

ONE

ONE

One Piccadilly Gardens, Manchester, M1 1RG

IN THE CORE OF THE CITY

Welcome to One Piccadilly Gardens.

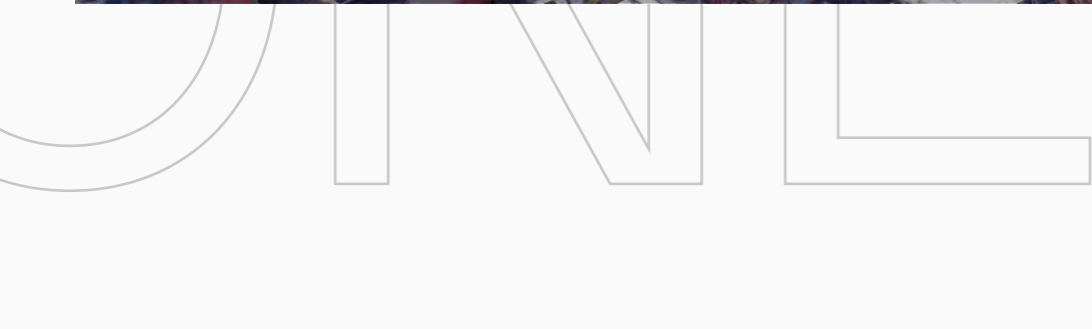
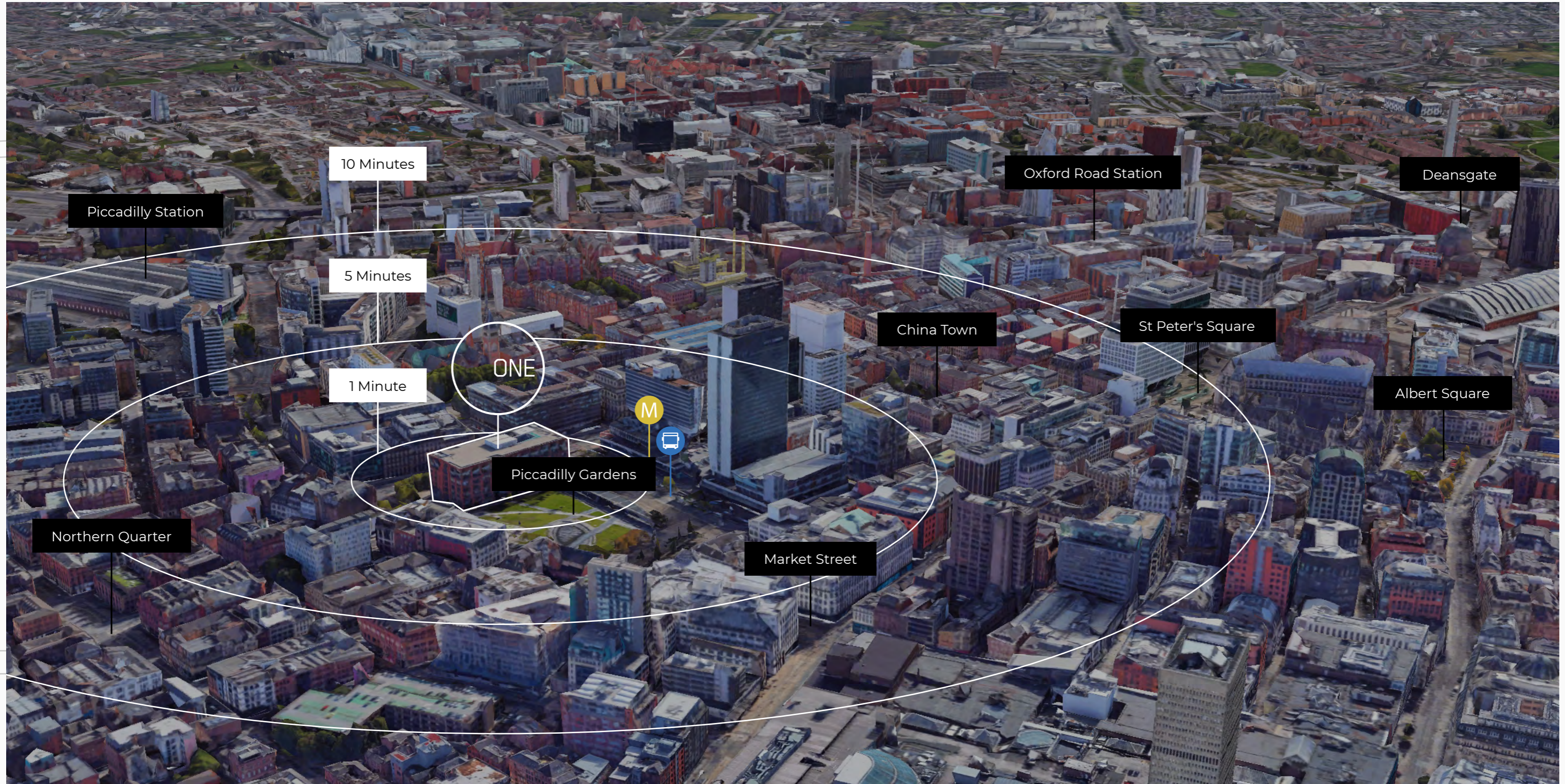
One Piccadilly Gardens is a modern, Grade A office building, fronting Manchester City Centre's largest open green space.

