

dressed for success

61,678 SQ FT QUALITY REFURBISHMENT WITH FLOORS OF UPTO 16,597 SQ FT

MANCHESTER

Royal Exchange

THE OFFICES



Introduction

Manchester Royal Exchange offers a unique blend of business and culture that no other Manchester landmark building can rival. Dominating St. Ann's Square, the Royal Exchange successfully combines a nationally renowned theatre and exclusive shopping, with high quality large floor plate office accommodation designed for today's business requirements.

THAT indefina



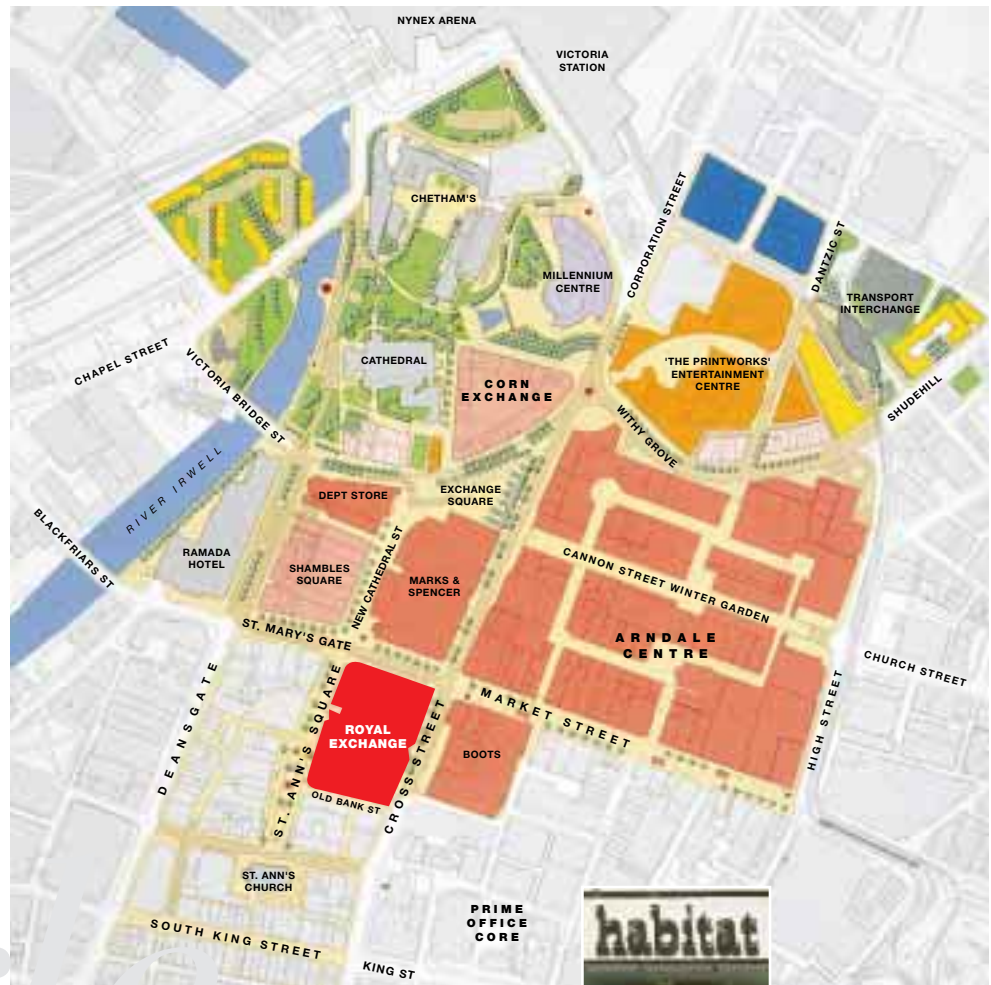
St. Ann's Square is the cultural heart of Manchester, renowned for its prime shopping, café bars, leisure activities and business life which combine to produce a colourful and cosmopolitan environment.

Its status is set to be further enhanced with the development of Marks & Spencer's largest ever store. Manchester Millennium's regeneration plans will bring a new pedestrianised street linking St. Ann's Square to the Cathedral via a new civic park and the proposed Millennium Arts Centre.

This will ultimately meet with the now established leisure and commercial development at the Nynex Arena.



able style



Reproduced by
kind permission of
Manchester Millennium Ltd

Location

Manchester has seen a renaissance in city centre living and leisure with a number of sought after residential areas and a vibrant café society now well developed.

The Royal Exchange sits firmly in the “new heart” of Manchester City Centre, at the point where the prime business core meets the City’s retail focus.

All the major banks and institutions are within easy walking distance, as are the City’s two Intercity stations, Metrolink system and numerous public car parks.

The City’s importance on the world’s business and cultural stage is undoubted and Manchester Airport is just a 20 minute train journey from the City Centre.



impeccable

DETAIL



Description

Manchester Royal Exchange occupies an island site commanding St. Ann's Square. Constructed in the nineteenth century, the Grade II listed building is a fine example of neo classical architecture. The building's owners, Prudential, are showing their ongoing commitment to and continued investment in Manchester by carrying out a total refurbishment of the upper floor offices.

