



# A Universal Welcome

150 sq ft - 16,000 sq ft  
of fully refurbished and  
serviced office space  
available to let.

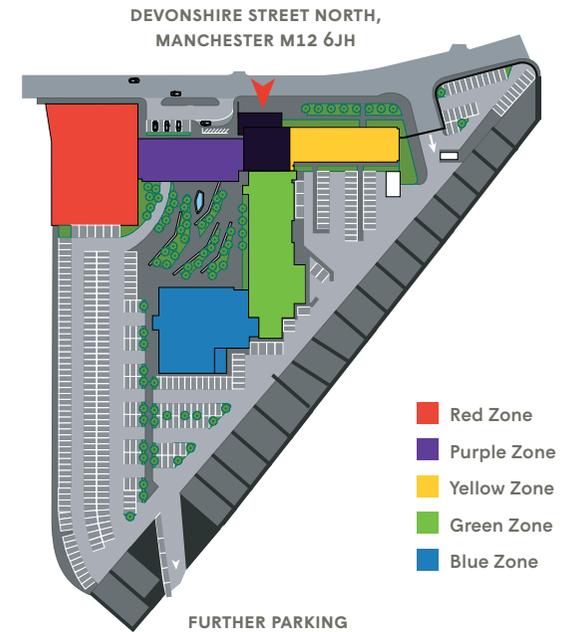


Universal  
Square



# Introduction

Arranged over five buildings, Universal Square is Manchester's most prominent campus office development. A recent refurbishment has been undertaken to include a full window replacement and re cladding of the property which has completely transformed the external appearance. Internally the refurbishment has extended to a full rebranding and enhancement of common areas. The office space itself has been remodelled to provide high quality, efficient open plan office space designed to cater for modern office occupier requirements.



