

City Tower
Elevate

Fully fitted and
furnished workspace

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Heritage and purpose

The most sustainable way of creating workspace is to use what already exists and City Tower has stood the test of time.

In 1959, architects Couell Matthews and Partners unveiled their radical plans for the creation of an exciting new space. Bold and unorthodox at the time, the scheme comprised three towers which sat atop a podium that ran the entire length of Parker Street.

The man chosen to make it all happen was Bernard Sunley, one of the most successful property developers to come out of the 1950s building boom. The three towers, Bernard House, Sunley House and Piccadilly Hotel were completed and in 1965, Piccadilly Plaza officially opened its doors. (Legend has it that it was a non-negotiable condition of Sunley's taking the job that the towers would bear his name.)

< Archive shot of City Tower

Ahead of the curve

Building styles dance in and out of fashion, often falling victim to the bulldozer, but for nearly 60 years, City Tower has stood tall and remains a cherished landmark of Manchester's ever-evolving skyline.

As you make it your home, you'll be welcomed into a thriving, vibrant community where you can exchange

ideas, push boundaries and embrace a future of unfettered possibilities. Feel good about where you work, knowing you're making your mark on the world.

[Skylounge auditorium >](#)





At the centre of it all

City Tower is strategically convenient. Whatever you need, the building is both a one-stop destination and a gateway to Manchester. Its ultra-accessible location is handy for the metro, free shuttle, bus, rail, and Manchester Airport. And, with coffee shops, food outlets, gym and Metro stores all within its walls, you can

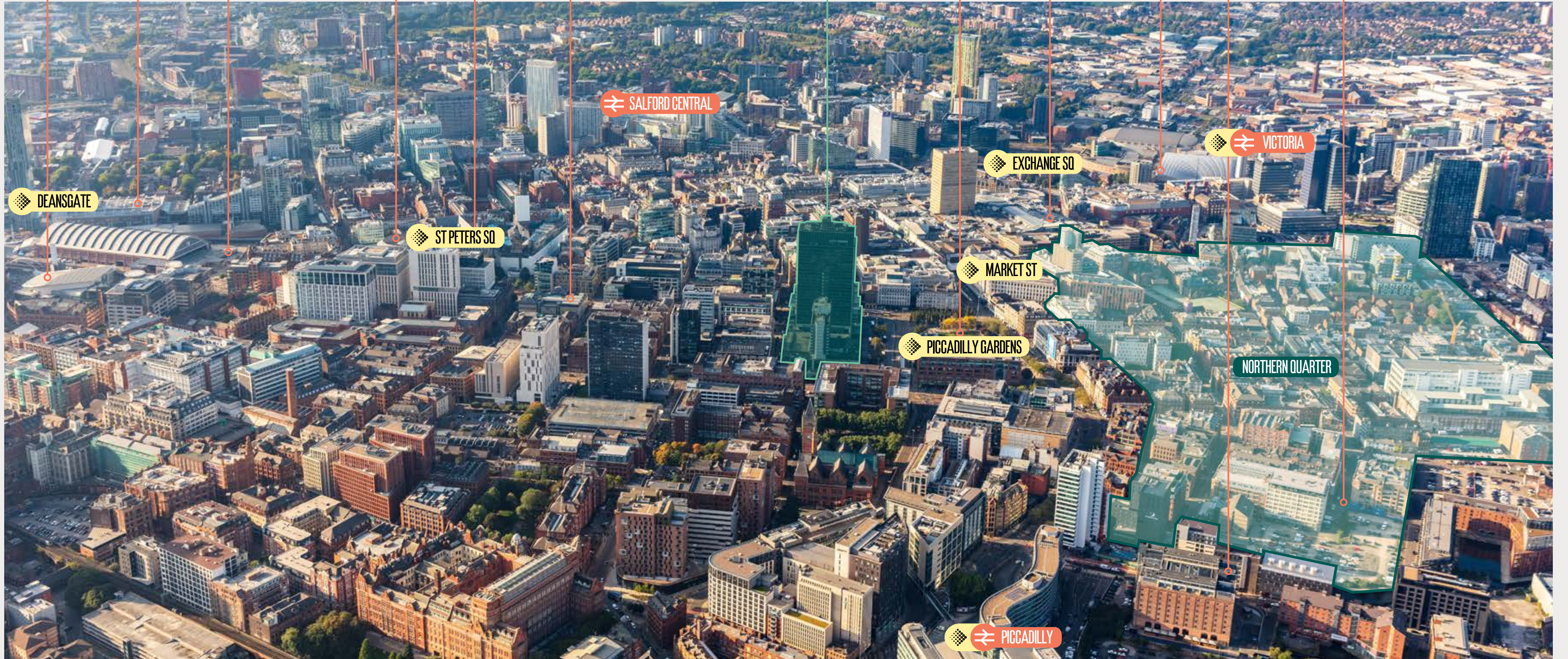
find everything essential for your daily life with ease.

The building's central location also connects you to the vibrant soul of Manchester, where every street corner is bursting with life and character.

