

ON **1<sup>ST</sup>**  
**1<sup>ST</sup>**.



# GRADE A OFFICE SPACE TO ENJOY.

Welcome to No.8 First Street, a prime office development in Manchester's most distinctive new award-winning neighbourhood.

No.8 is 170,000sq ft of Grade A, BREEAM Excellent office space. It's prestigious. Highly visible. In a prominent position at the gateway to the city centre. And you get a great sense of arrival as you approach it from Tony Wilson Place, the city's newest public square.

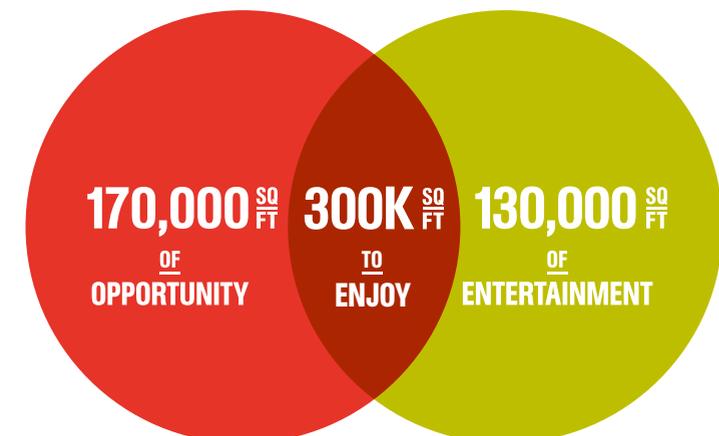
Bring your business here and you'll be joining an impressive line-up of high profile companies. And you'll be surrounded by brilliant amenities, with cafés, bars, restaurants, shopping and car parking, a hotel and HOME, Manchester's international centre for contemporary art, theatre and film. All here and waiting for you, your business and your people to enjoy.



\*Commercial Development of the Year  
(NW Property Awards 2016)



## WHY YOU SHOULD THINK OF NO.8 FIRST.



# MANCHESTER'S FIRST STREET. IN A CITY THAT'S SECOND TO NONE.



## A CULTURE OF BUSINESS. A BUSINESS OF CULTURE.

- Manchester is ranked first for business competitiveness in Europe and the No.1 city for locating new headquarters.
- The Greater Manchester economy generates a GVA of £56 billion.
- It was named the most liveable city in 2015 by Economist Intelligence and was also voted the 46th best city in the world to live in.
- The city is home to many big name and innovative businesses, Europe's first innovation district – Corridor Manchester – and one of its very biggest university campuses.
- Manchester is one of Europe's most extraordinary city success stories, with a thriving economy and an outstandingly business-friendly culture.
- Manchester Airport handles over 24 million passengers and has been voted best major UK airport.

Source: [www.investinmanchester.com](http://www.investinmanchester.com)

# SENSE OF PLACE. A FEELING OF SPACE.

## KEY



Car Park



Train Station



Bus Route



Airport Train



Bus Stop



Metrolink



Metrolink Route



# IN THE HEART OF THE CITY. WITH CULTURE AT ITS HEART.

No.8 is in First Street and First Street is the focus and heart of a dynamic, densely populated commercial and residential area of the city that's full of life and activity. At a major gateway at one end, it's also a corridor that leads to the rest of the city, the innovation district and the two largest university campuses.