The building comprises 187,000 sq ft of office, retail and leisure space and boasts floorplates of up to 26,680 sq ft.

Designed by Allies and Morrison, the building has recently undergone an extensive refurbishment combining thoughtful, contemporary design with stylish new features.







LOCATION

ONE

UNRIVALLED
TRANSPORT
LINKS.



Manchester Piccadilly

PICCADILLY

With train, tram, bus and taxi on the doorstep, just a few minutes walk can take you where you need to go.

One Piccadilly Gardens is located in Manchester's prime commuter area. Convenient for all forms of public and private transport Piccadilly Gardens is a central point of access and the crossing point for transport north, east, south and west in and out of the city.

Not only does the building overlook the Piccadilly Gardens Transport Interchange with Metrolink stop, but is also a short walk from Piccadilly train station.

Piccadilly Gardens



Manchester Victoria

VICTORIA



Market Street



Piccadilly Gardens

MOST FAMOUS

TRANSPORT INFRASTRUCTURE LIKE NO OTHER.



Tram

The Metrolink tram system with its continued expansion and improvements, offers speedy transport to all points of the Greater Manchester compass and can be accessed just a minutes walk away at Piccadilly Gardens Tram Station.

Train

Manchester to London: 2 hrs 8 mins
 Manchester to Leeds: 48 mins
 Manchester to Liverpool: 51 mins
 Manchester to Birmingham: 1 hr 26 mins
 Manchester to Sheffield: 48 mins

Bus

Metro Shuttle Bus is a free bus service throughout Manchester City Centre and routes 1, 2 and 3 all pass through Piccadilly Gardens.

All services run approximately every 10 to 12 minutes, Monday to Sunday and connect to Manchester Piccadilly.

For more information you can visit Transport for Greater Manchester: tfgm.co

GATEWAY TO THE SOUTH JUST 9 MINUTES WALK AWAY.



- MANCHESTER PICCADILLY 9 MINUTES WALK
- MANCHESTER VICTORIA 12 MINUTES WALK
- PICCADILLY GARDENS 1 MINUTE WALK
- MARKET STREET 4 MINUTES WALK

LOCATION

ONE

ON THE
DOORSTEP

OF

IT ALL.



LOCATION

One Piccadilly Gardens is a superb location in the heart of Manchester, surrounded by the very best in the city's food, drink & cultural amenities.

The City's main retail and leisure amenities are all close with Market Street the main retail area of Manchester City Centre is just a few minutes walk away as is the Northern Quarter, a thriving independent cafe, restaurant and bar district.

BAR BURRITO

Abode



One Piccadilly Gardens is a landmark building with exceptional unrestricted views over Piccadilly Gardens. The building also benefits from several restaurant, coffee and bar venues on its ground floor.

One Piccadilly Gardens has everything you need on the ground floor. From Ask Italian to Shoryu Ramen, Pret a Manger, Barburrito and Pizza Express to name but a few, there's something for everyone when it comes to choosing the right lunch.

Foundation



STARBUCKS

Pizza Express



Soup Kitchen

One Piccadilly Gardens is also just a few minutes away from The Alchemist, Foundation, Soup Kitchen, Abode and Malmaison Hotels as well as Double Tree and Holiday Inn conferencing facilities.

