



BELVEDERE  
MANCHESTER

A PARAGON OF QUALITY

[www.belvedereoffices-manchester.co.uk](http://www.belvedereoffices-manchester.co.uk)

To the master architects of the Italian Renaissance a *'belvedere'* was a structure partly open to the sky, carefully positioned so that its occupants could enjoy spectacular views of the surroundings...



With its distinctive private terraces, commanding position and fine views across the very heart of the city, Belvedere is a magnificent 21st Century embodiment of that original idea.

Belvedere is by any measure a large and impressive new building and a near unique opportunity for today's business user.

At nearly 16,000 sq ft net, the individual floorplates are the largest ever available in the prime core and the combination of efficiency, amenity and location aligns perfectly with the stringent demands of the modern corporate world.

Whilst Belvedere is very much a building for today, not only will occupiers be enjoying fine views, they'll also be an integral part of nearly four hundred years of proud architectural heritage.



BELVEDERE  
MANCHESTER

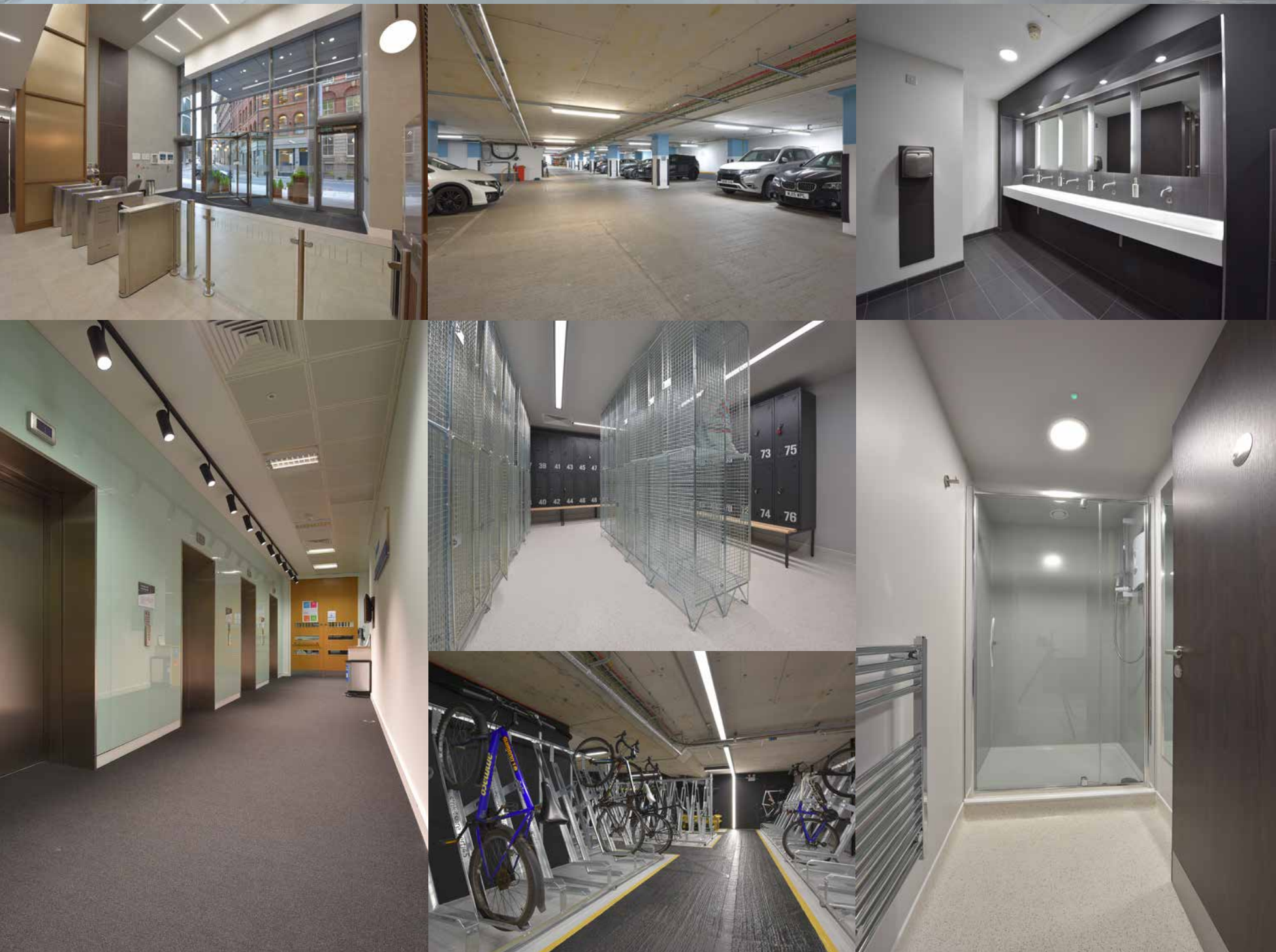
CHANGE THE WAY YOU WORK



## Stunning Grade A facilities *enhanced* by quirky creativity and modern forethought

With a concierge style front desk, excellent connectivity, a breakout space, cycle hub and private roof garden, Belvedere provides a full range of high-quality amenities. This sits alongside initiatives that will help you become a part of its exciting environment.

### OUR SPECIFICATION INCLUDES:



MANNED  
RECEPTION



4 PIPE FAN COIL A/C VIA AN  
ELECTRIC AIR SOURCE HEAT PUMP



4 NO 21 PERSON  
PASSENGER LIFTS



24/7  
ACCESS



PRIVATE ROOF  
TERRACE



BASEMENT  
PARKING



NEWLY REFURBISHED  
CYCLE STORAGE, SHOWERS  
AND DRYING ROOM

**BREEAM®**

BREEAM IN-USE  
"VERY GOOD"

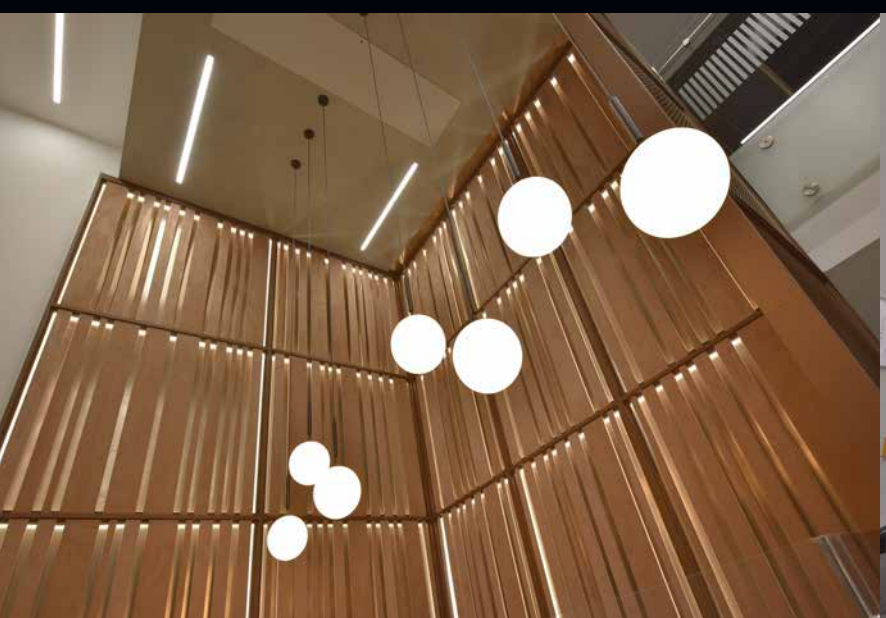


CHARGING  
STATION

- Introducing an electric air source heat pump rather than existing gas powered A/C for reduced carbon emissions
- All refurbished areas to benefit from new LED lighting
- The shower hub and WCs to operate on a reduced water consumption in line with the BREEAM In Use guidance



