



THE ALBERT ESTATE
MANCHESTER

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A PLACE FOR PEOPLE
WHO THINK DIFFERENTLY

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A PLACE FOR PEOPLE WHO THINK DIFFERENTLY

The Albert Estate is a community of dynamic businesses based in three iconic properties around Manchester's Albert Square. It's the geographical and social heart of the city.

A focal point for visionary businesses, culture and entertainment — a place to experience the true spirit of Manchester.

All 3 buildings have been fully restored, with all workspaces fit for modern business needs.



LASTING LEGACY

A place linked to prosperity — Manchester's original 'golden age' is said to be the second half of the 19th century. And it was in the vibrant, cosmopolitan atmosphere of the 1870s that Albert Square and its treasured buildings were created.

It is a handsome, paved public space, bordered by grand Gothic architecture and adorned by monuments. And, as the city's power is reignited, the Square's relevance to the city's prosperity remains vital.



A HISTORICAL CENTRE OF POWER

The Square's architectural apex is the Grade II listed Manchester Town Hall, designed by Alfred Waterhouse and completed in 1877.

Built in sandstone, it marked a distinct departure from Manchester's red brick and inspired many of the Square's other Victorian buildings. Today, this beautiful Square and its surroundings are designated a conservation area, and many of its precious buildings are listed.

THE BUILDINGS OF THE ALBERT ESTATE

Victoria Buildings was designed in the Gothic style by Manchester-based architects Pennington and Bridgen. It was built in 1877 and features a brick facade with a sandstone dressing.

The Grade II listed Northern Assurance Building was designed by Manchester-based architect Waddington and Sons and built in 1902.

Its magnificent York stone and Cornish granite facade sits under a Westmorland slate roof and lead cupola.

2 Mount Street was built in 1872 and designed by Pennington and Bridgen in a style to complement the Town Hall. It has a Grade II listing status, thanks to its particularly ornate Neo-Gothic facade.



THE COMMUNITY

The Albert Estate's buildings are connected to the city's most central cultural, political and social destination, Albert Square. Here is the pivot of city life. Always a place of celebration – and now the home of innovation – it's where Manchester's golden age continues.



METIS REAL ESTATE

metisrealestate.com

ARMENIAN TAVERNA

armeniantaverna.co.uk

TRITAX SYMMETRY

tritaxsymmetry.com

CAFFÉ GRANDE PICCOLINO

individualrestaurants.com/piccolino

ROYAL BRITISH LEGION

britishlegion.org.uk

JOHNSONS DRY CLEANERS

johnsoncleaners.com

HAINES WATTS

hwca.com

INDIVIDUAL RESTAURANTS

individualrestaurants.com

FEC DEVELOPMENT MANAGEMENT

fecil.uk

HYDROCK

hydrock.com

NSTR

nstr.co.uk

THE BROTHERHOOD

thisisthebrotherhood.com

BOWLERS CAFÉ



A COMPELLING CULTURAL CENTRE

Manchester is an increasingly exciting and vibrant place to live and work. In shopping, dining and entertainment, the quality and variety is comparable with any world city.

A HIVE OF CREATIVITY

Sitting at the city's heart, Albert Square is an area rich in inspiration. As well as being a much-loved place to sit and watch the world go by, this beautiful tree-lined space regularly comes alive as a social venue, playing host to music events and food markets.

And, for 18 days in July (biennial), Albert Square gives a home to the Manchester International Festival. The atmosphere is magnetic; music, comedy, theatre and food combine in an exciting celebration of art and culture.

THE LOCATION

It's in this exciting context that The Albert Estate itself is set to evolve into Manchester's latest leisure destination. Accompanying our existing businesses – one of which has been thriving here since the 60s – new enterprises, offering the best in food, retail and wellbeing, will be taking up residence.

This welcome influx will energise the scene and enrich the lives of tenants, city inhabitants and visitors.



A CENTRE IN EVERY SENSE

Albert Square is the geographical, political and social centre of Manchester. The city's people know it, interact with it and enjoy it, and the city's transport flows to it.

A COLOURFUL CITY QUARTER

The Square is known as a destination in itself, revolving around culture and community. Jumping between its roles as an inviting public space and a vibrant events venue, it's always a good place to be.

Bordered by shops, cafes, restaurants and bars, it's a lively and self-contained city quarter.







EXCELLENT CONNECTIONS

The Second City Crossing (2CC) provides a new Metrolink tram route through the city centre, stopping at St Peter's Square, just minutes from The Albert Estate.

This dynamic development in infrastructure supports the area's comprehensive bus services and provides brilliant connections – city-wide and beyond.