ASK Italian



Shoryu Ramen

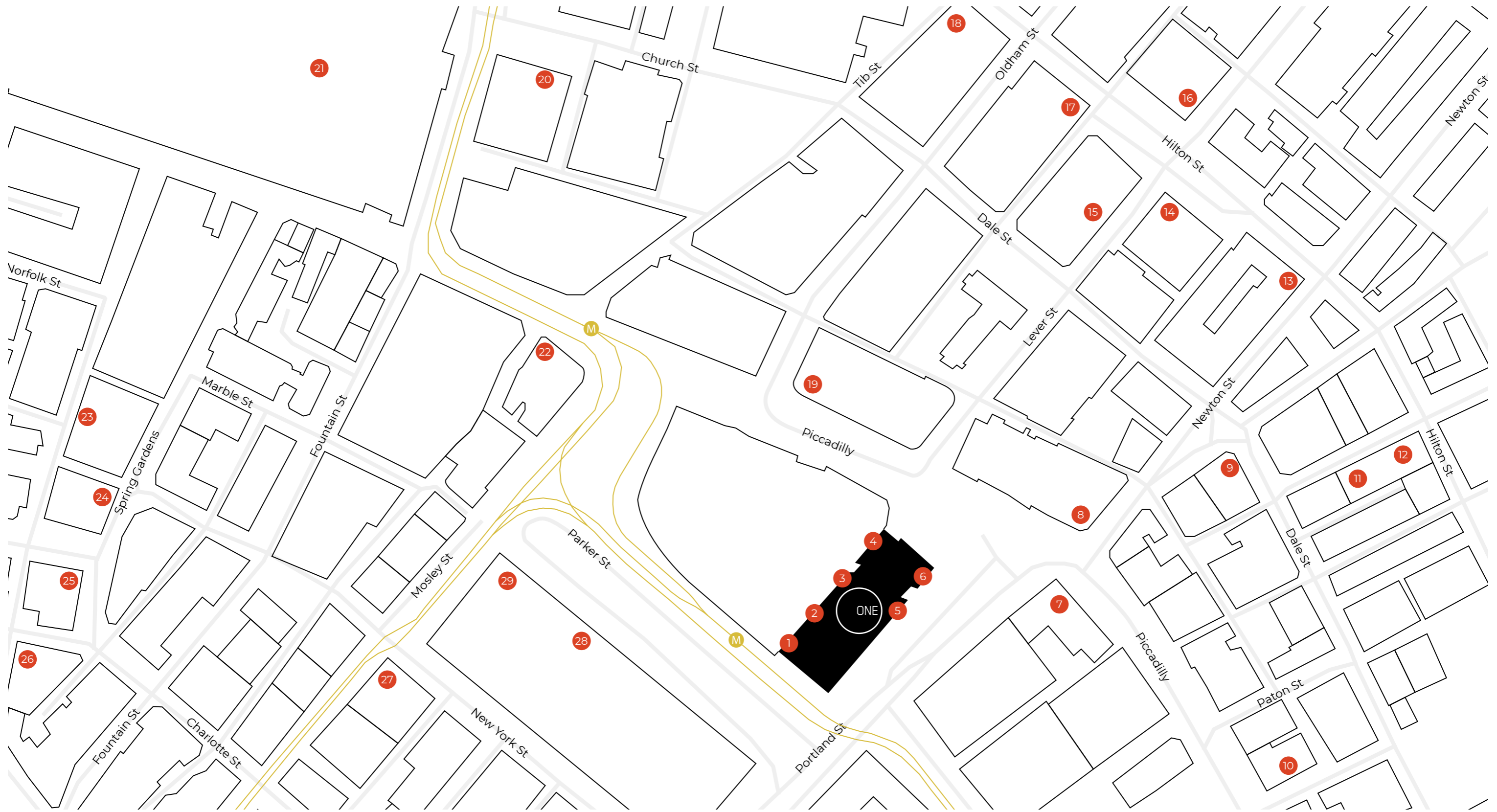


Malmaison Manchester



ASK ITALIAN

THE ALCHEMIST



IN THE HEART OF THE CITY.

- | | | | |
|------------------|----------------------|----------------------------------|-----------------------|
| 1. Barburrito | 9. Cottonopolis | 17. Soup Kitchen | 25. Hotel Gotham |
| 2. Pizza Express | 10. ABode Manchester | 18. Evelyn's Cafe & Bar | 26. Six by Nico |
| 3. Shoryu Ramen | 11. Takk Coffee | 19. Morrisons | 27. The Alchemist |
| 4. Byron | 12. The Whiskey Jar | 20. Northern Soul Grilled Cheese | 28. Starbucks |
| 5. Pret A Manger | 13. Ezra & Gil | 21. Manchester Arndale | 29. Marks and Spencer |
| 6. Ask Italian | 14. Ply | 22. Caffè Nero | |
| 7. Tesco Express | 15. Foundation | 23. Beermoth | |
| 8. Bundobust | 16. Flok | 24. Grand Pacific | |

AVAILABILITY

OFFICE SPACE
CENTRED

AROUND
WELLBEING.

