

at the
heart of
city life



BELVEDERE
MANCHESTER

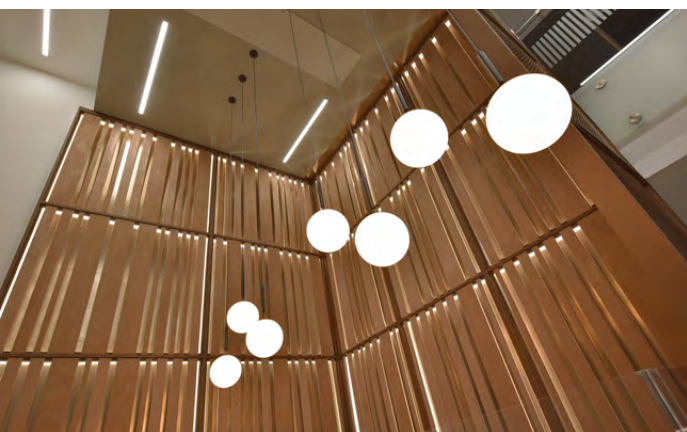


first
impressions
count...



INTRODUCTION

a building for today built for tomorrow



Belvedere is by any measure a large and impressive building and a near unique opportunity for today's business user.

Whilst Belvedere is very much a building for today, not only will occupiers be enjoying fine views, they'll also be an integral part of nearly four hundred years of proud architectural heritage.



SURROUNDED BY FIRST CLASS AMENITIES

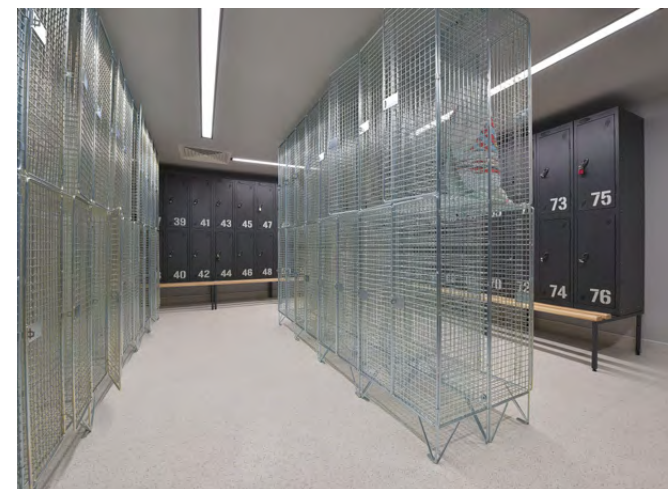


CITY CENTRE LOCATION



OUTSTANDING CONNECTIVITY

first class accommodation & specification



SPECIFICATION

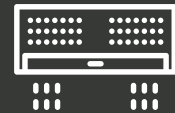
modern forethought

Stunning Grade A facilities enhanced by quirky creativity and modern forethought.

With a concierge style front desk, excellent connectivity, a breakout space, cycle hub and private roof garden, Belvedere provides a full range of high-quality amenities. The 4th floor benefits from private terrace and part 5th floor has two demised terraces. This sits alongside initiatives that will help you become a part of its exciting environment.



MANNED RECEPTION



4 PIPE FAN COIL A/C VIA AN ELECTRIC AIR SOURCE HEAT PUMP



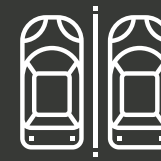
4 NO 21 PERSON PASSENGER LIFTS



24/7 ACCESS



PRIVATE ROOF TERRACE



BASEMENT PARKING



NEWLY REFURBISHED CYCLE STORAGE, SHOWERS AND DRYING ROOM



BREEAM IN-USE "VERY GOOD"



