

**Nº1**  
**ST MICHAEL'S**

MANCHESTER

# MANCHESTER'S NEW 5 STAR DESTINATION

ST MICHAEL'S



ST MICHAEL'S

LOCATION

NO.1 ST MICHAEL'S

SUSTAINABILITY

WELLBEING

THE CLUBHOUSE

EXPERIENCES

PLANS

SPECIFICATION

ST MICHAEL'S

# A NEW PLACE, A NEW PERSPECTIVE.

St Michael's is a landmark development at the heart of Manchester's city centre that sets a new standard in quality and experience. With approximately 186,000 sq ft of sustainable human-centred workspace, a 5 star international hotel, world-class dining and a vibrant public square, St Michael's captures the pioneering spirit of our remarkable city.



ST MICHAEL'S

# RETAINING THE OLD, BUILDING THE NEW.

No.1 St Michael's integrates the historic facade of Manchester's most famous Police Station, with a new, state of the art office building. Preserving the facade and utilising low impact materials for the build mitigates the upfront carbon impact for St Michael's.

An all-electric strategy uses Variable Refrigerant Flow system (VRF) to heat and cool the building, contributing to low operational energy use and reducing the long-term environmental impact. St Michael's is preserving the past, transforming the present and helping to shape a smarter future.

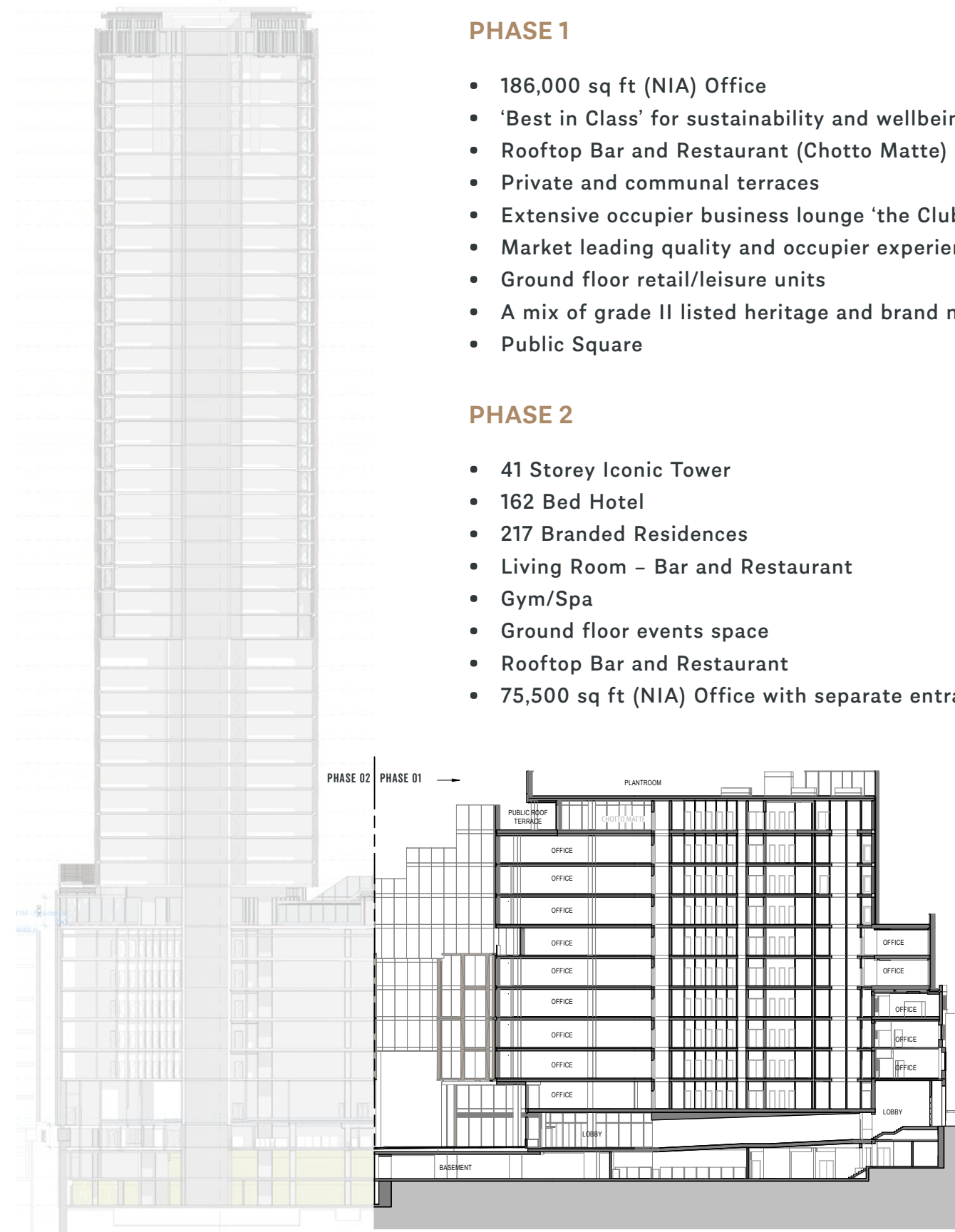


ST MICHAEL'S

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# MANCHESTER'S NEW 5 STAR DESTINATION.

ST MICHAEL'S



## PHASE 1

- 186,000 sq ft (NIA) Office
- 'Best in Class' for sustainability and wellbeing
- Rooftop Bar and Restaurant (Chotto Matte)
- Private and communal terraces
- Extensive occupier business lounge 'the Clubhouse'
- Market leading quality and occupier experience
- Ground floor retail/leisure units
- A mix of grade II listed heritage and brand new build
- Public Square

## PHASE 2

- 41 Storey Iconic Tower
- 162 Bed Hotel
- 217 Branded Residences
- Living Room - Bar and Restaurant
- Gym/Spa
- Ground floor events space
- Rooftop Bar and Restaurant
- 75,500 sq ft (NIA) Office with separate entrance.

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LOCATION

# THE BEATING HEART OF A GREAT CITY.

Located in the centre of Manchester, St Michael's is a stone's throw from the iconic Town Hall and the Central Library. It connects the Spinningfields business district, the historic Civic Quarter, Chinatown and Manchester's famous retail district.

