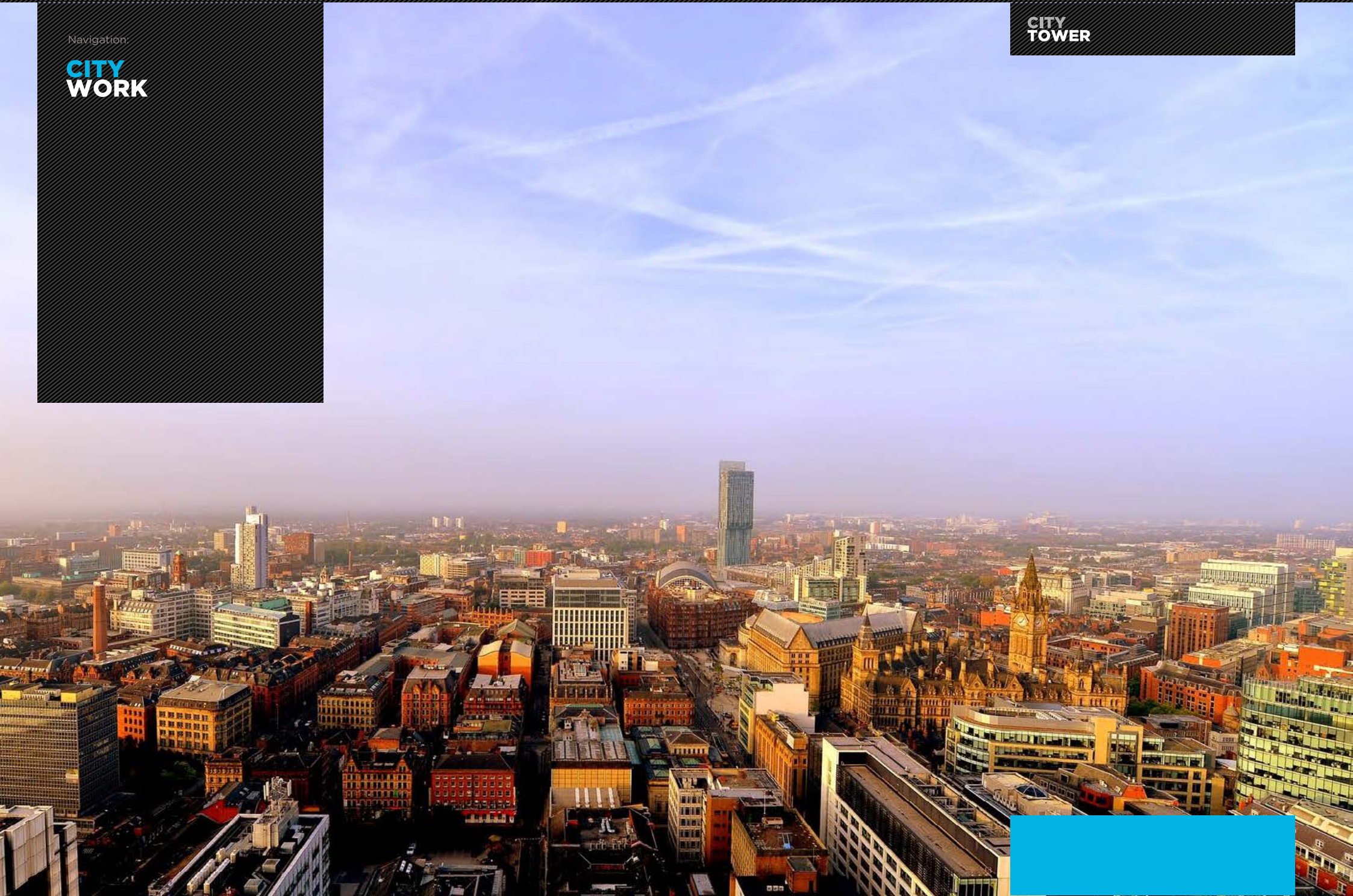
**CITY  
TOWER**



Navigation:

**CITY  
WORK**

**CITY  
TOWER**



Navigation:

**CITY  
LIFE**

**CITY  
TOWER**



## **CITY LIFE**

Sitting on the fringe of Manchester's Central Business District, astride a contemporary public square linking Piccadilly Gardens with New York Street, City Tower is right at the heart of the city. Just a 5 minute walk to Manchester Piccadilly train station and with the Metrolink tram and Piccadilly Gardens bus interchange on the doorstep it is a prime location for commuters.

City Tower is a vertical business district offering the ultimate in convenience for modern companies. It has shops and eateries on the ground floor, including Starbucks and Philipotts sandwich bar and The Grill on New York Street restaurant is a perfect place for a business lunch. There is secure basement car parking, a cycle hub and the Mercure hotel on-site.

