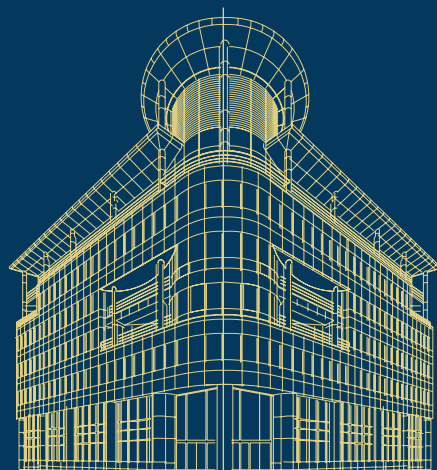


PRIME OFFICES  
**TO LET**  
IN THE HEART OF THE CITY



**101**

**BARBIROLI SQUARE**  
MANCHESTER

101

BARBIROLI SQUARE

A UNIQUE  
OPPORTUNITY  
TO LET

ONE OF MANCHESTER'S  
MOST PRESTIGIOUS BUILDING'S  
SET IN THE HEART OF THE CITY



**EXCEPTIONAL**  
Ground floor workspace in one of  
Manchester's Landmark office buildings

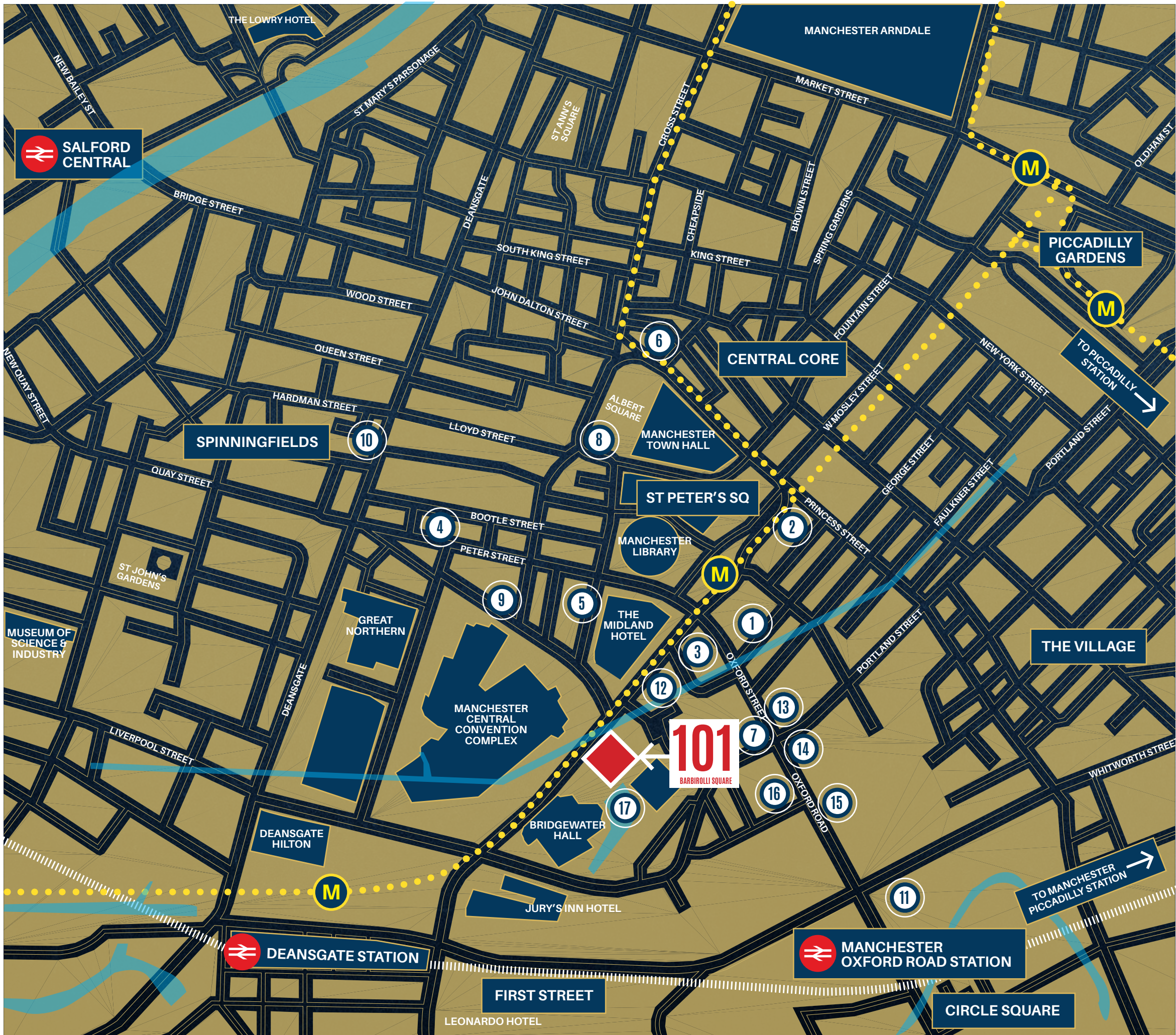
**11,107 sq ft  
TO LET**



ATRIUM



MAIN RECEPTION



# LOCATION

## SET IN THE HEART OF THE CITY

Barbirolli Square is prominently located within Manchester city centre on the south side of the CBD.

The building is set within an impressive public realm square linking to The Bridgewater Hall, home to the BBC Philharmonic Orchestra. Manchester Central opposite that provides world class conference facilities.

Barbirolli Square is 100m from St Peter's Square which is a well known and attractive location for office occupiers that includes professional services, financial, government and serviced office providers.