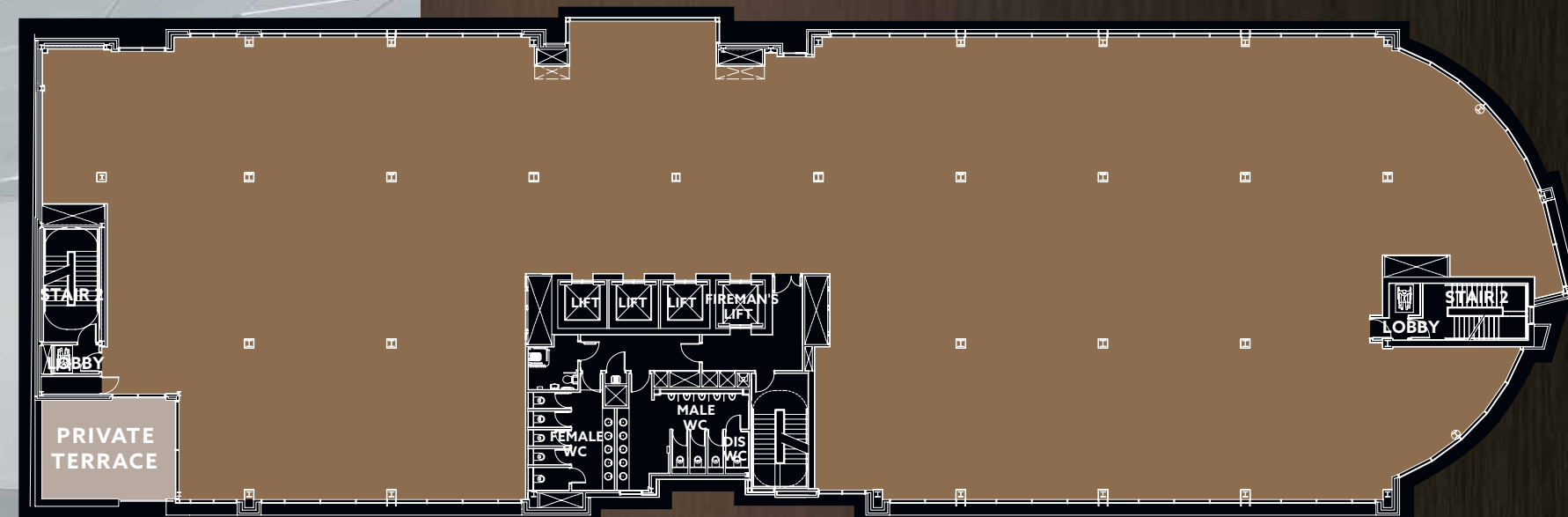
  
BELVEDERE  
MANCHESTER



Creating the *place*, the *space*  
and the *excitement* to be at work

All the office floors are regular in shape and planned for optimum use of space, whether that is as openplan, cellular or a mix of the two and enjoy good natural light on all three main elevations. Just as much care has been exercised in specifying the mechanical and electrical services of the building.

Designed to accommodate an overall density of occupation of up to 1 person per 8 sq m, the focus has been on providing high performance with maximum flexibility – with extra capacity built-in to risers and plant areas to help accommodate tenants' particular fit-out/use requirements.



THE FOURTH FLOOR  
15,457 SQ FT (1,463 SQ M)



