




A BUILDING OF  
AM ALPHA

# making history



RYLANDS

M C R



**Pioneers, creative thinkers  
and game changers,  
Manchester has a new  
destination and it's back to  
where it all began...**



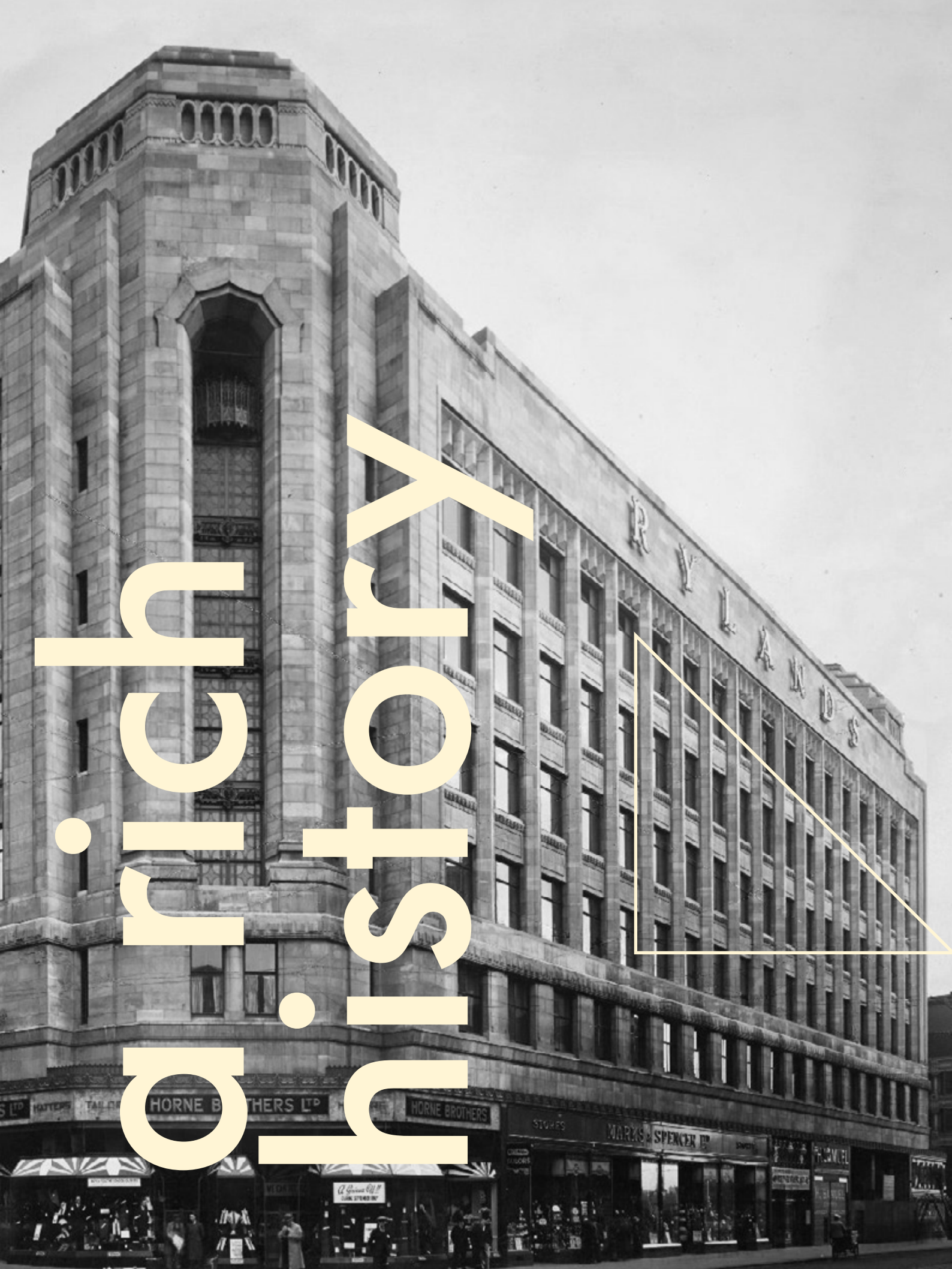


# RYLANDS

M C R



WELCOME



# Richlist

RIVINGTONS

HORNE BROTHERS LTD

HORNE BROTHERS

MARKS & SPENCER LTD

A Great Old  
LINK STORE IN



THE HISTORY

**John Rylands was a successful Manchester entrepreneur. The Rylands Building was built in the 1930's as a show of prosperity and ambition.**

**Now it is time for the next generation.**





THE VISION

# ad vision for

THE VISION

Combining authentic heritage and beauty with a stunning new vision for the future.



R Y L A N D S

the  
future

THE SPACE

co

retail

arcade







# workspace

# leisure

## THE SPACE

Rylands will combine workspace, retail, and leisure to create a vibrant community and an exciting new destination in Central Manchester.





HAWKSFIELD

RYLA





N D S

THE VISION

The building will be sensitively restored to its elegant past whilst also delivering state of the art office, retail and leisure space unlike anything else in Manchester.