A one-stop destination

< City Tower

Bridgewater Hall Great Northern Manchester Central Central Library Town Hall Manchester Art Gallery **CITY TOWER** Piccadilly Gardens MCR Arndale Victoria Station Ducie Street Tariff Street



⇒ SALFORD CENTRAL

◆ DEANSGATE

◆ ST PETERS SQ

◆ EXCHANGE SQ

◆ ⇒ VICTORIA

◆ MARKET ST

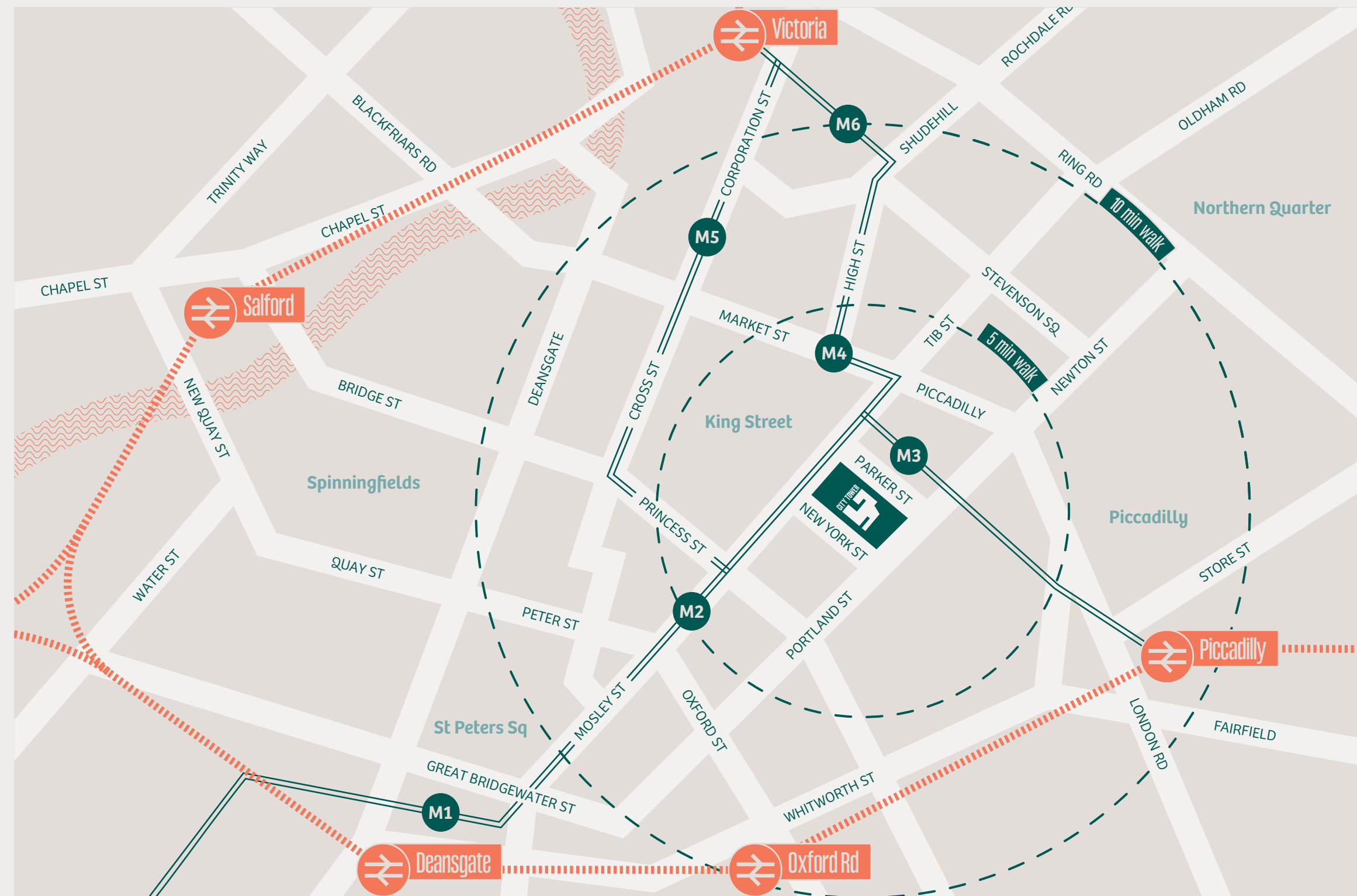
◆ PICCADILLY GARDENS

NORTHERN QUARTER

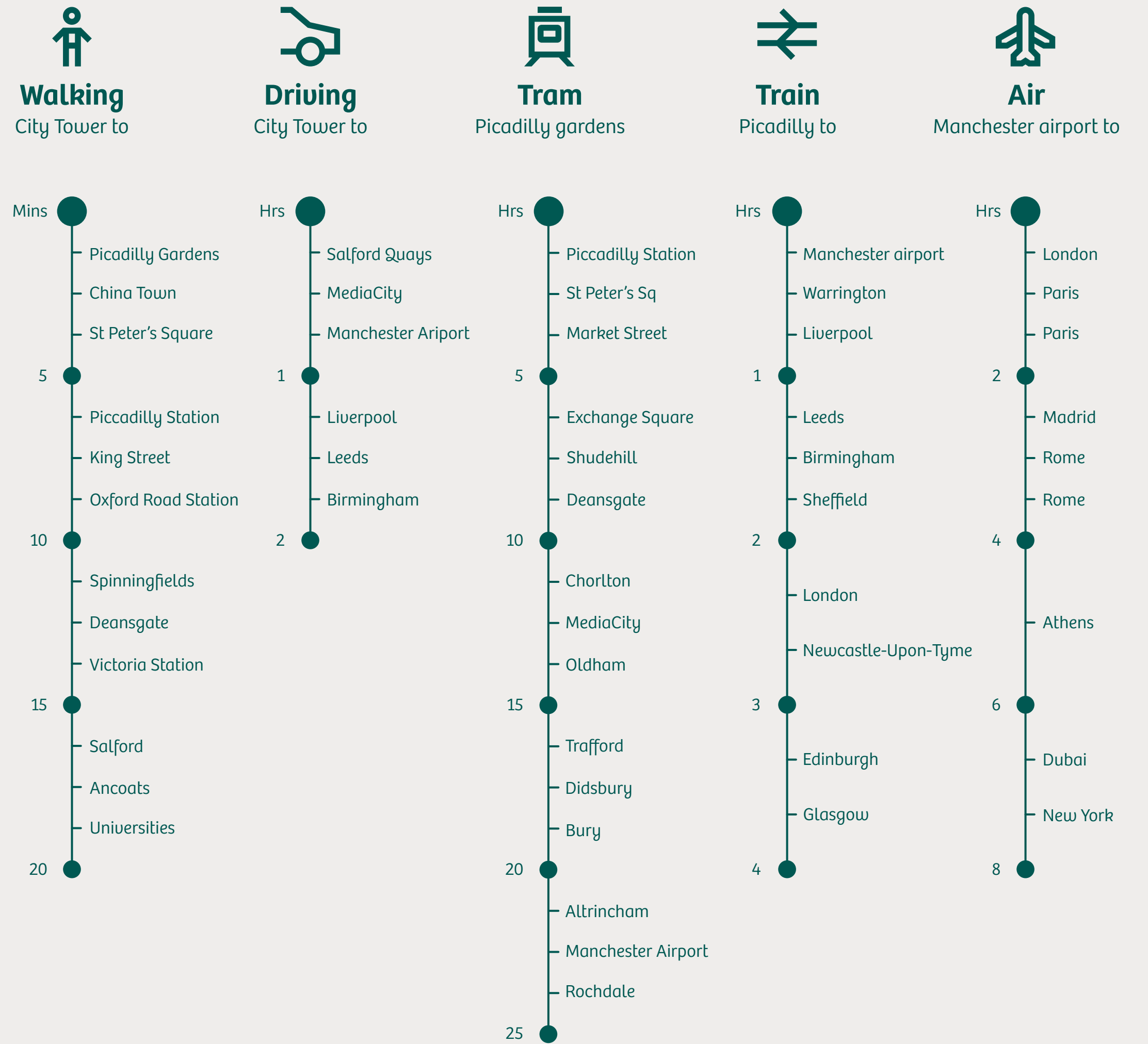
◆ ⇒ PICCADILLY

Moments from everywhere

City Tower has unrivalled connectivity with local and national transport networks on your doorstep



-  Metrolink Line
-  Market Street
-  Deansgate-Castlefield
-  Shudehill
-  Piccadilly Gardens
-  Train Line
-  Exchange Square
-  St Peter's Square
-  Train Station



A THRIVING, VIBING COMMUNITY





Everything for effortless daily life

Alongside its great urban surroundings, City Tower nurtures within to enrich the everyday. Inside its walls, you'll find everything essential for effortless daily life. A brilliant retail scene awaits you on the ground floor, with an eclectic ensemble of shops and restaurants to meet your every need.

Start your day the right way – with freshly-brewed coffee, of course.

< [Piccadilly Gardens](#)

The on-site Starbucks is right there waiting for you as you walk through the entrance.

If you're looking for a light bite when lunchtime rolls around, Tesco Express, Nudo Sushi Box and Tegtat have got you covered. Brimming with meal deals, snacks and drinks, you can feel energised for the rest of your day.

Wondering where to go for something special? Try Namii, the Vietnamese restaurant and cocktail bar with menus inspired by the culture's mythology and folklore. This hotspot has quickly emerged as a force to be reckoned with in Manchester's hospitality scene, collecting numerous award nominations.

The main central foyer hosts a pop-up shed too – a charming retail space that rotates its lineup of small

businesses every one to two weeks. Many independent treasures have been known to grace the shed, from florists adorned with colourful blooms, to artisan confectioners, to local jewellers. It proudly embraces Mancunian entrepreneurship, ensuring that each visit brings an exciting array of new experiences for our esteemed residents to enjoy.

[▼ Namii](#)

[Main central foyer >](#)





Ducie Street

Just a short walk away is Ducie Street Warehouse, a fashionable hotspot that's kept its original industrial charm. You'll find plenty to love here, from the sophisticated bar and restaurant to the great outdoor terrace, and even a mini cinema that shows cult classics. Satisfy your sweet cravings with a visit to Gooey,

^ Ducie Street warehouse

its famous next door neighbour that serves up delicious doughnuts and cookies. And if you or your clients need to stay in town overnight, you can book one of its many stylish rooms.

