



ARKWRIGHT

PARSONAGE GARDENS • MANCHESTER

An aerial photograph of a grand, multi-story classical building with a prominent portico of tall columns. The building is surrounded by lush green trees and a well-maintained lawn. In the background, modern city buildings and a street with cars are visible. The text 'WHERE AN INSPIRATIONAL WORKPLACE CONNECTS WITH VIBRANT GREENSPACE' is overlaid on the bottom right of the image.

WHERE AN INSPIRATIONAL WORKPLACE
CONNECTS WITH VIBRANT GREENSPACE



ARKWRIGHT



IN THE
HEART OF
THE CITY



OUR **THRIVING** NEIGHBOURHOOD
RIGHT AT YOUR DOORSTEP





PARSONAGE GARDENS
MANCHESTER'S PREMIUM GREENSPACE

BARS & RESTAURANTS



- ① Climat
- ② EastZEast
- ③ Las Iguanas
- ④ Gaucho
- ⑤ Cicchetti (San Carlo)
- ⑥ San Carlo
- ⑦ Bem Brasil
- ⑧ Australasia
- ⑨ Sexy Fish
- ⑩ Hawksmoor
- ⑪ Motley
- ⑫ La Vina
- ⑬ Be at One
- ⑭ El Gato Negro
- ⑮ Miller & Carter
- ⑯ Kala
- ⑰ Corn Exchange
- ⑱ Mr Thomas's Chop House
- ⑲ The Ivy
- ⑳ Louis

RETAIL & LEISURE



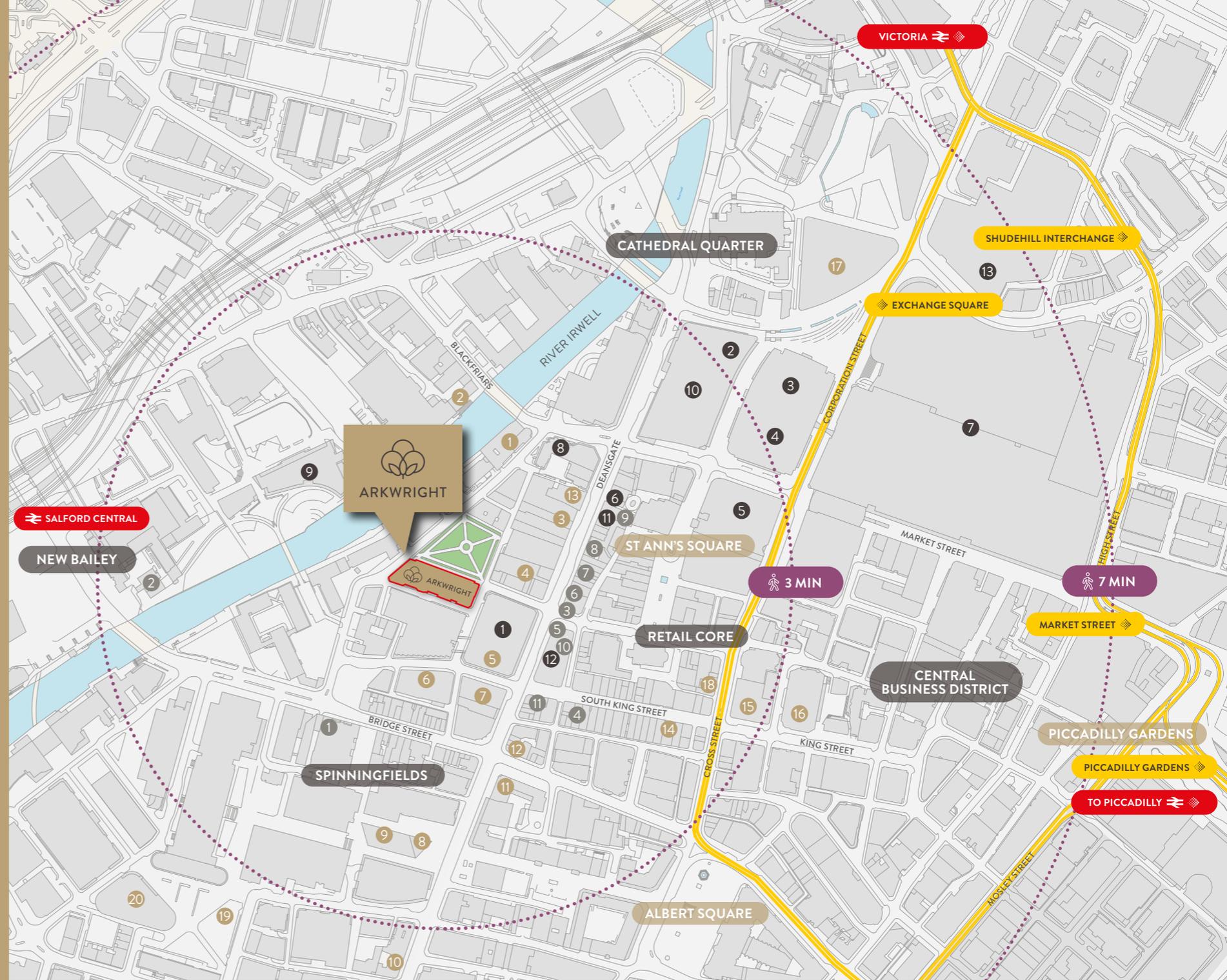
- ① House of Fraser
- ② Harvey Nichols
- ③ Selfridges
- ④ M&S
- ⑤ Royal Exchange
- ⑥ Barton Arcade
- ⑦ Manchester Arndale
- ⑧ Energie Fitness
- ⑨ The Lowry Hotel
- ⑩ Gymgame
- ⑪ Barber Barber
- ⑫ Waterstones
- ⑬ The Printworks