This accommodation will combine the traditional elegance of this historic building with the needs of modern business occupiers. The office accommodation has exclusive, dedicated entrances, the main entrance being from St. Ann's Square with a further from Old Bank Street.

Internal finishes

High quality finishes have been used throughout the refurbishment programme in keeping with the style and prominence of the Royal Exchange. These include marble tiles to the main entrance, American oak doors with walnut veneer inset panels and hardwood handrails to the main staircase.

ole



Specification

- Four 8 person passenger lifts in the main (St Ann's Square) core and two 6 person passenger lifts on the Old Bank Street core, both serving the basement car park.

- Full access medium grade modular raised floor with 120mm minimum clear void.



- Medium grade anti-static carpet tiles to all office areas.

- New low pressure hot water gas fired central heating system serving all areas.

- New rain screen cladding system to lightwells.

- New suspended ceilings with recessed fluorescent lighting with 'Category 2' louvres.

- Basement car parking for 19 vehicles, accessed by 2 car hydraulic lifts from Old Bank Street.

- 24 hour manned security with CCTV and 24 hour access.

- Male, female and disabled toilet facilities on each floor.

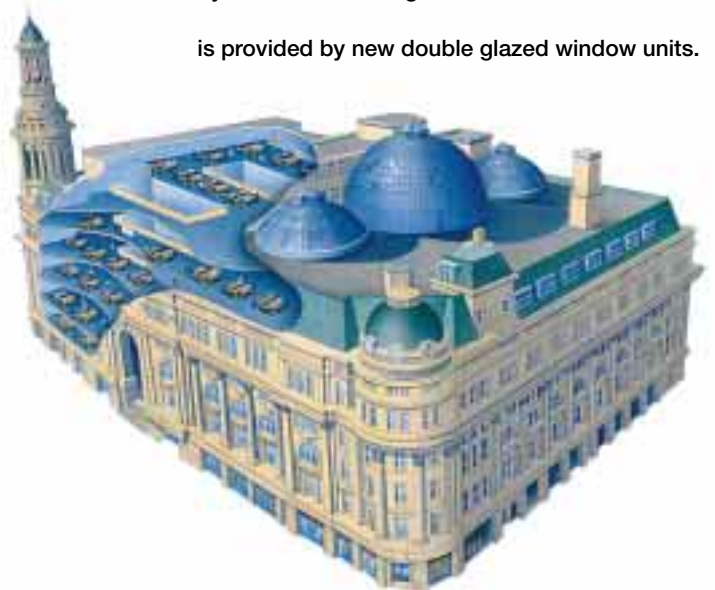


a gene

Accommodation

The Royal Exchange provides large, efficient floor plates capable of accommodating both open plan and cellular office layouts.

There is good natural light from three elevations and two fully re-clad internal lightwells. Natural ventilation is provided by new double glazed window units.



Floor Areas

The approximate net internal floor areas available are as follows:

Second Floor	Let to Thomson Holidays	
Third Floor	1,541 sq m	16,597 sq ft
Fourth Floor	1,461 sq m	15,724 sq ft
Fifth Floor	1,359 sq m	14,628 sq ft
Upper Fifth Floor	552 sq m	5,945 sq ft
Sixth Floor	816 sq m	8,784 sq ft
Total	5,729 sq m	61,678 sq ft