VISION

piccadilly



northern  
quarter



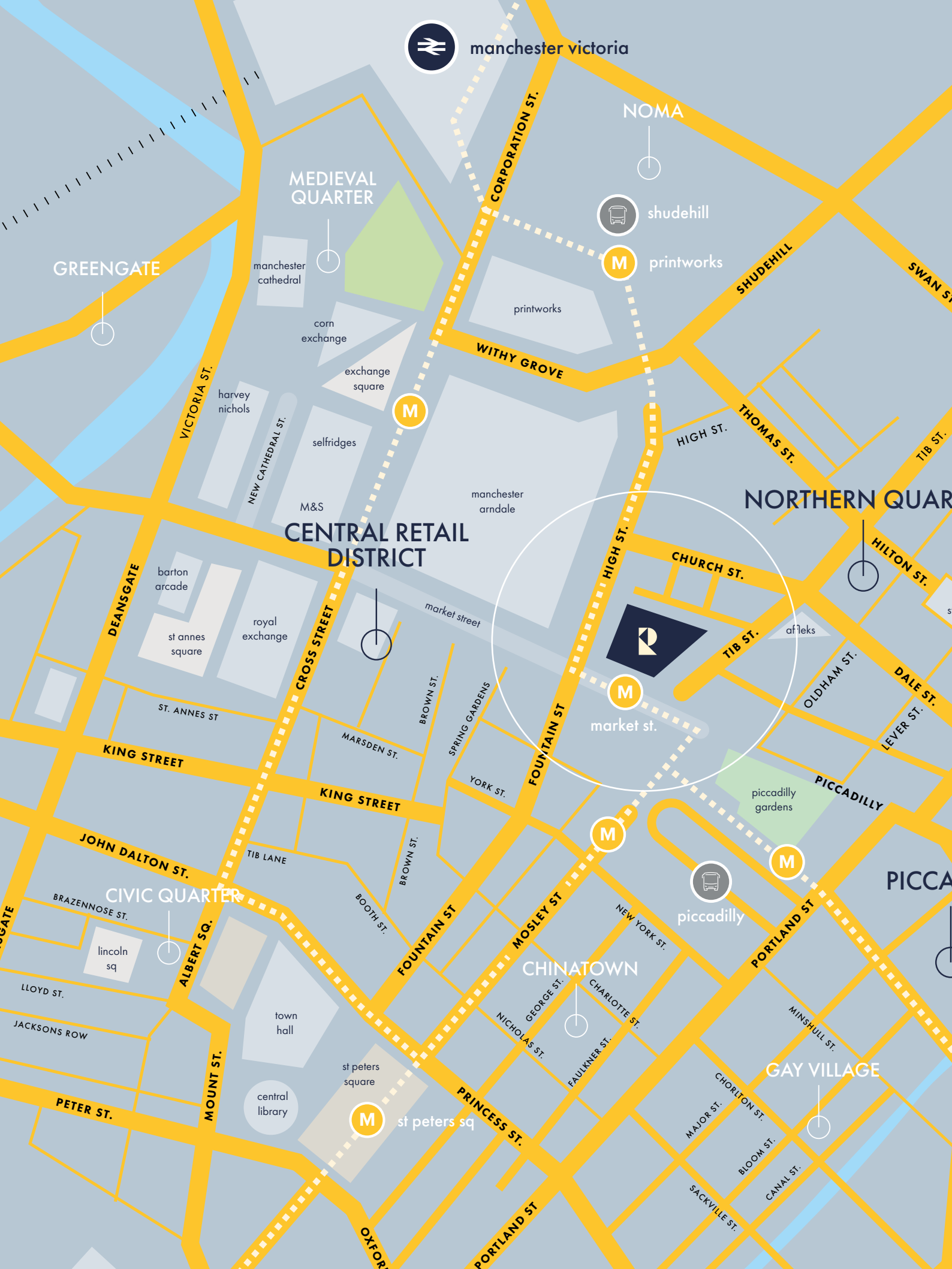
# central business district

## LOCATION

**The connecting piece between the districts of The Northern Quarter, Piccadilly and the central business district.**

Perfectly located in the heart of Central Manchester, Rylands provides a gateway to retail, culture and commerce. Positioned directly between the central business district and the rapidly growing tech community of the Northern Quarter, Rylands will provide an unrivalled location and a stunning, authentic space.

In addition to two major Universities, Manchester continues to undergo extensive residential growth and urban regeneration to further improve this world-class city.



manchester victoria

NOMA



shudehill



printworks



GREENGATE



MEDIEVAL QUARTER

manchester cathedral



corn exchange

exchange square



harvey nichols

NEW CATHEDRAL ST.

selfridges

M&S

manchester arndale

CENTRAL RETAIL DISTRICT

barton arcade

st annes square

royal exchange



market street

ST. ANNES ST

MARSDEN ST.

BROWN ST.

SPRING GARDENS

YORK ST.

FOUNTAIN ST



market st.

NORTHERN QUARTER

CHURCH ST.

TIB ST.

aflecks

HILTON ST.

OLDHAM ST.

DALE ST.

LEVER ST.

PICCADILLY

piccadilly gardens

PICCA

KING STREET

KING STREET

JOHN DALTON ST.

CIVIC QUARTER

BRAZENNOSE ST.

lincoln sq



TIB LANE

BOOTH ST.

BROWN ST.

FOUNTAIN ST



MOSLEY ST

NEW YORK ST.

piccadilly



PORTLAND ST

LLOYD ST.

JACKSONS ROW

town hall

CHINATOWN

NICHOLAS ST.

GEORGE ST.

CHARLOTTE ST

FAULKNER ST.



st peters square

st peters sq

central library

PRINCESS ST.

GAY VILLAGE

MAJOR ST.

CHORLTON ST.

BLOOM ST.

CANAL ST.

MINSHULL ST.

MAJOR ST.

CHORLTON ST.

BLOOM ST.

CANAL ST.