Piccadilly Gardens

City Tower's doorstep opens up to Piccadilly Gardens, a bustling area that has recently undergone a huge transformation. It now boasts a shiny new turf and a festival pop-up area with bars and food stalls, making it an ideal spot for lunch or drinks.

v Piccadilly Gardens



St Peters Square

St Peter's Square is a five-minute stroll from the building and is steeped in history and culture. Overlooking this lively urban corner is the town hall — a proud symbol of Manchester's illustrious heritage. This has served as the backdrop for countless film and TV favourites, including *Peaky Blinders* and *The Iron Lady* with

Meryl Streep. There's also the Manchester Art Gallery and the Central Library, two renowned gems that capture the essence of the city's creative spirit. When it's time to eat, Wagamama or the Anthologist are perfect spots for a quick bite.

~ St Peters Square Metrolink



Tariff Street Area

~ Tariff Street

Looking for something more laidback? Try the Tariff Street area just down the road. El Capo, Pen and Pencil, and Tarriff & Dale are all fantastic places to eat and drink, and surrounding spots like Cottonopolis and Feel Good Club add to its trendy

atmosphere. This patch of Manchester is effortlessly cool, and ideal for winding down after a long day in the office.

At a glance

● Cafés

1. Bunsik
2. Do Eat
3. Gong Cha
4. Tegtat
5. Starbucks
6. Foundation
7. Giovannis
8. 200 degrees

○ Hotels

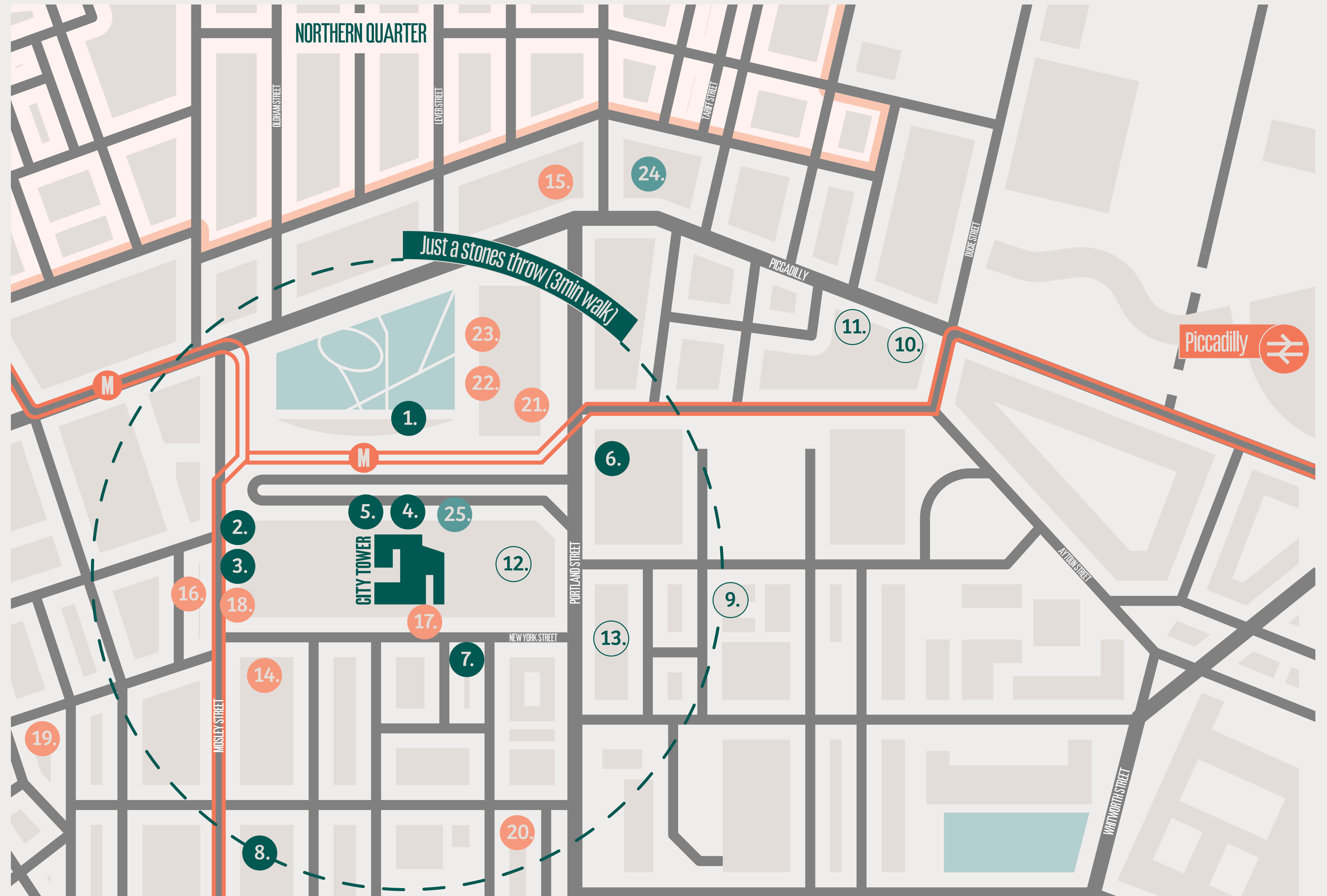
9. Cove
10. Double Tree by Hilton
11. Malmaison
12. Mercure
13. Britannia

● Restaurants

14. The Alchemist
15. Bundobust
16. Franco Manca
17. Namii Kitchen & Cocktails
18. Nudo Sushi Box
19. Six by Nico
20. Yuzu
21. Vegan Shack
22. Barburrito
23. Shoryu

● Supermarkets

24. Morrisons
25. Tesco Express





**MAKE YOUR
MARK ON THE WORLD**

Elevate

Our fully fitted and furnished workspace

Rising high on City Tower's 24th and 26th floor is Elevate, our fully fitted & furnished workspace. At Elevate, we understand the needs of businesses eager to evolve.