KEY

- | | | |
|--|---|--|
|  VICTORIA BUILDINGS |  2 MOUNT ST. |  NORTHERN ASSURANCE BUILDINGS |
| 1 CICHETTI | 8 WATERSTONES | 15 THE BLUES KITCHEN |
| 2 20 STORIES | 9 HSBC | 16 THE ALAN |
| 3 SAN CARLO | 10 HARVEY NICHOLS | 17 EL GATO NEGRO |
| 4 THE LOWRY HOTEL | 11 THE OAST HOUSE | 18 CORN EXCHANGE |
| 5 WAITROSE | 12 RUDY'S PIZZA | 19 ARNDALE SHOPPING CENTRE |
| 6 THE IVY | 13 MARKS & SPENCER | 20 NATWEST |
| 7 DISHOOM | 14 SELFRIDGES | 21 POST OFFICE |
| | | 22 SIX BY NICO |
| | | 23 ALBERT SQUARE |
| | | 24 THE PRINTWORKS |
| | | 25 THE GREAT NORTHERN |
| | | 26 VIVIENNE WESTWOOD |
| | | 27 MANCHESTER CENTRAL ARENA |
| | | 28 FUMO |
| | | 29 BARCLAYS |
| | | 30 WAGAMAMAS |
| | |  METROLINK STOPS |
| | |  NCP CAR PARKS |
| | |  TRAIN STATIONS |

HISTORIC SPACE TO CALL HOME

Beautiful period architecture meets high-specification and innovative design in the city's most integrated workplace. The Albert Estate offers businesses diverse opportunities across our three iconic properties, comprising 64,000 sq ft of retail, restaurant and office accommodation.



VICTORIA BUILDINGS



2 MOUNT ST.



NORTHERN ASSURANCE BUILDINGS



VICTORIA BUILDINGS

Victoria Buildings was designed in the Gothic style by Manchester-based architects Pennington and Bridgen. It was built in 1877 and features a brick facade with a sandstone dressing.

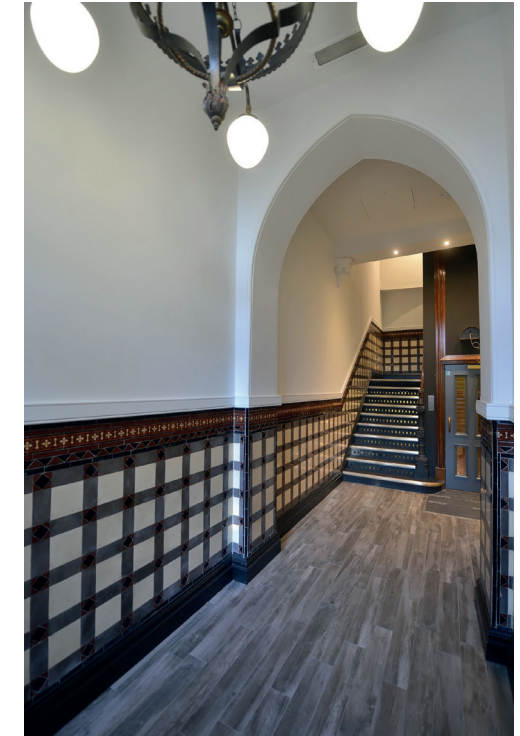
FLOOR	NET INTERNAL AREA:	TENANT
Basement	2,118 sq.ft	Armenian Taverna
Ground	2,097 sq.ft	Johnsons Dry Cleaners
Ground	2,874 sq.ft	Amenian Taverna
Ground	1,258 sq.ft	AVAILABLE RETAIL
1st	2,627 sq.ft	Royal British Legion
2nd	2,562 sq.ft	Royal British Legion
3rd	2,658 sq.ft	AVAILABLE OFFICE
4th and Mezzanine	2,662 sq.ft	Tritax Symmetry





SPECIFICATION

- New reception embracing the unique character of the original building
- Inspiring workspace with high quality finishes
- New VRF air-conditioning system
- Exposed soffit with energy efficient feature pendant lighting
- Raised access floors for power and data distribution
- Passenger lift and video intercom entry system





2 MOUNT ST.

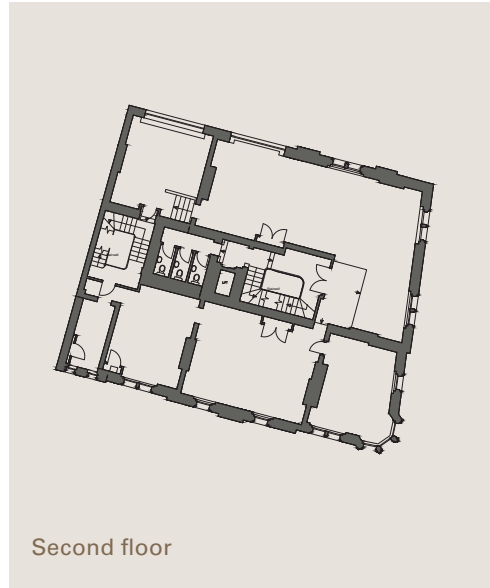
2 Mount Street was built in 1872 and designed by Pennington and Bridgen in a style to complement the Town Hall. It has a Grade II* listing status, thanks to its particularly ornate Neo-Gothic façade