PETER ST.

MOUNT ST.

OXFOR

PORTLAND ST

SACKVILLE ST.

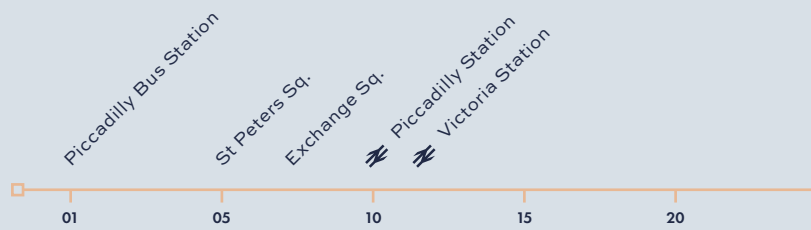


# connect...



## CONNECTIVITY

**Rylands is a place to connect. With Piccadilly and Victoria train stations within a short stroll and Market Street Metrolink on your doorstep, you are instantly connected to the city and beyond.**





# mannc







# Manchester

LOCATION



ANCOATS

01

25

NORTHERN QUARTER

24

PICCADILLY GARDENS

12

09

M

17

20

M

16

02

18

11

15

14

10

MANCHESTER ARNDALE

07

17

03

05

22

VICTORIA

06

ROYAL EXCHANGE

EXCHANGE SQUARE

M

NEW CATHEDRAL ST

08

ST ANNES SQ.



13

PICCADILLY

MANCHESTER

# Manchester has a world-class mix of culture, entertainment, and style to suit all tastes and requirements.

ST PETERS SQUARE

19

21

23

TOWN HALL

M

KING STREET

04

## Restaurants

1. Mana
2. The Alchemist
3. Rosso
4. El Gato Negro
5. The Bull & Bear

## Retail

6. Selfridges
7. Market Street
8. Harvey Nichols
9. Carhartt
10. Apple Store

## Leisure

11. PureGym
12. Makie Mayor Food Hall
13. Freight Island
14. Printworks
15. Vue Cinema

## Convenience

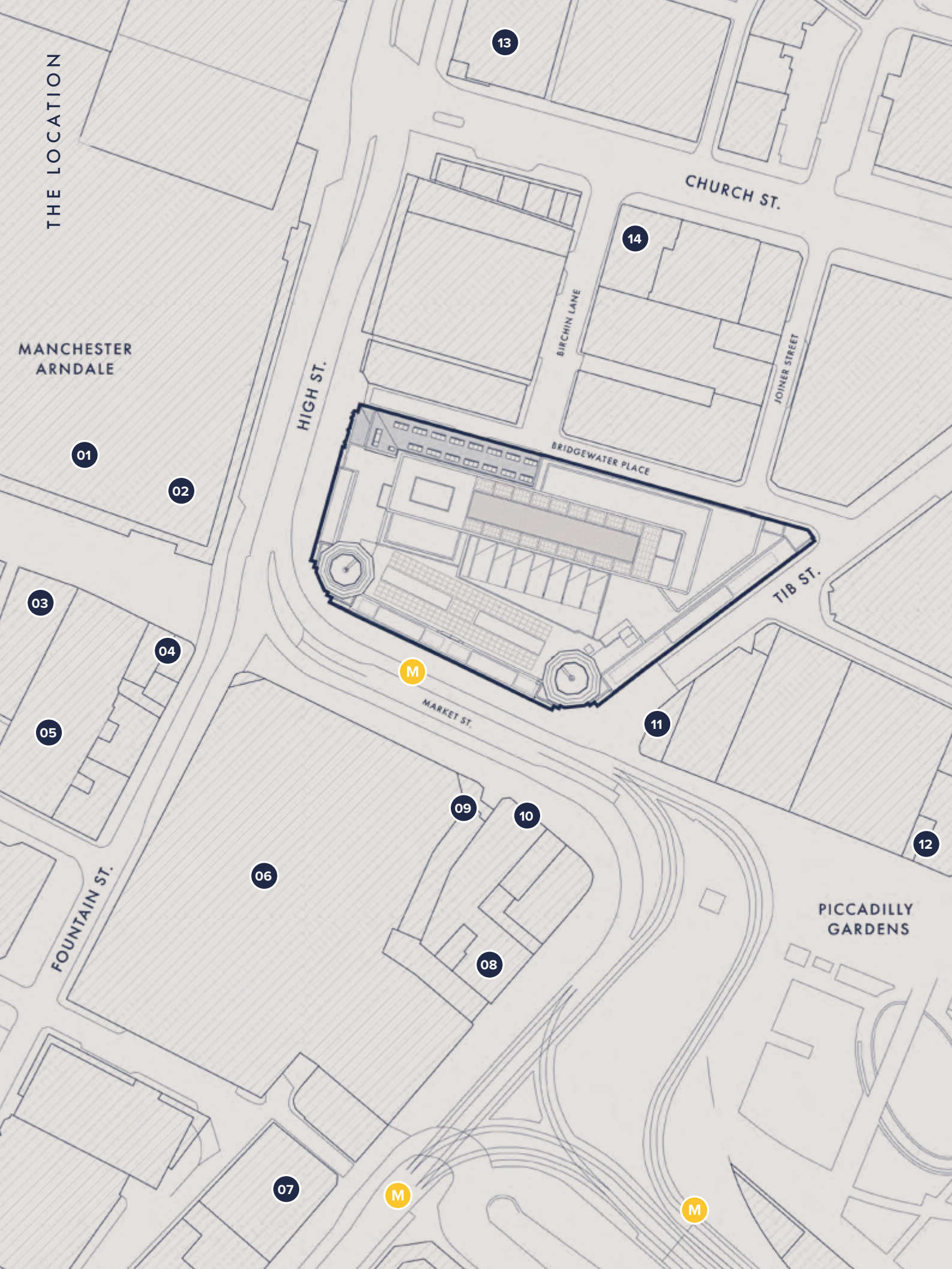
16. M&S Food
17. Tesco Express
18. Co-op
19. Sainsburys Local
20. Starbucks

## Hotels

21. Gotham Hotel
22. Stock Exchange
23. King Street Townhouse
24. The Cow Hollow Hotel
25. Dakota Hotel

THE LOCATION

MANCHESTER ARNDALE



CHURCH ST.