St Peter's Square is also a public transport metrolink hub with two platforms and frequent services around the network which comprises 9 lines and 99 stations around Greater Manchester. It also provides numerous amenities, restaurants, hotels and retailers.

- 1 Fumo, San Carlo
- 2 Wagamama
- 3 Giovanni's
- 4 Albert's Schloss
- 5 Mr Cooper's House & Garden
- 6 Caffé Grand Piccolino
- 7 Pret A Manger
- 8 Albert's Chop House
- 9 Steak & Lobster
- 10 Hawksmoor
- 11 The Refuge by Volta
- 12 Costa Coffee
- 13 Boots
- 14 Philpotts
- 15 Tesco Metro
- 16 Nudo Sushi
- 17 Society



## ENTRANCE RECEPTION

DESIGNED BY AWARD WINNING  
ARCHITECTS 5PLUS

# ACCOMMODATION

101 Barbirolli Sq has recently been comprehensively refurbished and has already been successfully let to Handelsbanken and the Government Property Agency.

The ground floor entrance makes a great first impression being finished to an exceptional standard including elegant reception desk, client lounge/waiting area with soft seating and slimline security speed gates.

The building provides a Grade A office specification including new suspended ceilings with integral LED lighting, raised floors, a new VRF comfort cooling system (with air source heat pumps) and 3 new passenger lifts in the newly designed reception area.

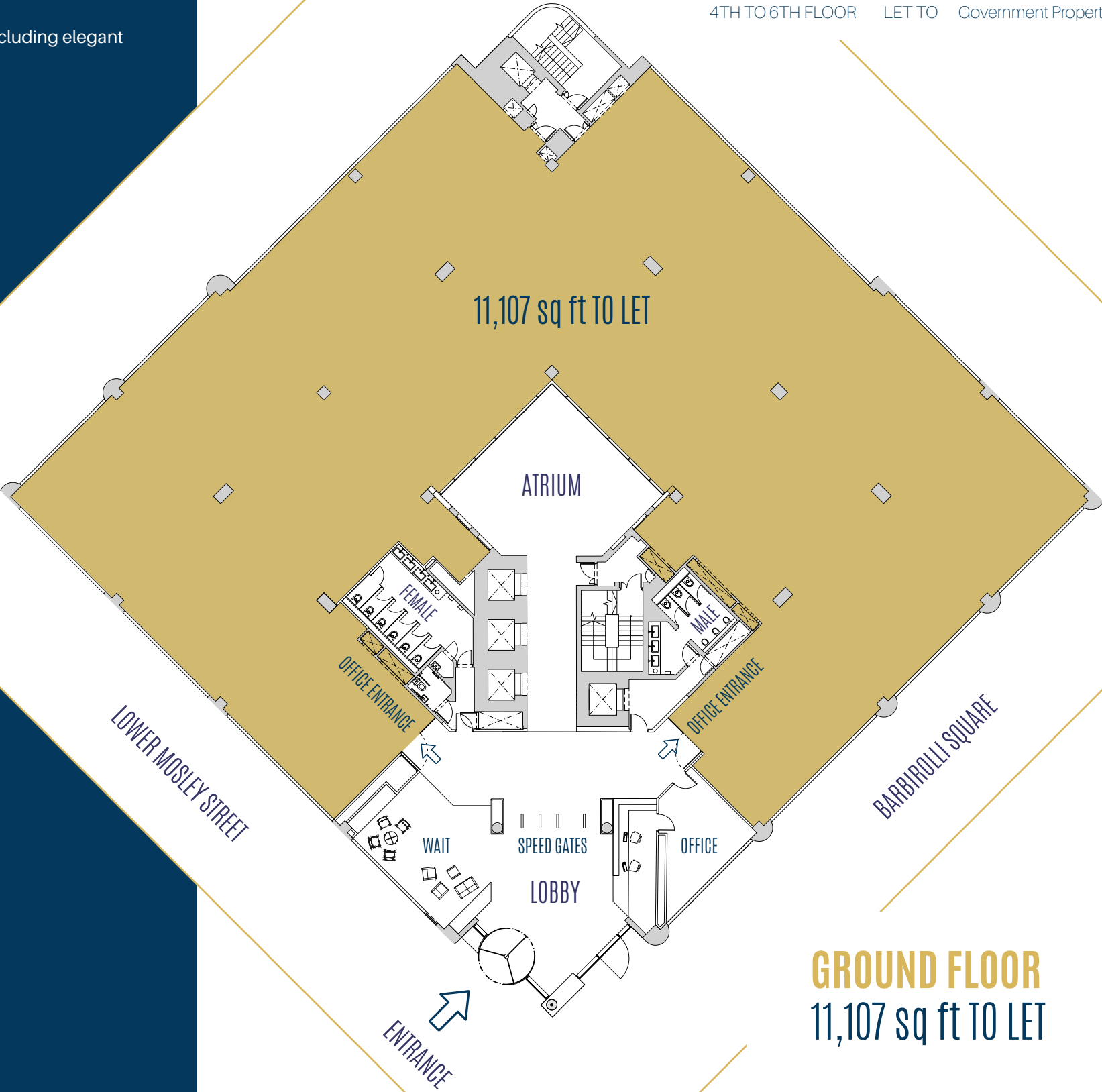
The building benefits from superb end of journey facilities including cycle storage for around 80 cycles, high quality shower and changing facilities.

The ground floor has two access points directly off the main entrance reception and totals 11,107 sq ft.