ONE



A truly unique Grade A office building refurbishment.

Access into the main reception is via a double height walkway which links Portland Street to Piccadilly Gardens. New, ambient lighting and planting will create a unique atmosphere for passers through and the animation of the retail units will create life and activity both through the day and in the evening.

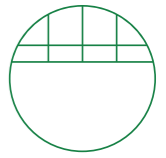
The double height atrium & reception has been redesigned to create a high quality arrival experience with visitors benefiting from a comfortable seating booth for waiting. Biophilia and Air Quality Monitoring provide a wellbeing focused environment with the break out space and waiting area allowing for informal meetings and a place to focus.



Secure Manned Reception



Shared Communal Space



Double Height Atrium Off Reception







One of the key feature of One Piccadilly Gardens is its stunning garden atrium, linking ground to first floor. The new dark colour palette combined with warm lighting and plant feature will make this one of the most attractive communal spaces in the city - whether you want to host an event, meet informally with a colleague, or take some time out away from your desk.



Sustainability measures	
BREEAM	<ul style="list-style-type: none"> • BREEAM Very Good rating under the BREEAM Refurbishment and Fit-Out Assessment Scheme
Energy	<ul style="list-style-type: none"> • Use of energy efficient lighting, use of intelligent lighting controls. • Heat recovery included in basement ventilation system.
Health and Wellbeing	<ul style="list-style-type: none"> • An indoor air quality plan will be implemented with the aim of minimising indoor air pollution during the design, construction and occupation of the building. • Heating and cooling calculations will be undertaken to ensure the appropriate thermal comfort levels are achieved through design.
Materials	<ul style="list-style-type: none"> • Materials with a low environmental impact will be used where possible. The project has undertaken a lifecycle assessment to measure the life cycle environmental impact of the refurbishment works. • The development will aim to source the majority of materials with a responsible sourced certification.
Waste	<ul style="list-style-type: none"> • A site waste management plan is in place and targets set for amount of waste generated on site and a high level of waste is expected to be diverted from landfill.
Design	<ul style="list-style-type: none"> • Actively sought to re-use as much of the existing furniture and FF&E in order to retain the embedded carbon.
	<ul style="list-style-type: none"> • The materials and loose furniture Space Invader specified have been used previously and can be re-used at the end of their lifecycle. • All timber is required to be from FSC sources.

One Piccadilly Gardens benefits from market leading building intelligence technology directly linked to our facilities management partner. This enables proactive management of the building to allow real-time interventions using sensors on lifts, air-conditioning and ventilation equipment. It will also enable us to achieve our science based energy consumption targets over the coming years on our journey to Net Zero Carbon by 2030.

The building will also have Indoor Environment Quality (IEQ) sensors in the reception and mezzanine areas to allow us to monitor live air quality and humidity to ensure a healthy environment for all of our building users. L&G is committed to working with our occupiers to provide healthy and productive spaces. To support this IEQ sensors are available to use in occupiers' demise with live information displays to reassure and demonstrate how our site based operations team are working to ensure all spaces are safe and healthy.

THE UK'S BEST PERFORMING BUILDING FOR INDOOR AIR QUALITY



What are AirScore™ certifications?

AirScore's are based on AirRated's global benchmark for indoor air quality which looks at the core areas that define how healthy, safe and productive a building is.

AirScore certifications provide detailed indoor air quality information using the latest sensor technology and scoring system to grade your building based on scientific research. The ratings range from Uncertified (which means your building doesn't meet minimum standards) through to Platinum (which is awarded to buildings that perform above and beyond best practice).

They are focussed on making your indoor air quality transparent by providing an easy to understand rating to show how healthy the indoor environment is for the people in your building.

About One Piccadilly Gardens

AirRated collected air quality data on OPG over a three-week period across the building's "breathing zones" to get an accurate representation of air quality across the space.

OPG was first certified for an AirScore in 2021, scoring Gold and then recertified in 2022, improving their rating to Platinum.

