



No 1

ANGEL
SQ.

MANCHESTER M60 0AG

ICONIC OFFICE
SPACE IN THE
HEART OF
THE CITY

TO LET

A photograph of a modern, curved glass office building. The building has a distinctive curved facade with multiple stories of windows. In the foreground, there is a landscaped area with a variety of flowers, including a large patch of bright yellow flowers. A paved walkway leads towards the building. The sky is blue with some light clouds. In the background, other buildings and trees are visible.

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...

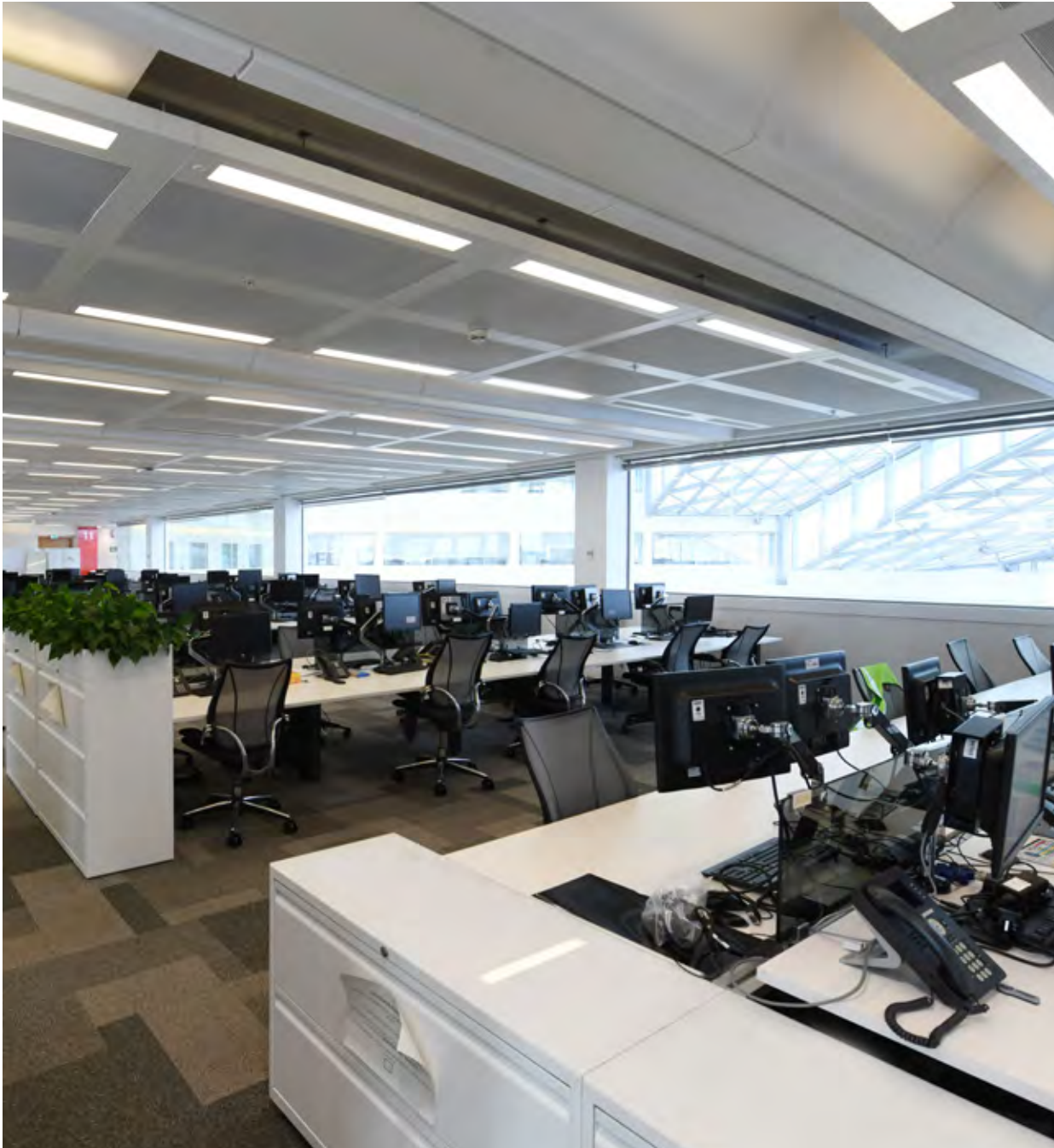
No. 1 Angel Square is quite unique, with a double skin glazed façade and incorporates a series of winter gardens on several floors providing break out spaces and a greatly enhanced working environment. The building benefits from a large full height atrium, providing excellent natural light throughout.