It's just a short stroll down Market Street for some retail therapy and throughout the year Manchester's public squares come alive with Food and Music festivals, Artisan markets and the magical Christmas markets. The nearby Northern Quarter has an eclectic range of bars and restaurants for post-work fun.

Navigation:

**CITY  
SPACE**

**CITY  
TOWER**

## **CITY SPACE**

A unique concept in Manchester city centre; City Tower is a vertical business district providing a premium, high specification office environment and convenient amenities on the doorstep.

2 high quality suites are currently available: 8,258 sq ft, full floor on the 14th – suitable for a larger business 2,176 sq ft office on the 10th – perfect for a regional, satellite office or a smaller company.

These modern offices will ensure your business is at the heart of the economic hub of the North West.

Flexible floor plates and a fully managed fit out service will ensure your business is able to operate efficiently and effectively from the first day of moving in. Both floors have enviable, far-reaching views across Manchester in the best refurbished building in the city.

Navigation:

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## **CITY SPACE**

City Tower has been equipped to provide a high quality specification as well as comprehensive amenities for its occupants, including but not limited to:

- Air conditioning – which can operate to a range of densities
- Flexible suites tailored to your business – floorspaces can accommodate open-plan or cellular environments
- Conferencing facilities available – in City Tower or the adjacent Mercure hotel
- On-site car parking
- Bicycle storage
- Greater Manchester Cycle hub
- Shower facilities
- Suspended ceilings
- Recessed modular lighting
- 3 compartment perimeter trunking
- Disabled access
- 8 high-speed lifts
- Shops, restaurants cafes
- Leisure facilities

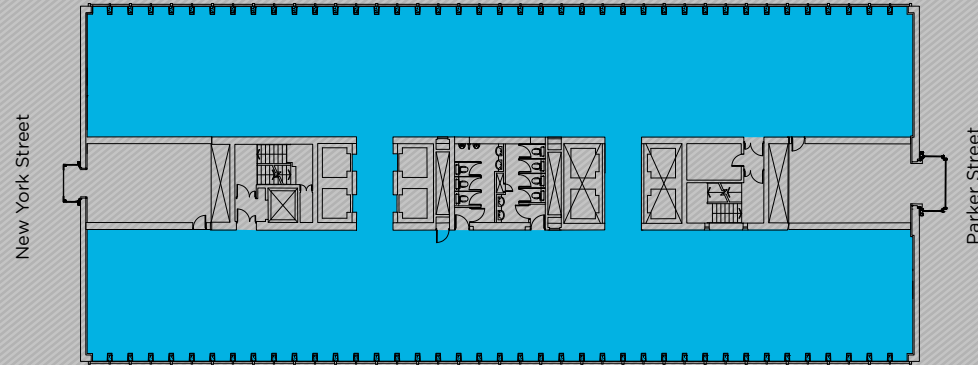
**> SPECIFICATION**

Navigation:

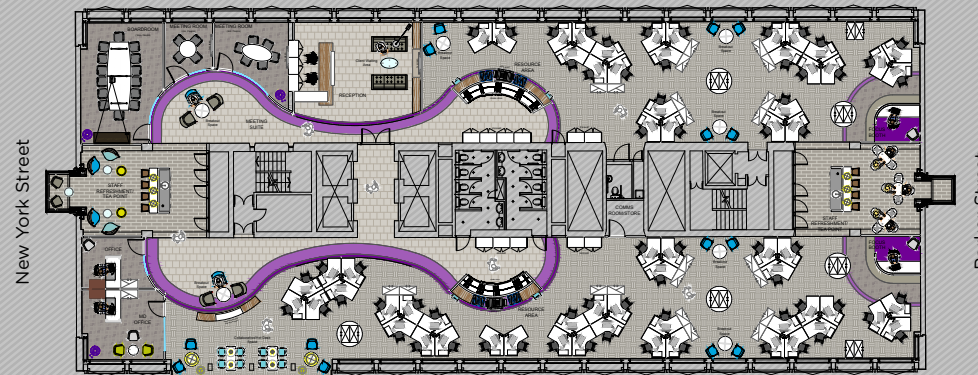
**CITY  
SPACE**

**CITY  
TOWER**

### Indicative Floor Plan



### Indicative Space Plan



• 64 desks • 3 meeting rooms • 1 reception • 2 offices

## CITY SPACE

City Tower offers the highest office space in Manchester, with some of the finest views of the city; the 28 floors of high specification office design offer an unique outlook on Manchester. 8 high-speed lifts, independent air conditioning and customisable office layouts ensure you have the highest quality, high spec office environment.