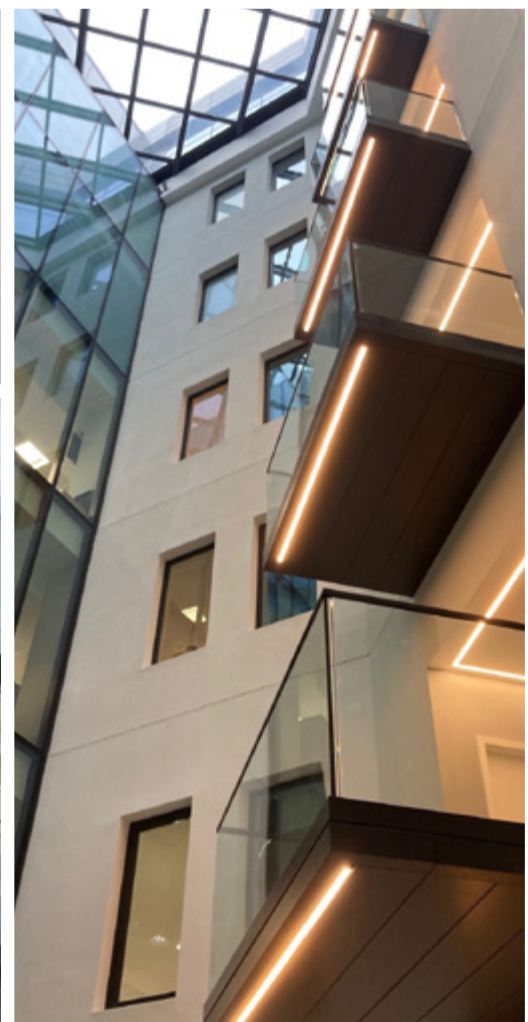
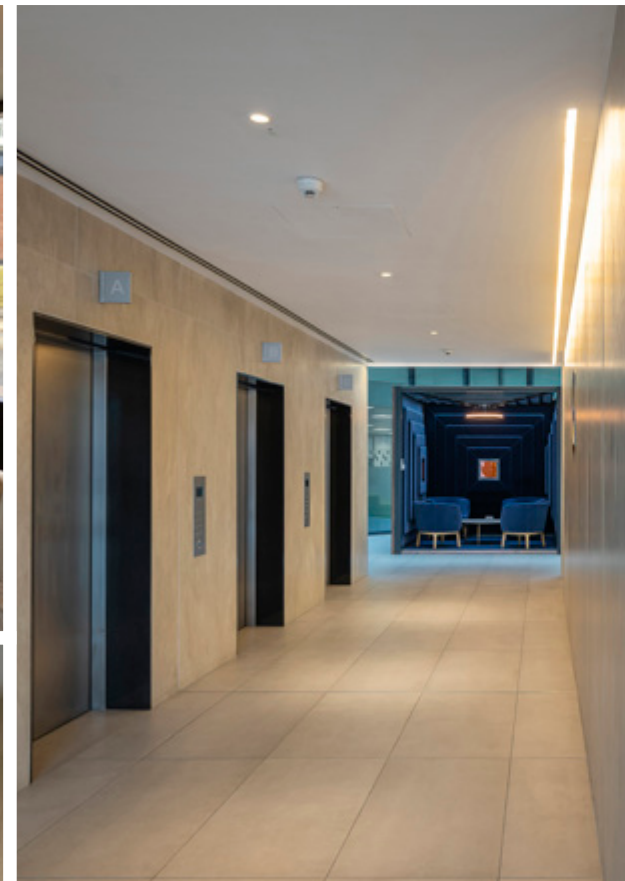
- ◆ Elegant reception refurbishment
- ◆ High-quality passenger lifts
- ◆ New raised floors throughout
- ◆ VRF air conditioning system
- ◆ New LED lighting
- ◆ High-quality shower and changing facilities
- ◆ Extensive, secure car and bike parking

## SCHEDULE OF AREAS

| GROUND FLOOR     | TO LET | 11,107 SQ FT               |
|------------------|--------|----------------------------|
| 1ST TO 3RD FLOOR | LET TO | Handelsbanken              |
| 4TH TO 6TH FLOOR | LET TO | Government Property Agency |



