

# One Marsden Street

Manchester

**Aberdeen Standard**  
Investments



A **newly** refurbished reception with **exceptional** on-site service, from dry cleaning to restaurant reservations, sets the tone for this premium space.

The list of blue-chip occupiers already present attests to the virtues and appeal of One Marsden Street; superior business space for those who require distinction and excellence.



BROOKS MACDONALD\*



GeraldEve

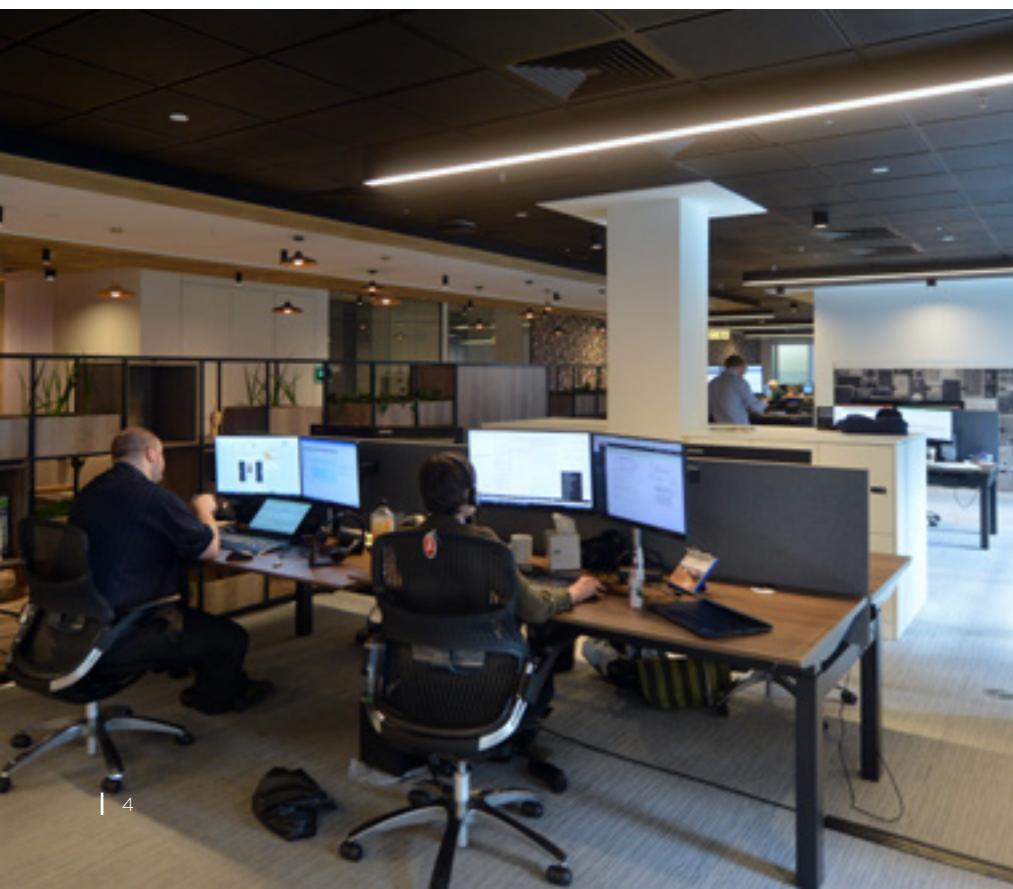
LATHAM & WATKINS





**Striking**, instantly recognisable, with impressive corporate gravitas, One Marsden Street is perfectly placed right in the heart of Manchester's Central Business District.

At 12 storeys, it lends an authoritative air to the calm businesslike atmosphere of the city's traditional professional district, yet the buzzing streets of the city's retail core are just the shortest of strolls away.





**Key - Typical Floor**

Main office:	60 seats
Boardroom:	1
6 person meeting room:	2
Smaller meeting room:	4
Single person office:	2
Kitchen/breakout area:	1
Comms room:	1
Reception area:	1

