OFFICE SPACE AVAILABLE FROM 12,000 SQ FT TO 74,000 SQ FT
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ONE OF MANCHESTER’S MOST ENVIRONMENTALLY FRIENDLY BUILDINGS
A WORKSPACE LIKE NO OTHER...

No. 1 Angel Square is quite unique, with a double skin glazed façade and incorporates a series of winter gardens on several floors providing break out spaces and a greatly enhanced working environment. The building benefits from a large full height atrium, providing excellent natural light throughout.

The building comprises the first BREEAM ‘Outstanding’ regional office building in the UK and comprises a total of 327,643 sq ft (30,439 sq m) of prime office accommodation arranged over 17 floors. The office areas provide column free accommodation enabling maximum occupational efficiency and flexibility.

Cores are extremely flexible allowing for subdivision.

There is parking at basement level, via Angel Street, including motorbike spaces and cycle storage stands.
The specification includes:

- Air cooling/heating is provided via chilled beams utilising concrete reducing cooling load for reduced energy consumption
- Typical finished floor to ceiling heights of 2.80m
- Typical slab to slab height of 4.00m
- Fully accessible raised floors with a clear void of 350mm
- Floor to ceiling glazing
- LG7 compliant lighting system (300 – 500 LUX)
- Planning module based on occupancy of 1 person per 8 sq m
- 10 no. 17-person passenger lifts
- 3 no. 21-person service lifts
- Male, female and accessible toilets on each floor
- Building Environmental Management System
- 1:200 car parking ratio
- EV charging points
- Secure cycle hub for 105 bikes
- 24/7 security and access
- Amenity/wellbeing space
## Accommodation

<table>
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<tr>
<th>DEMISE</th>
<th>NET INTERNAL AREA SQ FT</th>
<th>NET INTERNAL AREA SQ M</th>
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<tr>
<td>14th Floor</td>
<td>6,717</td>
<td>624</td>
</tr>
<tr>
<td>13th Floor</td>
<td>9,300</td>
<td>864</td>
</tr>
<tr>
<td>12th Floor</td>
<td>11,927</td>
<td>1,108</td>
</tr>
<tr>
<td>11th Floor</td>
<td>14,004</td>
<td>1,301</td>
</tr>
<tr>
<td>10th Floor</td>
<td>15,855</td>
<td>1,473</td>
</tr>
<tr>
<td>9th Floor</td>
<td>16,157</td>
<td>1,501</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>73,960</strong></td>
<td><strong>6,871</strong></td>
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The building totals 327,643 sq ft (30,439 sq m).
Detailed floor plans available upon request.
UNRIVALLED BUILDING FACILITIES

One Angel Square offers a range of facilities to help improve your employee's workplace well-being and fitness.

GYM
THE BASEMENT PROVIDES FOR A FULLY FITTED GYM/ FITNESS STUDIO OPERATED BY NUFFIELD

CYCLE STORAGE
SECURE CYCLE HUB FOR 105 BIKES

FACILITIES
SHOWERS / CHANGING FACILITIES/ LOCKERS

CAR PARKING
CAR PARKING PROVISIONS ARE AVAILABLE AT A RATIO OF 1:2,007 SQ FT INCLUSIVE OF EV CHARGING SPACES

RESTAURANT
THE RESTAURANT ON THE 8TH FLOOR SERVICES THE WHOLE BUILDING

AUDITORIUM
ONE ANGEL SQUARE CONTAINS AN EVENTS AUDITORIUM FOR 250 PEOPLE

RETAIL
THE GROUND FLOOR PROVIDES A CONVENIENCE STORE, COFFEE SHOP AND A SEATING AREA

ROOF TERRACE
ENJOY STUNNING VIEWS OF MANCHESTER’S SKYLINE FROM VARIOUS BALCONIES BENEFITING FROM OUTDOOR SEATING AREA AND MEETING SPACE WITH VIEWS OVER THE CITY CENTRE

FULLY FITTED INTERIORS
THE OFFICES CAN BE PROVIDED AS A FULLY FITTED OUT OPTION WITH DESKS, CHAIRS, PRIVATE MEETING ROOMS, KITCHENS WITH INTEGRATED APPLIANCES AND BREAKOUT SPACE
EXTENSIVE WELLBEING FACILITIES WITH ROOF TERRACES
FULLY FITTED PACKAGES AVAILABLE

INTERIOR INSPIRATION

www.1angelsquare.co.uk | view video
SUSTAINABILITY

When designed and constructed, One Angel Square was one of the most sustainable buildings in Europe. The desire to create a highly innovative, sustainable building was central to the original design brief for architects 3DReid and the design team. The building was the first BREEAM rated ‘Outstanding’ regional office building in the UK and is EPC ‘A’ Rated.