## AVAILABILITY

10th floor	2,176 sq ft
14th floor	8,258 sq ft
25th floor	3,656 sq ft
28th floor	8,647 sq ft

**> AVAILABILITY**



**CITY  
SPACE**



**CITY  
SPACE**

City Tower's current tenants range from Financial and Professional Services to TMT, Pharmaceutical and Public sector businesses. It attracts a broad range of businesses, as the office space is able to accommodate everything from high call centre environments to open plan offices with private reception and meeting rooms. City Tower can also accommodate high-end professional suites in a cellular format – all cellular workspaces would be afforded a view of the Manchester skyline.

There is also secure 24-hour office access and an on-site Cycle hub with cycle spaces, lockers and showers.

**> TENANTS**

Navigation:

# CITY EXPERIENCE

CITY TOWER

Jamie's ITALIAN

M&C MILLER & CARTER - STEAKHOUSE -

ROSSO RESTAURANT & BAR

KRO PICCADILLY

# CITY EXPERIENCE

Manchester is one of the largest and fastest growing cities in the UK, and is second only to London in terms of business and the quality of its city environment, retail and leisure amenities.

Manchester is a compact, easily navigable city and as City Tower is located on the edge of Manchester's Central Business District, walking to meetings or business lunches is an enjoyable stroll.

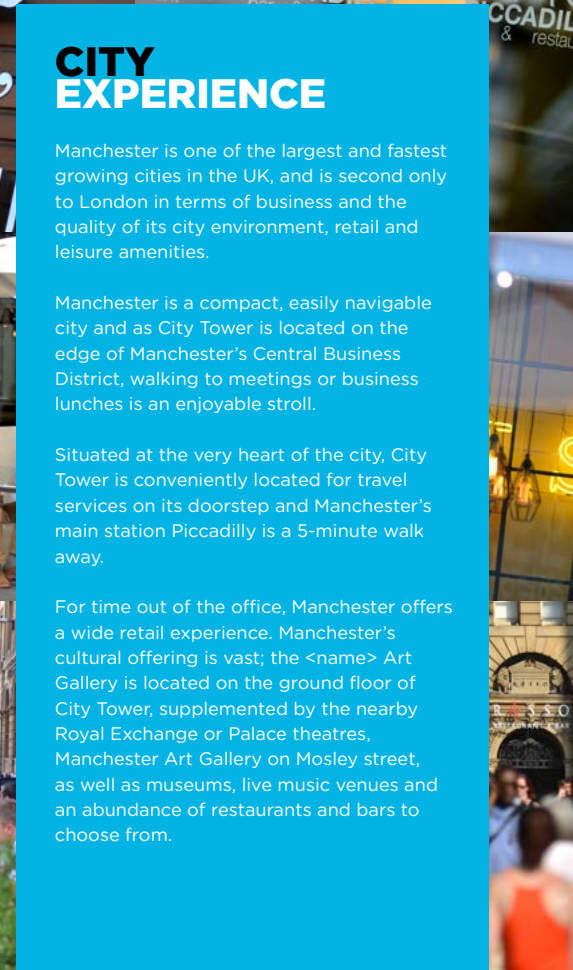
Situated at the very heart of the city, City Tower is conveniently located for travel services on its doorstep and Manchester's main station Piccadilly is a 5-minute walk away.

For time out of the office, Manchester offers a wide retail experience. Manchester's cultural offering is vast; the Art Gallery is located on the ground floor of City Tower, supplemented by the nearby Royal Exchange or Palace theatres, Manchester Art Gallery on Mosley street, as well as museums, live music venues and an abundance of restaurants and bars to choose from.

MARKS & SPENCER SIMPLY FOOD

Room

MISSOURI



Navigation:

## CITY EXPERIENCE

CITY TOWER

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[> AMENITIES](#)

Navigation:

## CITY CONNECTIONS



LONDON	35mins
AMSTERDAM	1hr 25mins
PARIS	1hr 30mins
BARCELONA	2hr 30mins
DUBAI	7hr 50mins
NEW YORK	8hr
TOKYO	13hr 30mins
SINGAPORE	14hr 45mins