FLOOR	NET INTERNAL AREA:	TENANT
Ground and basement	6,548 sq.ft	Demon Leisure Ltd
Ground	1,026 sq.ft	Bowlers (Sandwich Bar) Ltd
1st – 4th floor	10,901 sq.ft	AVAILABLE OFFICE





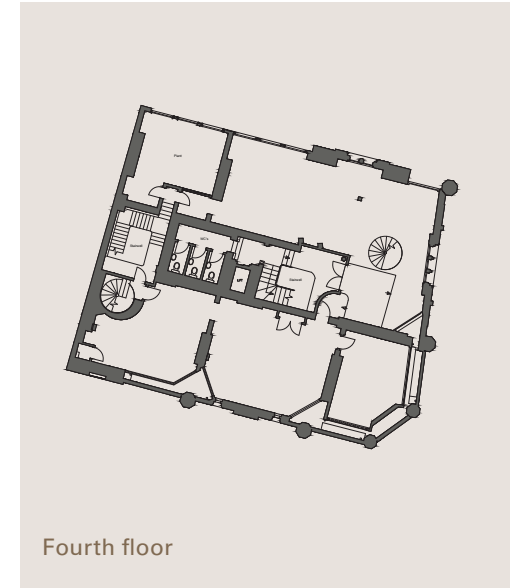
First floor



Second floor



Third floor



Fourth floor

SPECIFICATION

- Fully fitted space with furniture
- Mixture of private studios, meeting rooms and communal areas
- Raised flooring
- 8-person passenger lift
- Original features throughout the common areas





NORTHERN ASSURANCE BUILDINGS

The Grade II listed Northern Assurance Building was designed by Manchester-based architect Waddington and Sons and built in 1902. Its magnificent York stone and Cornish granite facade sits under a Westmorland slate roof and lead cupola.

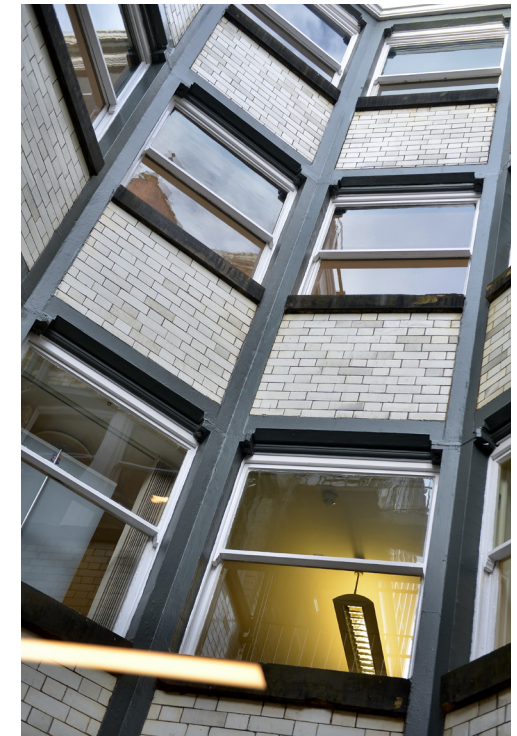
FLOOR	NET INTERNAL AREA:	TENANT
Ground and Basement	9,048 sq.ft	Piccolino
1st	3,953 sq.ft	Individual Restaurants (IRC) Limited
2nd	4,012 sq.ft	Far East Consortium
3rd	3,693 sq.ft	Haines Watts
4th	2,613 sq.ft	AVAILABLE Q3 2023
5th	2,139 sq.ft	Metis Real Estate
6th	1,070 sq.ft	NSTR Limited





SPECIFICATION

- New reception embracing the character of the original building
- Inspiring workspace with high quality finishes
- New VRF air-conditioning system
- Exposed soffit with LED feature pendant lighting
- New male, female and disabled WC facilities
- Passenger lift and video intercom entry system
- Showers and changing facilities



CONTACT

BECOME A TENANT BUSINESS:

Metis Real Estate

Suzanne Wainwright

swainwright@metisrealestate.com | 0161 806 0866

metis

OBI

Andrew Cowell

ACowell@obiproperty.co.uk | 0161 2371717



All other enquiries:

team@thealbertestate.com | laura@kinrise.com

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