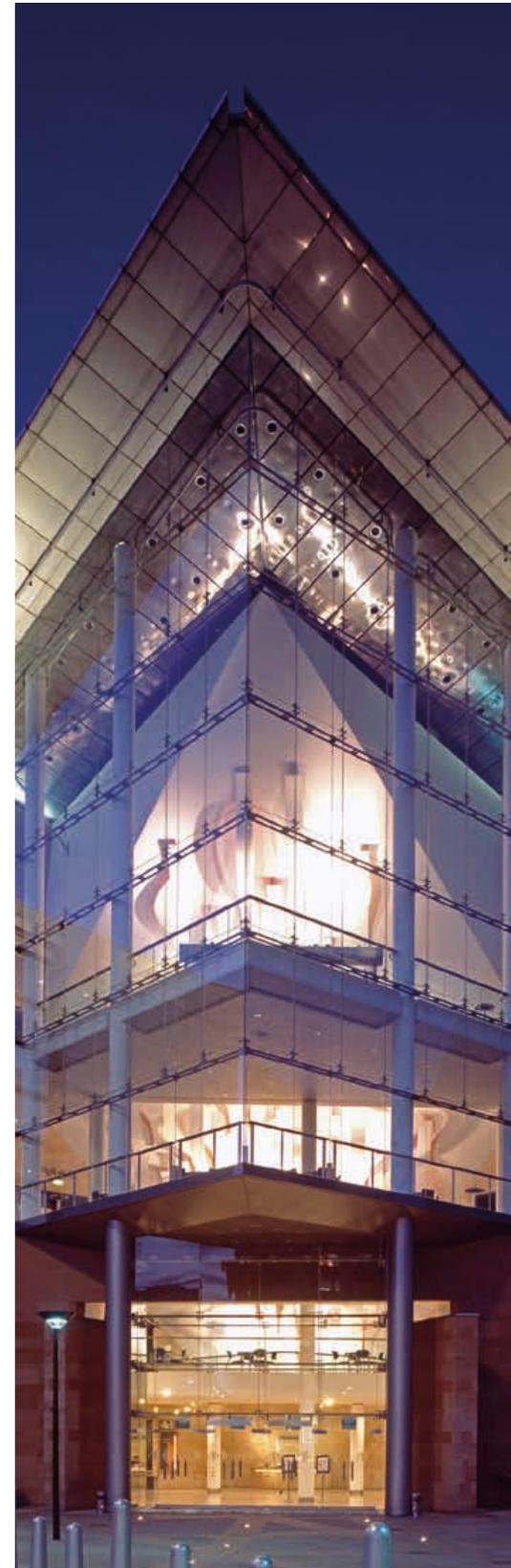
A colourful and vibrant new neighbourhood is growing up here, rich in amenities, with culture and the HOME arts centre at its heart, and it's among the best connected parts of the city.

With a working population of over seven million people within a 1-hour

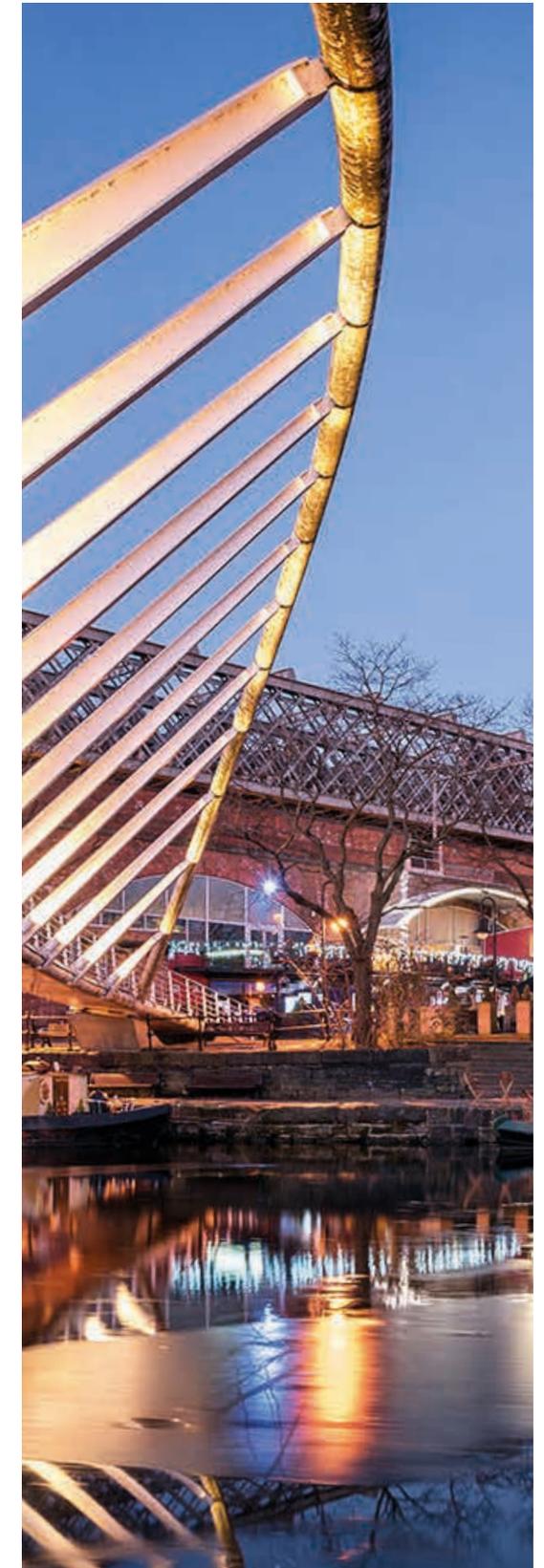
commute, it has direct access to the UK's best motorway network and is less than half an hour from Manchester's international airport.

As well as the Metrolink tram network, serving the city centre and suburbs, it's also served by two main railway stations handling around 35 million passengers a year.

One of these, Oxford Road, is undergoing major improvements as part of Network Rail's Northern Hub programme, facilitating longer trains and improved access, and far better and faster connections between key towns and cities.