Salford Central

Lowry Hotel

Spinningfields

AO Arena

Victoria

St John's

Deansgate

Exchange Square

Arndale Centre

Deansgate

Great Northern Warehouse

Traditional CBD

Albert Square

Market Street



Town Hall

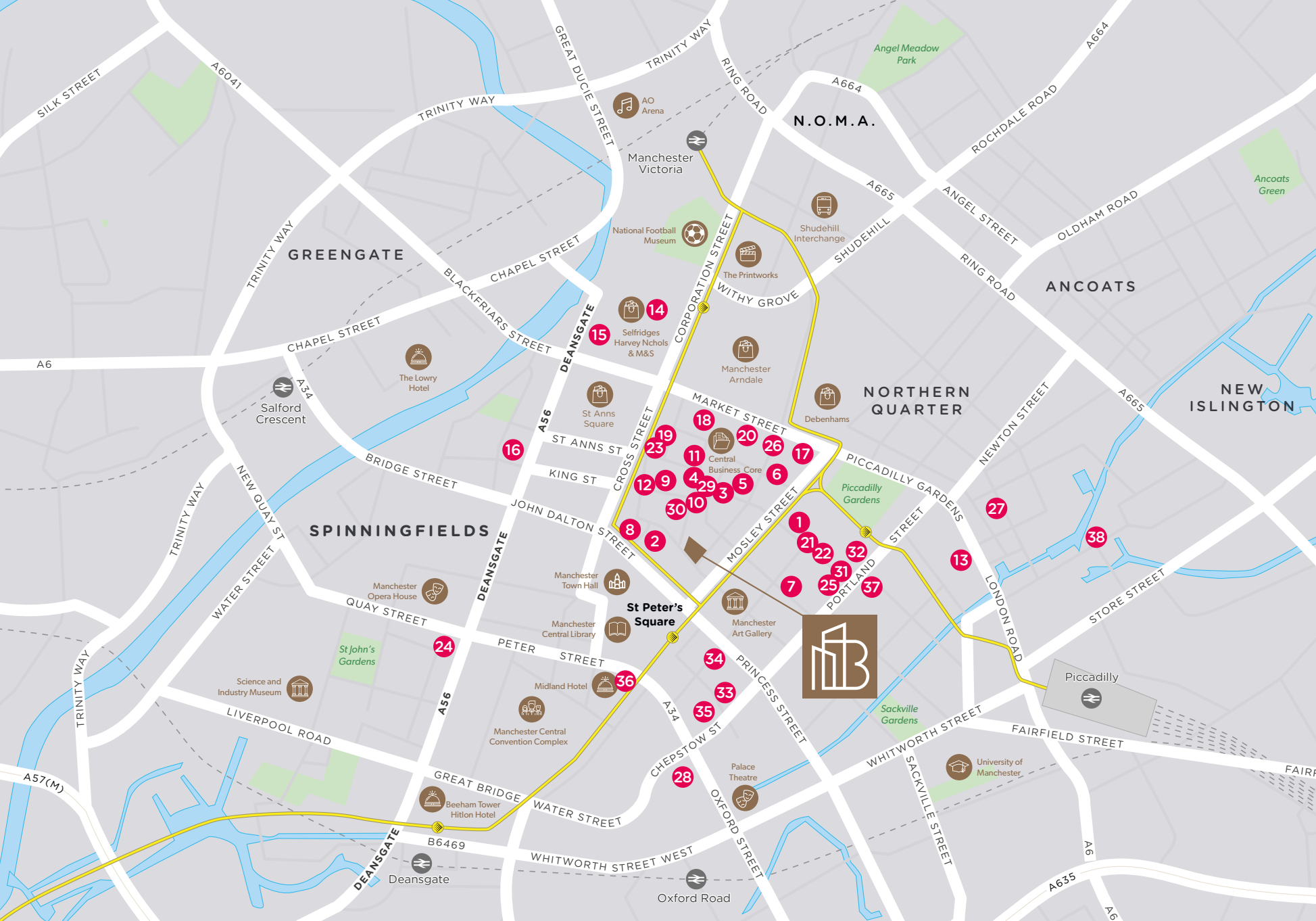
Deansgate

St Peter's Square

Hilton Hotel

Piccadilly





## Connectivity & convenience makes Manchester a *highly sought after* location for business



Manchester benefits from one of the most extensive regional motorway networks in the country, comprising 20% of the total UK motorway system. The property is accessed via one of the main arterial routes into Manchester via either the M60 orbital motorway or the M602, which in turn connects to the wider north west network M62, M61, M6 and M66 respectively.