The Square with its retail and café culture, forms a new meeting point and pedestrian route through the city in a formerly neglected area. St Michael's is fusing visionary workspaces with vibrant living to create a pivotal new destination for the city.

LOCATION

# THE HEART OF THE NORTH.



## 3 AIRPORTS

With international capacity, within close proximity.



## 2.5 HOURS

By train from London Euston.



## 20 MINUTES

Drive to Manchester Airport.



LOCATION

AT THE CENTRE  
OF IT ALL.



**2 MINUTES**

To shops and wider  
business districts.



**3 MINUTES**

Walk to St Peter's Square  
Metrolink.



**15 MINUTES**

Walk to Manchester  
Piccadilly Station.



LOCATION

# AT THE CENTRE OF IT ALL.

1. Albert Square
2. Manchester Town Hall
3. Central Library
4. Great Northern Warehouse
5. Manchester Central Convention Complex
6. Spinningfields
7. Deansgate train and tram station
8. Museum of Science and Industry
9. St Ann's Square
10. Manchester Art Gallery
11. Arndale Centre
12. Manchester Cathedral
13. Manchester Oxford Road train station
14. Salford Central station
15. The University of Manchester
16. Northern Quarter
17. Victoria train and tram station
18. AO Arena
19. Piccadilly train station



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# A WORKPLACE THAT LIVES AND BREATHES PROGRESS.

No.1 St Michael's is a unique commercial development where aspirational businesses and people can thrive. Scheduled for completion in summer 2024, No.1 St Michael's has been designed to meet the ever-increasing need for more sustainable, progressive workspaces that prioritise people and the planet as much as they do productivity.

The building has nine floors of exceptional office space, communal access to an external roof terrace and sweeping city views. Occupants benefit from two floors of Clubhouse amenities, access to the rooftop restaurant and terrace Chotto Matte, and a 5 star hotel-style concierge service.

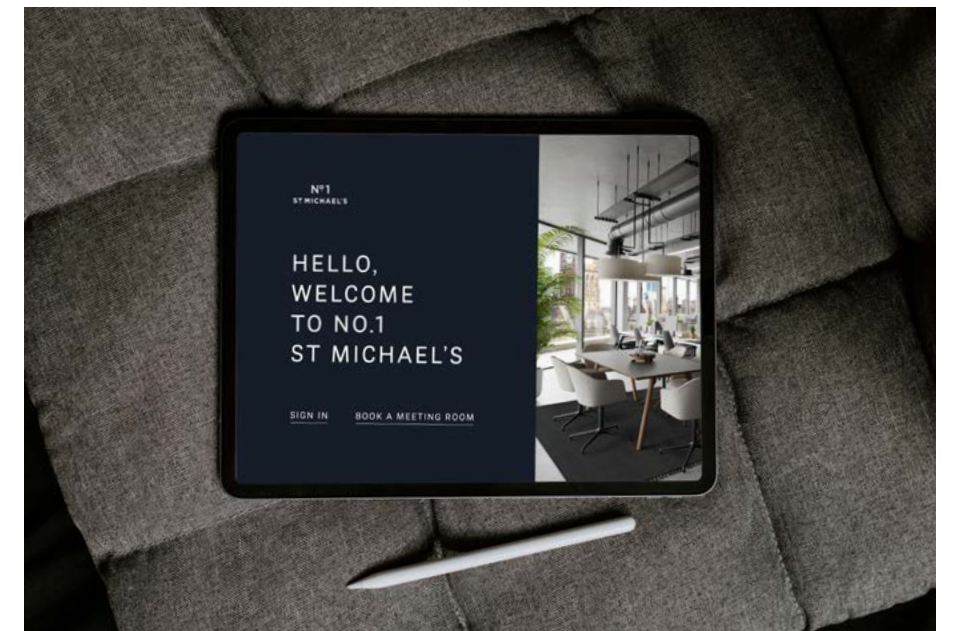


NO.1  
ST MICHAEL'S

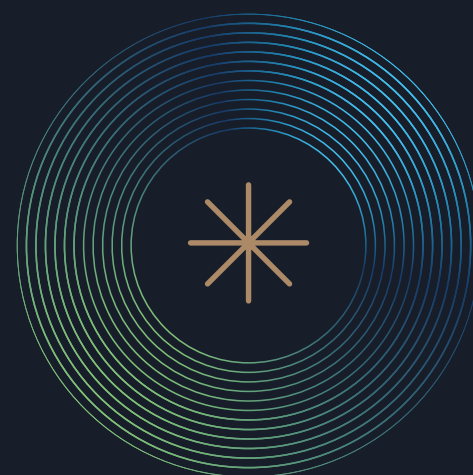
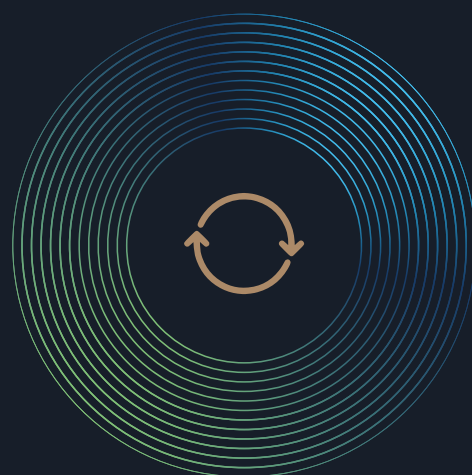
# UNCOMPROMISING QUALITY, UNRIVALLED EXPERIENCE.

No.1 St Michael's is built on the five unwavering principles of sustainability, wellbeing, quality, technology and experience. St Michael's is designed to be a BREEAM Outstanding, WELL Platinum and market leading NABERS UK performance property in the city centre.

Designed by internationally-renowned Architects SOM, public areas optimise occupier comfort and wellbeing, and cutting-edge design and technology drive energy and carbon efficiency, making No.1 St Michael's a leading sustainable office tower in Manchester.



THE FIVE TARGET PRINCIPLES OF NO.1 ST MICHAEL'S



## SUSTAINABILITY

**A POSITIVE IMPACT, NOW AND FOR THE FUTURE.**

- Targeting NABERS 5\*
- Targeting BREEAM Outstanding.
- Targeting EPC A.
- 60% more energy efficient than typical offices.
- Embodied carbon of <600kg Co2/M2.
- Ecological Amenities.
- Aligning to UKGBC standards for Net Zero Carbon.
- Variable air volume, demand led ventilation.