FOOD TO GO



- ① Costa Coffee
- ② Loaf MCR
- ③ Honi Poke
- ④ Gail's Bakery
- ⑤ Black Sheep Coffee
- ⑥ Veggie Pret
- ⑦ Subway
- ⑧ Wok to Walk
- ⑨ Pot Kettle Black
- ⑩ Bisous Bisous
- ⑪ Go Falafel

PRIME MANCHESTER
RETAIL & LEISURE
WITHIN A SHORT WALK





AN INTERCONNECTED NETWORK

TRAVEL TIMES



WALKING

SPINNINGFIELDS
6 MINUTES

EXCHANGE SQUARE
METROLINK STATION
6 MINUTES

MANCHESTER ARNDALE
7 MINUTES

SALFORD CENTRAL TRAIN STATION
8 MINUTES

VICTORIA TRAIN STATION
11 MINUTES

PICCADILLY TRAIN STATION
12 MINUTES

SHUDEHILL TRANSPORT
INTERCHANGE
13 MINUTES

DEANSGATE TRAIN STATION
13 MINUTES



METROLINK

EXCHANGE SQUARE /
SHUDEHILL
2 MINUTES

MARKET STREET
5 MINUTES

ST PETER'S SQUARE
6 MINUTES

DEANSGATE STATION