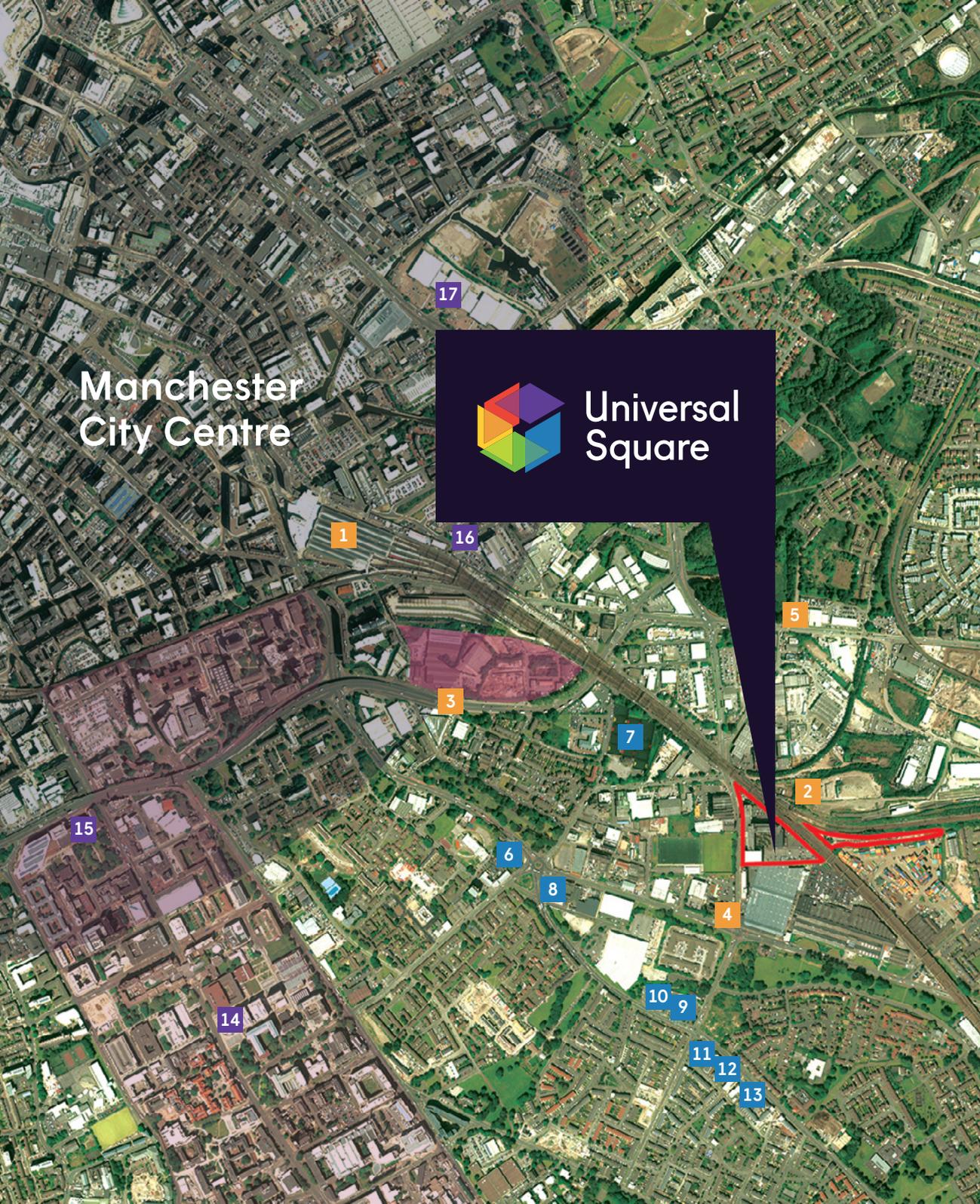
# On-Site Amenities



Universal Square provides a platform for businesses from 2 to 200+ people to thrive and prosper. The scheme benefits:

- Meeting/Conference facilities
- On site Gym
- Café/Restaurant
- Outdoor breakout areas
- Free shuttle bus
- Extensive car parking





# Manchester City Centre



## Universal Square

## Location

Whilst a standalone business community in itself Universal Square is located conveniently close to Manchester City Centre. Its position on the eastern fringe allows easy access to fashionable gentrified areas such as Northern Quarter and Ancoats as well as Piccadilly and in turn the retail and business cores.

The immediate area between Piccadilly and Universal Square will experience vast redevelopment in the short to medium future. Notably the arrival of HS2 and redevelopment of the Mayfield Depot. Mayfield totals 24 acres and is Manchester's next major redevelopment site which will provide residential accommodation, hotels, leisure amenity and workspace. Such transformations will further link Universal Square with Manchester City Centre whilst providing huge amounts of amenity.



### Transport Links

1. Piccadilly Rail Station
2. Ardwick Rail Station
3. Mancunian Way A57 (M)
4. Bus stops
5. Bus stops

### Key Locations

14. The University of Manchester
15. Manchester Metropolitan University
16. HS2 Terminal
17. Central Retail Park/ Mixed Use Redevelopment

### Local Amenities

6. Tesco Express
7. Power League – 5 a Side Football
8. Manchester Apollo
9. McDonalds
10. Post Office
11. Nisa Local Supermarket
12. Subway
13. Greggs Bakery

-  Manchester Knowledge Quarter
-  Mayfield Mixed Use Development

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## Business Centre

The new 20,000 sq ft Business Centre is housed over 4 floors and can accommodate small and medium sized businesses. The serviced office suites are furnished with desks, chairs and lockable pedestals, plus you'll enjoy a dedicated reception, receptionist, meeting rooms and PA service, as well as all the other facilities on-site. The Metronet enabled Business Centre is connected by three 100Mbps broadband connections offering a wired internet connection and 500 minutes of UK calls within the price of each workstation.





## Green Zone

Suites available from 500 sq ft

### Specification Includes:

- Reception service in business centre
- Flexible lease terms
- Perimeter trunking
- Air conditioned in part
- Suspended ceiling

Green

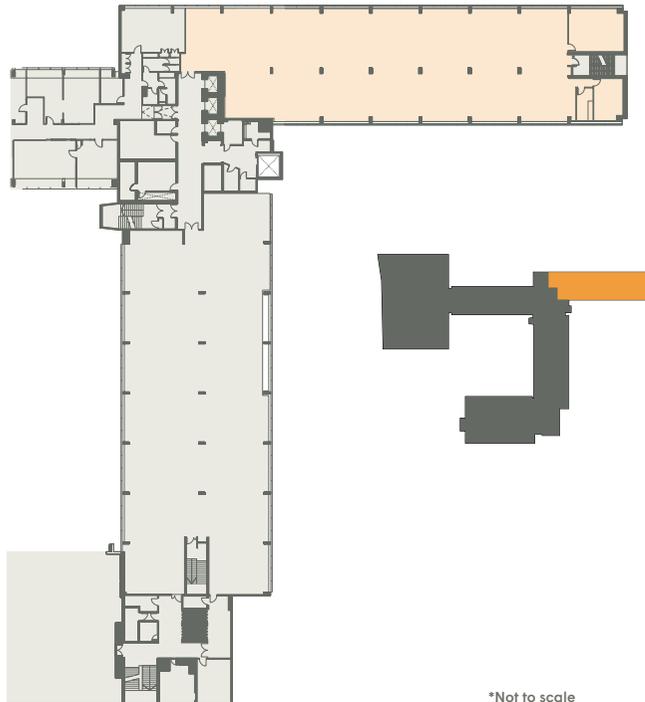


# Yellow Zone Availability

## Typical Floor

4,322 sq ft (401.52 sq m)

