



**WORK**

**LIFE**

**ON 1ST**  
**ST**

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









# GRADE A OFFICE SPACE TO ENJOY.

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

No.8 is 170,000ft<sup>2</sup> of prestigious Grade A, BREEAM Excellent office space, positioned at the gateway to the city centre.

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, car parking, a hotel and HOME, Manchester's international centre for contemporary art, theatre and film.

Getting here couldn't be easier. With Oxford Road station just 250m away, the city's second busiest station has over 8.3 million commuters a year whilst the adjacent Deansgate-Castlefield Metrolink stop provides direct tram routes to 70 out of the 93 stations throughout Greater Manchester carrying 50,000 passengers daily.



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







# SENSE OF PLACE. A FEELING OF SPACE.





# KEY



Car Park



Bus Stop



Train Station



Metrolink Stop



Bus Route



Metrolink Route



Airport Train





# A GREAT NEIGHBOURHOOD.



Based on the simple idea that the right environment can bring work to life and contribute to people's happiness and productivity, First Street's philosophy of blending business, culture, entertainment and living has made this place hugely popular.

With HOME making the arts accessible and Tony Wilson Place providing a wonderful venue for all kinds of outdoor activities and events, it's a great new neighbourhood in the city centre for everyone to enjoy.





# NOT JUST GREAT NEW BUILDINGS.



No.8 First Street is a brilliant place to work. Easy to get to and well served by the transport network.

A great space with a great working environment. But what helps to make 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 a few of them:

- **INNSIDE** is a 208 bed four-star contemporary hotel serving both business and leisure travellers.
- **The Junkyard Golf Club** the home of crazy golf and weird cocktails, all the ingredients needed for a great night out.
- **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.
- **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.
- **WOOD Manchester** is Simon Wood's first restaurant and since opening in September 2017 has achieved local and national recognition. With a recommendation in the Michelin Guide Great Britain & Ireland 2019 edition, as well as being awarded two AA rosettes.





## THE BUILDING INSIDE AND OUT.

Built from attractive, high quality materials, No.8 is a new kind of workplace, a new landmark in the city, and supports First Street's lead in creating 21st century ways of urban working and living.

No.8 delivers 170,000ft<sup>2</sup> of Grade A BREEAM Excellent office accommodation over six floors, with unrivalled 26,500ft<sup>2</sup>, 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.

Gazprom, Odeon, Willis Towers Watson and WSP have already taken up residency in No.8.





# RECEPTION.

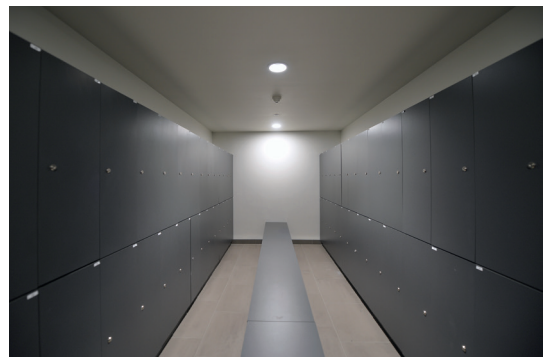
With stunning gold mesh feature walls and a polished concrete floor, the 4.88m high reception area has been designed not only as a meet and greet area but also a space for collaborative working or just enjoying a coffee with colleagues.



# COMMUTE.

For those who cycle or run to work, No.8 has 160 bike racks plus 17 male and female showers (8 male, 8 female and 1 disabled) on the ground floor with 172 lockers (86 male and 86 female).