9 MINUTES

MANCHESTER PICCADILLY
16 MINUTES



DRIVE

MANCHESTER AIRPORT
27 MINUTES

LEEDS
1 HOUR

BIRMINGHAM
2 HOURS



RAIL

MANCHESTER AIRPORT
15 MINUTES

LIVERPOOL
35 MINUTES

LEEDS
49 MINUTES

BIRMINGHAM
1 HOUR 26 MINUTES

LONDON
2 HOURS 7 MINUTES

EDINBURGH
3 HOURS 23 MINUTES



AIR

PARIS
1 HOUR 30 MINUTES

DUBAI
7 HOURS 10 MINUTES

NEW YORK
7 HOURS 45 MINUTES

BEIJING
10 HOURS 25 MINUTES



ARKWRIGHT

PARSONAGE GARDENS • MANCHESTER M3 2HP



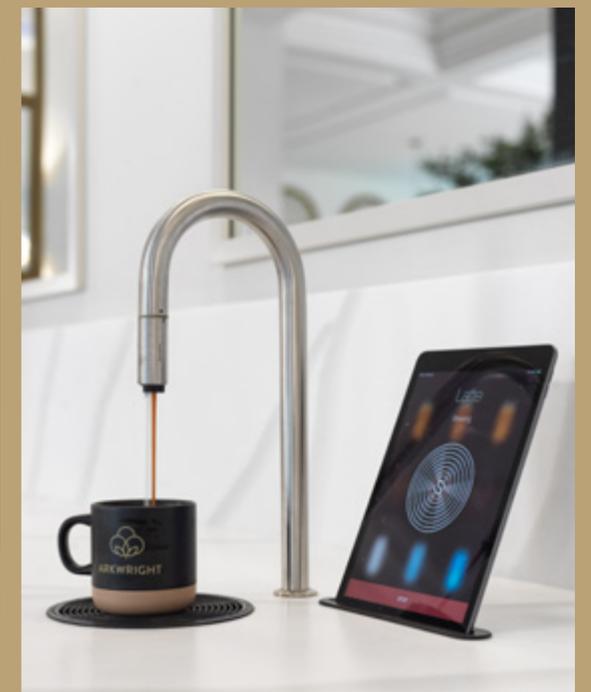
ARRIVE IN STYLE



ENTER FROM THE GARDENS



ART DECO INSPIRED RECEPTION



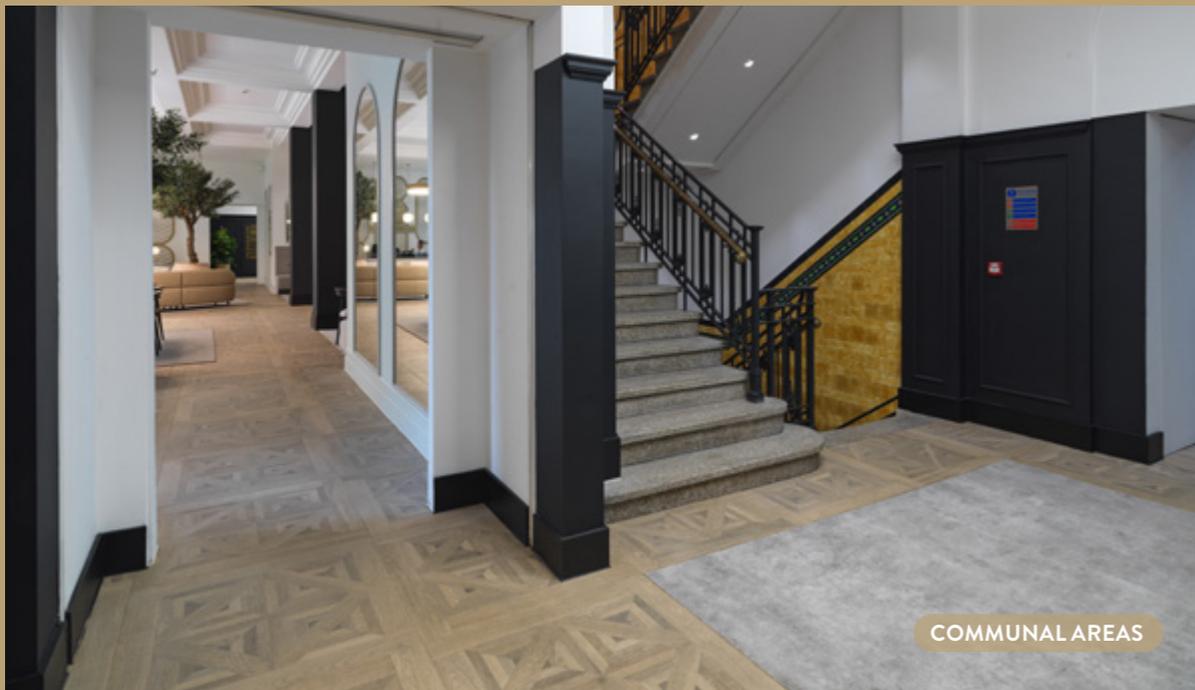


TREATMENT / WELLNESS ROOM



GYM / STUDIO

A STUNNING TRANSFORMATION STATE-OF-THE ART AMENITIES



COMMUNAL AREAS