Our expansive size allows for continuous progression, whether you're a startup on the cusp of rapid growth or an established organisation seeking sustained expansion. Our flexible solutions and customisable options ensure that Elevate's square inches can be transformed to match your unique vision.

Elevate is more than just a workspace; it's a launchpad for your growth. We're committed to encouraging your expansion, whatever that looks like for your business. Your venture to ingenious working begins here.





Fully fitted suites,
no fit-out costs



Refined &
design led



Cost certainty



 **Elevate**



Convenient,
easy access



Flexibility, short form
leases available



Market leading connectivity
as standard



Elevate fitted and furnished

24th floor

Suite D – Available **1,345 sq ft**

Workstations	10
12 person meeting room	1
Kitchen & breakout space	1
Large collaboration space	1
Oriel window	1

Suite B – Let to Intechnica **1,667 sq ft**

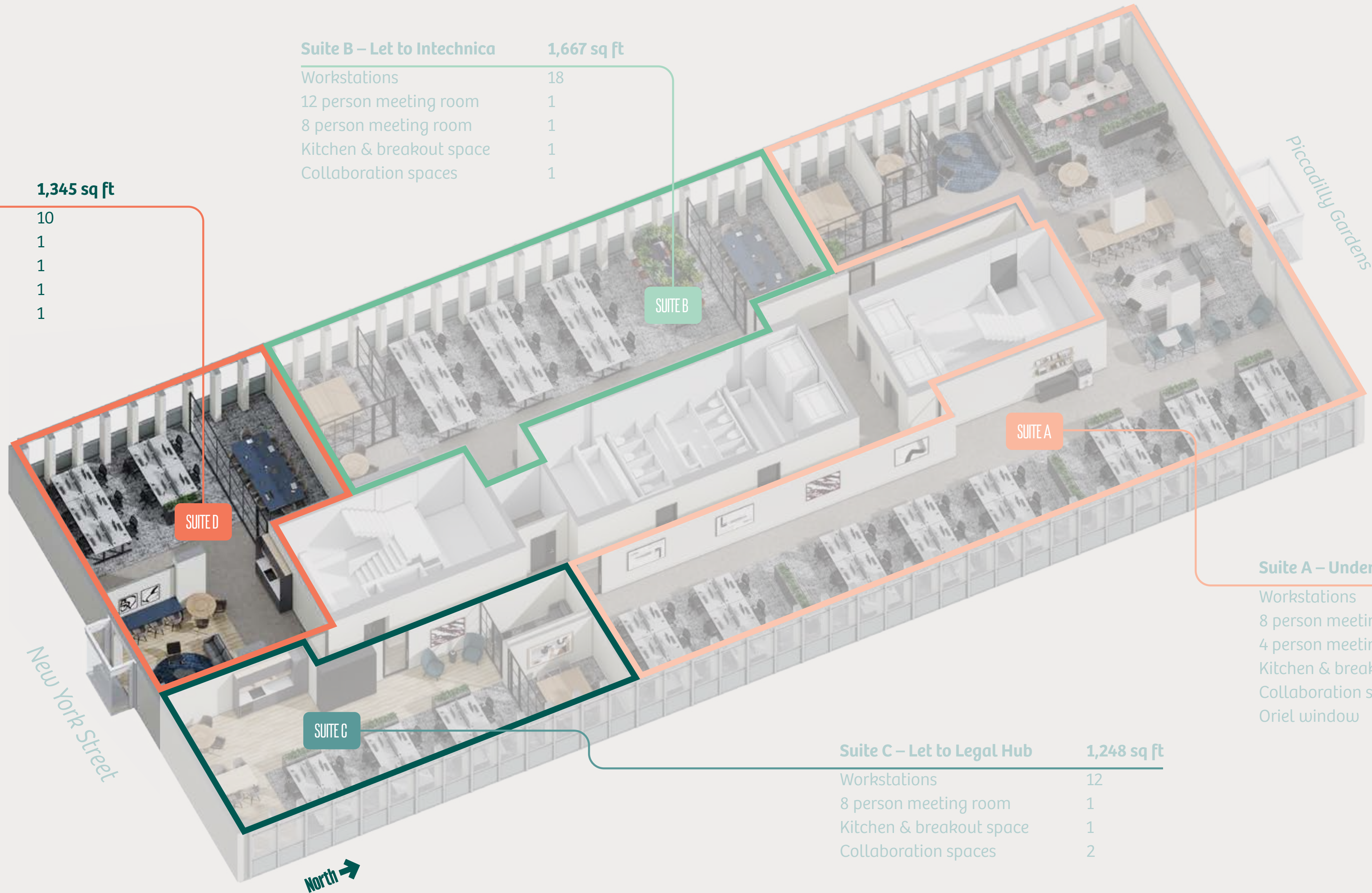
Workstations	18
12 person meeting room	1
8 person meeting room	1
Kitchen & breakout space	1
Collaboration spaces	1

