

**CHANCERY PLACE  
REFLECTING  
MANCHESTER**





## CHANCERY PLACE REFLECTING MANCHESTER

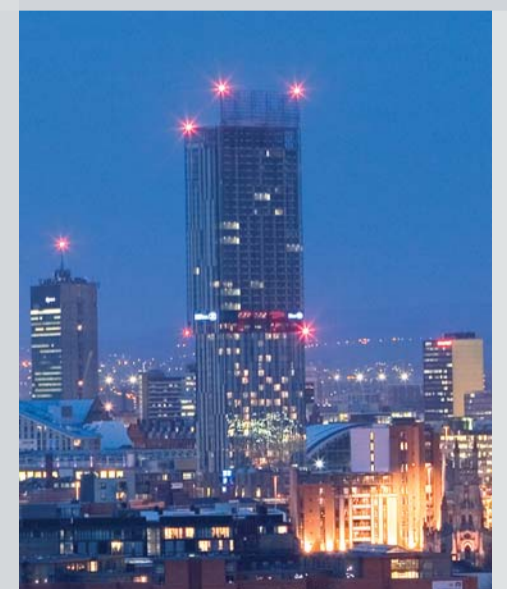
### INTRODUCTION

Reflecting change. Much more than just a fine new building. An iconic glass structure that is the culmination of over a decade of investment and growth in the heart of the city.

Reflecting pride. An address that says achievement loud and clear, both for occupiers and the city itself, for which the building will provide a stunning new landmark.

Reflecting tradition. A unique, high profile island site within the half square mile that has been the true financial centre of Manchester for centuries. A new shape on the cityscape, celebrating yet another new generation of entrepreneurial spirit and optimism.

Reflecting success. Anyone who locates their business here will enjoy unsurpassed prestige in a city of genuine European stature with outstanding leisure, shopping and cultural facilities right on the doorstep. Benefits truly worth reflecting upon.





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### DESIGN CRITERIA

The overwhelming feature of the façade is its apparently 'stretched' glazed skin, whose curved corners optimise the building's unique island site qualities and reflect some of the city's most magnificent architecture.

Floor to ceiling glazing allows maximum daylight penetration, as well as optimising key views out of the building, especially at the upper levels, whilst providing active street frontages to both Brown Street and Booth Street at ground floor level.

These extensive areas of high performance double glazed curtain walling, provide the perfect counterpoint to the surrounding mixture of Portland stone, red brick and sandstone, so typical of the Upper King Street Conservation Area. Indeed the Portland stone of nearby Ship Canal House and the Lutyens designed HSBC building is echoed in the core detail of the Chancery Lane elevation of the building.

Chancery Place is spectacularly crowned at 13th and 14th floor levels by two-storey vertical 'blades', which apart from their aesthetic appeal, reduce solar gain and provide wind protection to the roof terrace.





## CHANCERY PLACE REFLECTING MANCHESTER

SUMMARY SPECIFICATION

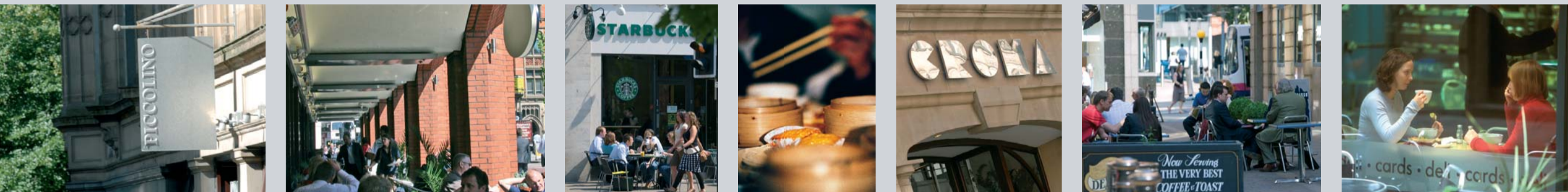
Chancery Place will incorporate a state of the art specification meeting the requirements of the modern office occupier. This will include:-

- Striking 5.6m height reception
- 24hr manned reception
- Secure basement parking
- Four 13 person passenger lifts
- State of the art Building Energy Management System (BEMS) ensuring an optimal working environment
- Four pipe fan coil air conditioning system
- Fully accessible raised access flooring system
- Suspended ceiling incorporating metal perforated tiles with semi recessed LG7 lighting incorporating T5 lamp technology
- Cat 6 structured cable installation
- 'Very Good' BREEAM rating
- Fully DDA compliant
- Fully Part L Building Regulations compliant



# CHANCERY PLACE REFLECTING MANCHESTER

ROOF GARDEN

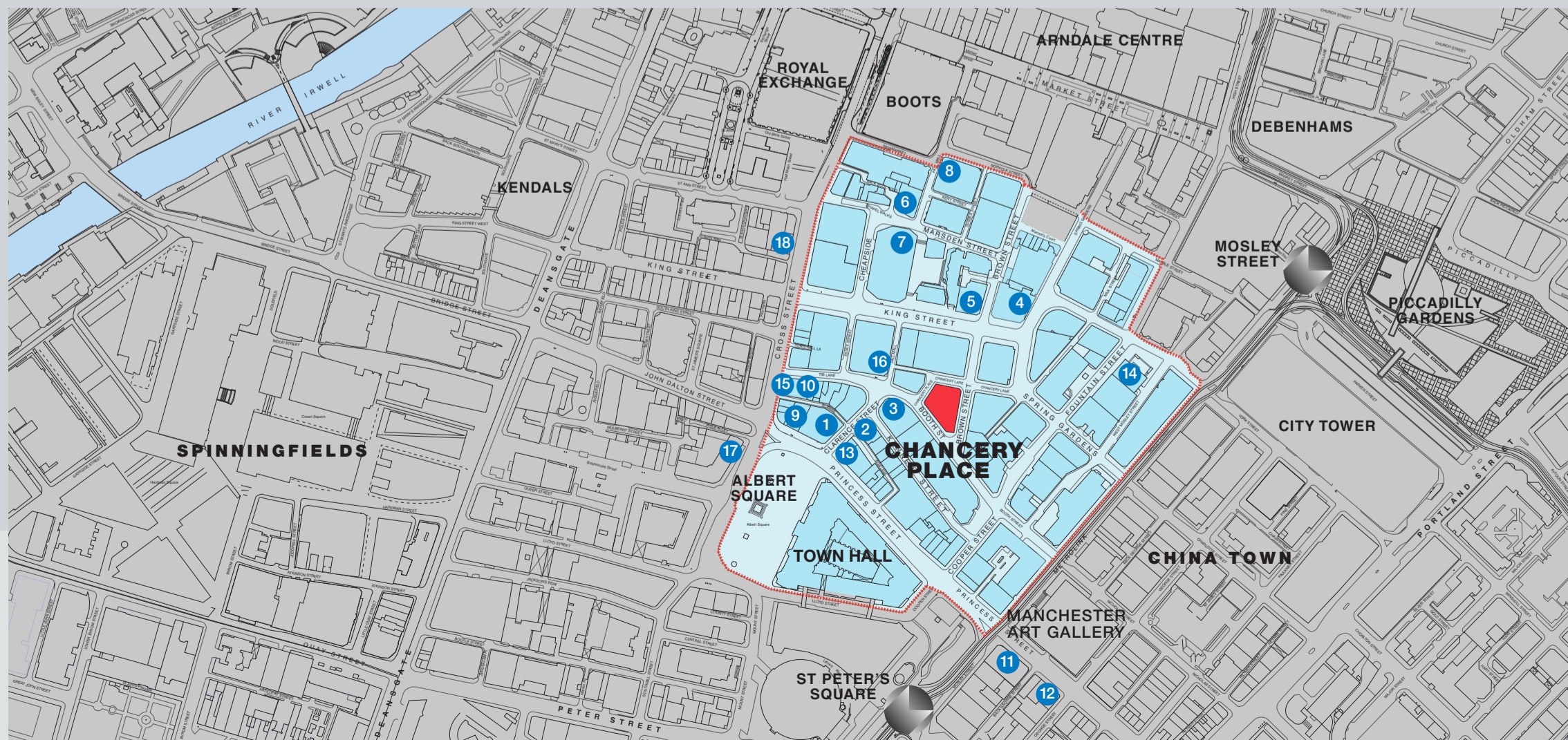


## KEY

RESTAURANTS,  
BARS & COFFEE  
SHOPS

- 1 Piccolino
- 2 Croma
- 3 Lime
- 4 Room
- 5 All Bar One
- 6 Sam's Chop House
- 7 Brasserie Blanc
- 8 Stock
- 9 Armenian Taverna
- 10 Lounge Ten
- 11 Koh Samui
- 12 Obsidian
- 13 Starbucks
- 14 Coffee Republic
- 15 Caffe Nero
- 16 Destino
- 17 Chez Gerard
- 18 Mr Thomas's

■ FINANCIAL &  
PROFESSIONAL  
CORE





**CHANCERY PLACE  
REFLECTING  
MANCHESTER**  
SPACE PLANS



**Open Plan Layout**

83 Workstations

- Prime Space
- Secondary Space
- Prime Circulation Zone
- Core



**Cellular Layout**

59 Workstations

- Prime Space
- Secondary Space
- Prime Circulation Zone
- Core



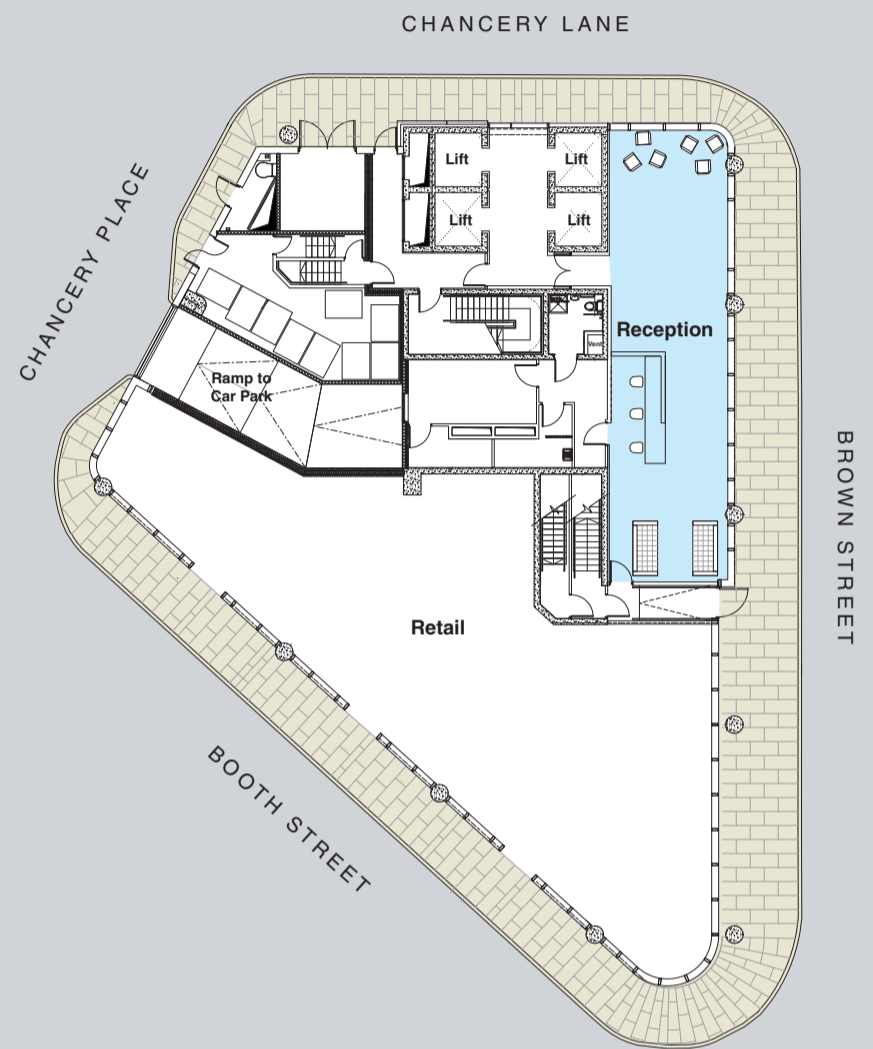
# CHANCERY PLACE REFLECTING MANCHESTER

FLOORPLANS & SCHEDULE

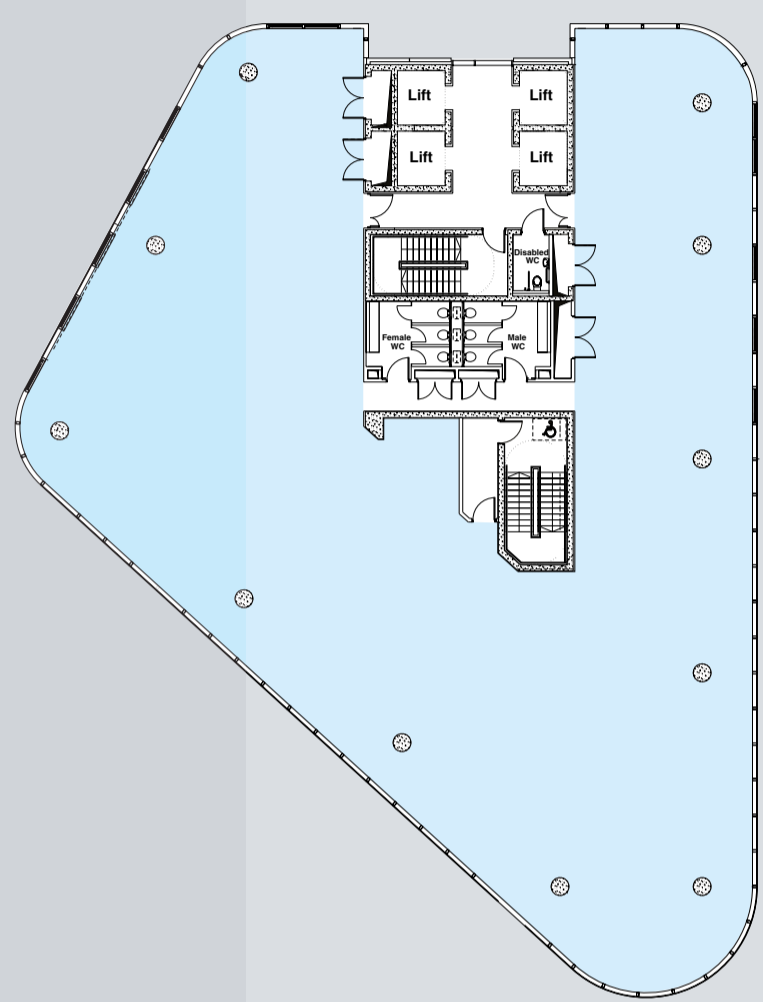
Chancery Place is a new build commercial scheme of the highest quality fronting Brown Street and Booth Street in Manchester city centre. It comprises a mix of retail (A1, A2, A3) and office (B1) uses over 15 floors and 2.5 levels of basement providing car parking and ancillary space.

A summary of the anticipated net internal office areas is provided in the schedule below.

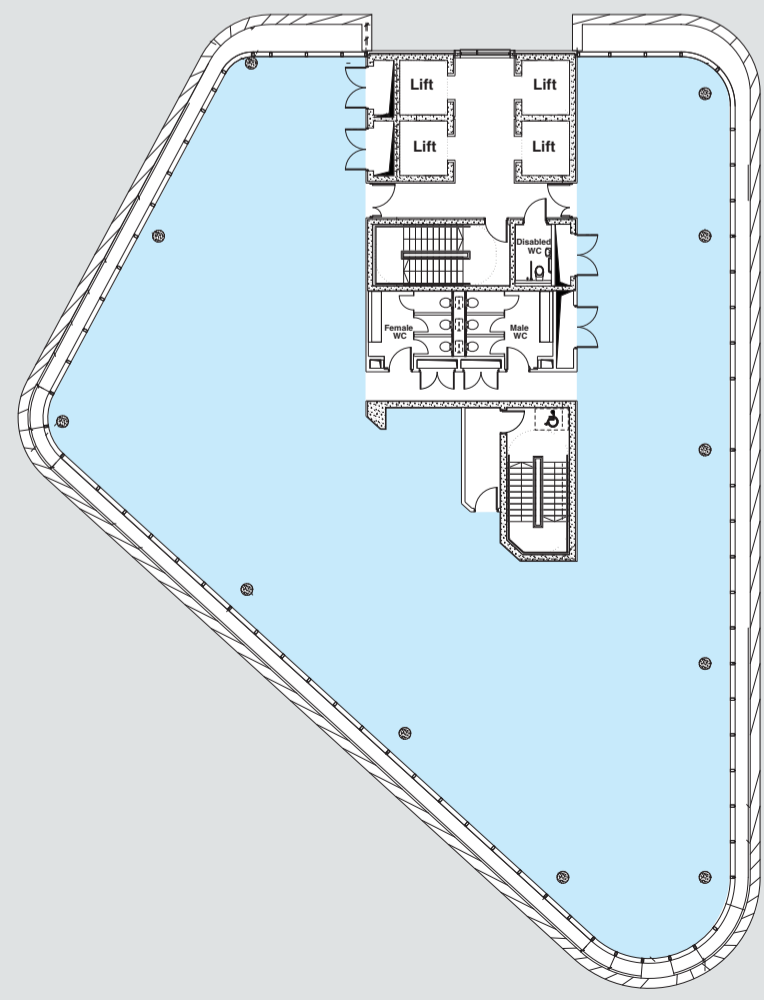
Ground Floor



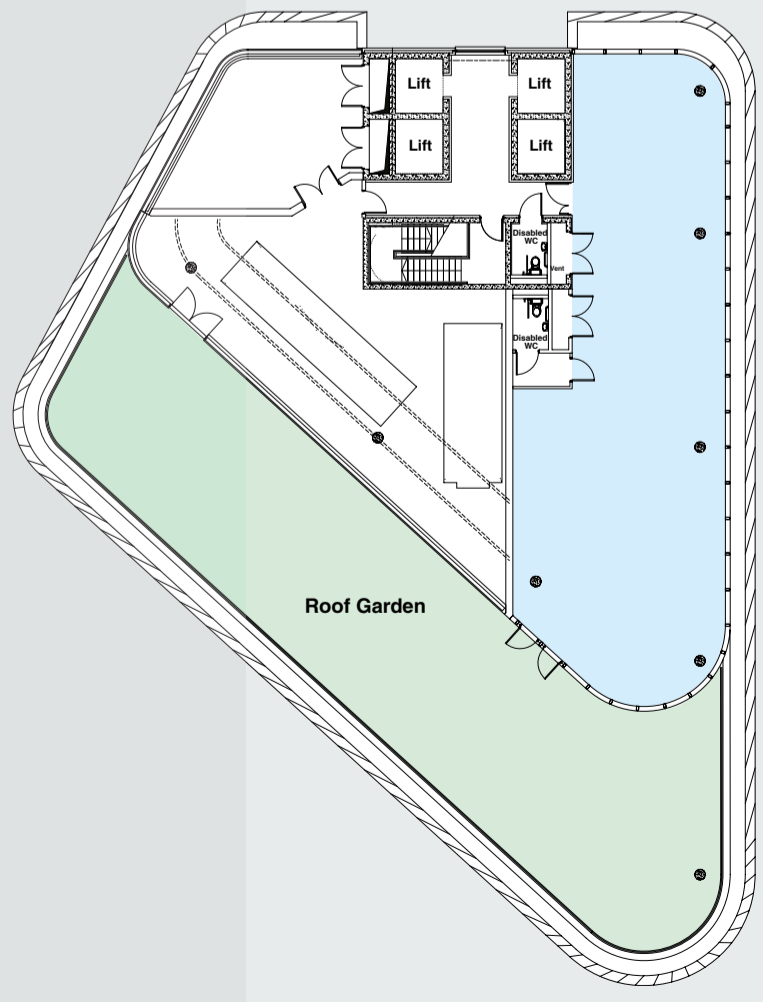
Typical Floor 1st to 12th



Thirteenth Floor



Fourteenth Floor (with Roof Garden)



Ground Floor Reception

First Floor	7,763 sq ft	721.2 m <sup>2</sup>
Second Floor	7,763 sq ft	721.2 m <sup>2</sup>
Third Floor	7,763 sq ft	721.2 m <sup>2</sup>
Fourth Floor	7,763 sq ft	721.2 m <sup>2</sup>
Fifth Floor	7,763 sq ft	721.2 m <sup>2</sup>
Sixth Floor	7,763 sq ft	721.2 m <sup>2</sup>
Seventh Floor	7,792 sq ft	723.9 m <sup>2</sup>
Eighth Floor	7,792 sq ft	723.9 m <sup>2</sup>
Ninth Floor	7,792 sq ft	723.9 m <sup>2</sup>
Tenth Floor	7,792 sq ft	<b>LET</b>
Eleventh Floor	7,792 sq ft	723.9 m <sup>2</sup>
Twelfth Floor	7,792 sq ft	723.9 m <sup>2</sup>
Thirteenth Floor	6,820 sq ft	633.6 m <sup>2</sup>
Fourteenth Floor	2,248 sq ft	208.8 m <sup>2</sup>
<b>Total</b>	<b>102,398 sq ft</b>	<b>9,513 m<sup>2</sup></b>

Basement car park for 26 cars over 2.5 levels

# CHANCERY PLACE REFLECTING MANCHESTER

## LOCATION

Chancery Place occupies a strategic location on a unique island site at the heart of Manchester's traditional prime commercial core.

Manchester is now considered one of Europe's most dynamic cities with its recent dramatic transformation and the continued development of both its residential and commercial sectors allowing Chancery Place to benefit from a host of surrounding restaurants, bars and hotels.

The city benefits from excellent transportation links with both Piccadilly and Victoria Stations within easy walking distance and nearby access to the Metrolink service at St Peter's Square and Mosley Street. Manchester Airport, 15 minutes south of the city centre, is the world's tenth largest.





BLUE CUBE  
developments

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