COMMUNAL AREAS



NEW WC FACILITIES



FITTED & FURNISHED WORKSPACE



FITTED & FURNISHED WORKSPACE

AVAILABILITY

FLOOR	SQ FT
2nd (Suite 1)	5,554
2nd (Suite 2)	3,724
2nd (Suite 3)	5,586
3rd (Suite 1)	4,737
3rd (Suite 3)	4,014
Total	23,615

ILLUSTRATIVE SPACE PLAN

2ND FLOOR SUITE 1 5,554 SQ FT



KEY

- Reception & visitor waiting
- 40no 1400mm desks
- 10-12 person meeting room
- 6 person meeting room
- 4 person projection / vc room
- Team huddle space
- 2no team project table
- 2no telephone pod
- Breakout with dining for 20
- Soft seating
- Comms Room
- Print & Storage



CAT A OFFICES



CAT A OFFICES

AVAILABILITY

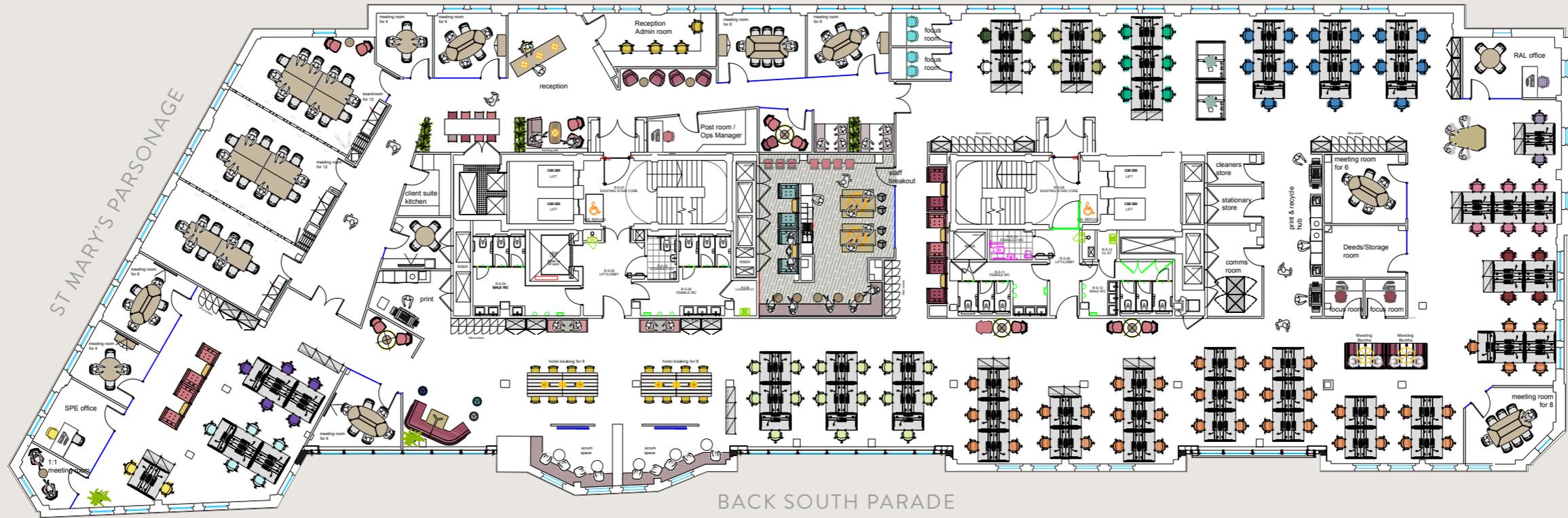
FLOOR	SQ FT
1st	14,900
6th	11,960
Total	26,860