HIGH ST.

BIRCHIN LANE

JOINER STREET

BRIDGEWATER PLACE

TIB ST.

MARKET ST.

FOUNTAIN ST.

PICCADILLY GARDENS

01

02

03

04

05

06

09

10

08

07

11

12

14

13

M

M

M



#### MICRO LOCATION

**Connecting the retail of Market Street, the culture and tech of the Northern Quarter and the commerce of the central business district, Rylands is set to become a central hub in the Manchester landscape.**

#### Key:

1. Uniqlo
2. Tim Hortons
3. Barclays
4. EE
5. Puregym
6. Primark
7. Franco Manca
8. Burger King
9. Cafe Nero
10. Costa Coffee
11. Starbucks
12. Five Guys
13. Co-op
14. Tesco Express
15. Blackdog Ballroom
16. Affleks
17. Pizza Express

THE BUILDING

# make an entrance





ce

RYLANDS

THE RECEPTION

The grand, breath-taking  
entrance sets the tone for this  
landmark building.





out





# side inside

## THE ATRIUM

**Beyond the entrance lobby the stunning central atrium awaits and will be the heart of the building. With an abundance of natural light, the central atrium will create a sense of connection and community.**



→ into the  
future

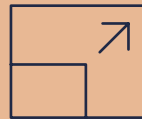


# the past

## GENERAL SPECIFICATION



→  
Conceirge reception



→  
Huge floor-plates and  
floor to ceiling.



→  
Latest IT  
connectivity



→  
Changing & shower  
facilities



→  
Wellness suite &  
exercise studio



→  
Outdoor terraces &  
winter gardens



→  
Cycle storage

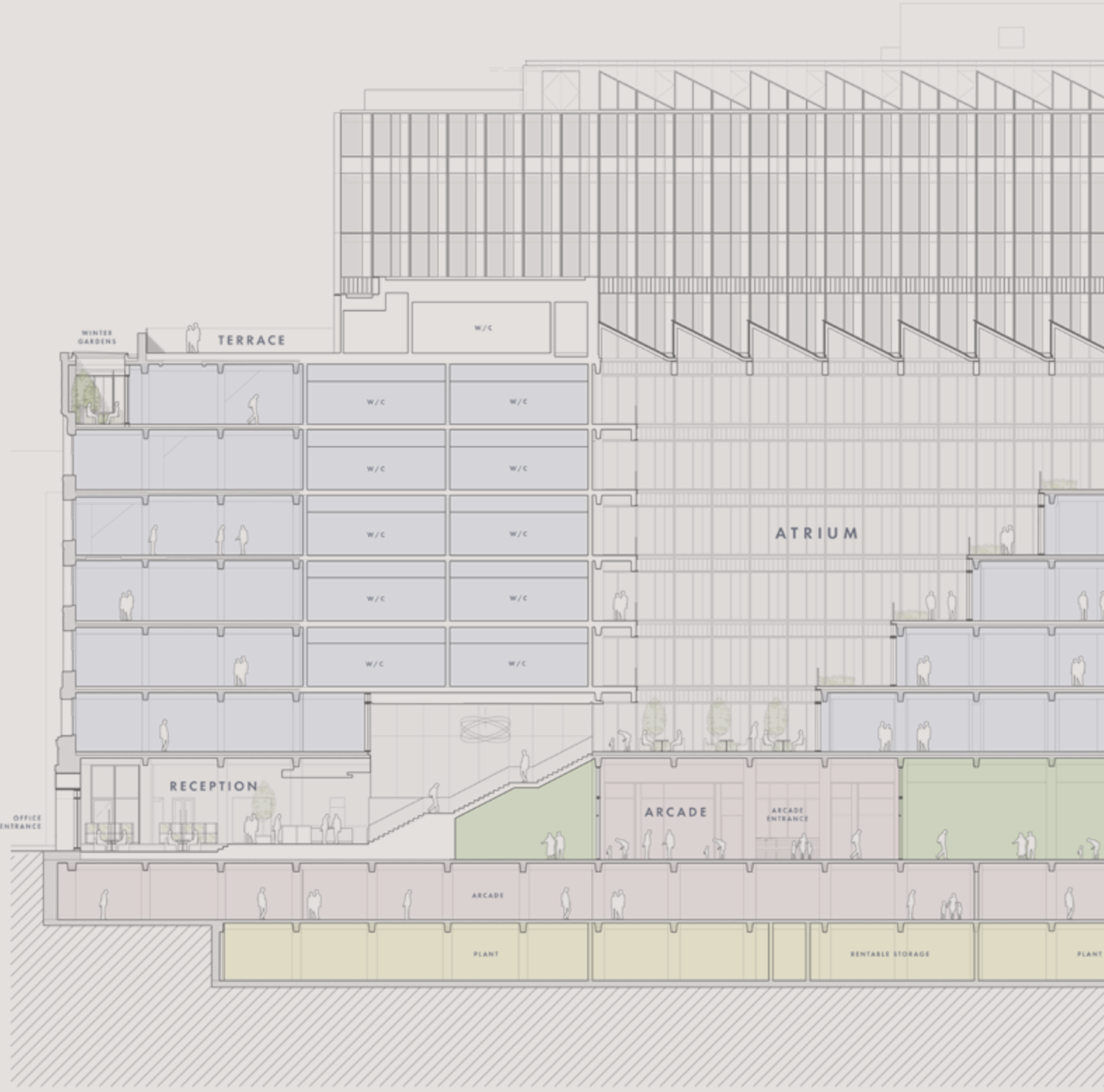


→  
Internal access to  
retail arcade



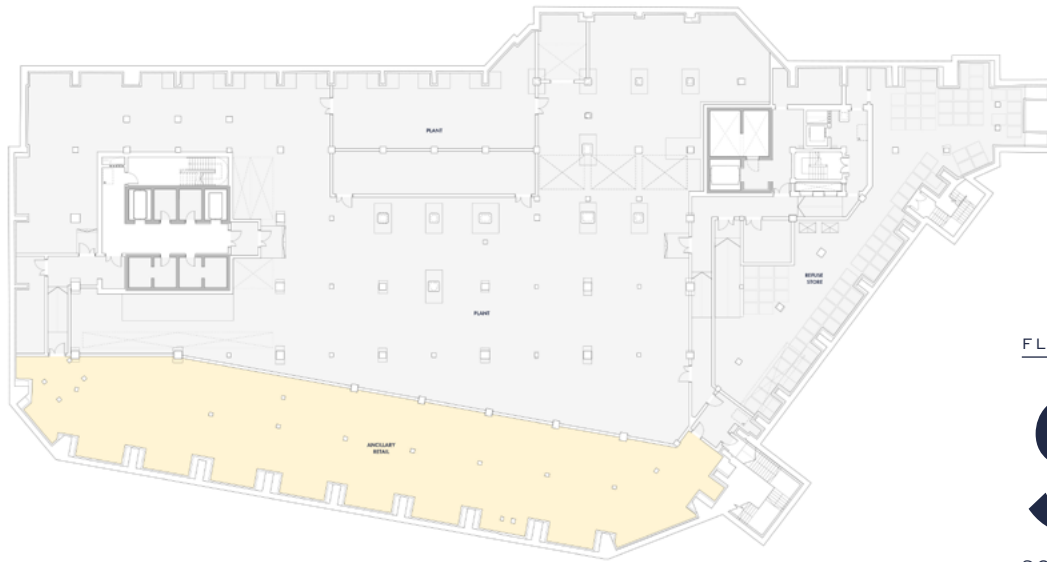
→  
Food & Beverage

THE BUILDING





USE	SQ FT (NIA)	FLOOR
WORKSPACE	6,103	10
WORKSPACE	11,237	09
WORKSPACE	11,237	08
WORKSPACE	24,035	07
WORKSPACE	36,844	06
WORKSPACE	40,978	05
WORKSPACE	41,893	04
WORKSPACE	42,592	03
WORKSPACE	42,851	02
WORKSPACE	42,915	01
ARCADE   RETAIL	36,708	G
ARCADE   WELLNESS	39,867	B
STORAGE   PLANT	6,038	SB