Floor	Sq ft	Sq m
Part First	436	40.50
Part Fourth	4,322	401.52
Part Fourth	500	46.45



\*Not to scale



## Yellow Zone

Typical floor circa 4,322 sq ft

### Specification Includes:

- New air conditioning
- New LG7 lighting
- Excellent natural light
- All new windows



# Blue Zone Availability

## Typical Floor

9,213 sq ft (855.91 sq m)

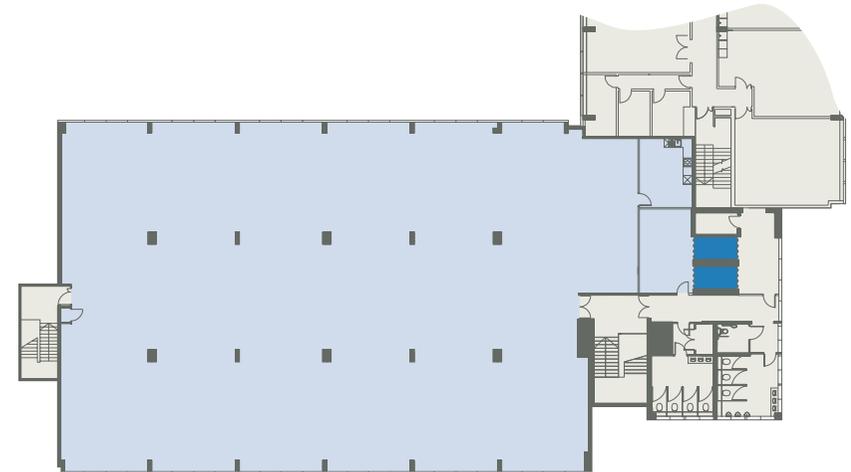
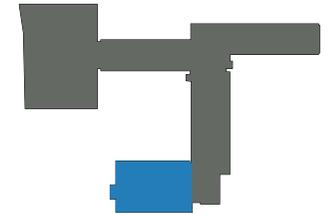
Floor	Sq ft	Sq m
First	4,135	1,335
Second	9,213	855.91
Third	Let	
Fourth	9,925	922

## Blue Zone

Typical floor circa 9,925 sq ft

### Specification Includes:

- New air conditioning
- New Raised access floor
- New LG7 lighting
- Excellent natural light
- All new windows



\*Not to scale

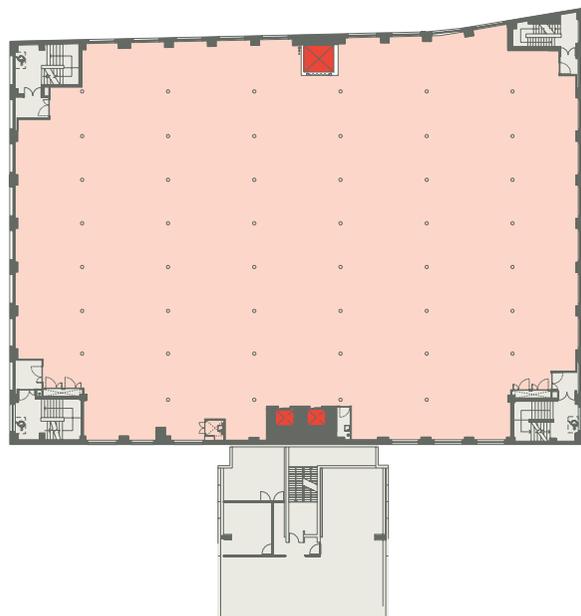


## Red Zone

Typical floor circa 16,450 sq ft

Typical floor circa 16,450 sq ft.  
Specification Includes:

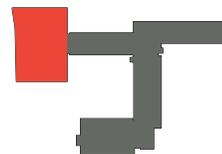
- Air conditioning
- Raised access floor
- Pendant lighting
- Exposed character features



## Red Zone Availability

Typical Floor  
FULLY LET

Floor	Sq ft	Sq m
First	FULLY	LET
Second	FULLY	LET
Third	FULLY	LET
Fourth	FULLY	LET
Fifth	FULLY	LET
Sixth	FULLY	LET





## Further Enquiries



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