## WELLBEING

**MAKING COMFORT, HEALTH AND HAPPINESS OUR PRIORITY.**

- Targeting WELL Platinum enabled.
- Air Quality – 16 L/s/person.
- Water station on ground floor to promote healthy living and reduce plastic waste.
- Healthy options in all F&B units.
- Lots of natural light into the building by design.
- Active design promotes occupants to use the stairs and walkways over lifts, helping improve physical wellbeing.
- Exceptional end of journey facilities to encourage people to cycle / run / walk to work.

## QUALITY

**EXCELLENCE WITHOUT EXCEPTION.**

- Bronze anodised honeycomb design.
- World Class rooftop F&B destination with direct access from the offices.
- High quality fit out of communal spaces by SOM.
- High performing glazed facade.
- New Public Square.
- F&B Operators.
- Biophilia; timbers and plants / green wall.

## TECHNOLOGY

**SEAMLESS TECHNOLOGY INTEGRATION.**

- Targeting Wiredscore Platinum.
- Speed gates access through app / QR code.
- Cyber Security.
- Sensor taps.
- Thriving to use SMART Technology.
- Lighting and temperature control.
- Backbone infrastructure enabling interconnectivity with building systems and app.

## EXPERIENCE

**ADDING VALUE AT EVERY OPPORTUNITY.**

- 5 star hospitality.
- Extensive and high quality changing facilities.
- Drying room.
- Cycle storage and hire.
- Amazon lockers.
- Communal meeting rooms.
- Multi-use spaces.
- Coffee shop and communal business lounge.



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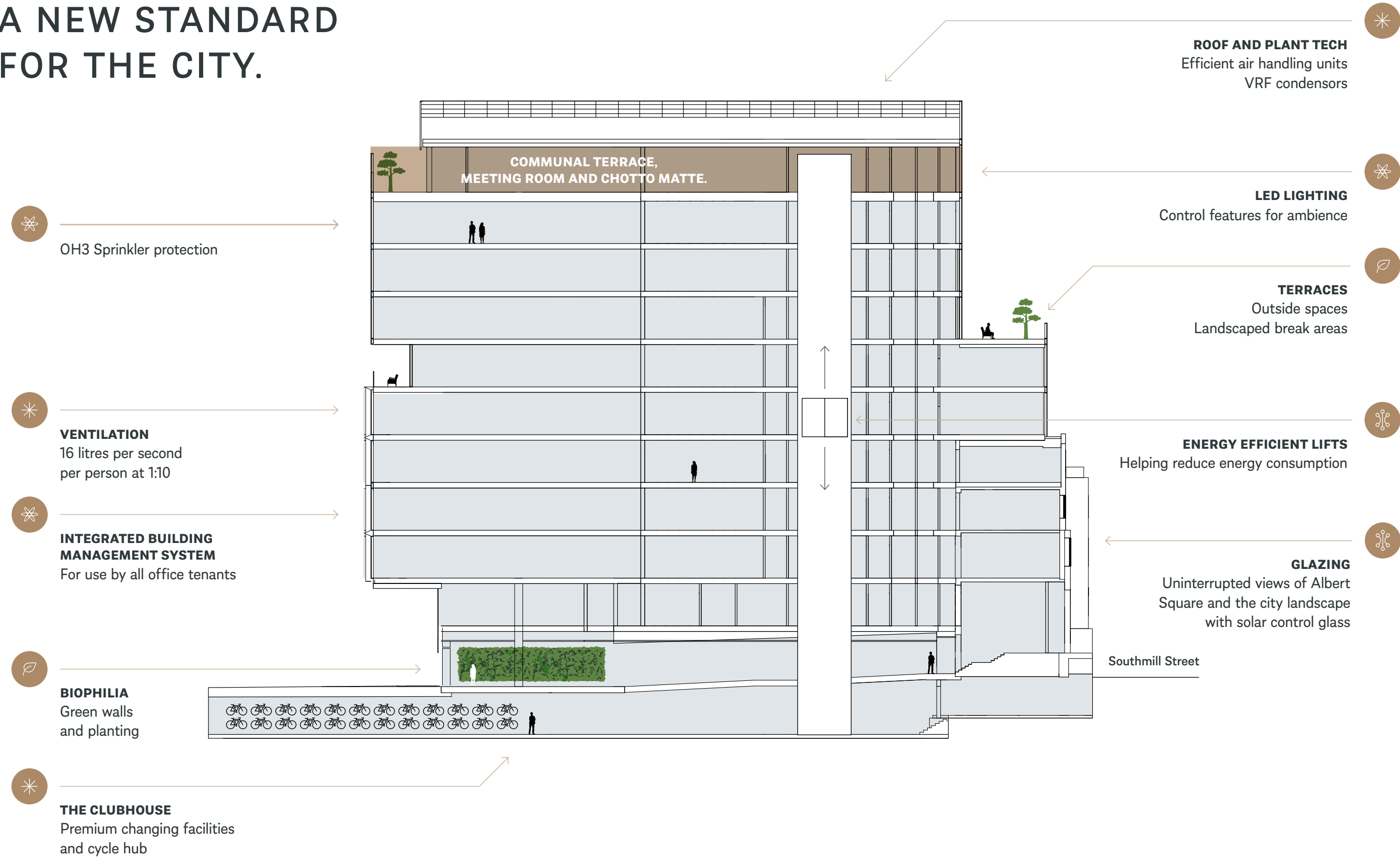
THE CLUBHOUSE

EXPERIENCES

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# A NEW STANDARD FOR THE CITY.



# POSITIONING NO.1 ST MICHAEL'S TO BE INDEPENDENTLY VERIFIED AS BEST-IN-CLASS FOR SUSTAINABILITY AND WELLBEING



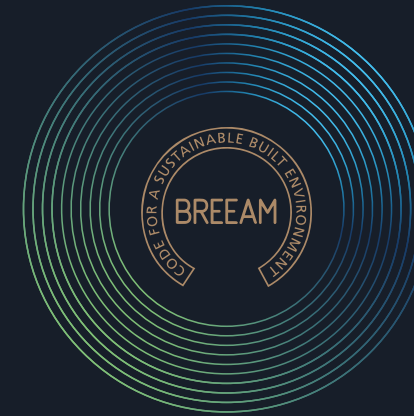
### Certified WELL Building Standard

Science-backed strategies for creating and certifying spaces that advance human health and wellbeing.