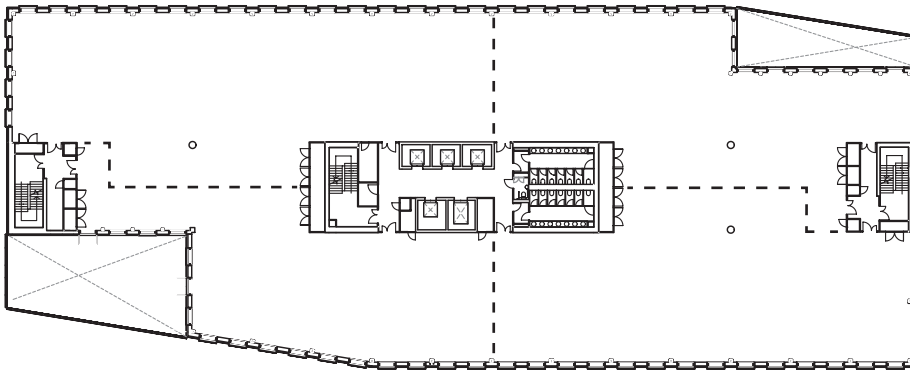
First Street also has a 700 space Q-Park managed car park only a few minutes' walk from No.8.





# JOIN THIS GREAT NEIGHBOURHOOD IN THE LAST REMAINING SPACE AT NO.8.

FIRST STREET



**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

MEDLOCK STREET

FIRST STREET



**Fourth floor  
26,500ft<sup>2</sup>**

Occupancy level  
c. 1:8m<sup>2</sup> / 300  
workstations

MEDLOCK STREET



# SPECIFICATION.

- Occupation levels: 1:8m<sup>2</sup>
- Suspended metal ceilings with compliant lighting
- Full access raised floor
- Extensive riser space for tenants fit out
- Full VRF heating and cooling system
- 5 hybrid destination control lifts
- Excellent BREEAM rating
- Energy performance rating: B
- Ratio of 1 car park space per 1,500ft<sup>2</sup>
- Dedicated loading bay and service area
- Space provision for tenants standby generator



## DIGITAL CONNECTIVITY. WIRED CERTIFIED.



No.8 First Street is certified as Wired Score Gold.

To provide resilience the building has incoming containment to three different locations and the following fibre-optic suppliers have confirmed their availability for future tenants:

- Virgin
- M24Seven
- BT Openreach

First Street also offers a Metronet wireless (point to point) data connection which can be extended under application to provide an additional data connection option and/or resilience option.

## WELL MANAGED. AFFORDABLE. DESIRABLE. SUSTAINABLE.

First Street offers a high quality, secure, well managed and sustainable environment, with a 24/7 uniformed security team supported by an advanced CCTV system.





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



"As we upgrade our cinemas across Europe to give our guests the best experience, our colleagues also need a truly modern and comfortable working environment. The generous floorplate at No.8 will allow us to create collaborative space and facilities that support ODEON's identity and values. The location is fantastic. Not only are we a couple of minutes' walk to the Deansgate-Castlefield tram stop and Oxford Road train station, but there's an abundance of great facilities at First Street for our colleagues to enjoy with some of the city's best bars and restaurants."

Ken Taylor  
Group Property Director  
**ODEON**



"We chose No.8 First Street for our new office due to its central location in an area which is emerging as a vibrant, creative quarter of the city. WSP now has around 850 engineers, planners and environmental experts now combined under one roof, improving collaboration and increasing creativity amongst our people. It also offers us the opportunity to put our stamp on a brand new space and as part of our commitment to become a carbon neutral business by 2025, our new office is seeking FitWel accreditation, ensuring that the health and well-being of our staff has been incorporated into the design of the space."

Mark Hurley  
Head of Planning



"Since opening our doors at First Street in 2015, HOME has created a thriving cultural and social hub offering a warm welcome to our neighbouring businesses and their many staff. Our shared ambition with those companies is to nurture local talent right here at the heart of First Street, making for a fantastic atmosphere and building a unique place where business and culture collide."

Dave Moutrey  
Chief Executive



"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."