In the neighbourhood – Bridgewater Hall



Castlefield

# OXFORD ROAD STATION



- MAJOR IMPROVEMENT PROGRAMME IMMINENT
- OVER 8 MILLION PEOPLE A YEAR TRAVEL THROUGH OXFORD ROAD STATION
- DIRECT ROUTES – 183 STATIONS WITHIN ONE HOUR
- ROUTES WITH ONE CHANGE – 289 STATIONS WITHIN ONE HOUR
- DIRECT ROUTE TO MANCHESTER AIRPORT
- CATCHMENT POPULATIONS
  - 4.3 MILLION WITHIN 60 MINS (DIRECT)
  - 5.9 MILLION WITHIN 60 MINS (WITH CHANGES)

# DEANSGATE CASTLEFIELD METROLINK



- 50,000 PASSENGERS DAILY
- DIRECT ROUTES TO 70 OUT OF 92 STATIONS ON THE METROLINK NETWORK
- DIRECT ROUTE TO KEY COMMUTER TOWNS INCLUDING SALE, ALTRINCHAM, CHORLTON, DIDSBURY, SALFORD QUAYS, TRAFFORD, BURY, ROCHDALE AND OLDHAM

# LESS STRESS. HAPPIER PEOPLE.



IN THE CENTRE.  
**WALK.**

No.8 First Street is a city centre location and, for a major city, Manchester has a very compact centre. You can walk anywhere and everywhere.



160 BIKE RACKS.  
**CYCLE.**

With a young population and thousands of students, Manchester is a cycle city, with an extensive network of cycle lanes. So get on your bike.



1 MIN.  
**BUS.**

Manchester has exceptional bus services across both the city and the region, with thousands of routes, reasonable fares and frequent timetabling.



3 MIN.  
**TRAM.**

The extensive Metrolink tram network runs frequent services across much of the city centre and out to suburbs including Rochdale, Oldham, Salford Quays, Eccles, Bury and Altrincham.



700 SPACES.  
**DRIVE.**

First Street sits between two major routes into the city and is closely connected to the rest – and the motorways – with 700 public car parking spaces on site.



5 MIN.  
**TRAIN.**

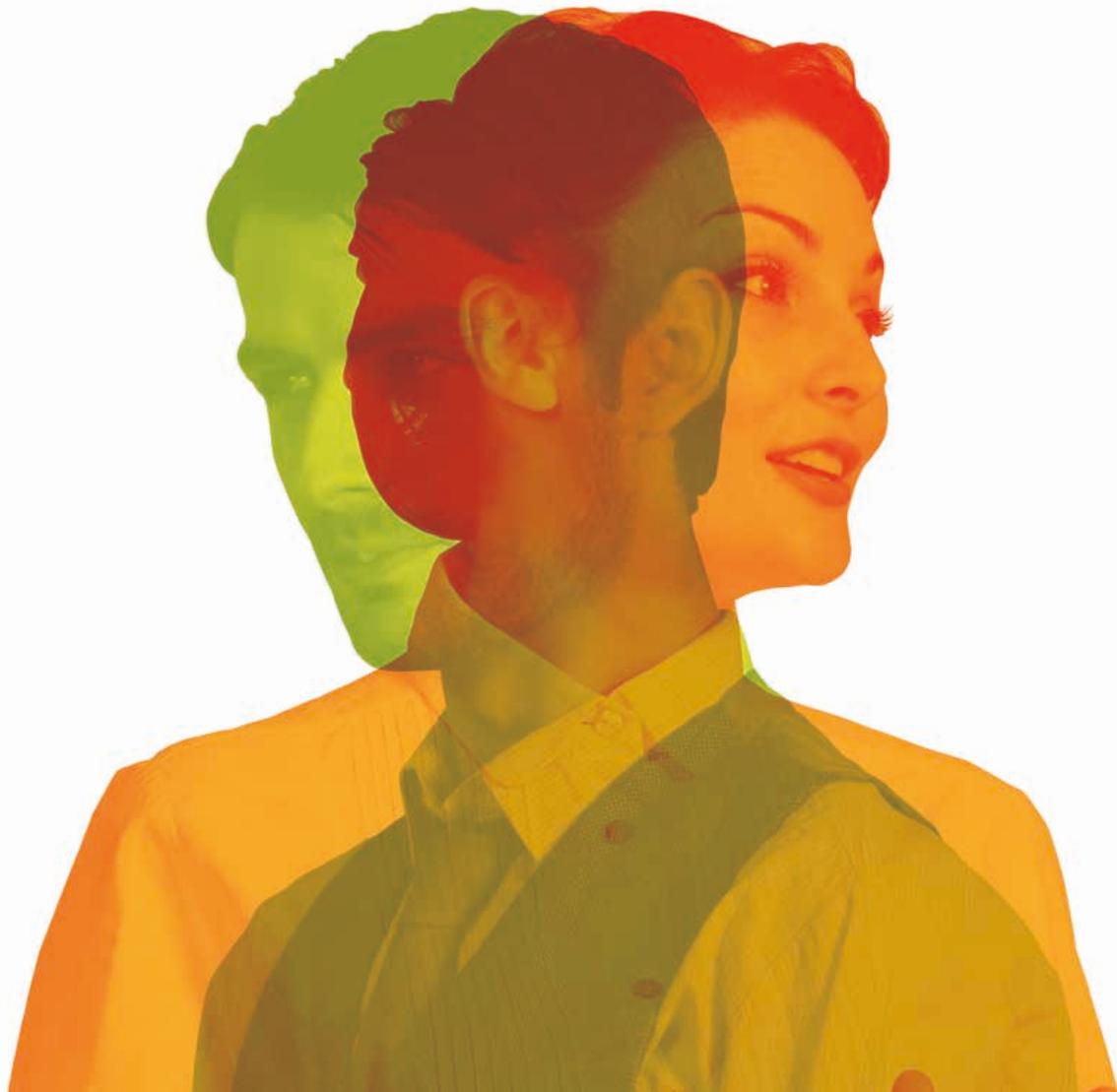
Deansgate and a soon to be totally revamped Oxford Road station – part of the new Northern Hub – are neighbours. Piccadilly's just up the road.