### 5\* Nabers Rating

A reliable sustainability rating from 1 to 6 for the built environment, and a benchmark for progress.



### Certified BREEAM Outstanding

International certification of the sustainability performance of individual buildings, communities and infrastructure projects.



### SmartScore Enabled

A smart building as one that delivers outstanding outcomes for all users, through digital technology.



### Cycling Score

Rates the cycling friendliness, quality and efficiency of commercial and residential buildings based on an official set of standards.



### Fitwel

The world's leading certification system committed to building health for all®.



### WiredScore

The leading accreditation in building technology, improving digital connectivity and smart technology within offices around the world.



### UK GBC - Net Zero Carbon

Aligning to the UK Green Building Council principles for Net Zero Carbon.

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## WELLBEING

The design of our workspace prioritises the comfort, health and happiness of the people who use it. Plentiful daylight and a lighting system that enhances mood, alertness and productivity. The biophilic design uses elements found in nature to create a calm environment that promotes wellbeing.

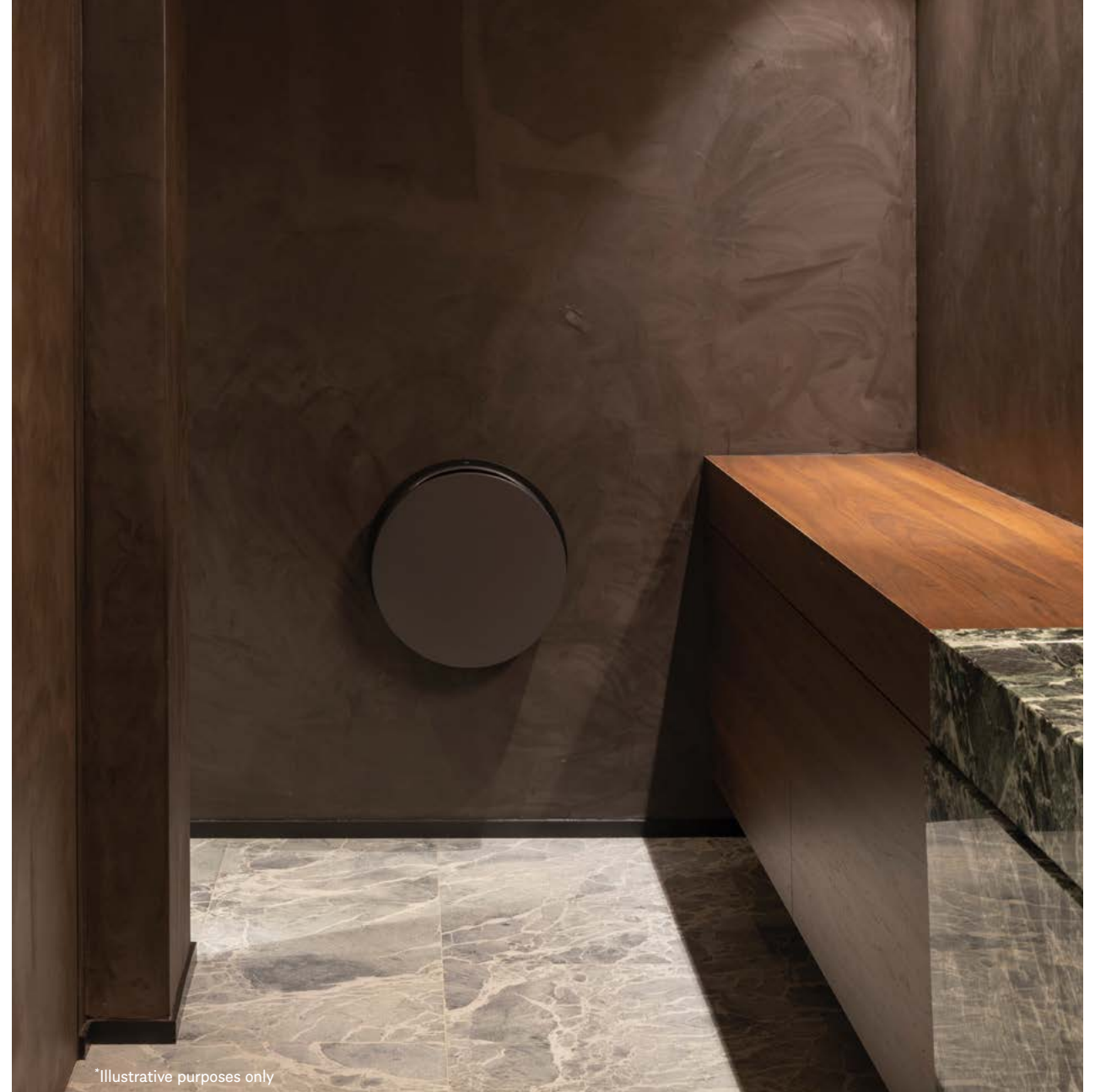
# FEEL BETTER, WORK BETTER.



WELLBEING

# END YOUR JOURNEY, START YOUR DAY.

Active design throughout the building promotes physical fitness. Interior layouts encourage the use of stairwells and walkways over lifts. A cycle store promotes an active commute and users will be able to refresh at the end of their journey or after exercise in 5 star hotel-standard changing facilities.



\*Illustrative purposes only



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**THE CLUBHOUSE**  
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GROUND LEVEL

At ground level, The Clubhouse offers exclusive use to occupants and visitors a range of flexible spaces. These can be used for an impromptu coffee, a private event or an important meeting. Combined with the 5 star hotel-style concierge service, these spaces offer endless possibilities.

# THE CLUBHOUSE.



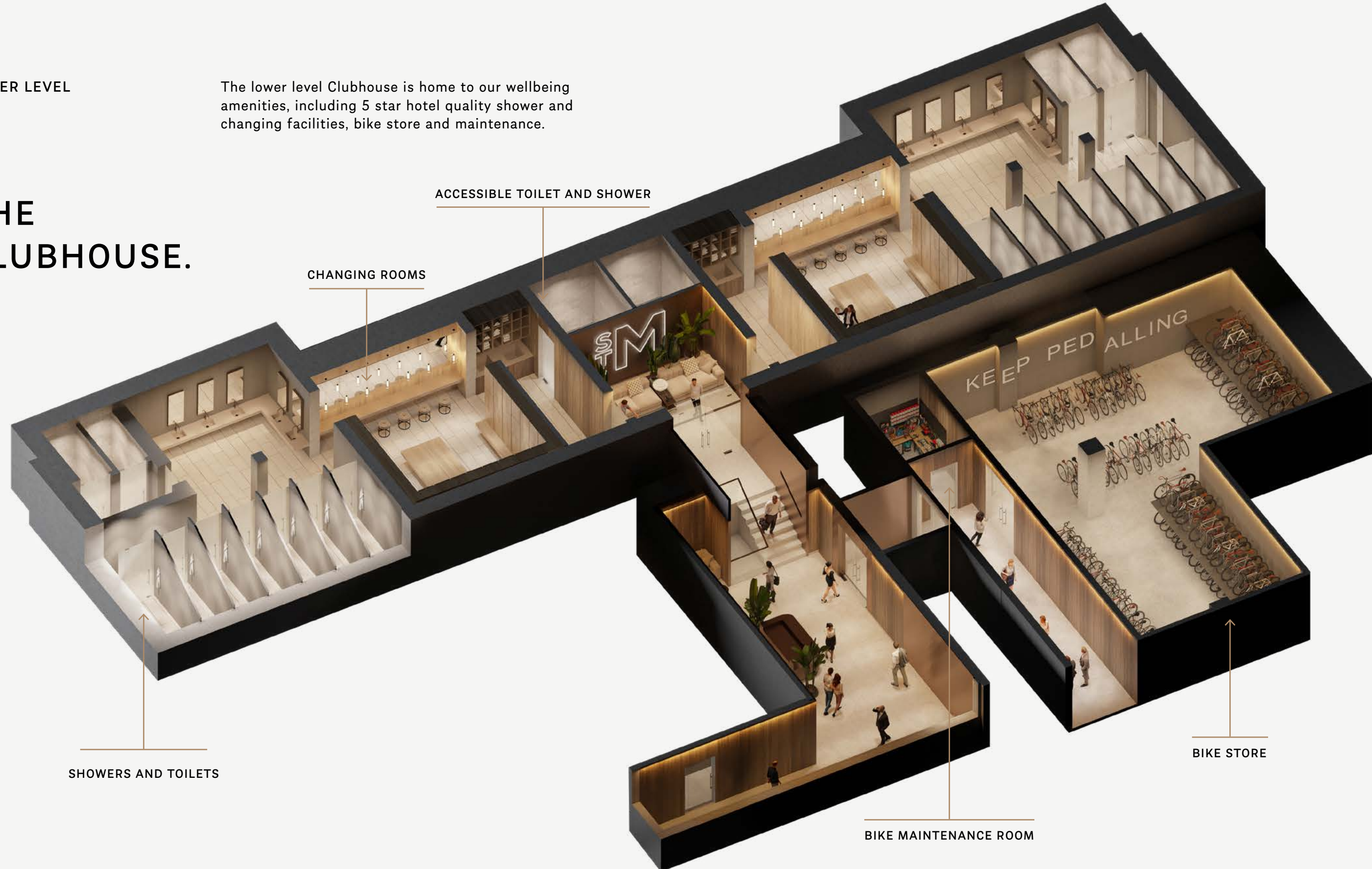
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LOWER LEVEL

The lower level Clubhouse is home to our wellbeing amenities, including 5 star hotel quality shower and changing facilities, bike store and maintenance.

# THE CLUBHOUSE.



ACCESSIBLE TOILET AND SHOWER

CHANGING ROOMS

SHOWERS AND TOILETS

BIKE MAINTENANCE ROOM

BIKE STORE

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THE ROOFTOP

# WORLD CLASS DINING, WORLD CLASS VIEWS.

St Michael's rooftop restaurant and terrace will be home to international brand Chotto Matte, renowned for spectacular locations and stylish architectural spaces around the world.



THE ROOFTOP

# A PARADISE FOR ALL THE SENSES.

Specialising in Nikkei cuisine, which blends Japanese and Peruvian culinary traditions, a visit to Chotto Matte is a highly sensory experience. Diners will enjoy Chotto Matte's signature sushi counters, robata grills, tableside torching, lava stones, graffiti inspired artwork, live DJs and entertainment.

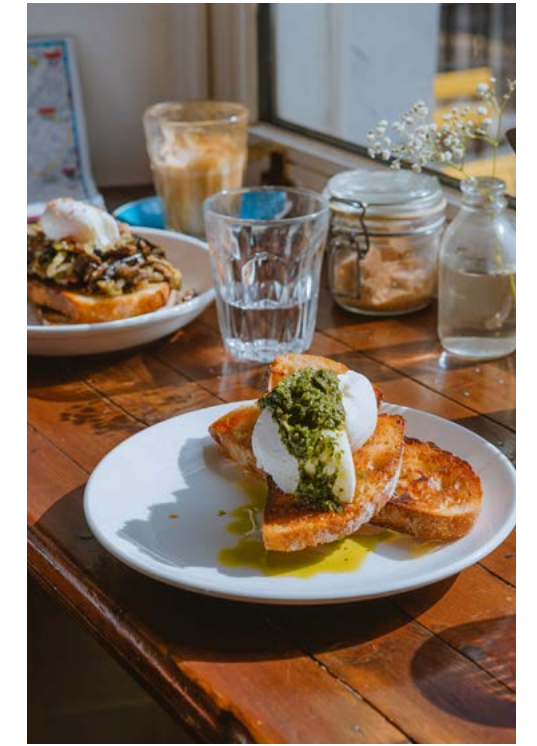


ST MICHAEL'S SQUARE

# MEET, EAT AND RELAX.

St Michael's Square opens up a space to the public that has been inaccessible for years, creating a new pedestrianised hub in the centre of the city.

No longer a place to circumnavigate, the area is transformed into an oasis for meeting, eating or relaxing, providing an important focal point for the local community.