Manchester Airport is situated 9 miles to the south of the city. It is the UK's third busiest airport and the largest outside of London, serving 29 million passengers annually and providing regular services to almost 200 destinations worldwide. £1 billion is currently being invested in the Manchester Airport Transformation Programme to modernise and transform Manchester Airport, with Terminal 2 more than doubling in size.



Manchester City Centre has three mainline railway stations (Manchester Piccadilly, Oxford Road and Victoria). There are 56 trains daily from Manchester to London with a journey time of approximately 2 hours. The proposed High Speed 2 line will provide high speed connectivity between Manchester, Birmingham and London. When completed, the journey time will be reduced to 1 hour 7 minutes.



The Manchester Metrolink network is the most extensive light rail system in the UK with 8 lines and 99 stations, carrying over 43 million passengers every year.

Transport for Greater Manchester has recently invested £1.85 billion upgrading the existing network, expanding to the Trafford Centre, the Airport and including the Second City Crossing. Plans have been outlined for a further expansion of the network from Didsbury to Stockport. The property is within walking distance of the St Peter's Square stop, providing fast and efficient access in and out of the city centre.



BARS & EATERIES	MAJOR RETAILERS	CONVENIENCE STORES	HEALTH & WELLBEING	HOTELS & STAYS
1 Alchemist	14 Selfridges	20 Tesco Metro	25 The Gym	29 Hotel Gotham
2 Beef and Pudding	15 Harvey Nichols	21 M&S Simply Food	26 Puregym	30 King Street Town House
3 Rosso	16 House of Fraser	22 Philpott's	27 Fit4Less Gym	31 Britannia Hotel
4 All Bar One	17 Primark	23 Pret	28 Bannatyne Health Club	32 The Mercure Piccadilly
5 Grand Pacific	18 Boots	24 Starbucks		33 The Ibis Portland St
6 Browns	19 Royal Exchange			34 Princess Street Hotel
7 Teppanyaki				35 Novotel
8 Piccolino's				36 The Midland
9 Town Hall Tavern				37 Brooklyn Hotel
10 Croma				38 Dakota Hotel
11 Sam's Chop House				
12 Miller & Carter				
13 The Malmaison				





TOP 20  
*European  
Digital City*



UK'S 3RD  
LARGEST AIRPORT  
*with a £1bn investment  
programme*



MANCHESTER  
RECEIVES  
*115 million visitors  
each year*



*Forecasted 2% growth  
IN OFFICE BASED  
EMPLOYMENT OVER  
THE NEXT 10 YEARS*

## Manchester Lifestyle

## A Winning Demographic



70% OF  
GRADUATES  
*annually remaining  
in the North West*



MANCHESTER'S  
ECONOMY HAS ALMOST  
*doubled in size  
in the last 20 years*



500,000+ POPULATION  
AGED 20-34;  
*the largest regional  
millennial population*