20 MIN.  
**FLY.**

Manchester Airport is the global gateway to the North of England where over 60 airlines fly direct to around 200 destinations.

# BRINGING WORK TO LIFE. LIFE TO WORK.



Fireworks mark the launch of First Street Leisure May 2015

## NOT JUST GREAT NEW BUILDINGS. A GREAT NEW NEIGHBOURHOOD.

First Street is based on the simple idea that the right environment can bring work to life and contribute to people's happiness and productivity. While at the same time, it can bring life to work. So the personal and the professional, work and pleasure flow seamlessly together.

To make this happen the layout, public realm and amenities have been carefully planned. There are some great buildings, including No.8, HOME, INNSIDE hotel, and what is surely Manchester's most stylish car park with the best views of the city. But there's much more to it than that.

First Street is already immensely popular, thanks to its mixed use philosophy of business, culture, entertainment and living, with HOME making the arts accessible and Tony Wilson Place providing a venue for all kinds of activities and events for everyone working, living or visiting here.

It's a great new neighbourhood that's also a catalyst for investment in the wider community.



## A PLACE TO STAY. CLOSE TO HOME.

The first UK hotel for the Spanish Melia brand, INNSIDE is a 208-bed, 4-star contemporary hotel, serving both business and leisure travellers. It's a stunning building, where innovative design, great people and service combine to create a sophisticated, but very welcoming atmosphere.



It's near neighbour is HOME, a new cultural hub for Manchester. It's also a gem of a building that features gallery space, two theatres, five cinema screens, a café bar and restaurant. And in its first year, it comfortably exceeded its original target, with more than a million visitors.



## A GOOD PLACE TO WORK. A GREAT PLACE TO BE.

### FRIENDS AND NEIGHBOURS.



No.8 First Street is an excellent place to go to work. It's easy to get to. Well served by the transport network. A great building with a great working environment. But what makes it extra special are the neighbours. The businesses and people who are already here, and the amenities that are right on the doorstep. These are just some of them:

- **The Liquor Store**, recently voted the best city centre bar in Manchester\*, blends a mixture of delicious cocktails, Mancunian heritage, great music and a brilliant atmosphere.
- **The Laundrette**, one of Chorlton's favourite hangouts, now comes to First Street, serving freshly made pizzas and cocktails, using the best ingredients from local suppliers.

- **The Gasworks** is First Street's very own six barrel microbrewery and bar, serving some of the best ales in Manchester. Founded by the team at the highly successful craft beer pub, The Dockyard.
- **The Indian Tiffin Room** brings authentic Indian street food to First Street, offering an array of fresh and healthy recipes inspired by the regional dishes of the Subcontinent.
- **Street on First** is for fine dining, with a menu ranging from Spanish street food to Asian fusion, all made from the freshest local ingredients and perfect for every mood.

\* In the Eat, Drink, Sleep Awards



# A 24/7 LIVING BREATHING COMMUNITY.

# MONDAY TO FRIDAY. SATURDAY AND SUNDAY.



Community and neighbourhood are words we use a lot about First Street, because they're what it was designed to be and new as it is, you can already see this coming together. The mix of offices, entertainment and amenities means there's a really diverse community of people, doing different things at different times, and it's what gives the place its character and colour.

Life and work collide and co-mingle in the most positive way. People who work here can also eat, drink and play here.