ST MICHAEL'S

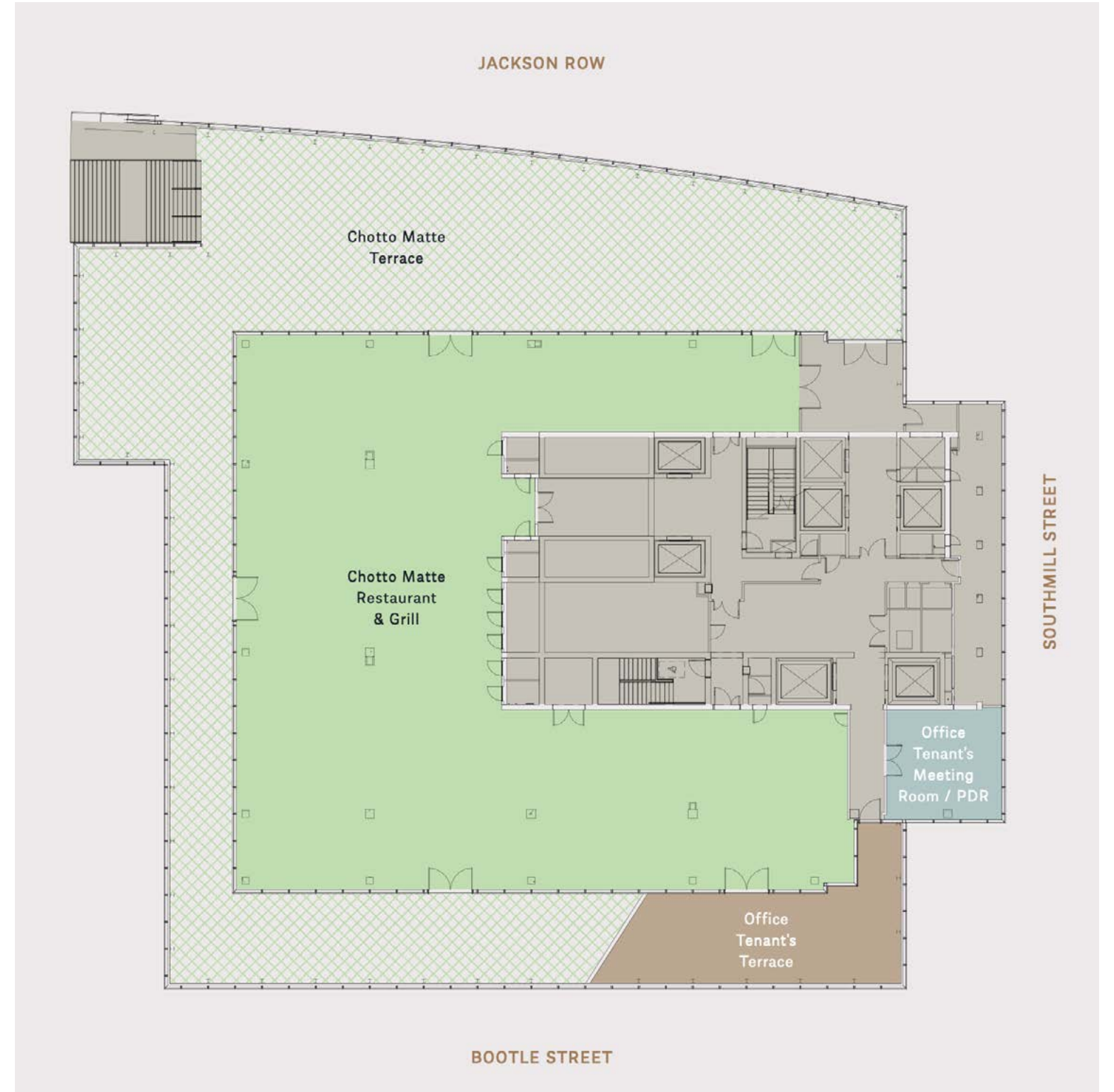


MEETING ROOM AND ROOF TERRACE

# TAKING LIFE TO NEW HEIGHTS.

No.1 St Michael's rooftop terrace serves as an exclusive gathering space for tenants of the building.

Lush plants, comfortable seating, and breathtaking views of the Manchester skyline are guaranteed to boost inspiration and help individuals and teams work at their best, while restoring their energies.



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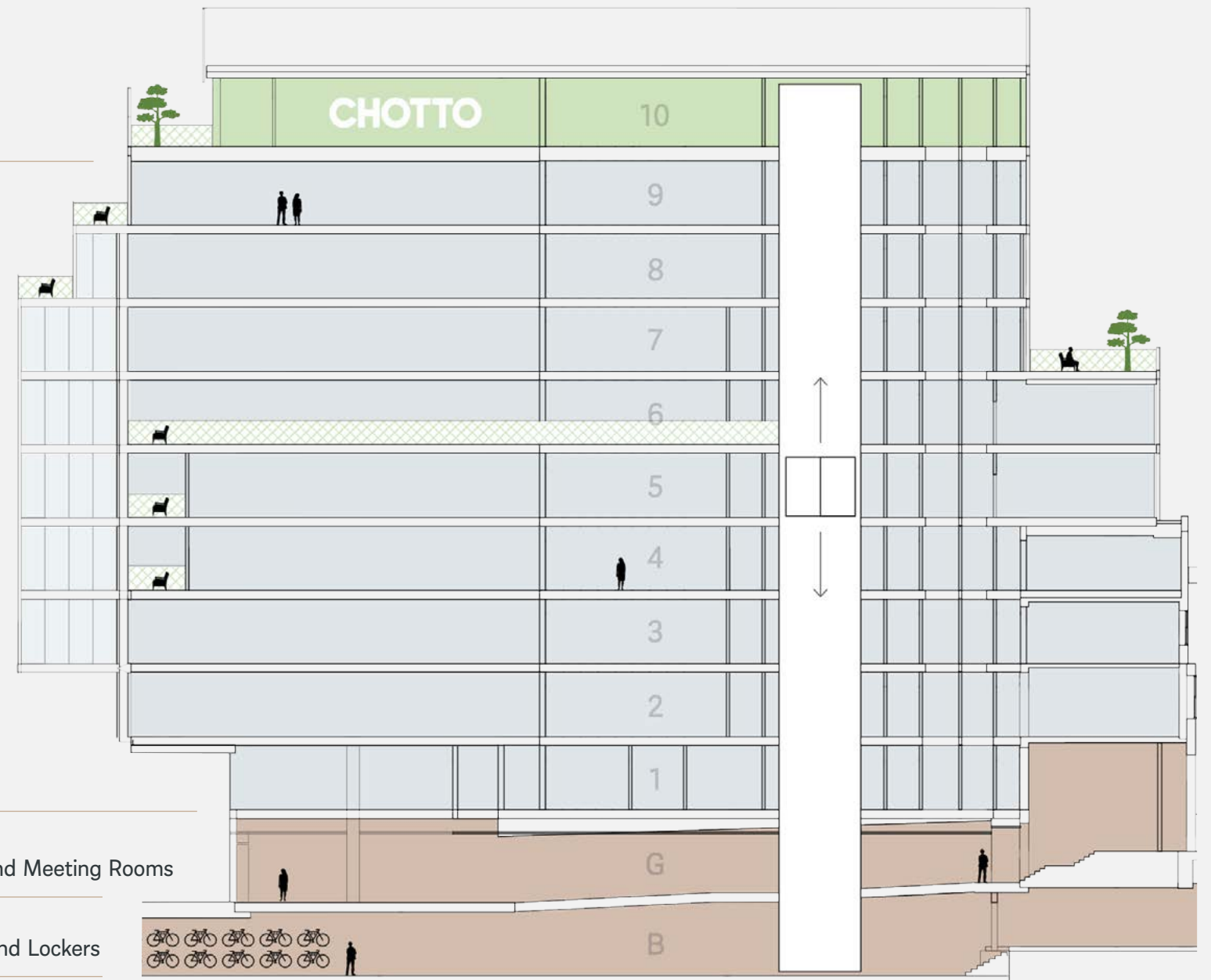
AREA SCHEDULE