Suite C – Let to Legal Hub **1,248 sq ft**

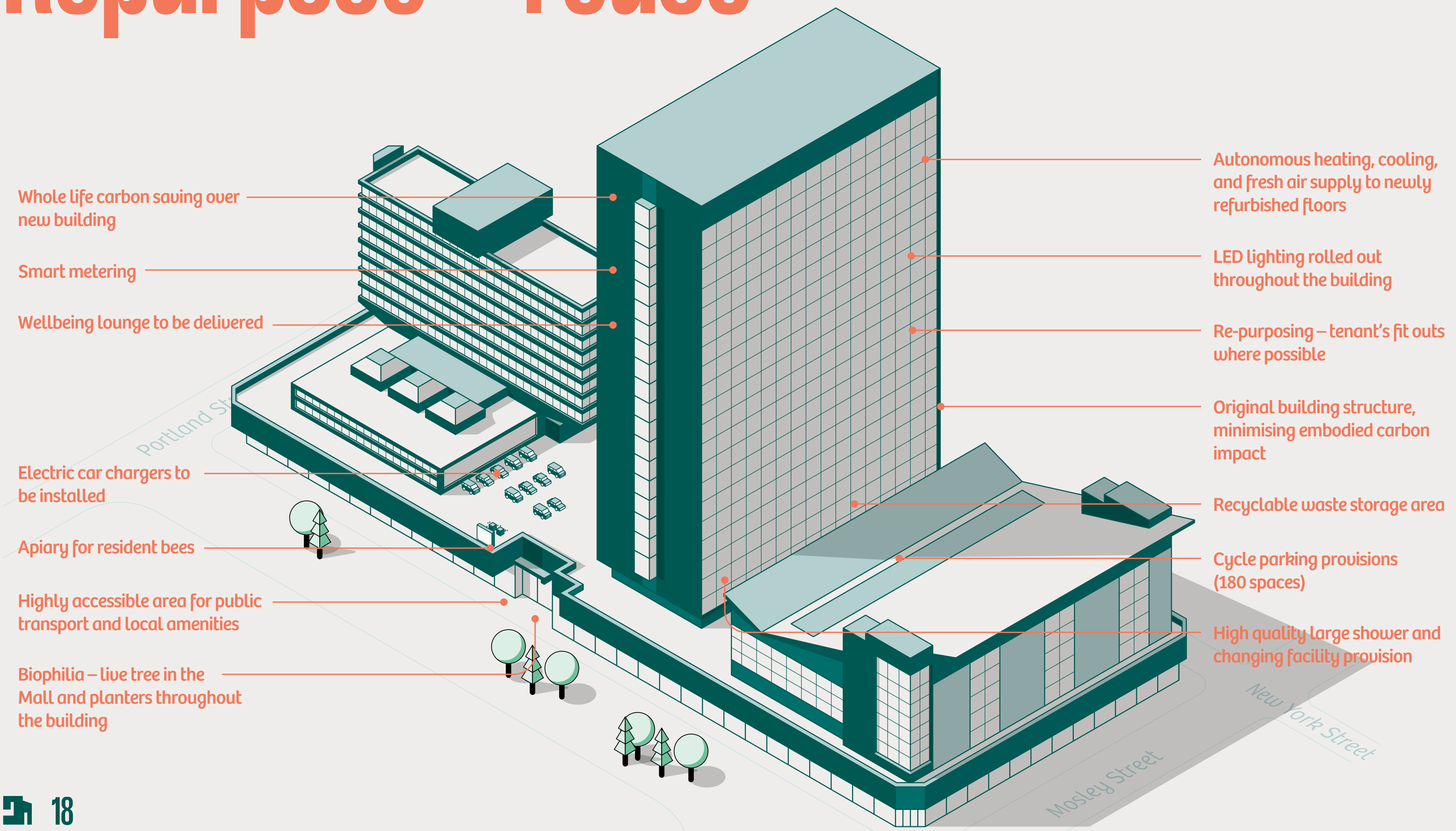
Workstations	12
8 person meeting room	1
Kitchen & breakout space	1
Collaboration spaces	2

Suite A – Under offer **4,324 sq ft**

Workstations	48
8 person meeting room	1
4 person meeting room	1
Kitchen & breakout space	1
Collaboration spaces	3
Oriel window	1