There's a young and expanding resident population too, and between HOME and the cafés, bars, restaurants and shops, there's a regular buzz of visitors.

And all this is just a couple of minutes' walk away from the rich nightlife of Whitworth Street West, with its numerous bars and music venues like Gorilla, The Ritz and the Dog Bowl.

So there's something happening all day, all evening, all the week and at the weekends. A living, breathing community.

# ATTRACTING A SKILLED WORKFORCE. TRAINING BRAINS.

First Street has a number of high profile business residents with around 2,000 people already working here. And key to attracting and retaining the best talent are the local amenities, entertainment and leisure offers which we can provide in abundance.

Our close proximity to the University Quarter, where approximately 60% of graduates from Greater Manchester universities are retained in local employment, provides significant opportunities for employers locating to First Street to access the 18,000 students who graduate every year.

Source: Manchester City Council 2013



"Here at Corridor Manchester – the city's innovation district, the continuing success of First Street will impact significantly on growth opportunities within this unique area. We are the focus of Manchester's knowledge economy where a workforce of over 63,000 people with wide-ranging and diverse skills are employed. Together with a 70,000 student population consisting of students from The University of Manchester, Manchester Metropolitan University and the Royal Northern College of Music, we are looking forward to seeing the further benefits this new development will have in strengthening local facilities and opportunities."

Claire Lowe  
Partnership Manager  
Corridor Manchester



"First Street is a great fit for a broad range of companies. It provides us with a fantastic working environment based near a range of amenities, and business has been good since the move. We are really pleased with the calibre of people we've hired – the access to diversity of talent here in Manchester is fantastic – and we've had tremendous feedback from our staff who really enjoy the location which is all helping us to realise our ambition in becoming Manchester's employer of choice."

Matt Hinton  
Manager,  
Manchester Business Centre



"Our move to First Street has been overwhelmingly positive. As well as HOME and the bars and restaurants on site, it was the area's close proximity to the city centre, motorway network and strong Metrolink and train links which was a big pull when considering our company's relocation here. We take the views of our employees extremely seriously and employee satisfaction has definitely increased since we moved here. There is a great sense of community and we really feel part of it."

Alison Ross  
Customer Experience  
& Operations Director



## BUSINESSES ALREADY AT FIRST STREET.





## THE BUILDING INSIDE AND OUT.

No.8 is the prime office development on First Street, design conscious, visually striking and an impressive building in the streetscape. Built from attractive, high quality materials, it's a new kind of workplace, a new landmark in the city, and will support First Street's lead in creating 21st century ways of urban working and living.

No. 8 delivers 170,000 sq ft of Grade A BREEAM Excellent office accommodation over six floors, with unrivalled 26,000 sq ft, largely column free floorplates, offering flexible layouts and generously proportioned office space.

The building has an architecturally responsive façade, sympathetic to its neighbours and works effectively both in its immediate environment and in the wider townscape. Unique and strategically placed winter gardens provide further amenity space inside the building and can be clearly seen from the outside.

The top two floors have been pre-let to energy company, Gazprom. The remaining 106,000 sq ft of office space is now available between first and fourth floors together with ground floor retail/leisure. Construction is underway and No.8 is available for occupation in September 2017.

# AREA SCHEDULE

<b>FLOOR 6 – PRE-LET TO</b>	
<b>FLOOR 5 – PRE-LET TO</b>	
<b>FLOOR 4 – 26,500 SQ FT – 2,462 SQ M</b>	
<b>FLOOR 3 – 26,285 SQ FT – 2,442 SQ M</b>	2X WINTER GARDEN TOTALLING 2,538 SQ FT – 235 SQ M
<b>FLOOR 2 – 27,049 SQ FT – 2,513 SQ M</b>	
<b>FLOOR 1 – 26,790 SQ FT – 2,489 SQ M</b>	2X WINTER GARDEN TOTALLING 2,003 SQ FT – 186 SQ M
<b>RECEPTION/RETAIL/CYCLE HUB</b>	

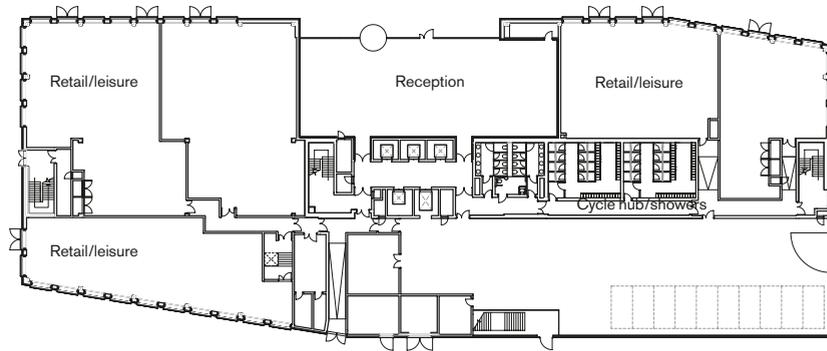


# 26,000 SQ FT FLOOR PLATES. FLEXIBLE AND LARGELY COLUMN FREE.

- Largely column free 26,000 sq ft floor plates offering optimum daylight across the building and a high degree of flexibility.
- Central core allowing for continuous efficient floor work space.
- Built to an occupation density of 1:8 m<sup>2</sup>.