CHARGING STATION



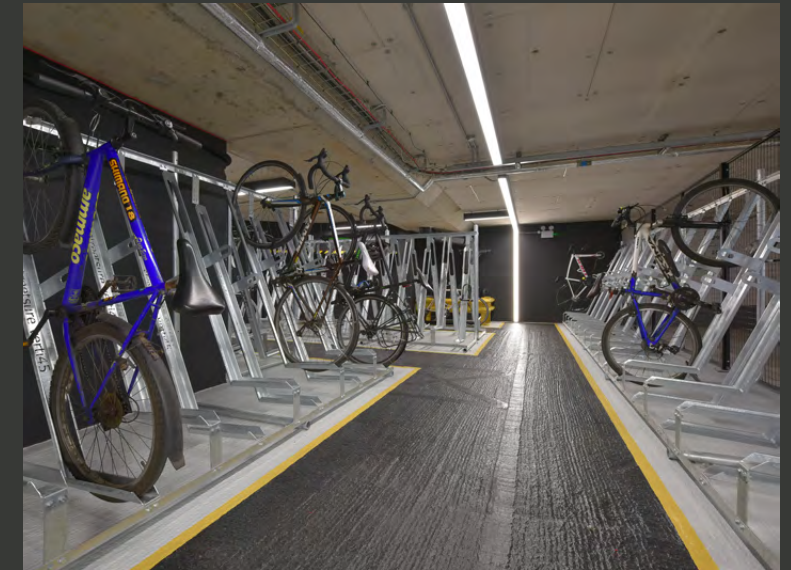
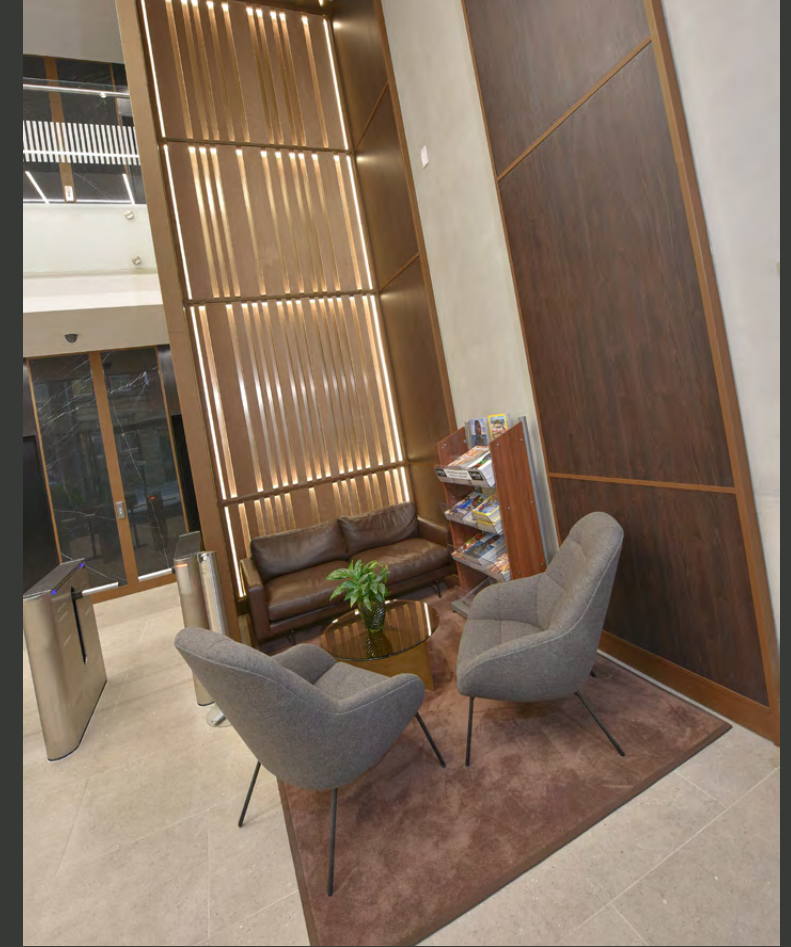
Introducing an electric air source heat pump rather than existing gas powered A/C for reduced carbon emissions



The shower hub and WCs to operate on a reduced water consumption in line with the BREEAM In Use guidance