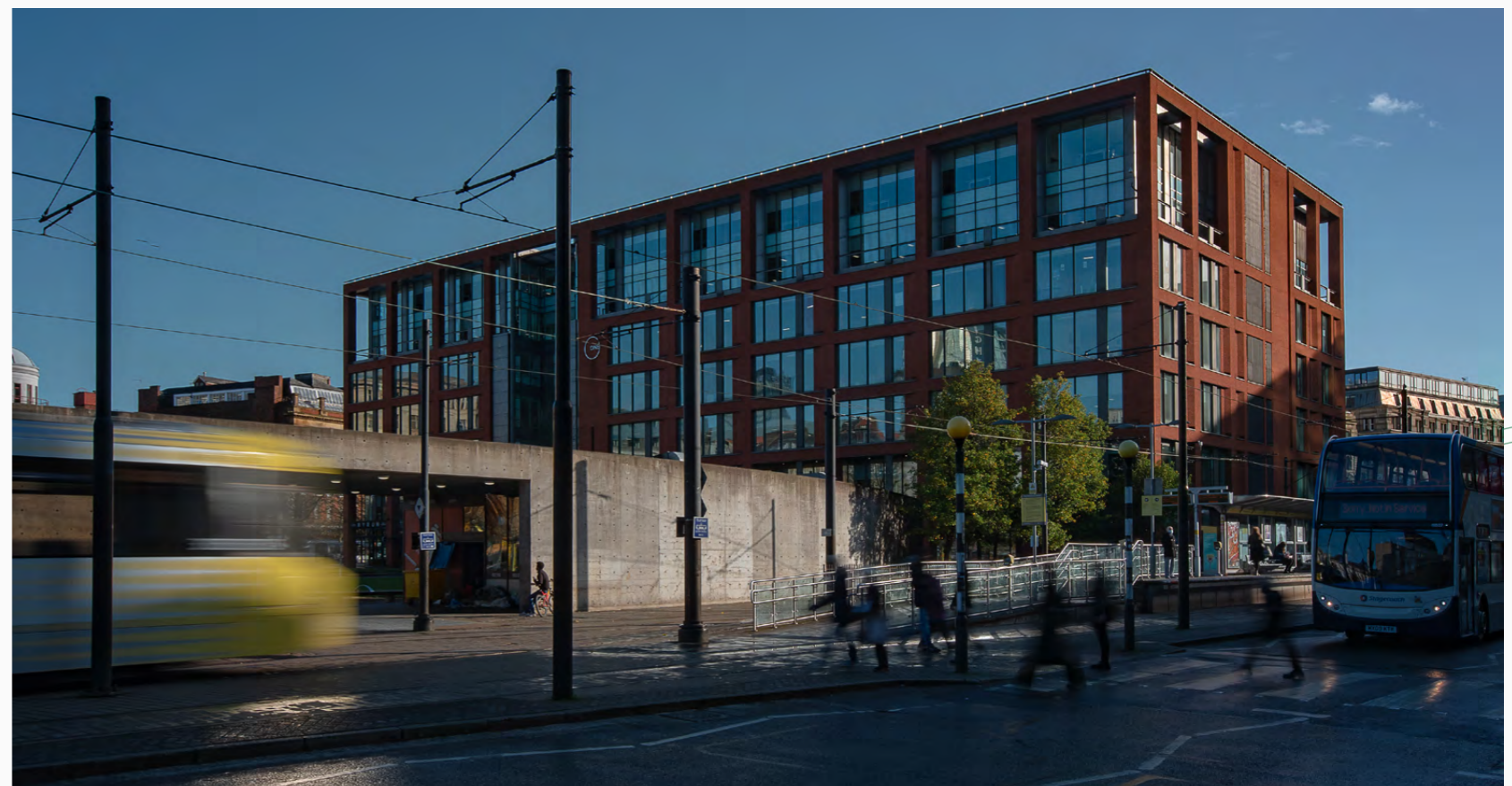
- AirScore certifications are voluntary certifications, showcasing duty of care and transparency around the health of a commercial space. "Making the invisible, visible".
- After their recent recertification, OPG became the best performing AirScore building in the UK, achieving the highest banding, Platinum.
- Having been one of the first buildings to recertify their certification, OPG have demonstrated their commitment to not only creating and maintaining a healthy, safe and productive space but also improving their performance and processes to create the best working environment possible.