# NO.1 ST MICHAEL'S AT A GLANCE.

FLOOR*	[sq. ft]	[sq. m]	TERRACE [sq. ft]	[sq. m]
10	Restaurant, Bar, Tenant Roof Garden and Meeting Room			
9	18,192	1,690	1,439	134
8	19,239	1,787	1,057	98
7	20,460	1,901	2,775	258
6	19,695	1,830	2,404	223
5	21,956	2,040	1,366	127
4	22,996	2,136	796	74
3	23,908	2,221	n/a	n/a
2	23,859	2,217	n/a	n/a
1	16,049	1,491	n/a	n/a
0	The Square, Lobby and Retail Units			
-1	Premium Changing Facilities			

\*NIA

**THE ROOFTOP**  
Chotto Matte Restaurant and Meeting Space/Roof Garden



**FLOORS 1 - 9**  
Typical Workspace Floors

**GROUND LEVEL**  
The Square, Café-Bars, Lobby and Meeting Rooms

**LOWER LEVEL**  
Changing facilities, Cycle store and Lockers

TERRACES





FLOOR PLANS

# EXAMPLE FLOOR LEVEL 04

23,199 SQ. FT | 2,156 SQM

A full set of floor plans with more detailed specifications and example layouts is available to download upon request.



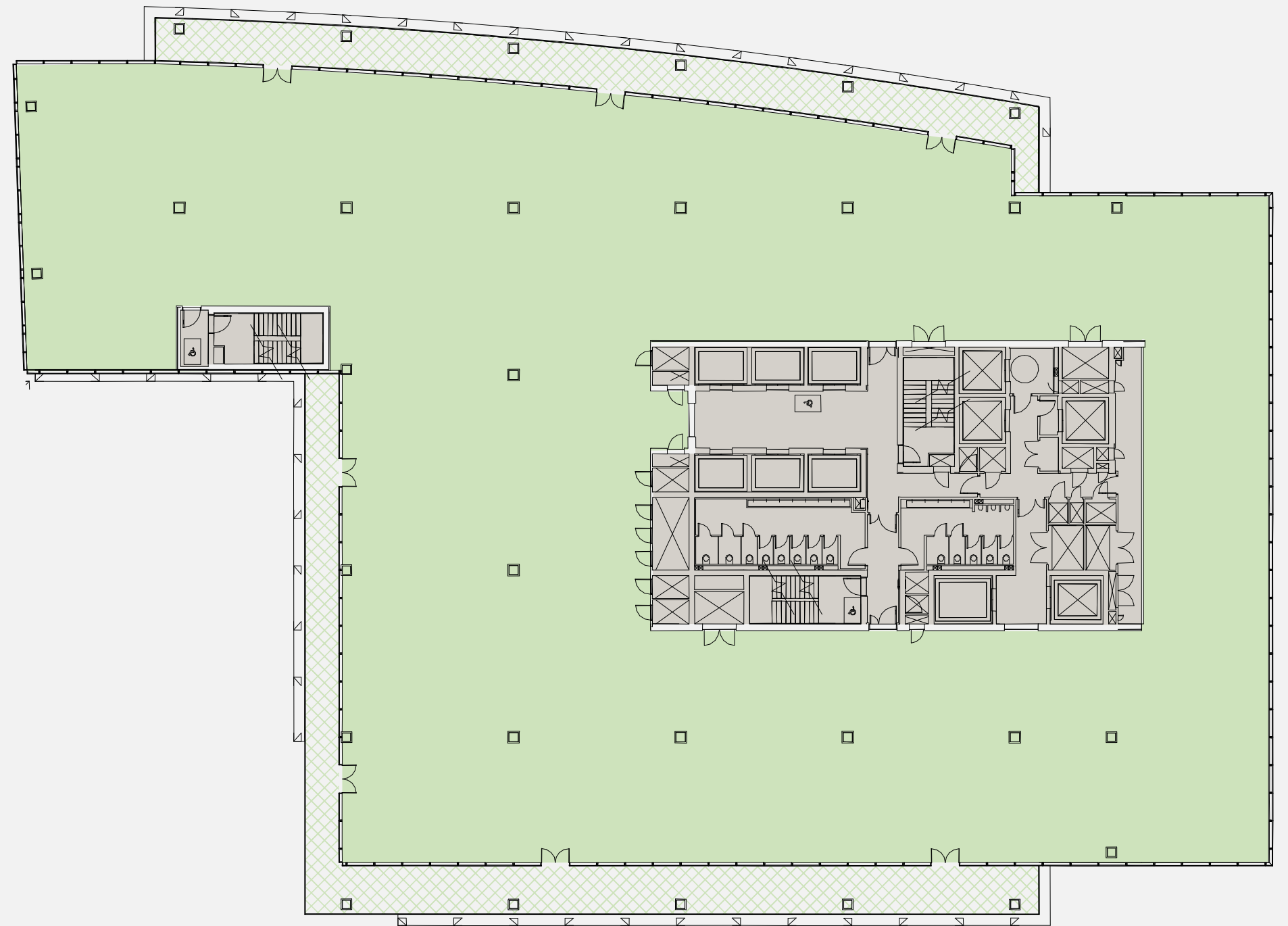
-  WORKSPACE
-  TERRACE

FLOOR PLANS

# EXAMPLE FLOOR LEVEL 06

19,695 SQ. FT | 1,830 SQM

A full set of floor plans with more detailed specifications and example layouts is available to download upon request.