Repurpose + reuse



Whole life carbon saving over new building

Smart metering

Wellbeing lounge to be delivered

Electric car chargers to be installed

Apiary for resident bees

Highly accessible area for public transport and local amenities

Biophilia – live tree in the Mall and planters throughout the building

Autonomous heating, cooling, and fresh air supply to newly refurbished floors

LED lighting rolled out throughout the building

Re-purposing – tenant’s fit outs where possible

Original building structure, minimising embodied carbon impact

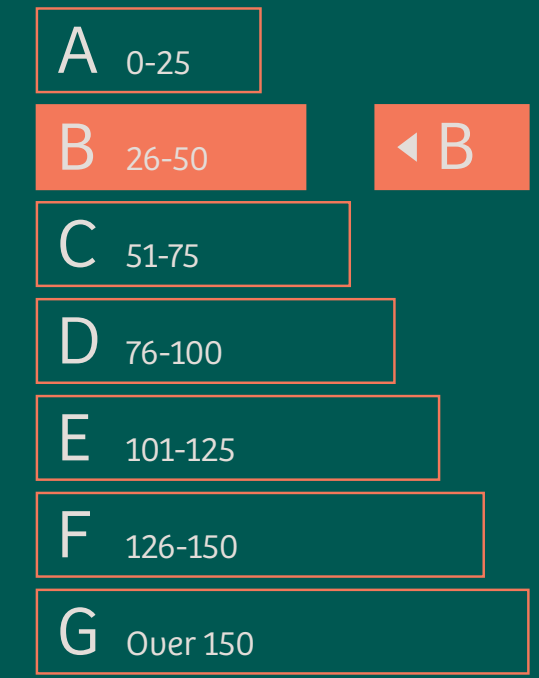
Recyclable waste storage area

Cycle parking provisions (180 spaces)

High quality large shower and changing facility provision



BREEAM in use rating:
Very good

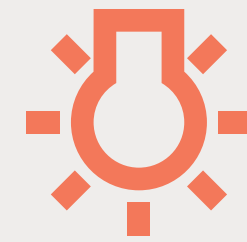


EPC rating:
B

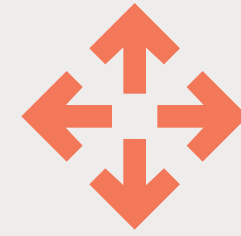
Specification



Air conditioning with new M&E –a which can operate to a range of densities



Suspended pendant LED light fittings



Flexible and efficient floorplates that can be sub-divided easily



360 degree, unrivalled views



A range of newly refurbished offices offering an element of fit-out – including kitchen, meeting room and reception areas



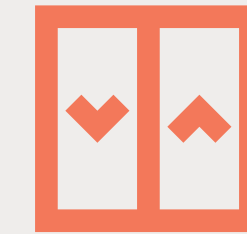
Skylounge – 28th floor business lounge and events space



On-site building management with 24/7 concierge service



Secure fob access speed gates



8 high speed intelligent passenger lifts



Changing and drying room facilities at Podium level (48 lockers)



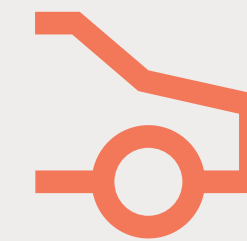
Dedicated showers at Podium level (9 showers & 1 accessible shower)



Ground floor business lounge



Disabled access



On-site car parking



Secure bicycle storage (65 bike racks & 44 lockers)



Regular on-site fitness classes (yoga and pilates) and events for tenants



Extensive amenity offering at ground floor level – shops, bars, restaurants and hotel



Wired Score Platinum - High speed internet with access to a range of providers



Greater Manchester Cycle Hub situated on-site



Male, female, disabled WCs on all floors

Connectivity

At City Tower, everyone is connected. WiredScore's Platinum rating guarantees the most resilient wireless network for all tenants, wherever you are in the building. With a host of provider options to choose from — BT Openreach, Virgin, Vodafone, or M247 — you can select the optimum fit for your needs.

The Tower is also connected to Backbone Connect, a leading UK connectivity provider that offers a wide range of services to businesses.



Wiredscore:
Platinum



A host of provider
options to choose from

[Skylounge >](#)