CBRE RANKED  
MANCHESTER  
*the UK's top regional  
creative location*





## Lease Terms

For a number of years to be agreed

## EPC

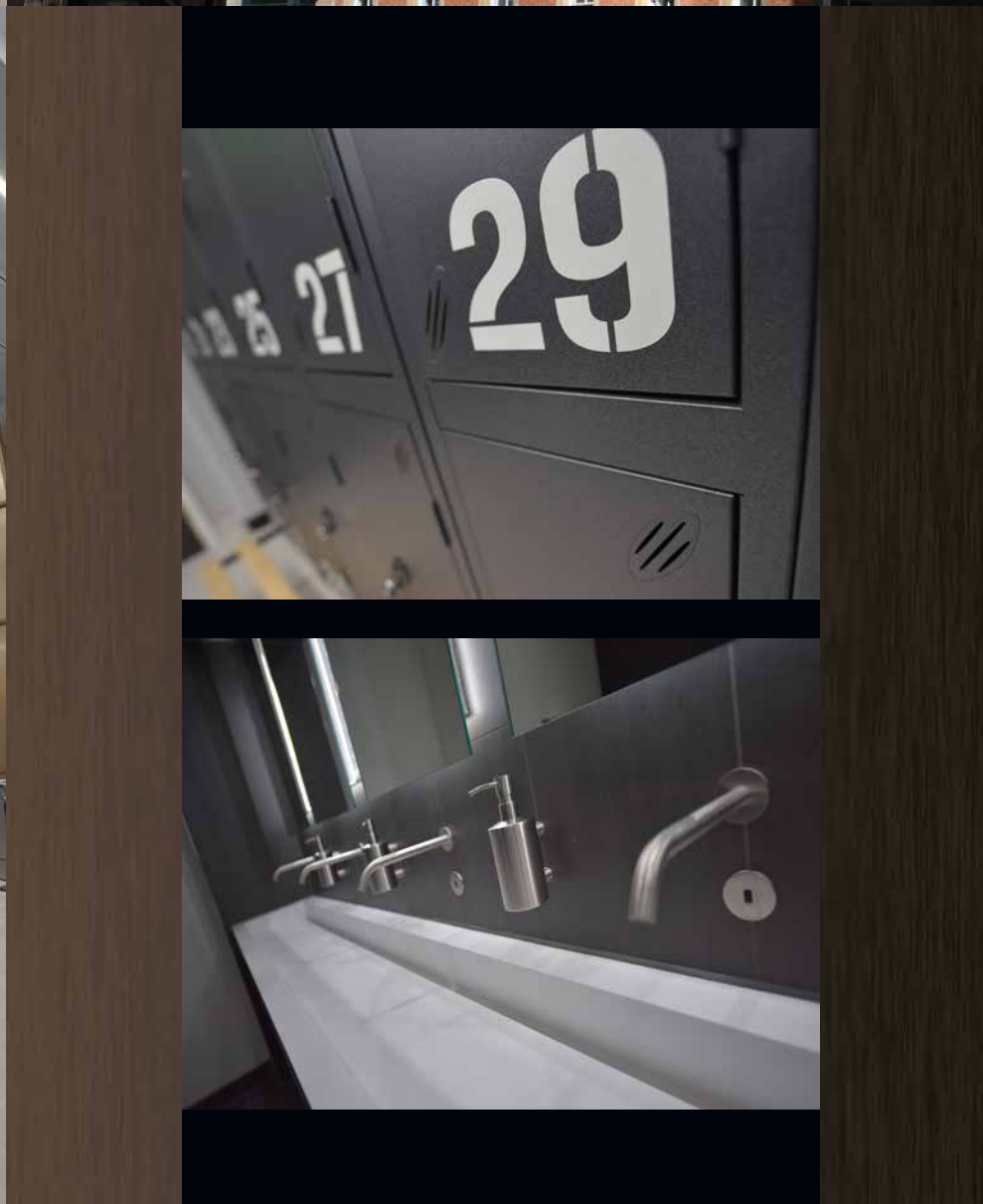
A certificate is available from the letting agents on request.

## VAT

VAT will be charged at the prevailing rate where applicable.

## Legals

Each party is responsible for their own legal costs in any transaction.



## All Enquiries

For further information please contact the letting agents in the first instance.

ANDREW TIMMS

T: 07843 674 231

E: [andrew@edwardsandco.com](mailto:andrew@edwardsandco.com)

JONATHAN COOK

M: 07702 976 062

E: [jonathan.cook@cbre.com](mailto:jonathan.cook@cbre.com)

26 KING STREET MANCHESTER M2 6AY

**Edwards & Co**

**0161 833 9991**

[www.edwardsandco.com](http://www.edwardsandco.com)

**CBRE**

**+44 (0)161 455 7666**

[www.cbre.co.uk](http://www.cbre.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by CBRE or Edwards & Co in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. CBRE or Edwards & Co have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. September 2021. Designed and Produced by Creativeworld. Tel: 01282 858200.



BELVEDERE  
MANCHESTER

[www.belvedereoffices-manchester.co.uk](http://www.belvedereoffices-manchester.co.uk)