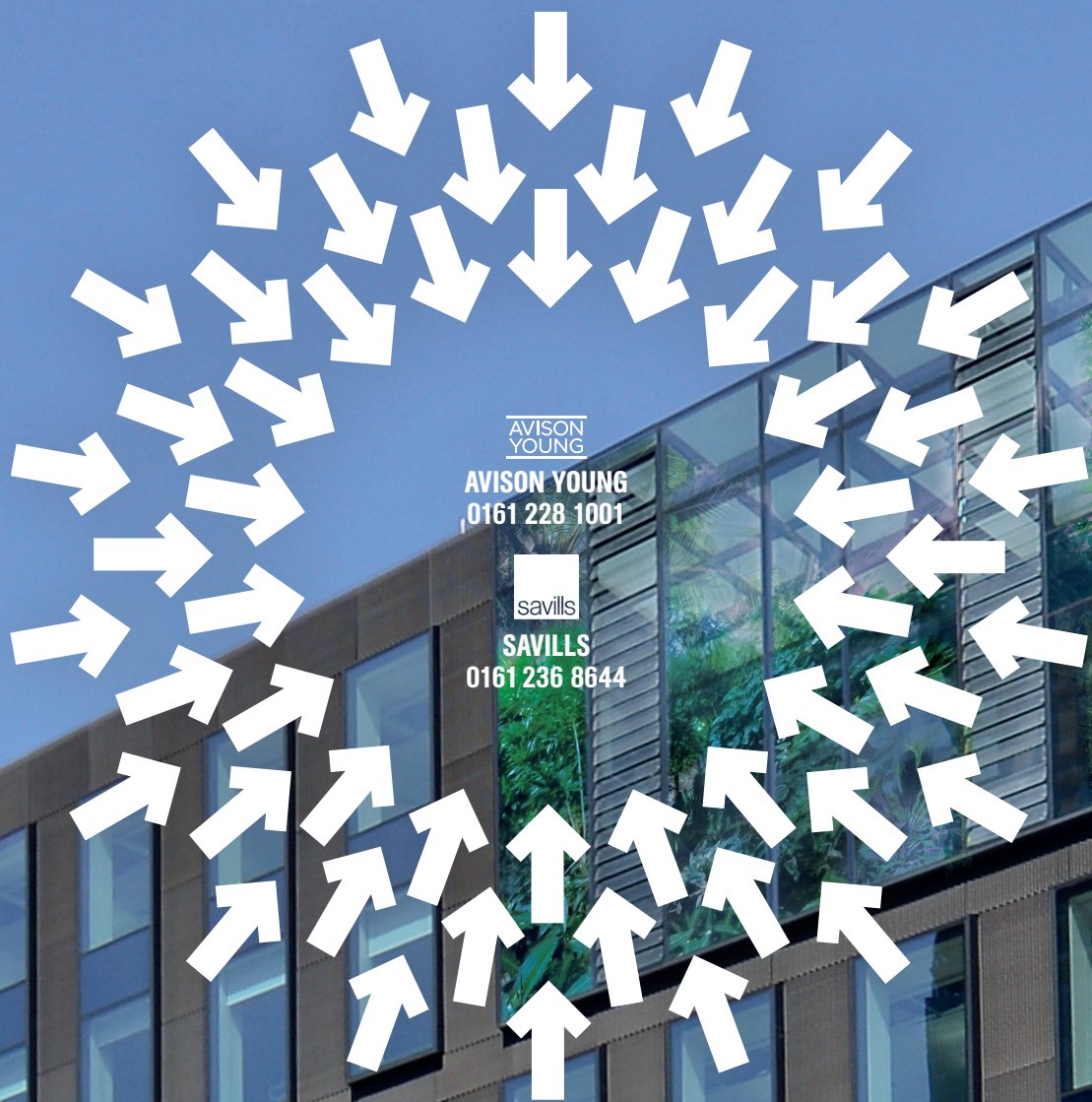
Alison Ross  
Customer Experience & Operations Director



## BUSINESSES ALREADY AT FIRST STREET.







AVISON  
YOUNG

AVISON YOUNG  
0161 228 1001



SAVILLS  
0161 236 8644

A DEVELOPMENT BY



PATRIZIA  
WERTE. ENTSCHEIDEN.

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