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.





SPECIFICATION

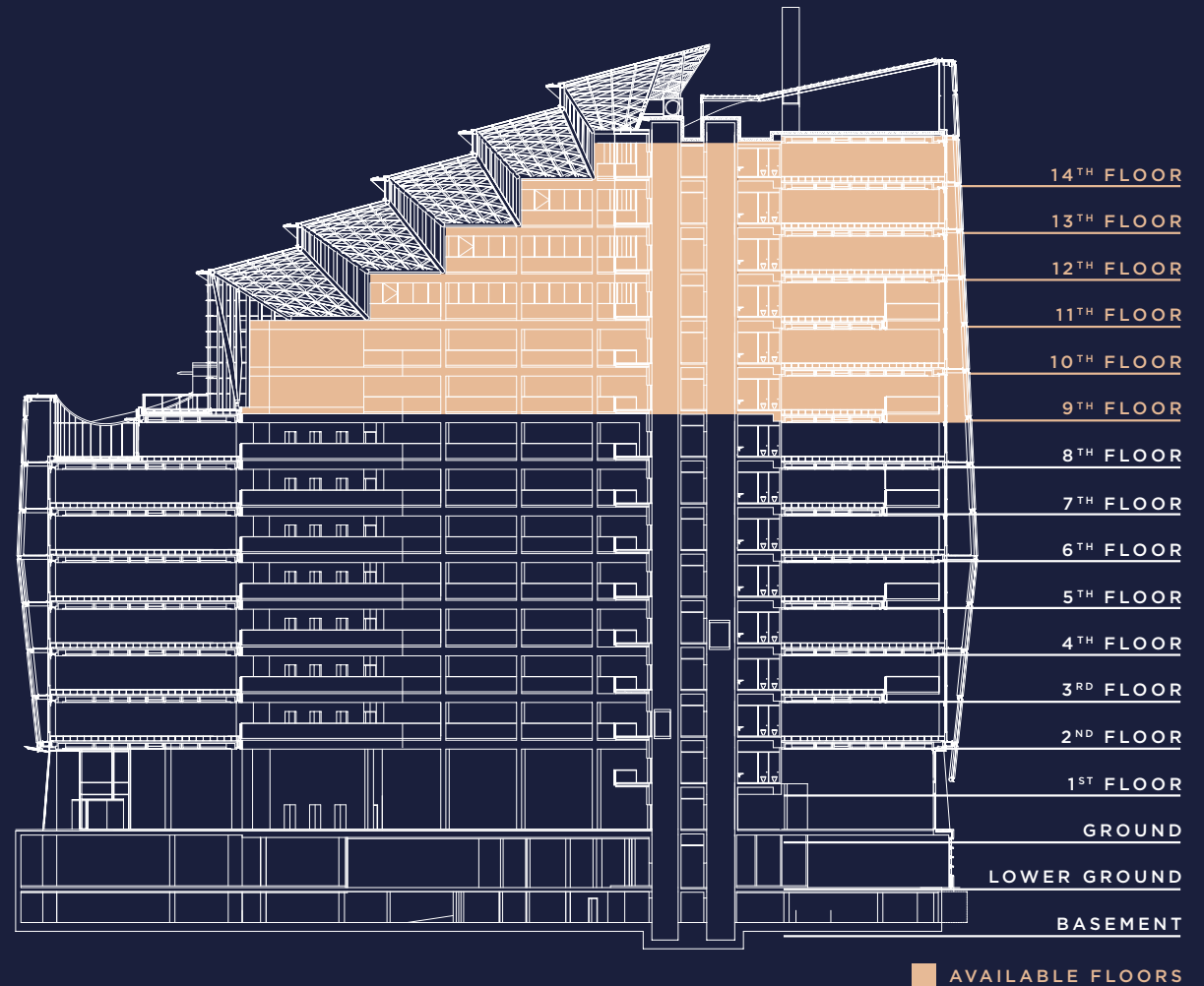
The specification includes:

- 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
- 1:2007 car parking ratio
- EV charging points
- Secure cycle hub for 105 bikes
- 24/7 security and access
- Amenity/wellbeing space

ACCOMMODATION

DEMISE	NET INTERNAL AREA SQ FT	NET INTERNAL AREA SQ M
14th Floor	6,717	624
13th Floor	9,300	864
12th Floor	11,927	1,108
11th Floor	14,004	1,301
10th Floor	15,855	1,473
9th Floor	16,157	1,501
TOTAL	73,960	6,871

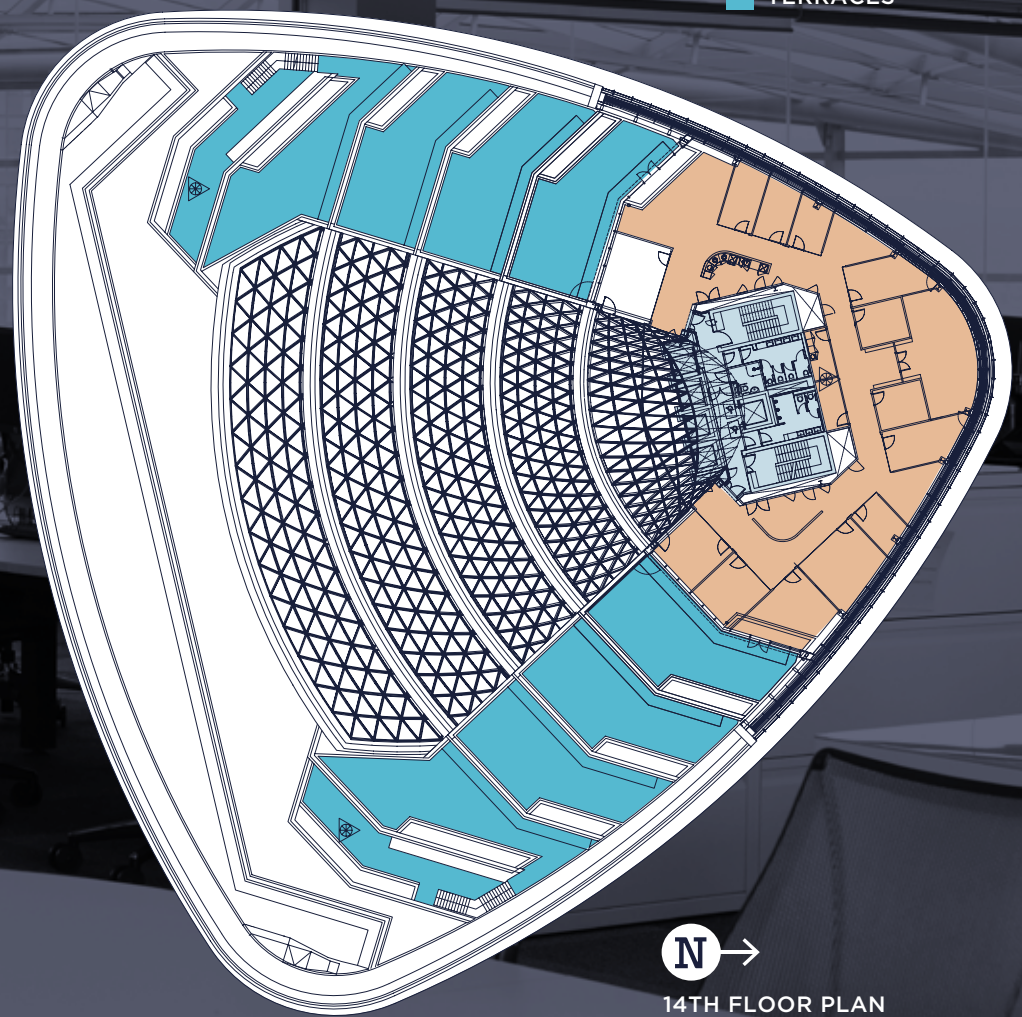
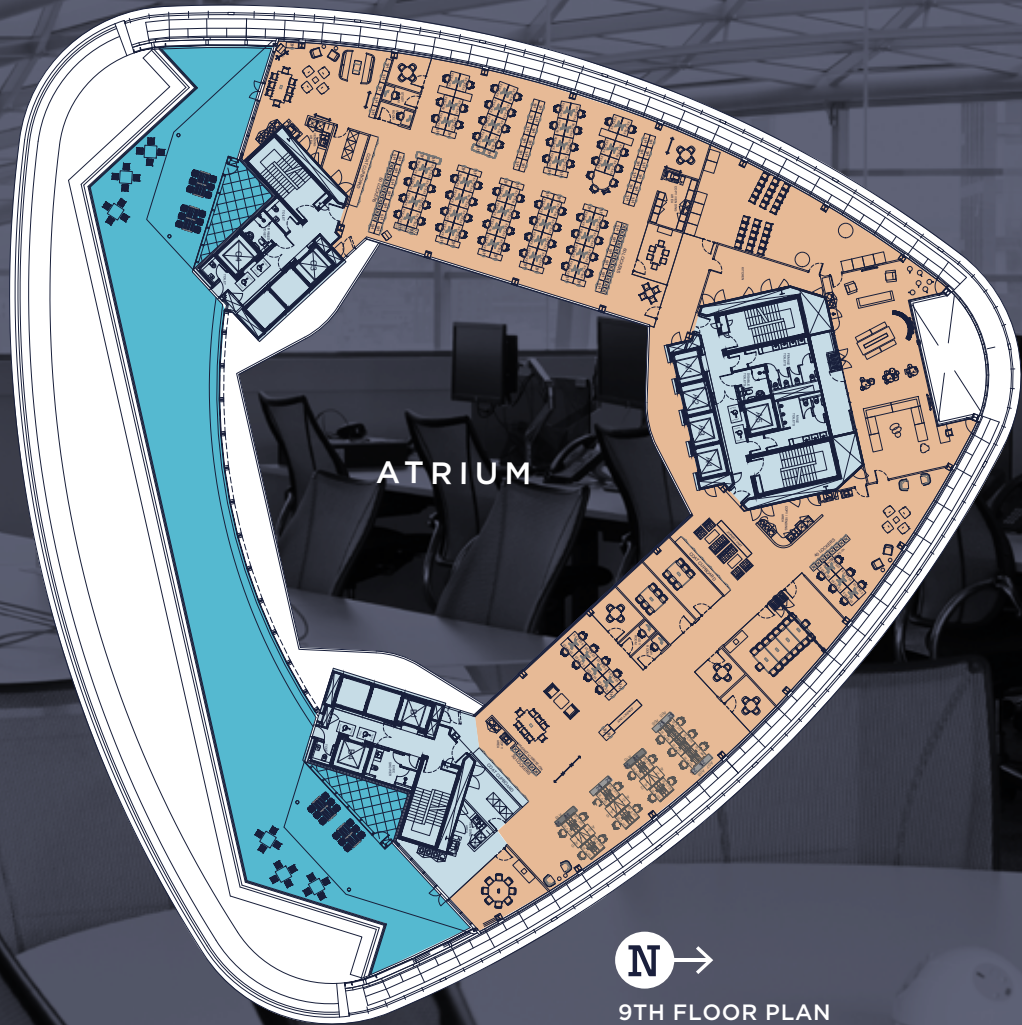
The building totals 327,643 sq ft (30,439 sq m).