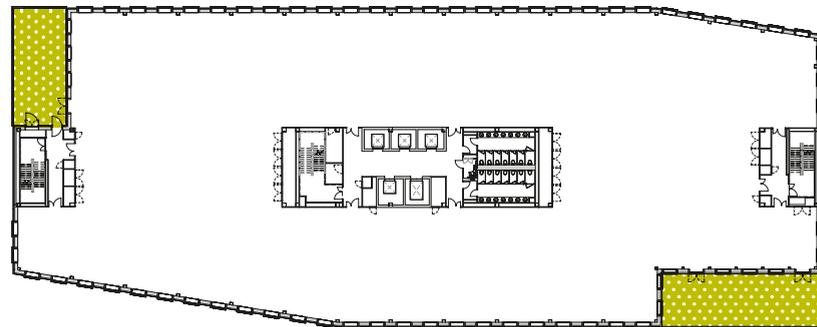


## FIRST STREET



Ground floor

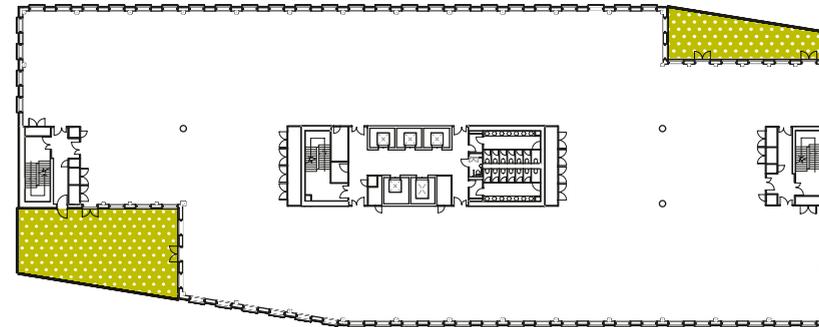
Winter Garden  
852 sq ft (Double height)



Winter Garden  
1,150 sq ft (Double height)

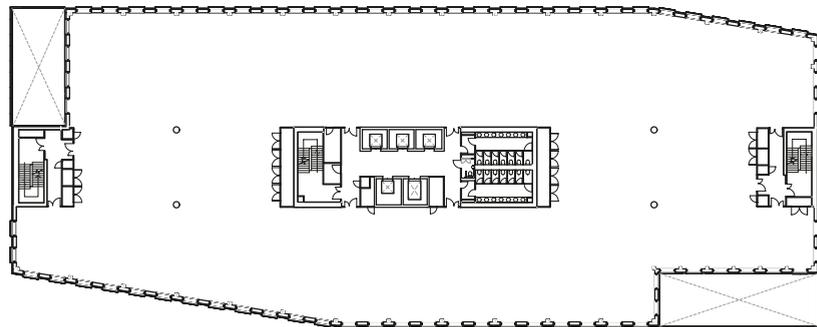
First floor  
26,790 sq ft

Winter Garden  
853 sq ft (Double height)

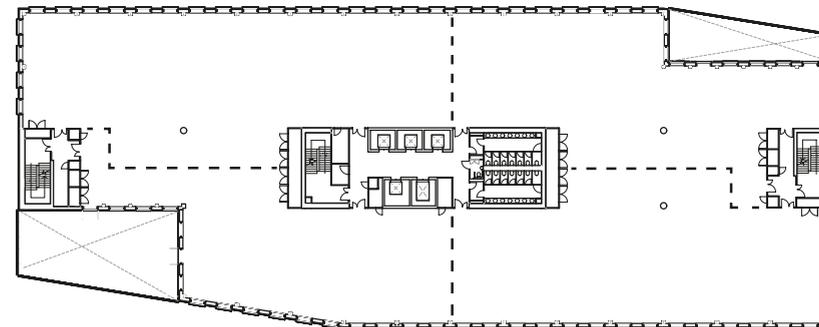


Winter Garden  
1,685 sq ft (Double height)

Third floor  
26,285 sq ft



Second floor  
27,049 sq ft



Fourth floor  
showing tenancy split  
Quarter floor:  
4,741 sq ft – 7,965 sq ft  
Half floor:  
11,862 sq ft – 14,072 sq ft

# SPECIFICATION. THE TECHNICAL DETAILS.

## OCCUPATION LEVELS

Overall	1:8m <sup>2</sup> (NIA)
Means of escape	1:6m <sup>2</sup>
Air conditioning	1:8m <sup>2</sup>
Lifts	1:8m <sup>2</sup>
WCs	1:8m <sup>2</sup>

## FINISHED FLOOR TO CEILING

2.71m

## RAISED FLOOR ZONE

150mm

## PLANNING GRID

1.5m

## STRUCTURAL GRID

Generally 13.2m x 6.0m

## FLOOR LOADINGS

3.5k N/m<sup>2</sup> plus 1.0k N/m<sup>2</sup>  
increased load

(increased floor loadings can be  
applied to 5% of floor area)

## OFFICE FINISHES

- Suspended metal ceilings with compliant lighting
- Full access raised floor
- Extensive riser space for tenants fit out

## MECHANICAL SERVICES

The mechanical services system (heating, cooling and fresh air requirements) is provided by a VRF system.

## LIFTS

5 hybrid destination control lifts  
(3x21 person 1600kg passenger lift  
& 1x21 person 1600kg firefighting lift  
& 1x21 person 1600kg services lift)  
Service lift is a dedicated service lift from the rear service area to the upper floors.

## BREEAM RATING

Excellent

## ENERGY PERFORMANCE RATING

B (design assessment forecast)

## CAR PARKING

Ratio of 1 space per 1,500 ft<sup>2</sup> within the Q-Park managed car park in the adjacent multistorey.

## CYCLE & SHOWER FACILITIES

Cycle racks, lockers and male and female shower facilities to the ground floor of the building.

160 cycle racks

172 lockers (86 male and 86 female)

16 showers (8 male and 8 female)

1 disabled shower

## RECEPTION

- High profile reception area
- 4.88m in height
- Polished concrete floor
- Gold mesh panel for feature wall
- Controlled access gates
- Seating plus collaborative working area

## LOADING

Dedicated loading bay and service area to the rear of the building

## STANDBY GENERATION

Space provision for tenants standby generator and associated switch gear with controls will be provided on the roof.





## BRINGING THE OUTSIDE INSIDE.

Perhaps No.8's most striking features are the six generous, double height winter gardens, which provide visual, social and working amenity, offering up to 2,538 sq ft of private amenity space for businesses to use in whichever way suits them and their staff.

These weatherproof corner gardens can be used for a multitude of purposes, as alternative working environments or as collaborative or breakout spaces.

They overlook Tony Wilson Place and James Grigor Square and breathe life into the building, not only as healthy and attractive interior spaces for people working in it, but also as intriguing elements of the exterior view.

Lush planting and dynamic lighting make them stunning to look at and relaxing to work in. And illuminated at night, they create framed views of idyllic spaces when seen from outside in, giving a strong sense of place and character to the building.

# WELL MANAGED. AFFORDABLE. DESIRABLE. SUSTAINABLE.

When your business and your people come to No.8 First Street, you're coming to what is already a high quality, secure, well managed and sustainable environment, and No.8 itself will only serve to strengthen the Street's strong and clear identity.

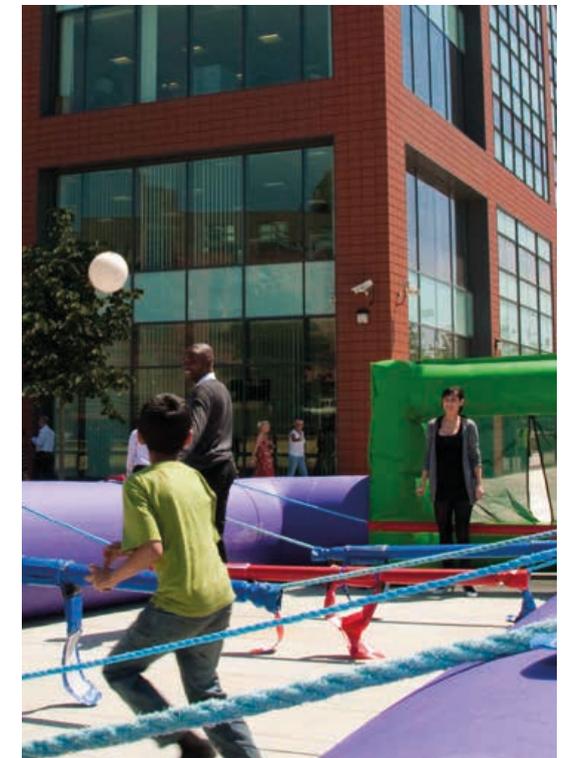
The whole neighbourhood benefits from uniformed security staff, 24/7, all year round, and has an advanced CCTV system to keep staff and visitors safe.