OPG was the first commercial building in Manchester to ever achieve the AirScore certification



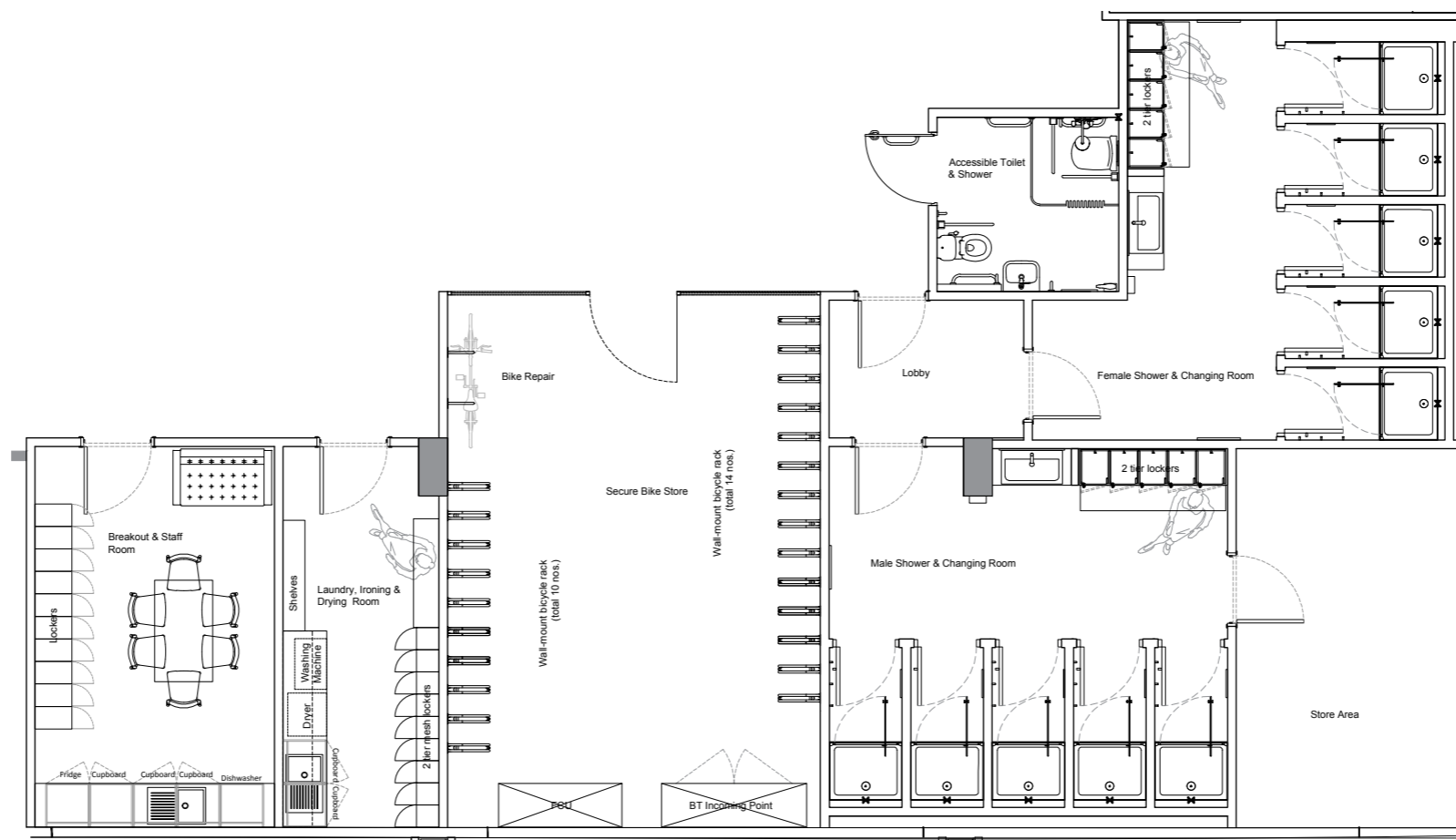
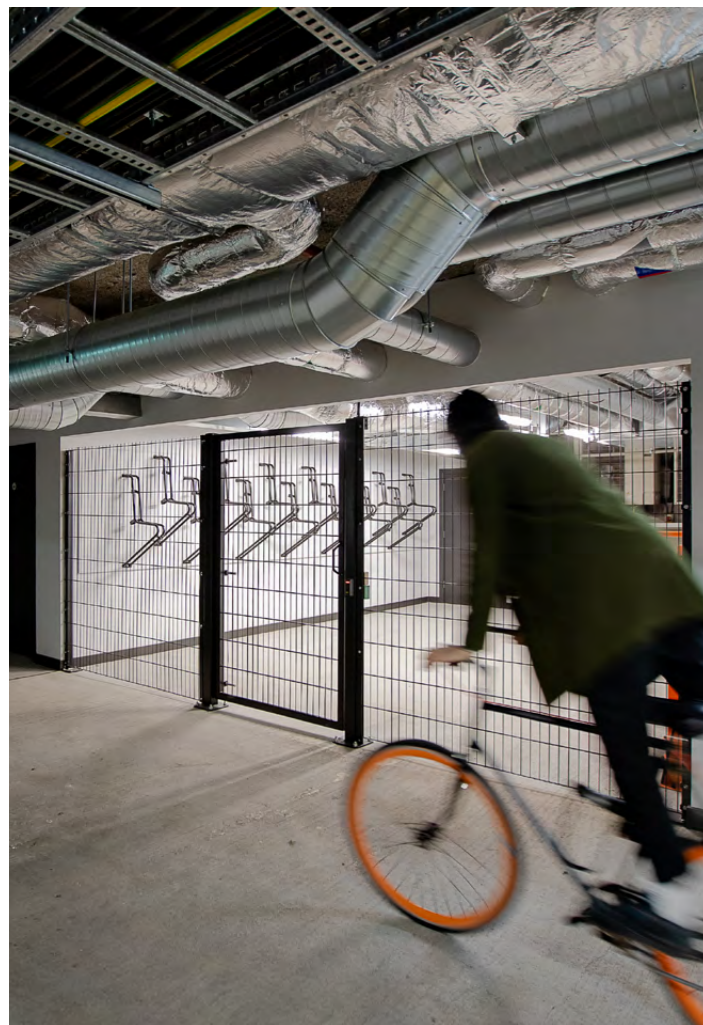