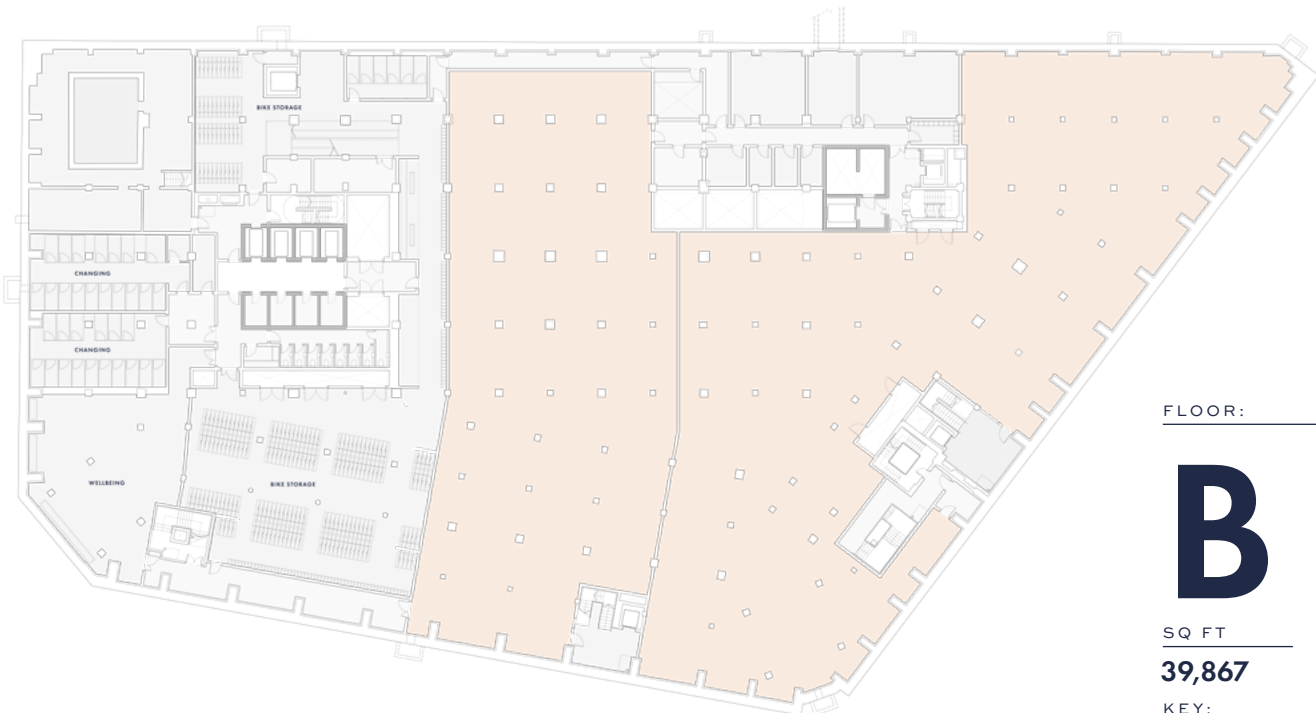
FLOOR: \_\_\_\_\_

# SB

SQ FT	SQ M
<b>6,038</b>	<b>561</b>

KEY: \_\_\_\_\_

- ANCILLARY RETAIL
- PLANT



FLOOR: \_\_\_\_\_

# B

SQ FT	SQ M
<b>39,867</b>	<b>3,704</b>

KEY: \_\_\_\_\_

- ARCADE / LEISURE
- CYCLE / WELLBEING / CHANGING



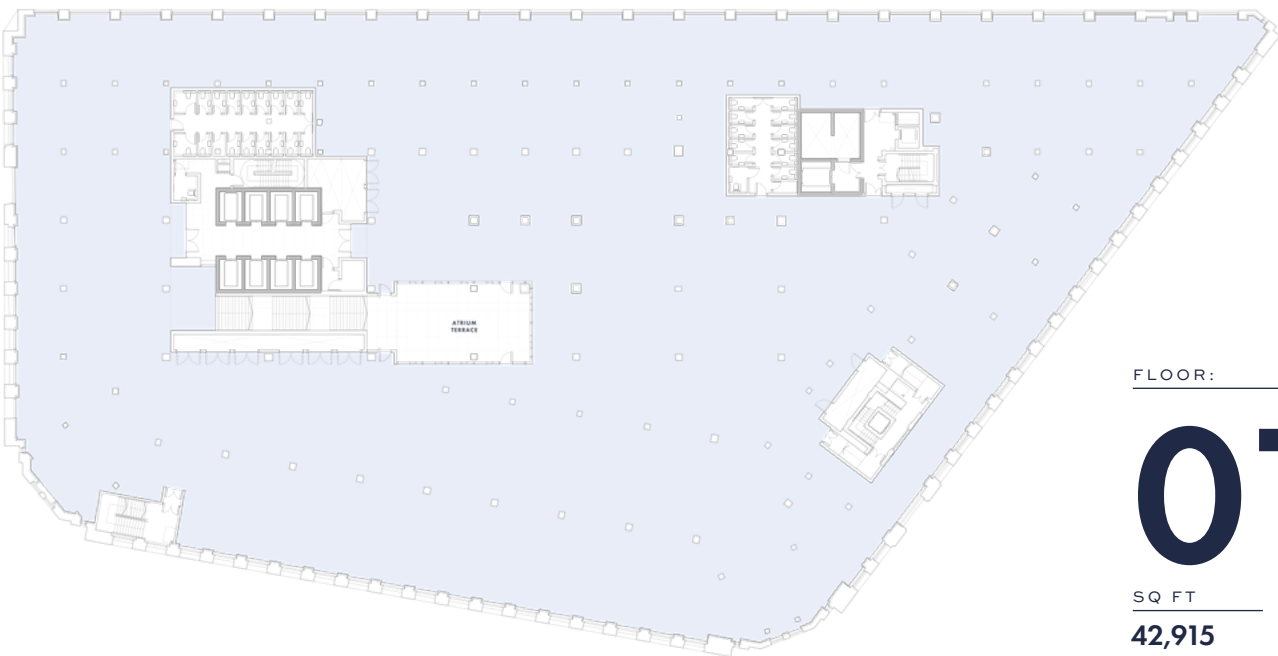
FLOOR: \_\_\_\_\_