All refurbished areas to benefit from new LED lighting





ACCOMMODATION

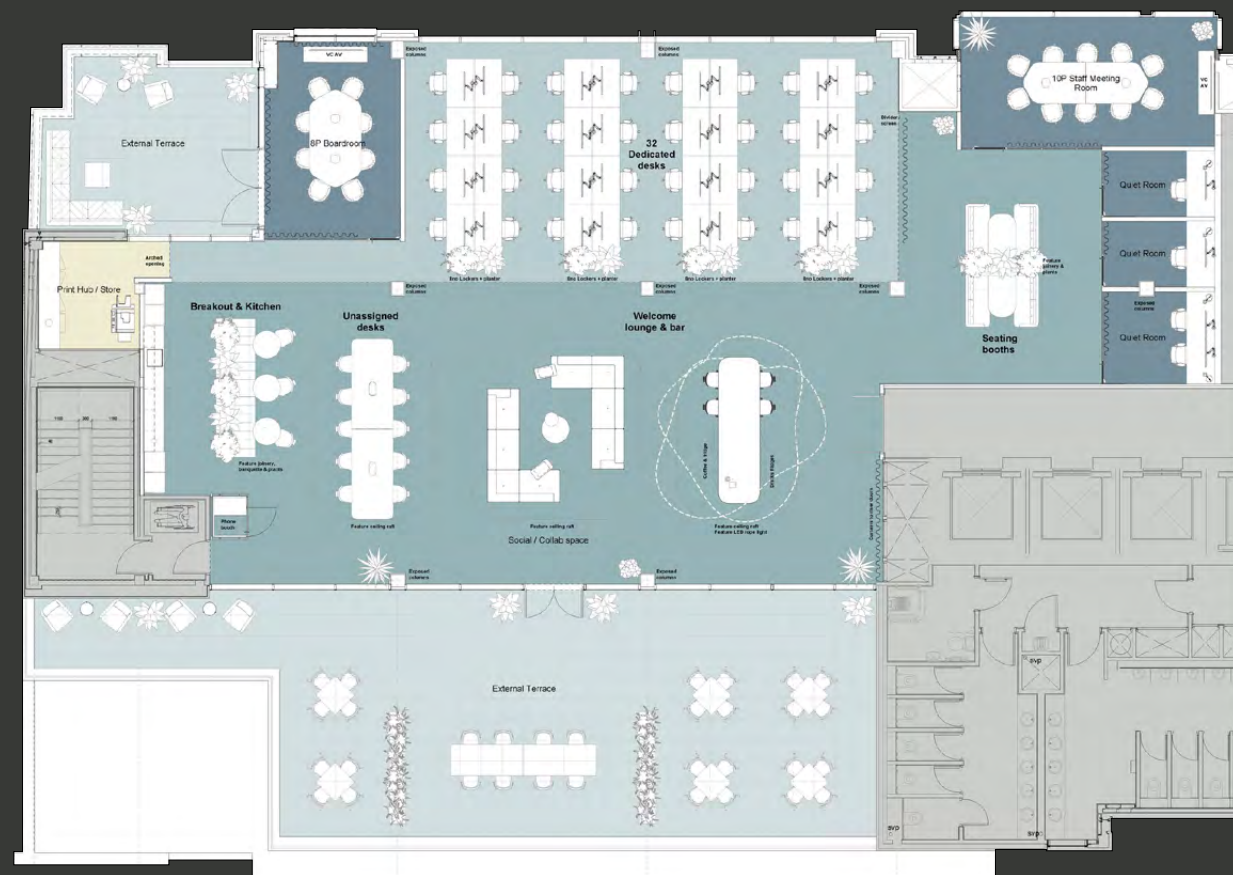
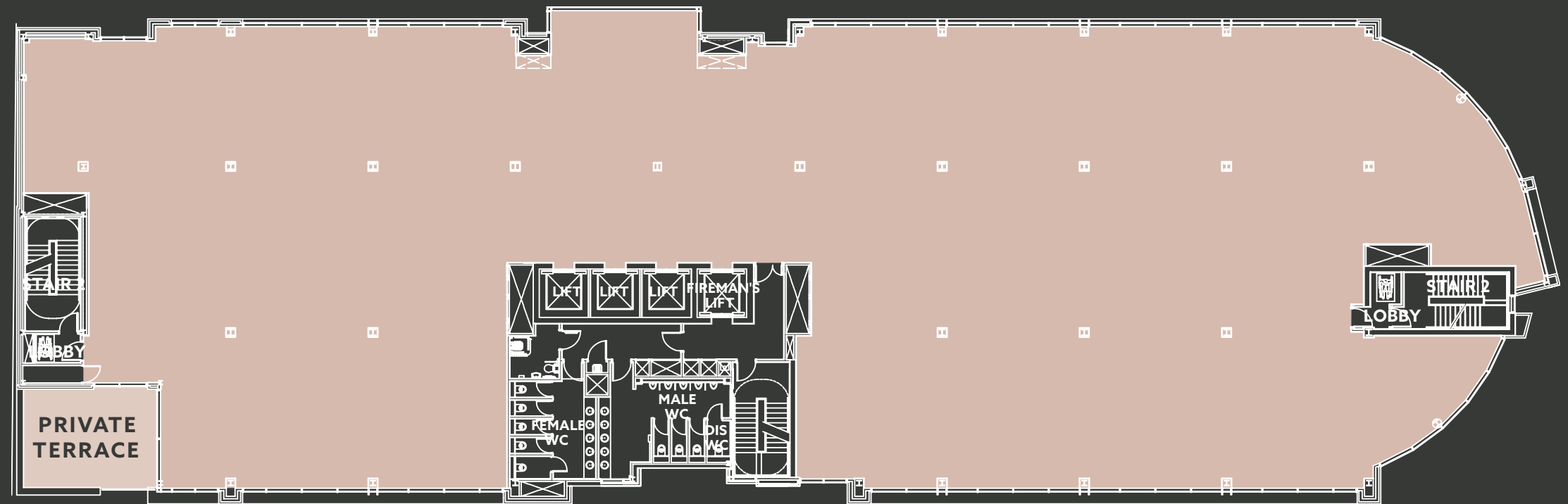
the space to be...