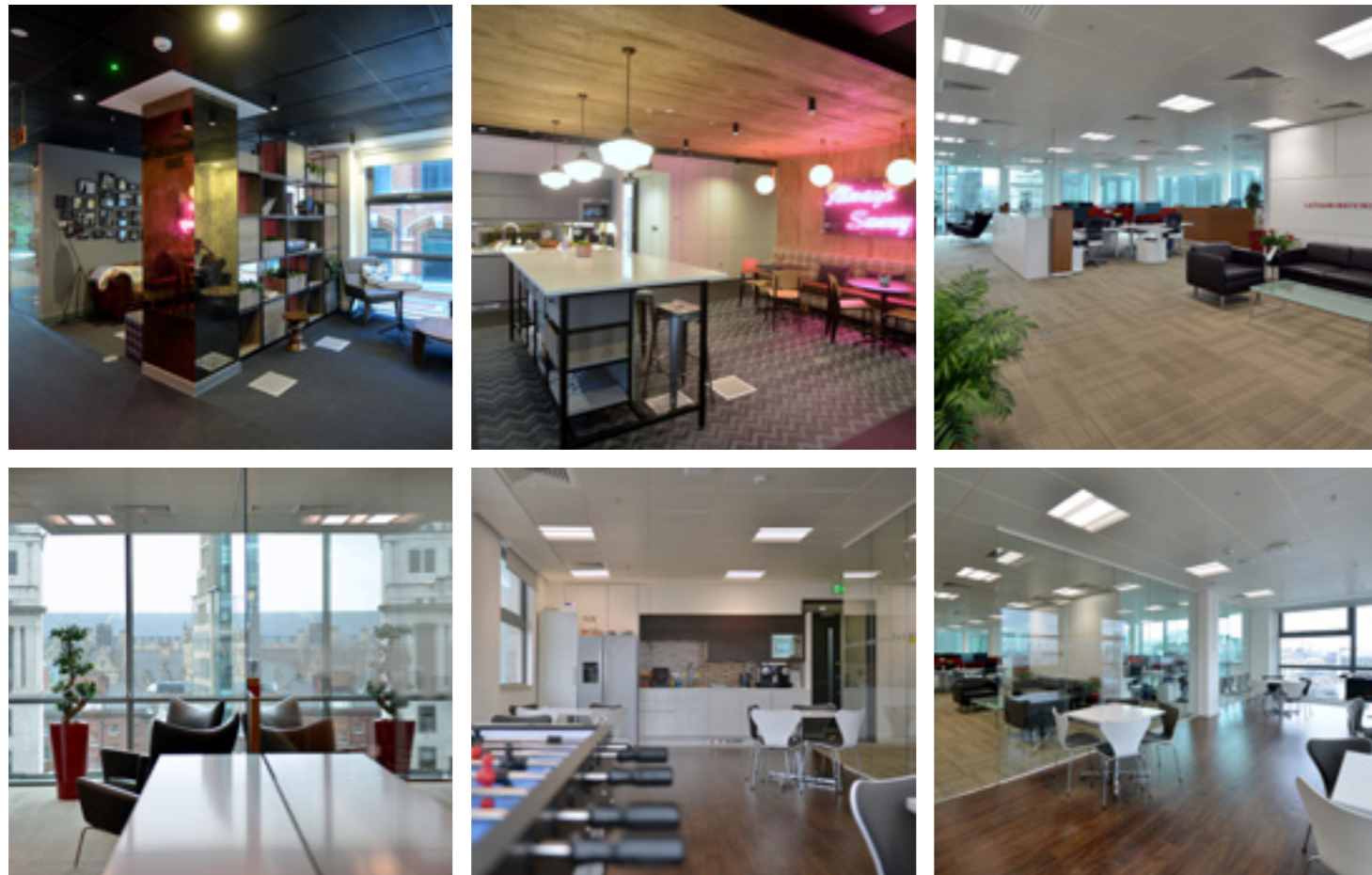
## GRADE A SPECIFICATION

- Efficiently designed floor plates with excellent natural light
- 2.7m finished floor to ceiling height
- Suspended ceilings incorporating metal perforated tiles
- Fully accessible raised flooring system
- Air displacement two pipe fan coil air conditioning with humidity control
- Striking contemporary reception
- Impressive full height glazing and stone/brick façade
- Three high-speed 10-person lifts
- Secure basement car parking
- Male and female WCs on each floor
- Unisex showers and disabled WCs

## ACCOMMODATION

**Modern, Grade A** office accommodation ready to meet the needs of premium businesses.

High quality floorplates with excellent finishes offer the flexible workspaces modern businesses require. For those looking for a premier Manchester business address, One Marsden Street fits perfectly.



Ninth Floor



Plan not to scale - for indicative purposes only

Part 11	Knicht Frank
Part 11	CoStar
Part 10	UBS Wealth Management
Part 10	Brooks Macdonald
9	<b>To let 6,045 sq ft</b>
Part 8	Reach International Group
Part 8	Business Growth Fund
7	Latham & Watkins
6	Latham & Watkins
5	Calvin Capital
4	Gerald Eve LLP
3	Cushman & Wakefield
Part 2	A2E Venture Catalyst
Part 2	Cushman & Wakefield
Part 1	Campbell Reith
Part 1	Latham & Watkins