**GROUND FLOOR**  
11,107 sq ft TO LET

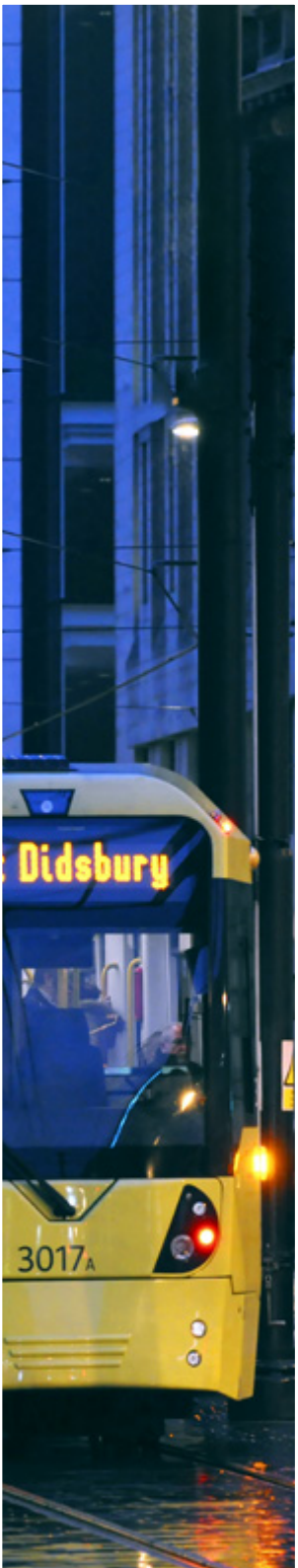




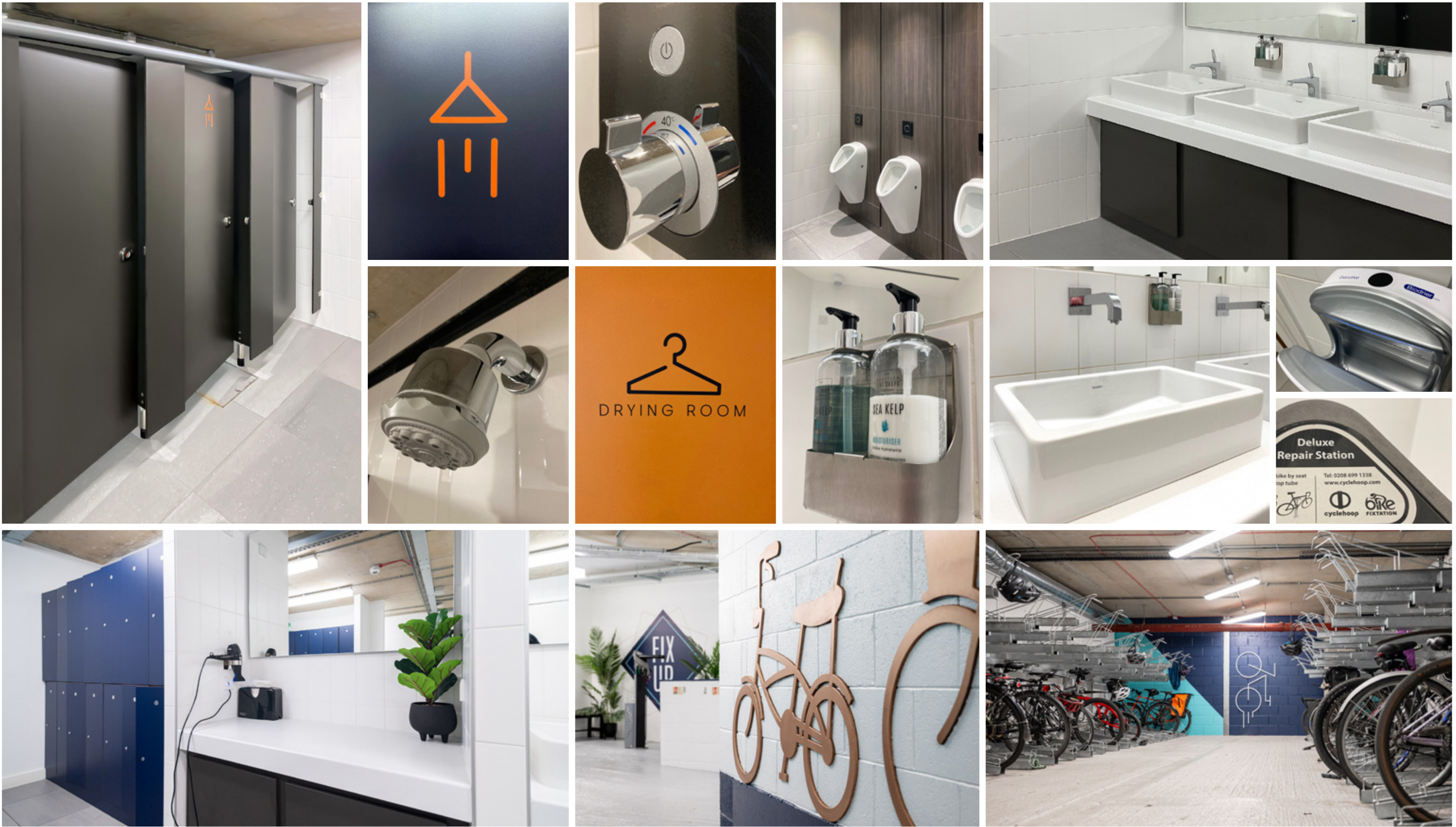
# ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

We understand the importance of ESG initiatives:-

-  Building well connected with local public transport
-  Efficient Air source heat pumps
-  LED lighting
-  80 cycle spaces
-  High quality end of journey facilities
-  EV charging points
-  Green electricity
-  Sensor taps
-  Support Living Wage Foundation rate or higher
-  ESG tenant meetings/ workshop
-  Sustainable cleaning practices by GreenZone
-  Waste and littering initiatives
-  Common part lighting review
-  Reception Events and Local charities engagement



# ESG



# BEST IN CLASS END OF JOURNEY FACILITIES



# MANCHESTER CITY CENTRE

- |                                         |                                 |                               |                           |
|-----------------------------------------|---------------------------------|-------------------------------|---------------------------|
| ① 101 Barbirolli Square                 | ⑧ Manchester Piccadilly Station | ⑮ Northern Quarter            | ⑳ The Lowry Hotel         |
| ② Manchester Central Convention Complex | ⑨ Manchester University         | ⑯ Manchester Arndale          | ㉑ New Bailey              |
| ③ The Bridgewater Hall                  | ⑩ Science and Industry Museum   | ⑰ Opera House Manchester      | ㉒ NOMA                    |
| ④ St Peter's Square                     | ⑪ O2 Ritz Manchester            | ⑱ Manchester Victoria Station | ㉓ Ancoats                 |
| ⑤ Deansgate Castlefield Tram Station    | ⑫ Town Hall                     | ㉔ HOME Theatre Manchester     | ㉕ The Midland Hotel       |
| ⑥ Beetham Tower                         | ⑬ Spinningfields                | ㉖ First Street                | ㉗ Market Street           |
| ⑦ Manchester Oxford Road Station        | ⑭ Piccadilly Gardens            | ㉘ St Anns Square              | ㉙ Salford Railway Station |

## OCCUPIERS

- |                                                                                                               |                                                                                                                |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>A</b> 101 BARBIROLLI SQUARE<br>Handelsbanken, GPA                                                          | <b>D</b> ONE ST PETER'S SQUARE<br>KPMG, DLA Piper, Addleshaw Goddard, Mazars, WeWork, CBRE Irwin Mitchell      |
| <b>B</b> 100 BARBIROLLI SQUARE<br>Brabners, Xeinadin                                                          | <b>E</b> TWO ST PETER'S SQUARE<br>DWP, Ernst Young, Knights, Cazenove Capital, Gravitas Recruitment, Distrelec |
| <b>C</b> LANDMARK<br>JLL, Santander, Allianz, Industrious, RSM, Vanguard, Xero, Starling Bank, Grant Thornton | <b>F</b> ST PETER'S HOUSE<br>Spaces                                                                            |