- WORKSPACE
- TERRACE

## FLOOR PLANS

# CORPORATE EXAMPLE LAYOUT LEVEL 04

## 204 WORKSTATIONS

This shows a concept for a typical floor plan based on a corporate design within the development at St Michael's.

### Features include

2 External Terraces

3 Informal Meeting Spaces

1 Training Rooms

5 Meeting Rooms

1 Collab Space

1 Focus Pods

1 Boardroom

2 Touchdown Areas

2 Kitchen Breakout

1 Bar/Teapoint Areas



## FLOOR PLANS

# CREATIVE EXAMPLE LAYOUT LEVEL 04

## 151 WORKSTATIONS

This shows a concept for a typical floor plan based on a creative design within the development at St Michael's.

### Features include

- 2 External Terraces
- 1 VC and Focus Rooms
- 1 Lounge
- 1 Presentation Square
- 1 Collab Space
- 2 Informal Meeting Spaces
- 1 Wellness Room
- 1 Cinema Room
- 1 Film Studio/Collab Space
- 2 Kitchen Breakout
- 1 Breakout Area



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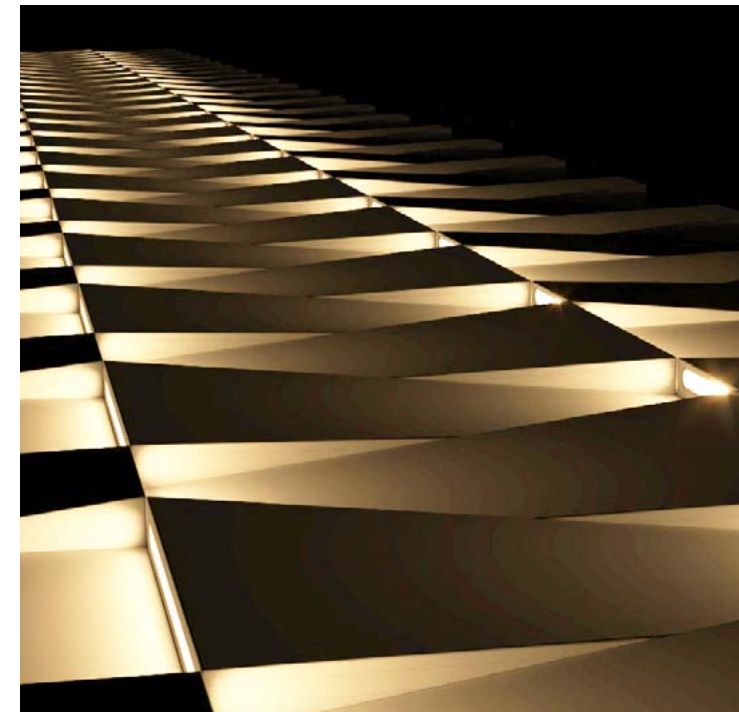
PLANS

SPECIFICATION

## SPECIFICATION

Every detail of our specification has been carefully chosen to deliver on our key principles of sustainability, wellbeing, quality, technology and experience. This no-compromise approach creates a standout environment where people can thrive.

# SMALL DETAILS, BIG IMPACT.



BUILDING AMENITY

# IT'S ALL BEEN TAKEN CARE OF.

Change to No1 St Michael's has been specifically designed to support occupiers of the building, before, during and after their working day, and extends far beyond fixtures and fittings. From bike storage and maintenance to a 5 star concierge service, we've got it covered.



SECURE CYCLE STORAGE



COMPLIMENTARY WI-FI



CAR PARKING AVAILABLE



CYCLE MAINTENANCE



NATURAL DAYLIGHT



EXCELLENT AIR QUALITY



LUXURY CHANGING FACILITIES AND LOCKERS



BIOPHILIA



COMMUNITY APP



24/7 FOB ACCESS



5 STAR SERVICE AND MANAGEMENT



ROOFTOP DINING



OUTDOOR TERRACES



SHARED AMENITY SPACE



ENHANCED BIODIVERSITY

SPECIFICATION

# NO.1 ST MICHAEL'S MEETS THE HIGHEST STANDARDS OF TECHNICAL SPECIFICATION.



## SUSTAINABILITY

BREEAM Target	Outstanding
WELL (Enabled) Target	Platinum
WIRED Score Target	Platinum
NABERS (Target)	5*
EPC (Target)	A
Embodied Carbon Target	<600kg Co2 / M2 (Looking To Be Better)



## OCCUPATIONAL DENSITIES

Occupancy Level	1 person per 10 sqm NIA
Lifts	1 person per 10 sqm NIA (80%)
Sanitary Accomodation	1 person per 10 sqm NIA 60:60 male/female ratio
Heating and Cooling Services	Outstanding



## DIMENSIONS

Planning Grid	1.5m x 1.5m
Structural Grid	9m x 9m
Typical Floor to Notional Ceiling	2.7m
Reception Floor to Ceiling	Up to 7.3m
Typical Raised Floors	150mm



## ELECTRICAL / MECHANICAL

Lighting	300 - 500 lux
Air Conditioning System	VRF
Passenger Lifts	6 x 17 person @ 2.5m/s
Goods (basement to level 10)	1 x minimum 1,600 kg @ 1.6m/s
Firefighting (serves all floors)	1 x 17 person @ 2.5m/s
Fresh Air Supply	16 litre per second per person at 1:10



## CONTACT

# FOR LATEST NEWS AND AVAILABILITY, GET IN TOUCH.

For all workspace lettings, contact:

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