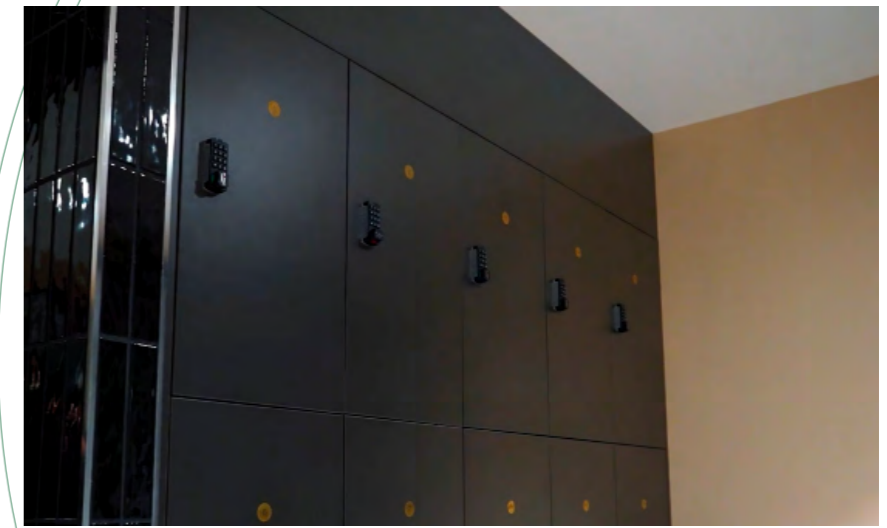
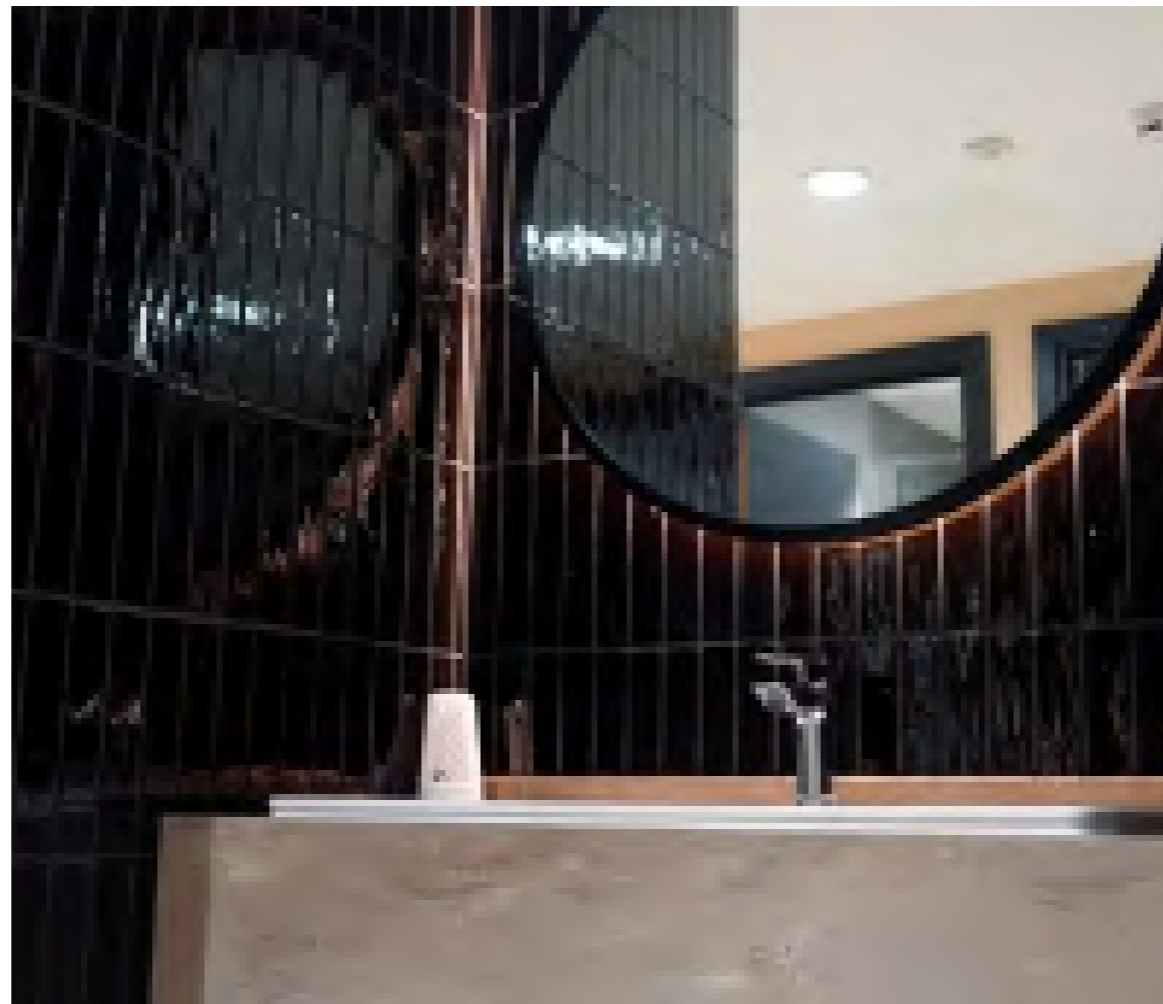
OPG's recent recertification score is the 2nd best performing AirScore ever scored by AirRated!



NEW STATE OF THE ART CYCLE HUB & SHOWERS

With increasing demand for cycle facilities, the building has been upgraded to provide a comprehensive cycle provision to cater for all requirements.

The building benefits from 96 bike store spaces and with access straight into the communal atrium area you can arrive, shower and begin your day.



Secure Bike Hub



Toilet Facilities



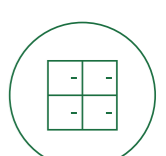
Changing Rooms



Bike Repair Station



Shower Facilities



Storage Facilities



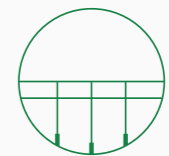
Indicative CGI floorplan

EFFICIENT AND EFFECTIVE FLOOR PLATES

Accommodating a wide range of office layouts and suitable for a variety of business needs. One Piccadilly Gardens benefits from a modern specification throughout, incorporating the very best features expected by a modern office user looking for a building that has everything.



Air Conditioning



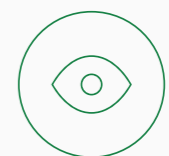
Raised Floors



Air Rated Gold



Excellent Natural Light

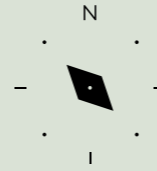
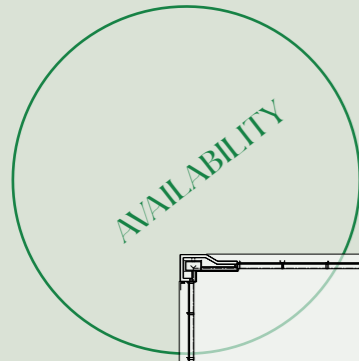


Unrestricted Views Over Piccadilly Gardens



Wired Certified Gold





3RD FLOOR
26,680 SQ FT



ONE

CONTACT

To discuss the terms, and arrange an inspection of the property, please contact the letting agents.



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