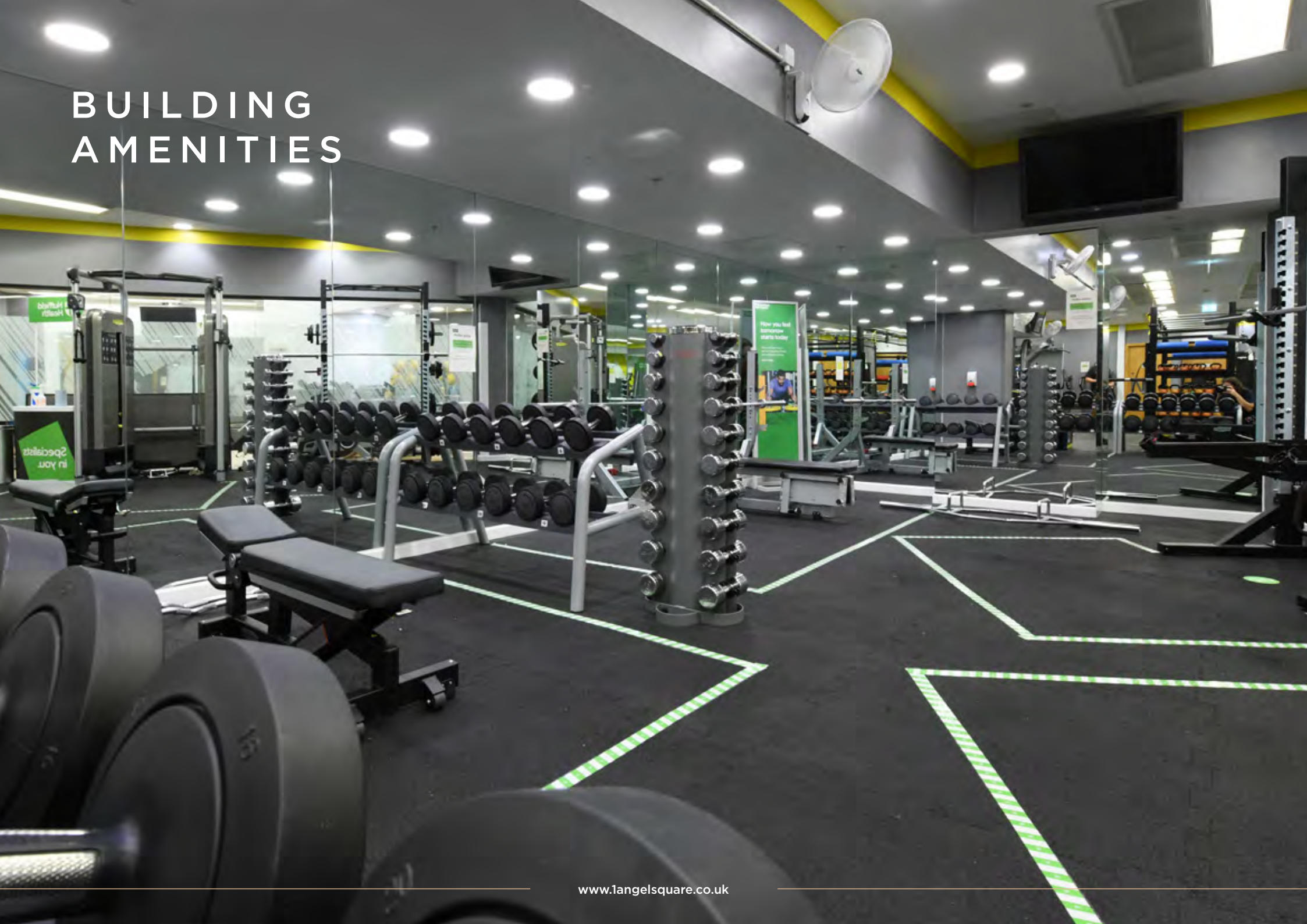
INDICATIVE FLOOR PLANS

- OFFICE SPACE
- TERRACES



Detailed floor plans available upon request.

BUILDING AMENITIES



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**



INTERIOR INSPIRATION



FULLY FITTED
PACKAGES AVAILABLE

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



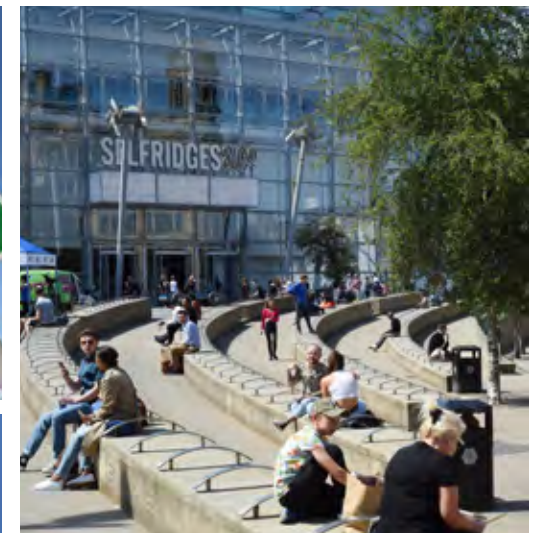
THE INNER CITY RING ROAD IS ADJACENT TO NOMA, OFFERING EASY CAR ACCESS



MULTI-STOREY 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

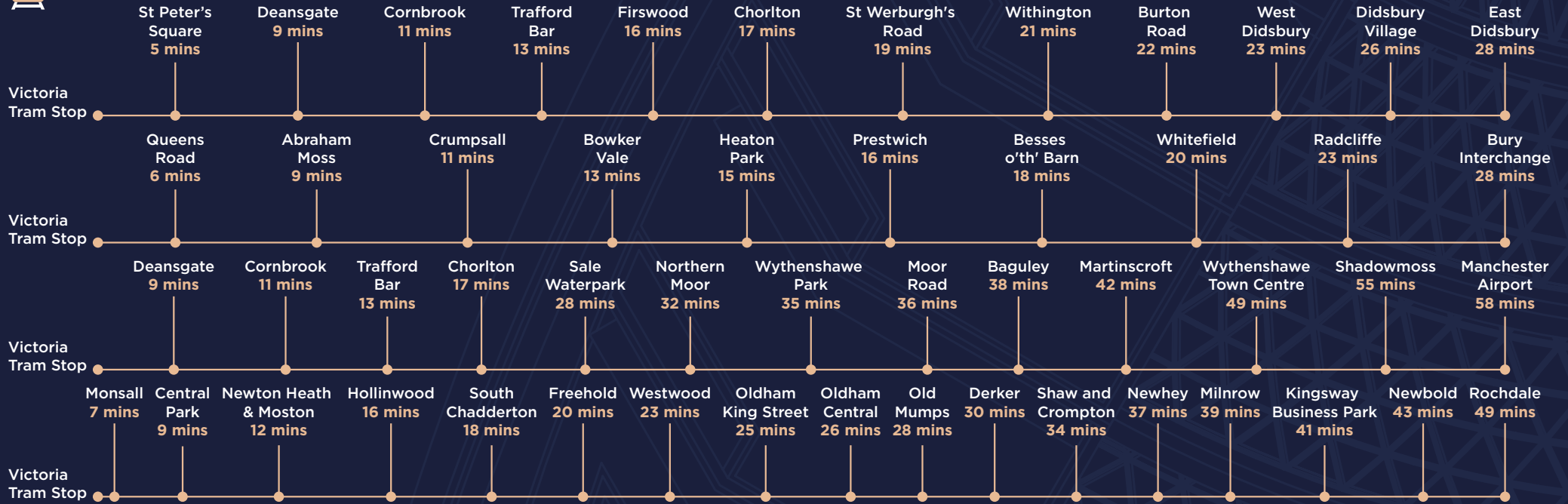


AERIAL

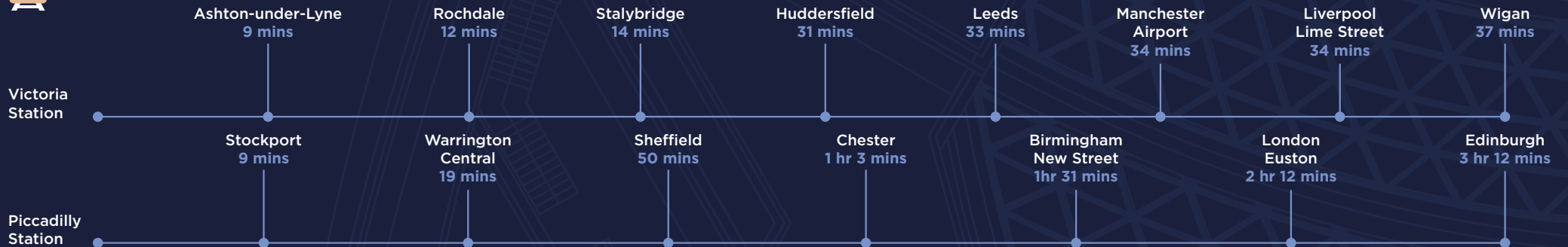




TRAM TRAVEL TIMES



TRAIN TRAVEL TIMES



MANCHESTER STATISTICS

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 £2.7million 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.



GVA

THE LARGEST ECONOMIC AREA OUTSIDE OF LONDON WITH A GVA OF £62.8 BILLION



ECONOMY

MANCHESTER'S ECONOMY HAS ALMOST DOUBLED IN THE LAST 20 YEARS



EMPLOYMENT

THE LARGEST FINANCIAL AND PROFESSIONAL SERVICES SECTOR OUTSIDE OF LONDON, EMPLOYING MORE THAN 230,000 PEOPLE



LABOUR POOL

SKILLED AND SUSTAINABLE TALENT POOL WITH OVER 60% OF GRADUATES REMAINING IN THE NORTH WEST



POPULATION

500,000+ POPULATION AGED 20-34; THE LARGEST REGIONAL MILLENNIAL POPULATION



COMMUTING

7.2M PEOPLE WITHIN AN HOUR'S COMMUTE OF MANCHESTER



FTSE 100

80 OF THE FTSE 100 REPRESENTED IN THE CITY



DIGITAL

TOP 20 EUROPEAN DIGITAL CITY



STUDENTS

THE LARGEST STUDENT POPULATION IN EUROPE WITH OVER 100,000 STUDENTS AND 36,000 GRADUATES ANNUALLY



OFFICE

OFFICE BASED EMPLOYMENT IN MANCHESTER IS FORECAST TO GROWN BY 2% PA OVER THE NEXT 10 YEARS



TOURISM

MANCHESTER RECEIVES OVER 115M VISITORS EACH YEAR WITH A TOURISM ECONOMY WORTH £7.5 BILLION

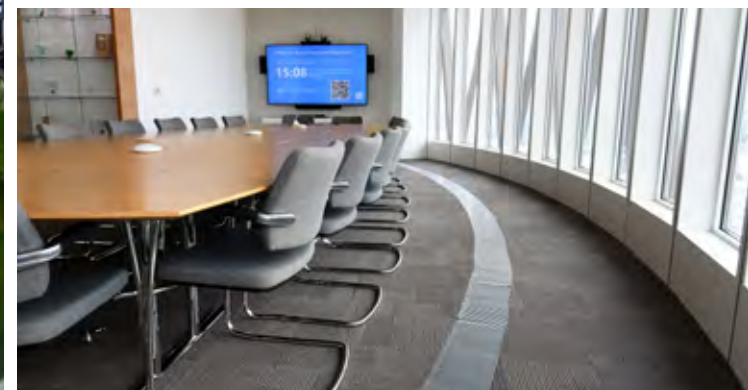
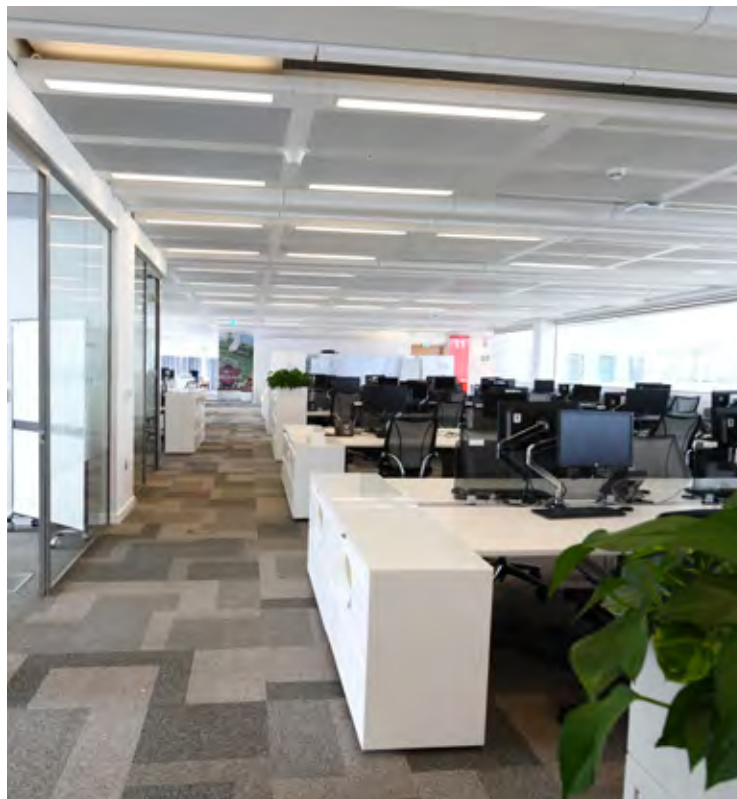
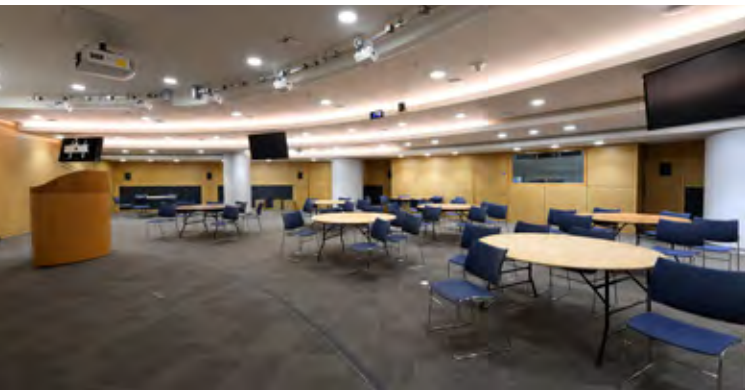


BEST UK CITY

RECOGNISED AS THE BEST UK CITY TO LIVE IN BY THE ECONOMIST



GALLERY



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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