ILLUSTRATIVE SPACE PLAN

FULL FLOOR 11,960 - 14,900 SQ FT

PARSONAGE GARDENS



BACK SOUTH PARADE

KEY

- Fixed desks 109no (1400mm)
- Hot desks 18no
- 2no cellular office
- 1no x 12 person Boardroom
- 1no x 12 person meeting rooms
- 1no x 10 person meeting rooms
- 2no x 8 person meeting rooms
- 5no x 6 person meeting rooms
- 3no x 4 person meeting rooms
- 1no x 3 person interview room
- 2no informal meeting booths
- 1no 1-2-1 meeting room
- 4no 1/2 person focus rooms
- 1no 8 person touch down perch bench
- Breakout: dining seating for 36no
- 2no x 4 person informal meeting booths
- 7no x 2 person informal meeting booths
- 2no large scrum space
- 1no perch collaboration tables with AV
- 1no informal project soft seating settings
- 2no quiet work pod
- 3no informal 1-2-1 settings
- Tea point/prep area
- Reception/Admin office for 4no worksettings
- Post room - with Operations Manager worksetting
- 3no print
- Cleaners store room
- Stationary store room
- 10sqm storage room
- Storage
- Cloaks
- Lockers

THE BUILDING



CONCIERGE RECEPTION



BUSINESS LOUNGE



BASEMENT CAR PARKING SPACES



EPC B



BREEAM RATING 'VERY GOOD'



CYCLE RACKS / LOCKERS



SHOWERS & TOWEL SERVICE



GYM / STUDIO



TREATMENT / WELLNESS AREA



PLATINUM CONNECTIVITY



OCCUPIER APP



ACTIVELY MANAGED EVENTS PLANNER



QUARTERLY OCCUPIER FORUMS

THE WORKSPACE



1:8 SQ M OCCUPANCY



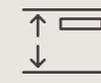
LED AND LG7 LIGHTING



NEW WCS



2.7 METRES FLOOR TO CEILING RAFT HEIGHT



3 METRES FLOOR TO CEILING SOFFIT HEIGHT



FULL ACCESS RAISED FLOOR



NEW AIR CONDITIONING/ VENTILATION AND HEATING ALL DESIGNED TO 1:8 SQ M OCCUPANCY



DDA ACCESSIBLE

PLUG & PLAY



ARRAY OF WORK-SETTINGS



BUSINESS LOUNGE



FULLY FURNISHED



BREAKOUT SPACES



POWER & DATA INSTALLED

ESG CREDENTIALS



100% GREEN ENERGY

All energy supplied to communal areas and all occupied space is from 100% certified renewable sources.



ZERO WASTE TO LANDFILL

Our service partner certifies 0% of waste generated on site goes to landfill.

BREEAM®

Arkwright's target is 'Very Good'.



PLATINUM CONNECTIVITY

Arkwright is rated Platinum allowing all occupiers to get connected fast.



EPC

The property benefits from an EPC of B.



LED/PIR ROLL OUT

LED and PIRs are installed to all communal and office space to maximise efficiency.

SUSTAINABILITY
IS AT THE HEART OF
ARKWRIGHT

ESG FACILITIES



EV CHARGERS

Plans are currently in place to install charging points within in the basement car park.



RECYCLING & REVERSE

We are working with our service partners and occupiers on targeted recycling rate improvements.



CYCLE HUB

Arkwright provides a dedicated cycle amenity hub including secure racks, drying facilities, shower and lockers.



SECURE ENVIRONMENT

We have a dedicated security team on site 24hrs a day, 7 days a week with CCTV monitoring undertaken by the on-site team.



REIMAGINED WORKSPACE



ARKWRIGHT

PARSONAGE GARDENS • MANCHESTER

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