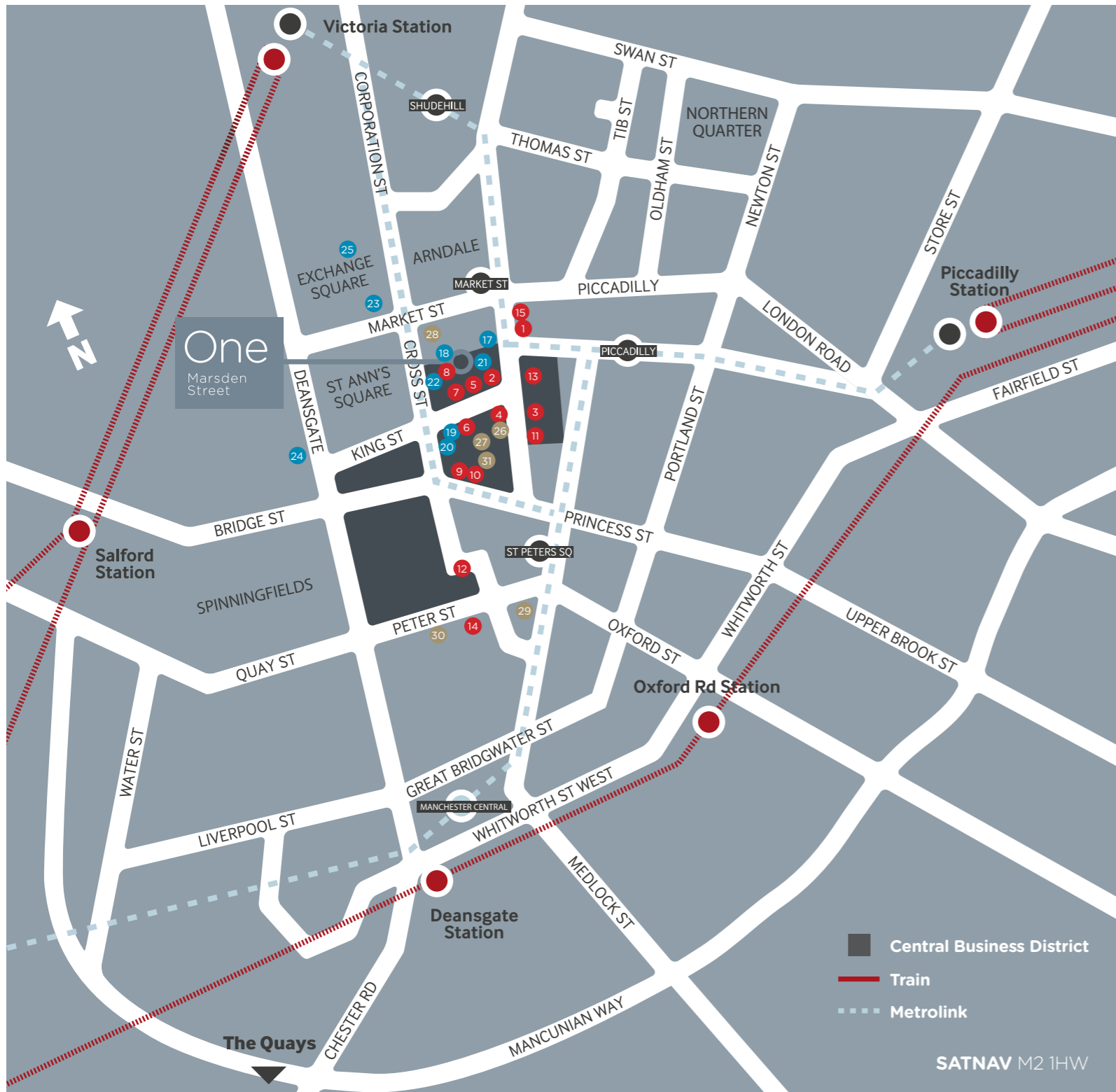
## LOCATION

A short walk from St Peter's Square Metrolink and the Second City Crossing, One Marsden Street is also within easy reach of the mainline railway stations at Manchester Victoria and Manchester Piccadilly, from where regular trains put Manchester Airport, and the world, within reach.

1. Central Library
2. St Peter's Square
3. Manchester Town Hall
4. Manchester Central
5. Royal Exchange Theatre
6. Victoria Train Station
7. Noma
8. Shudehill Bus Station
9. Piccadilly Gardens
10. Piccadilly Train Station
11. 1 St Peters Square

 Metro Stations





## LOCATION

### Spoilt for choice with restaurants, bars and hotels

One Marsden Street's location is hard to beat. This is the prime financial and professional quarter's best located building when it comes to reaching shops, restaurants and other amenities. The main retail quarter is less than a minute away, with King Street also close by. Whether it's a coffee or lunch with a client, or evening drinks, there's a wealth of choice on your doorstep.

#### Bars / Restaurant

1. Browns
2. Grand Pacific
3. Rosso
4. Jamie's Italian
5. All Bar One
6. Pizza Express
7. Miller & Carter
8. Chaophraya

#### Shopping / Amenities

9. Piccolino
10. Croma
11. Roc & Rye
12. Albert Chop House
13. Grill on New York St
14. The French
15. Philpotts
17. Hervia Bazaar
18. Vivienne Westwood
19. Belstaff
20. DKNY
21. Bang & Olufsen
22. Pret a Manger
23. Selfridges / M&S
24. House of Fraser
25. Harvey Nichols

#### Hotels

26. Gotham Hotel
27. Manchester Town House Hotel
28. Motel One
29. Midland Hotel
30. Radisson Edwardian Hotel
31. King Street Townhouse Hotel







# One Marsden Street

Manchester

[www.onemarsdenstreet.uk](http://www.onemarsdenstreet.uk)

**SATNAV** M2 1HW

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Aberdeen Standard Investments is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments.

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For further information  
please contact:

