A TRANSFORMATION:
A MAJOR CHANGE IN SOMETHING’S APPEARANCE OR FORM
Manchester Royal Exchange, arguably one of Manchester’s most iconic buildings located within the commercial and retail heart of the City centre is undergoing a major refurbishment. When completed and presented, the building will provide loft style offices suitable for occupiers from a range of different sectors. The existing stone façade will have been cleaned and restored, making this building stand out among one of Manchester’s most historic and lively squares. Sitting within the St Ann’s Square conservation area, the building will ultimately provide a unique blend of character with a modern / contemporary ‘twist’ - a blend of old and new.
A major transformation / re-modelling is now under way.

Inside, the building will benefit from the highest quality finishes with a sophisticated, luxurious boutique feel to the ground floor reception areas.

The buildings retail units will also benefit from a major cosmetic upgrade bringing a “Regent Street / London” feel to the heart of Manchester.

In addition the building and it’s occupiers will benefit from a stunning roof garden on the 6th floor which will offer a fantastic view across the city’s rooftops and beyond.

Work has now commenced with completion due May 2016.

VIEW VIRTUAL TOUR +
The Royal Exchange in its current form was constructed between 1914 and 1921 to designs by architects Bradshaw, Gass and Hope, and was officially opened on 8th October 1921 by King George V and Queen Mary.

The building retained much of the perimeter masonry of the earlier northern block (1867-74), particularly along Exchange Street and Market Street. The distinctive masonry detailing over the entrances to the exchange, arcade and department store dates to this time.

The Royal Exchange Theatre Company took up residence in 1973, and in 1975 construction of the new Royal Exchange Theatre began. The steel-framed structure, designed by Levitt Bernstein, is suspended from the main columns supporting the dome, and can seat up to 700 people in the round. It was completed in 1976.
Dominating St. Ann’s Square, the Royal Exchange combines a nationally renowned theatre and a unique shopping experience coupled with high quality large floor plate office accommodation designed to meet the needs of a wide range of businesses.

Selfridges Department Store
Marks & Spencers
The Arndale Centre
Cross Street
Deansgate
St Ann’s Square
St Ann Street
King Street
Prime Office Core
Albert Square
Aerial +
- Connectivity +
- Amenity Gallery +
- Amenity Plan

1 Mr Thomas's Chop House
2 Sam's Chop House
3 Chaopraya
4 Burger & Lobster
5 Jamie's Italian
6 Avalanche
7 Piccolino
8 Grill on the Alley
9 Cicchetti
10 Gaucho
11 The Botanist
12 San Carlo
13 Australasia
14 Boots
15 Henri Lloyd
16 French Connection
17 DKNY
18 Hugo Boss
19 Next
20 Selfridges
21 Sports Direct Fitness Gym
22 Pure Gym
23 Sainsburys
24 Marks & Spencers
25 Tesco
26 Pret A Manger
27 Starbucks
28 Eat
29 Cafe Nero
30 Katsouris Deli
31 Costa Coffee
The building specification will include the following:

- New remodelled reception / common areas (both St Ann's and Cross Street)
- Air conditioning
- Full access raised floors
- LG7 light fittings
- 4 x 8 person passenger lifts
- Male, female, disabled WC’s and showers to all floors
- Basement car parking
- Bike racks and drying room facilities in building basement
- Roof terrace / garden
- Excellent natural light throughout
- DDA compliant
- 24 hour security
- Superb fibre connectivity & metronet
Manchester Royal Exchange provides newly refurbished, large and efficient floor plates, capable of accommodating both open plan and cellular office layouts.

Each floor can provide self-contained space with its own wc and shower facilities or alternatively can be sub-divided to accommodate smaller requirements.

Accessed via either off the main lift cores the space is highly efficient and can accommodate a range of occupational layouts including open plan and more cellular arrangements.

- **Office space available on a floor by floor basis**
- **Floors also capable of sub-division from 2,500 Sq Ft upwards.**
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SECOND FLOOR
16,597 SQ FT (1,542 SQ M)
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Occupancy details:

1x Reception / waiting area
1x Boardroom for 18 people
5x Meeting rooms for 10 people
5x Meeting rooms for 6 people
10x Informal meeting areas
4x Collaboration areas
4x Staff coat stores
5x Print hubs
1x Comms/store room
4x Staff breakout/refreshment areas
3x Cellular offices (large)
2x Cellular offices (medium)
Open plan areas for 292 staff (138 on 3rd, 154 on 4th + indicative storage/filing)

Third floor area - 1,573 sqm / 16,931 sqft
Fourth floor area - 1,427 sqm / 15,361 sqft
Total area - 3000 sqm / 32,292 sqft
Total staff - 299
Ratio - 1:10 sqm / 1:108 sqft
Description
Transformation
Location
Specification
Accommodation
Gallery
Further Information

STYLE WITH SUBSTANCE
Further details of the quoting rental and other occupational costs are available upon application to the letting agent:

JAMES DICKINSON
Director
M: 07876 654062
T: 0161 244 5500
E: james@canningoneill.com

JOHN NASH
Associate Director
M: 07771 320 497
T: 0161 244 5500
E: john@canningoneill.com
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