What we're building here, remember, is much more than bricks and mortar. We're building a community, and the companies that come to work, live and grow in First Street will play a big role in shaping this community and its future.

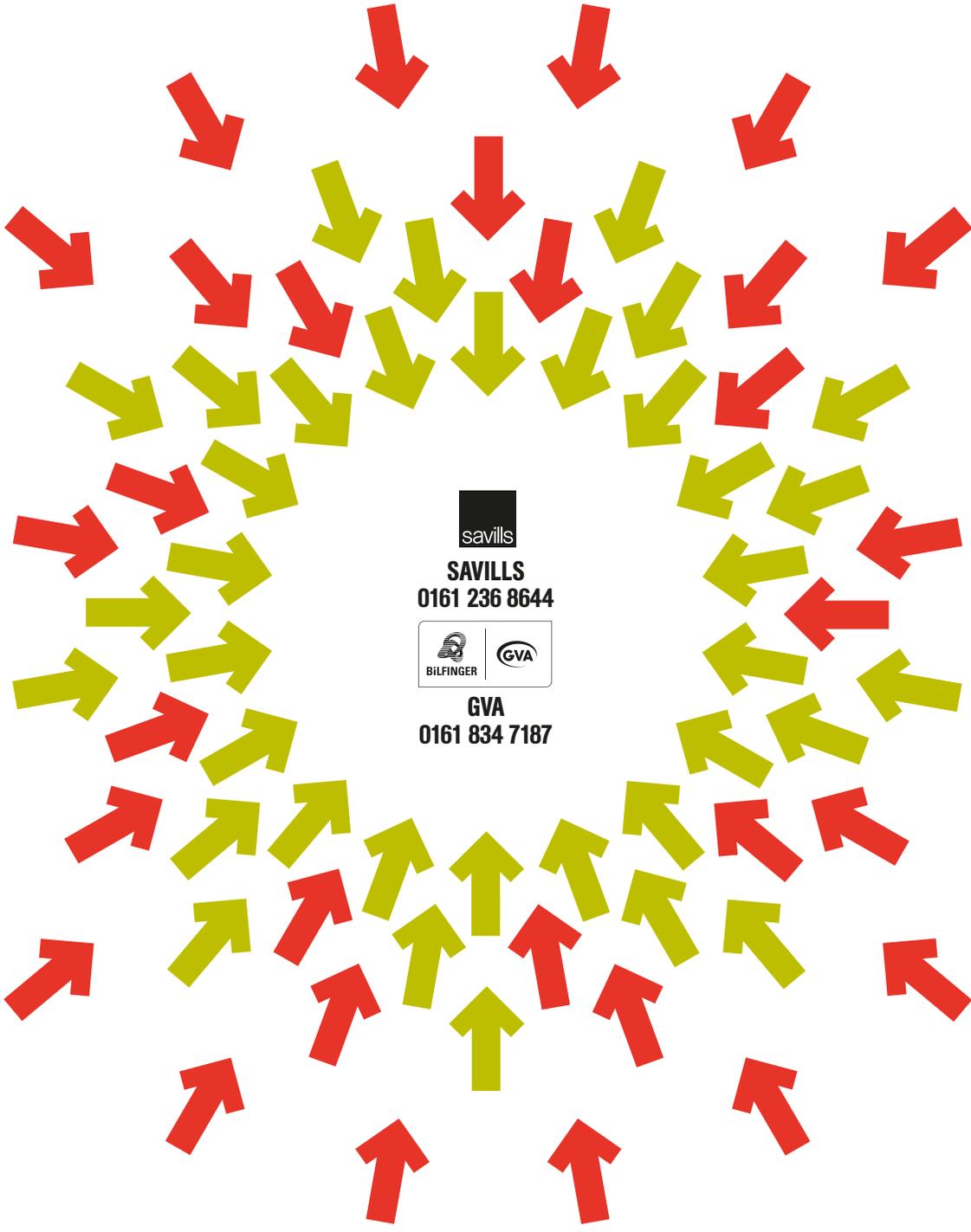
Those already here have actively engaged and worked with us to create our programme of outdoor events – open air markets, pop-up bars, film screenings, concerts, sports coverage and more – that promotes collaborative activity and community spirit.

We believe that creating life and activity in and after work has powerful business benefits, in recruitment and retention, job and personal satisfaction, productivity and reputation.

And No.8 First Street will be at the heart of it.



Tony Wilson Place plays host to a wide ranging events programme



**SAVILLS**  
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0161 834 7187

**A DEVELOPMENT BY**



[WWW.FIRSTSTREETMANCHESTER.COM](http://WWW.FIRSTSTREETMANCHESTER.COM)