# G

SQ FT	SQ M
<b>36,708</b>	<b>3,411</b>

KEY: \_\_\_\_\_

- ARCADE / LEISURE
- RETAIL SPACE
- WORKSPACE



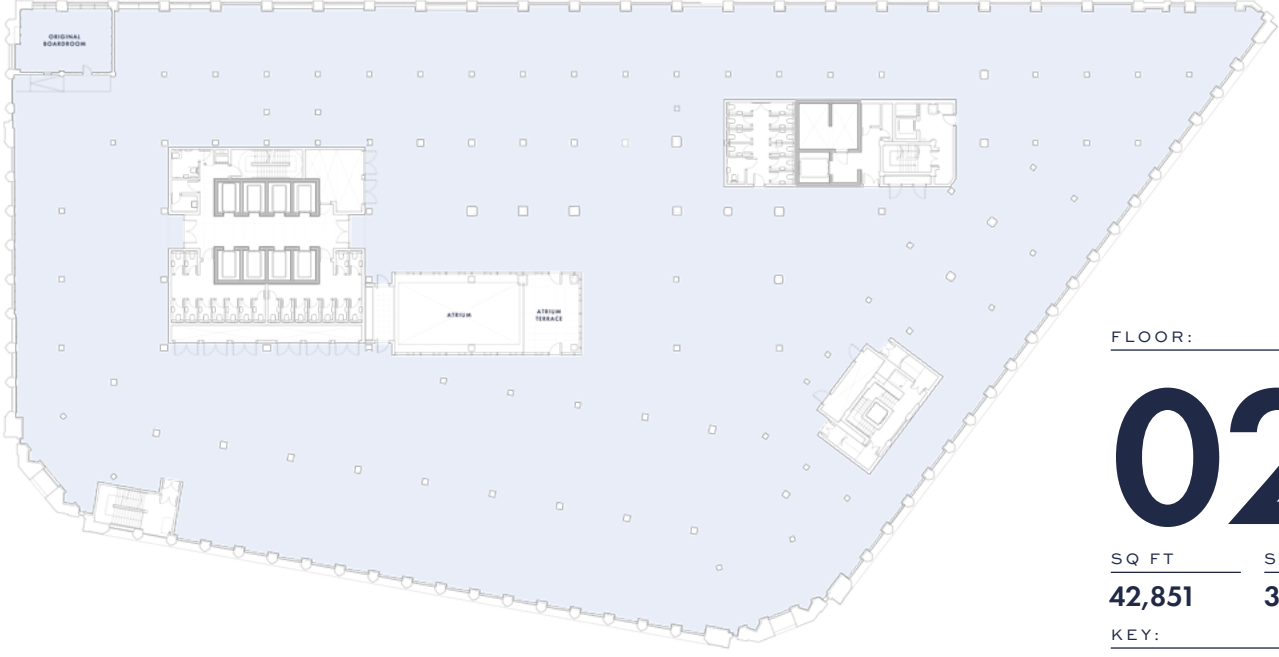
FLOOR: \_\_\_\_\_

# 01

SQ FT	SQ M
<b>42,915</b>	<b>3,987</b>

KEY: \_\_\_\_\_

- WORKSPACE
- ATRIUM



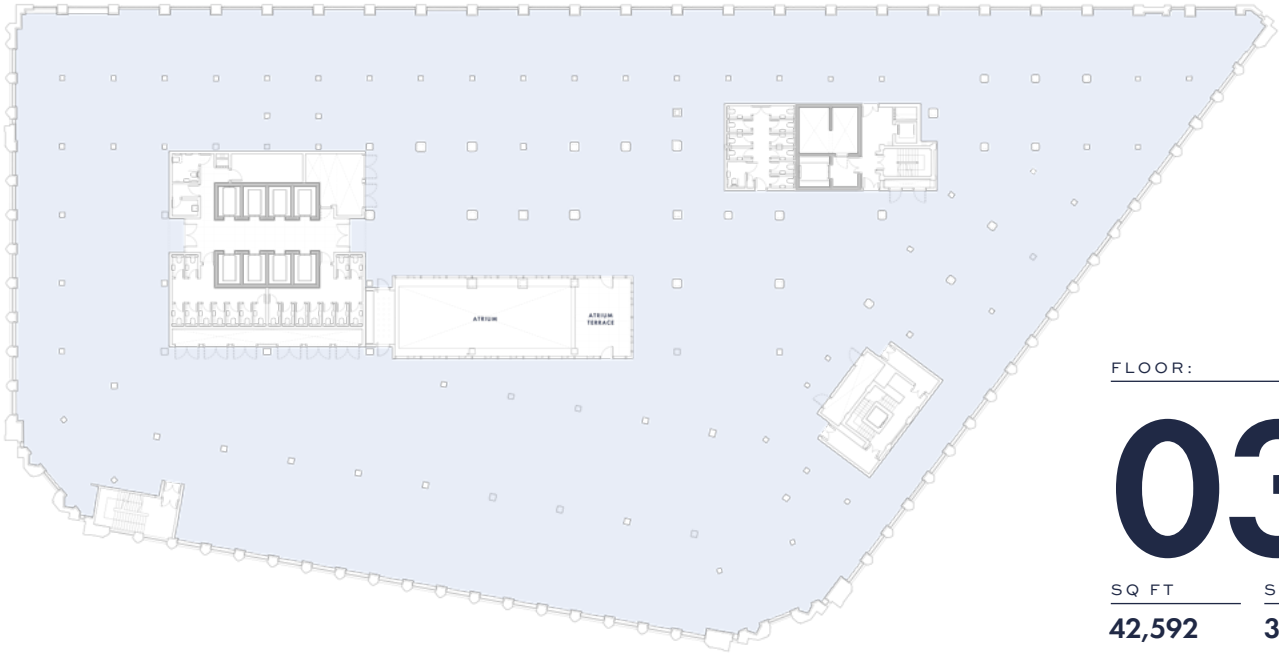
FLOOR: \_\_\_\_\_

# 02

SQ FT	SQ M
<b>42,851</b>	<b>3,981</b>