EVERYTHING ON THE DOORSTEP

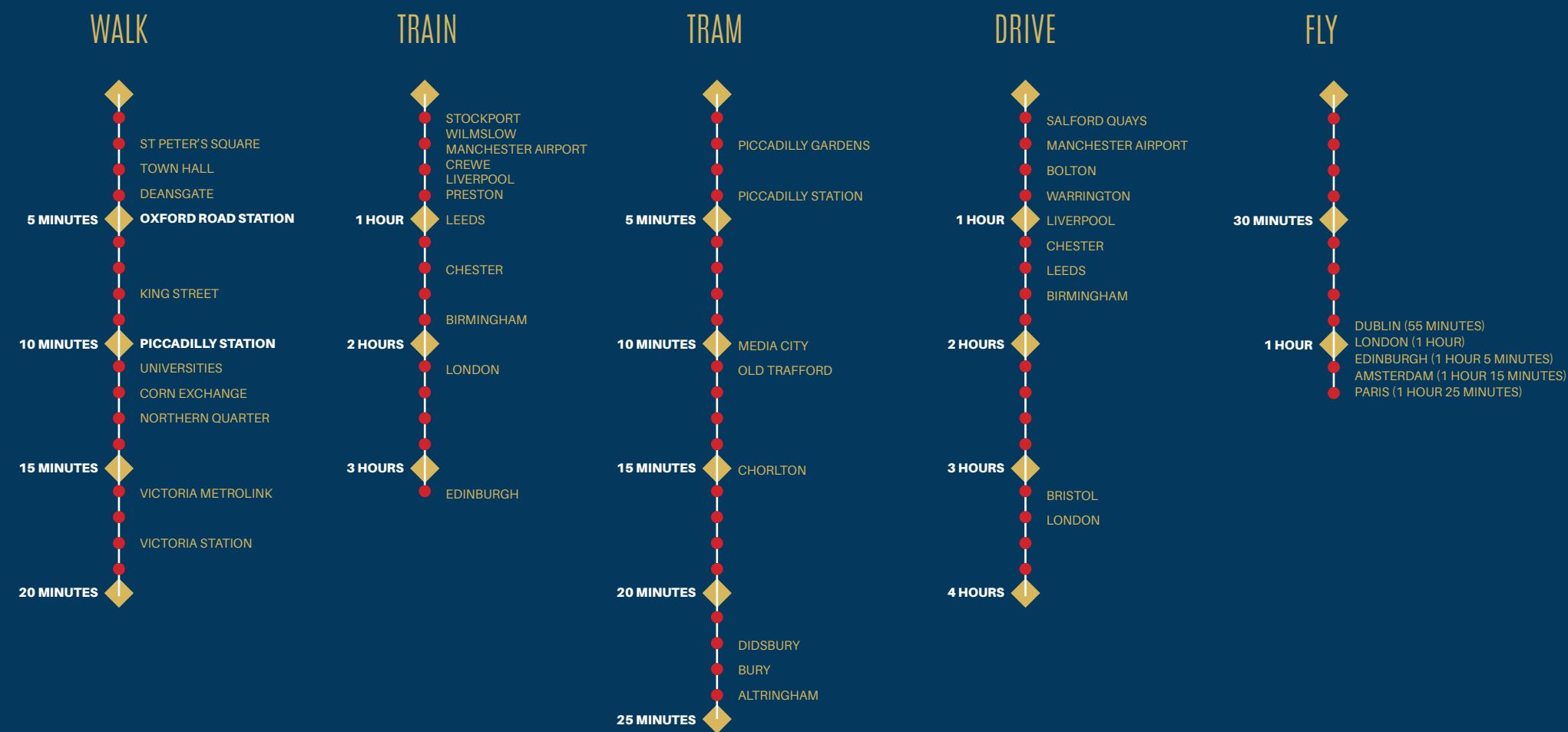


## HIGH SOCIETY

Society couldn't be closer being immediately adjacent to the building. Recently opened, Society is one of the most popular venues in the city, it is a great place for staff to wind down at the end of the day with a great choice of food and drink.



# MANCHESTER: A CONNECTED CITY



101

BARBIROLI SQUARE

# TERMS

101 BARBIROLI SQUARE, MANCHESTER

## The lease

The suite is available to let on a new lease for a term to be negotiated.

## EPC

The building has an EPC rating of B.

## Legal costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

## Business rates

We recommend interested parties make their own enquiries regarding Business Rates.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant prior to instructing solicitors.

## Viewing arrangements

Strictly through the letting agents



# PRIME OFFICES TO LET

IN THE HEART OF THE CITY



# 101

**BARBIROLI SQUARE**  
MANCHESTER

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