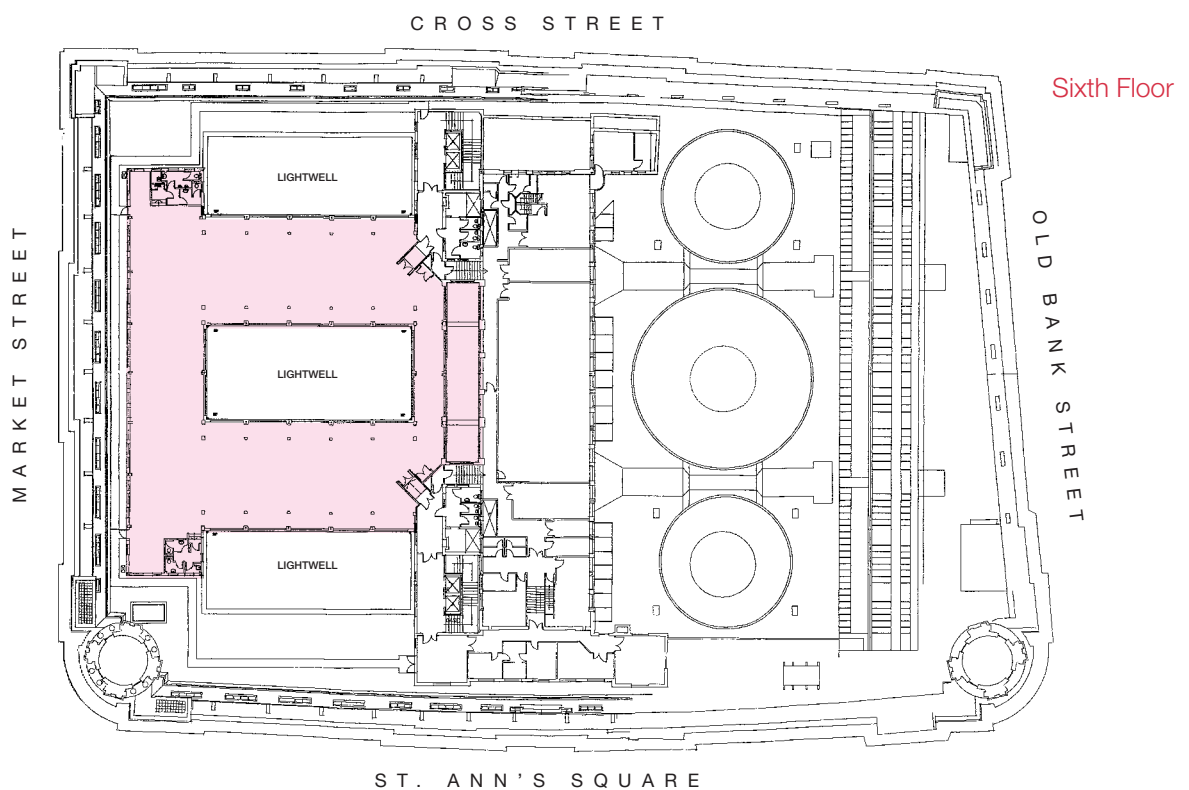
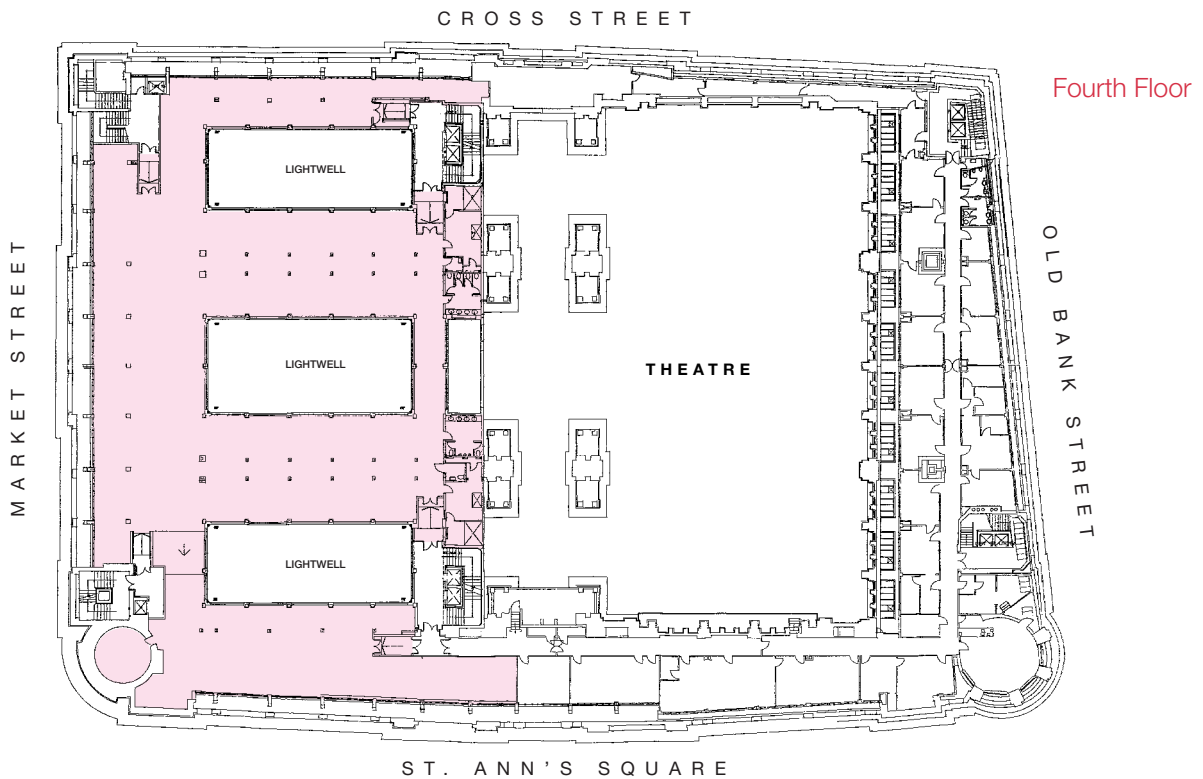


Terms

Full details of the terms available can be obtained from the joint letting agents.



rooms *fit*





Photography: Nick Provan

Fashion: Lisa Stirling

Jewellery: Latina



Joint Agents:



The Joint Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract,

(2) No person in the employment of The Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property,

(3) Unless otherwise stated all prices and rents are quoted exclusive of VAT. September 1997.