All the office floors are regular in shape and planned for optimum use of space, whether that is as open plan, cellular or a mix of the two and enjoy good natural light on all three main elevations. Just as much care has been exercised in specifying the mechanical and electrical services of the building.

Designed to accommodate an overall density of occupation of up to 1 person per 8 sq m, the focus has been on providing high performance with maximum flexibility – with extra capacity built-in to risers and plant areas to help accommodate tenants' particular fit-out/use requirements.

FLOOR		
Ground	LET TO NISBETS/SAVILLS	
First	LET TO SAVILLS	
Second	LET TO MARSH COMMERCIAL	
Third	LET TO MARSH COMMERCIAL	
Fourth	15,457 SQ FT	1,463 SQ M
Fifth	LET TO ARROW GLOBAL 4,392 SQ FT	408.03 SQ M
Sixth	LET TO CAPQUEST	
Seventh	LET TO MARSH COMMERCIAL	

4th floor 15,457 sq ft



AREA TYPES

- Out of Scope
- External Terraces
- Task Spaces
- Collaboration Spaces
- Meeting Spaces
- Facilities

part 5th floor 4,392 sq ft





4th floor
15,457 sq ft



big...bigger...better

LOWRY HOTEL

SPINNINGFIELDS

AO ARENA

ST JOHNS

VICTORIA STATION



EXCHANGE SQUARE

ARNDALE CENTRE

TRADITIONAL CBDA

GREAT NORTHERN WAREHOUSE

ALBERT SQUARE

MARKET STREET

TOWN HALL

ST PETER'S SQUARE

EXCHANGE

HILTON HOTEL



BELVEDERE
MANCHESTER



A34 | JOHN DALTON ST.

A34 | PRINCESS ST

A34 | BRIDGE ST

A56 | DEANSGATE

LOCATION

Belvedere - at the heart of Mer.



city life on your doorstep





AMENITY OFFERING

for business & pleasure



BARS & EATERIES

- 1 Alchemist
- 2 Directors Box
- 3 Cibo
- 4 All Bar One
- 5 Grand Pacific
- 6 Browns
- 7 Teppanyaki
- 8 Piccolino's
- 9 Town Hall Tavern
- 10 Salut
- 11 Sam's Chop House
- 12 Miller & Carter
- 13 The Malmaison
- 14 Lucky Cat
- 15 Black Sheep
- 16 Beermoth
- 17 Maray
- 18 El Gato Negro



MAJOR RETAILERS

- 19 Selfridges
- 20 Harvey Nichols
- 21 House of Fraser
- 22 Primark
- 23 Boots
- 24 Royal Exchange



CONVENIENCE STORES

- 25 Tesco Metro
- 26 M&S Simply Food
- 27 Philpott's
- 28 Pret
- 29 Starbucks



HEALTH & WELLBEING

- 30 The Gym Portland St
- 31 Puregym Market St
- 32 Fit4Less Gym
- 33 Bannatyne Health Club



HOTELS & STAYS

- 34 Hotel Gotham
- 35 King Street Town House
- 36 Britannia Hotel
- 37 The Mercure Piccadilly
- 38 The Ibis Portland St
- 39 Princess Street Hotel
- 40 Novotel
- 41 The Midland
- 42 Brooklyn Hotel
- 43 Dakota Hotel