## CITY CONNECTIONS

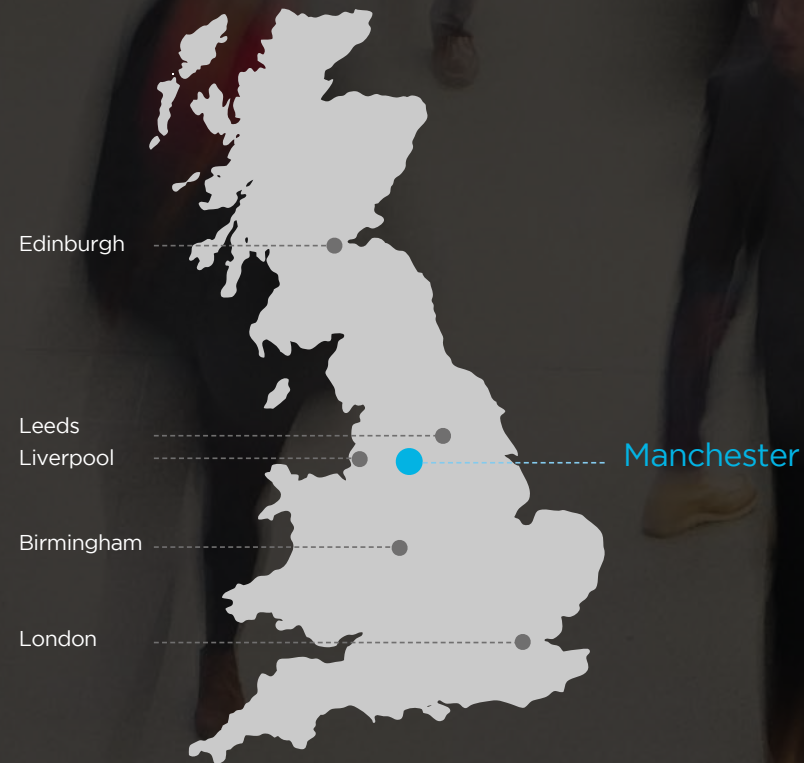
As the UK's second city, Manchester has modern and efficient transport links to both global and local destinations.

Manchester Airport is the largest international airport outside of London carrying 21 million passengers a year to over 200 destinations worldwide including direct flights to Hong Kong, New York, Paris and Zurich.

**> INTERNATIONAL**

Navigation:

## CITY CONNECTIONS



LONDON	3hr 56mins
BIRMINGHAM	1hr 50mins
LIVERPOOL	50mins
LEEDS	1hr 12mins
EDINBURGH	4hr 27mins





## CITY CONNECTIONS

Manchester's main train station, Manchester Piccadilly, is just 5 minutes walk and connects Manchester to the whole of the UK. 3 Virgin trains per hour travel to London in just over 2 hours and the planned High Speed 2 route will reduce that to just over 1 hour. All other major cities, including Birmingham, Edinburgh, Cardiff, Bristol and Newcastle can be reached in less than 4 hours.

> NATIONAL

CITY  
CONNECTIONS



-  ON FOOT
-  BY CAR
-  BY TRAM
-  BY TRAIN

CITY  
CONNECTIONS

Manchester Piccadilly, Oxford Road and Victoria train stations all operate frequent commuter services making Manchester easily commutable from Liverpool, Chester, and Leeds and the multitude of towns and villages in between.

The city's Metroshuttle buses allow travel around the city for free and the Metrolink tram and Piccadilly Garden's bus interchange connects the city centre to places all over Greater Manchester - all just outside the front door of City Tower.

City Tower has 456 basement car parking spaces and a cycle hub for secure storage of your vehicle or bike.

> MANCHESTER

Navigation:

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CITY  
MAP



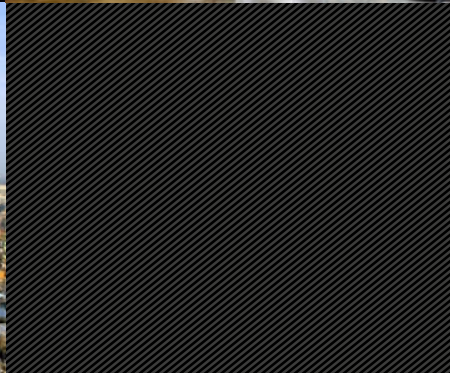
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CITY TOWER



CITY OF MANCHESTER





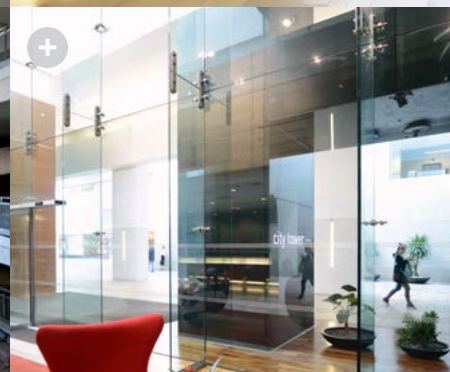
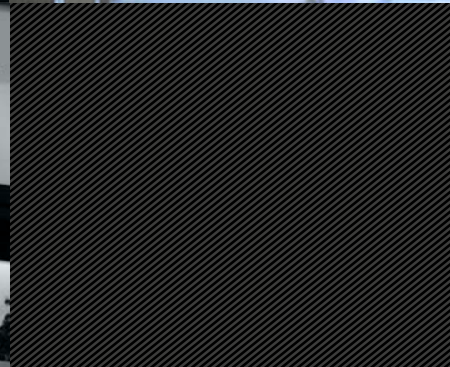
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CITY TOWER



CITY OF MANCHESTER



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