OVERVIEW

The focus on sustainability has been embedded at the heart of One Angel Square and has shaped all of the core activity - impacting everything from choosing the initial location for the building, the architectural design, throughout the construction process and has also influenced how the building is occupied.

DESIGN FEATURES

The building is powered using a pioneering, bio-fuel cogeneration plant oil fed combined heat and power (CHP) system. Rapeseed oil, which is being grown on The Co-operative’s own farmland, used to run the engine. Rainwater and greywater harvesting has been employed to guarantee low water consumption and the building has many ground breaking engineering features, including a double skinned façade to minimise heating and cooling throughout the year. Geothermal earth tubes to circulate fresh air and chilled beams throughout to provide natural cooling.

BENEFITS

One Angel Square operates with an extreme reduction in carbon emissions and energy consumption compared to older office buildings.

The Co-operative Group who occupy space in the building have seized the opportunity to introduce a programme of organisational transformation to ensure the building is used in a sustainable way including creating a green travel plan for the site and rolling out virtual desktop technology that not only uses less heat and energy but will also enable flexible working, including home working and hot desking to drive maximum space efficiency.
LOCATION

One Angel Square is a landmark office building located within Manchester city centre and forms part an integral part of NOMA and the wider community, the leading next generation mixed-use development scheme in the United Kingdom.

The 20 acre (8.08 hectare) NOMA scheme is situated between the city centre’s largest park (Angel Meadows), its’ main shopping and leisure destination (the Manchester Arndale Centre and Exchange Square) and two major transport hubs (Manchester Victoria Station and the Shudehill Transport Interchange).

One Angel Square is adjacent to Manchester Victoria railway station and is prominently situated in the heart of NOMA, bounded by Miller Street, Angel Street and Corporation Street.

For further information on what’s going on in the area see : www.noma-manchester.com

NOMA - MANCHESTER’S SUSTAINABLE CITY CENTRE DISTRICT

NOMA IS MANCHESTER’S BEST CONNECTED CITY CENTRE NEIGHBOURHOOD

BETWEEN TWO MAJOR TRANSPORT HUBS, OFFERING RAIL, BUS AND TRAM SERVICES

MANCHESTER PICCADILLY, JUST A 15-MINUTE WALK AWAY, IS TWO HOURS FROM LONDON BY TRAIN, WITH THREE TRAINS PER HOUR

THE INNER CITY RING ROAD IS ADJACENT TO NOMA, OFFERING EASY CAR ACCESS

MULTI-STOIREY AND SURFACE CAR PARKS WITH THOUSANDS OF PARKING SPACES WITHIN A FIVE MINUTE WALK AWAY

NUMEROUS LEISURE, RETAIL AND HOSPITALITY VENUES IN THE IMMEDIATE VICINITY
Manchester has firmly established itself as the UK’s second city. It is the administrative and commercial hub of the North West region and it is the largest and fastest growing city regional economy outside of London with a gross added value of £62.8 billion. The city is globally recognized for its world class education and research, commerce, culture and its two global football superpowers.

Greater Manchester has a population of 2.7 million with over 500,000 people aged 20-34, making it the largest regional millennium population. The City also has the largest student population in Europe with over 100,000 students across 5 universities, producing approximately 36,000 graduates annually. More than 60% of graduates stay in the North West region to work, providing businesses with a highly skilled and sustainable pool of graduate talent. As such, 80 of the FTSE 100 companies are currently represented in Manchester.

It is a dynamic regional city and a global destination for business, with a number of leading sectors including advanced manufacturing, financial and business services, life science and healthcare and a digital and creative sector worth more than £4.4 billion annually. Some of the world’s leading brands including Amazon, BNY Mellon, Kellogg’s, Boohoo, Jaguar Land Rover and Cisco, have chosen to make Greater Manchester their home. As a result, Manchester has seen job growth of 84% between 2002-2015, and the Annual UK regional Economic Forecast anticipates no slowdown, with Manchester’s employment growth expected to sit at 1.2% a year, equivalent to 16,300 new jobs.
FURTHER INFORMATION

TERMS
Terms and running costs are available upon request.

EPC
The EPC rating is A58 and a certificate will be provided upon request.

CONTACT
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