**YOUR FUTURE
IS BOUNDLESS**



Skylounge

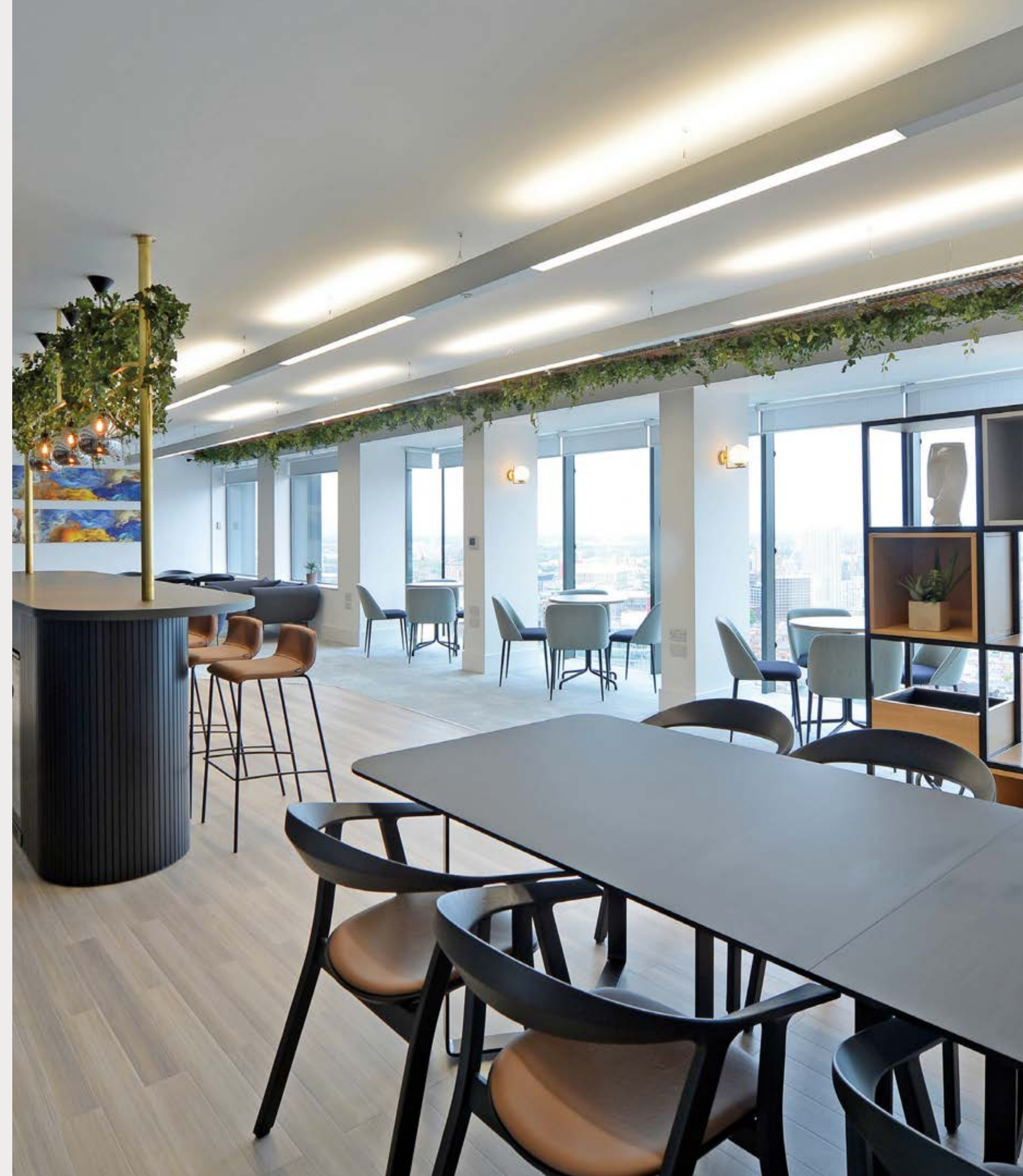
Perched atop the magnificent 28-floor building is City Tower's Skylounge. Proudly reigning as Manchester's highest lounge and space, this opulent workspace treats its guests to the city's most enviable panoramic view.

Gone are the days of cumbersome booking procedures too: simply sign in, turn up, and instantly immerse yourself in the opulence.

But Skylounge is more than just a meeting space; it's a vibrant community. Connect with fellow tenants and forge valuable relationships, exchange ideas,

and be inspired by the energy of collaboration. Regular tenant catch-up meetings foster a sense of belonging, ensuring that you're part of a supportive and engaged ecosystem.

The city's most enviable panoramic view





Our promise to enhance your experience is unwavering. Our dedicated team of hospitality experts are always at your service, committed to creating memorable experiences. From setting up events to providing personalised assistance, they are the heartbeat of Skylounge, ensuring your every need is met with unrivalled attention to detail. We

value your feedback and continuously strive to improve our services within the building, guaranteeing that your experience here is nothing short of extraordinary.

With premium amenities, spectacular views, and a community to propel your success, Skylounge is sure to leave a lasting impression every time.

[< Skylounge](#)

Create memorable experiences

[Skylounge boardroom >](#)



Lets work well together

City Tower honours your work-life balance. That's why we've created an inclusive community where individuals feel supported, both professionally and personally. We care about the camaraderie within our walls, and we're proud to provide more than just a workspace. Our holistic approach to wellbeing extends beyond office hours, and we warmly welcome everyone in our building to our many activities and events.

More than just a workspace

[Skylounge auditorium >](#)





It's what we do best

The management strategy of City Tower underpins the vision and values of Schroders, with an emphasis on customer care. At City Tower, the occupier is central to all that we do and we are keen to ensure we remain in close contact with you to ensure the building is servicing all of your needs.

All services sourced to operate the building are done so in an ethical and sustainable manner to promote both environmental and social values.

Community is at the heart of City Tower and a cohesive and interactive programme of occupier events is offered at the building, underpinning the values above and fostering a sense of social and business collaboration between our tenants.

We want City Tower to be an engaging, stimulating environment in which to work and take pride in the fact that operations and operating ethos help support the wider local community.

"We're always here to help, no matter how big or small"

Jacqui Stepney: Building Manager

< Main central foyer

A sanctuary for mindfulness

Unwind and restore your energy with our weekly yoga classes. Set against the beautiful backdrop of Manchester's skyline, these expert-led sessions offer a sanctuary of tranquillity amidst the bustling urban landscape. Choose from two unique yoga styles to nurture your inner balance.

Celebrate together

Our events calendar is packed with seasonal festivities that bring the community together in delightful ways. From our whimsical Easter egg hunt to our Halloween-themed workshops and tarot sessions, there's always something special happening at City Tower.



Active living

Unleash your competitive spirit at our City Tower Trigames. Rally your teams and strategise your moves as you join your neighbours in table tennis, foosball tournaments, and even a cycling race.

~ Workshop

< Yoga class

Cultural delights

Expand your horizons with our cultural workshops. From traditional tea ceremonies and Mandarin taster lessons to captivating sessions on Chinese calligraphy, our immersive experiences open the door to the beauty of global traditions.



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Managed by: **MAPP**

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