WALKING TIMES

Spinningfields	9 mins
House of Fraser	6 mins
Arndale Shopping Centre	5 mins
Harvey Nichols	10 mins
St. Peter's Square Metrolink	3 mins
Oxford Road Station	12 mins
Deansgate Station / Metrolink	14 mins
Piccadilly Station / Metrolink	14 mins



RAIL TIMES

Liverpool	36 mins
Leeds	47 mins
Sheffield	50 mins
Birmingham	1 hr 28 mins
London Euston	2 hrs 5 mins
Newcastle	2 hrs 18 mins
Edinburgh	3 hrs 2 mins
Glasgow	3 hrs 12 mins



METROLINK TIMES (FROM ST PETERS SQ METROLINK)

Piccadilly Station	3 mins
Victoria Station	7 mins
Old Trafford	11 mins
Etihad Stadium	12 mins
Media City	17 mins
Altrincham	26 mins
Manchester Airport	50 mins

built with the future in mind



MOBILE AND INTERNET

- » Multiple high-speed providers
- » Strong mobile signal means your calls don't drop
- » Free Wi-Fi in amenity areas allows you to be connected throughout the building
- » Easily install fixed wireless, satellite and mobile equipment with dedicated space and cable pathways to risers on the rooftop.
- » An additional high-speed provider is available to deliver internet services.



SET-UP

- » Fully-distributed fibre
- » Easier service installation enabled by spare capacity within the below-ground telecommunications cable pathway
- » Secure access to risers on each floor prevents unauthorized access and accelerates the installation of connectivity services
- » Protected routing enabled by a top-to-bottom riser expedites the installation process
- » Capacity in risers enables fast installations of new connectivity services
- » Each floor has defined horizontal pathways to minimize disruption when you enable new services.



FUTURE-READY

- » A dedicated fibre backbone eases telecommunications installations
- » Connect seamlessly to service providers via below-ground telecommunications cable pathways into the building
- » New internet service providers can be installed quickly with available space in the telecommunications room
- » Signed ISP agreements are available to streamline new connections
- » Standardized ISP agreements are available to streamline new connections.



RESILIENCY

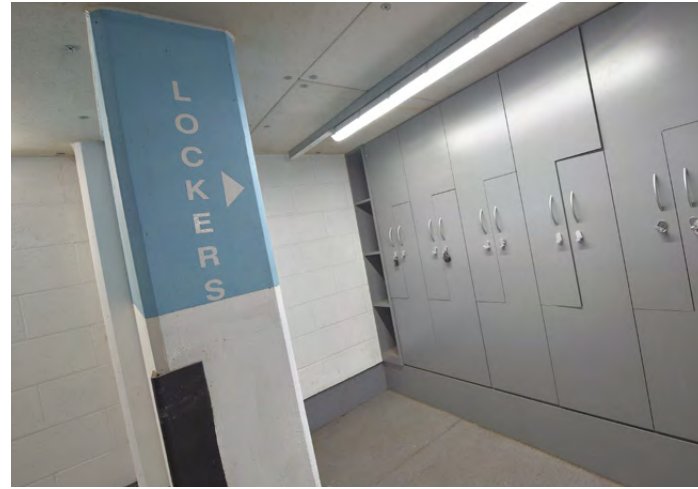
- » Physically diverse routes for your internet connection on different sides of the building means your connectivity is robust
- » Your connection is safeguarded by secure space for telecommunications equipment
- » Multiple telecommunications rooms means you can safeguard business-critical services
- » Enjoy reliable connectivity thanks to diverse riser routing throughout the building.

Being a WiredScore Platinum building means that Belvedere can support occupiers with the most stringent technology requirements.

The building has been designed as best-in-class across all features of connectivity that matter most to occupiers: number and quality of internet service providers; diversity and resiliency of telecommunications and power infrastructure; wireless network infrastructure; ease of installation and capacity to readily support new telecommunications services.



WiredScore
PLATINUM





make the call

LEASE TERMS

For a number of years to be agreed

EPC

A certificate is available from the letting agents on request.

VAT

VAT will be charged at the prevailing rate where applicable.

LEGALS

Each party is responsible for their own legal costs in any transaction.

ALL ENQUIRIES

For further information please contact the letting gents in the first instance.

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