KEY: \_\_\_\_\_

- WORKSPACE
- ATRIUM



FLOOR: \_\_\_\_\_

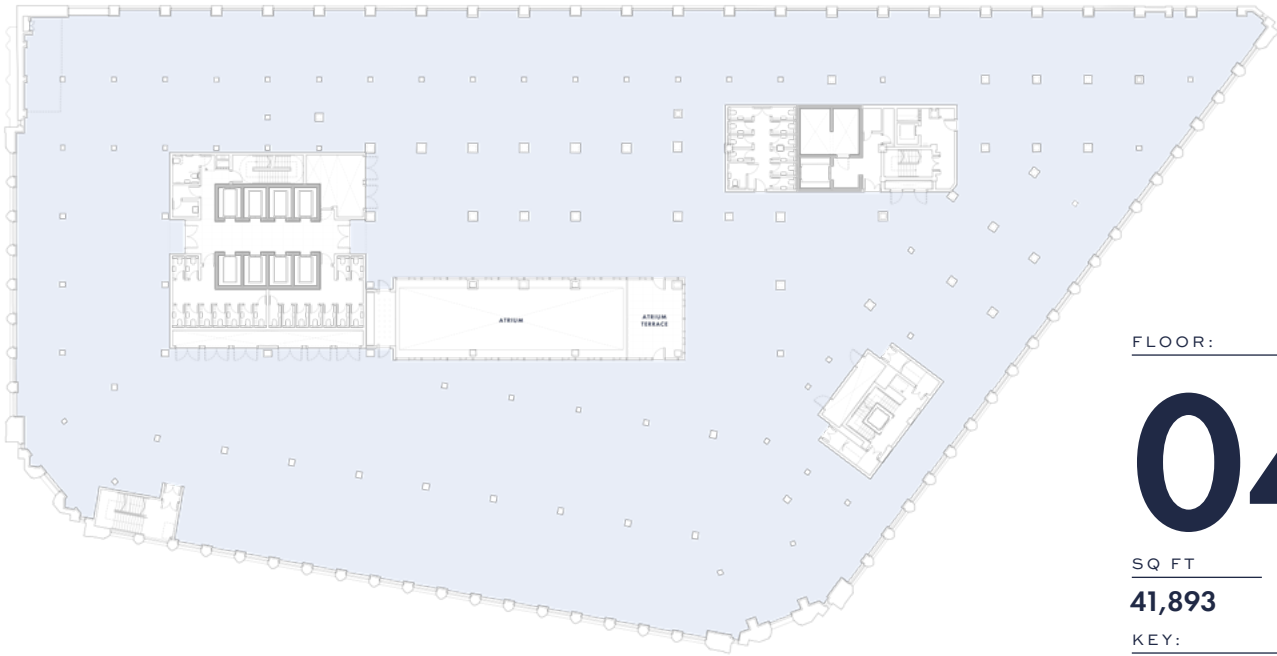
# 03

SQ FT	SQ M
<b>42,592</b>	<b>3,957</b>

KEY: \_\_\_\_\_

- WORKSPACE
- ATRIUM





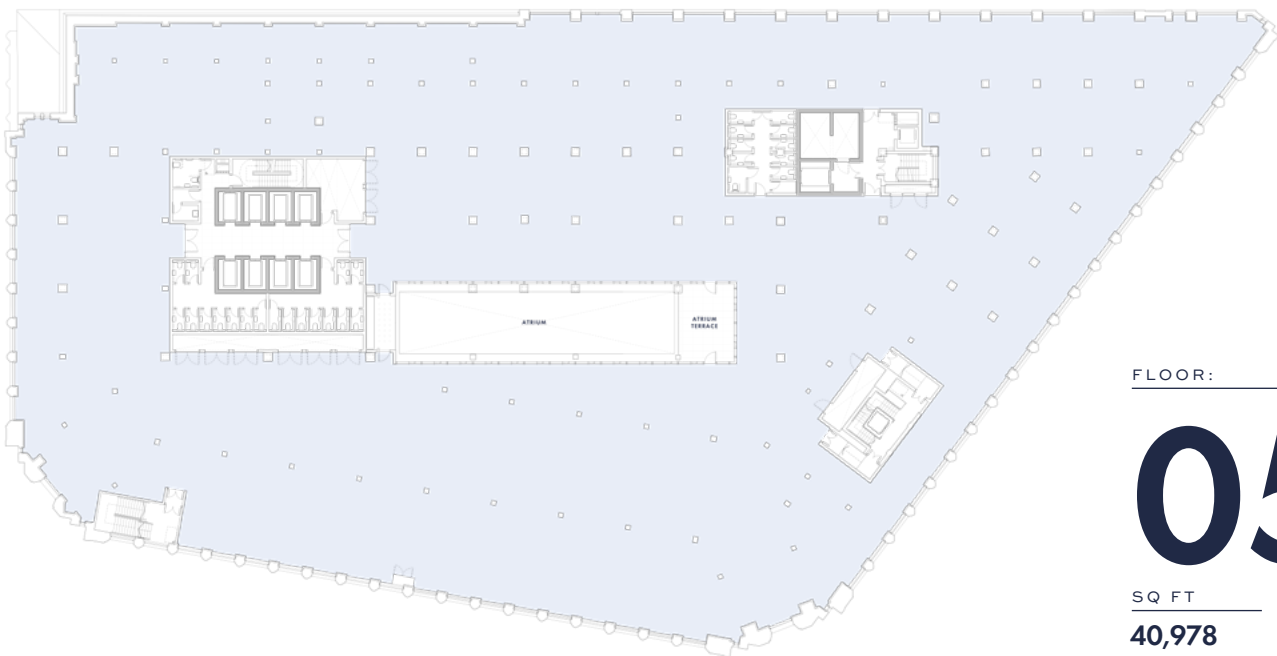
FLOOR: \_\_\_\_\_

# 04

SQ FT	SQ M
<b>41,893</b>	<b>3,892</b>

KEY: \_\_\_\_\_

-  WORKSPACE
-  ATRIUM



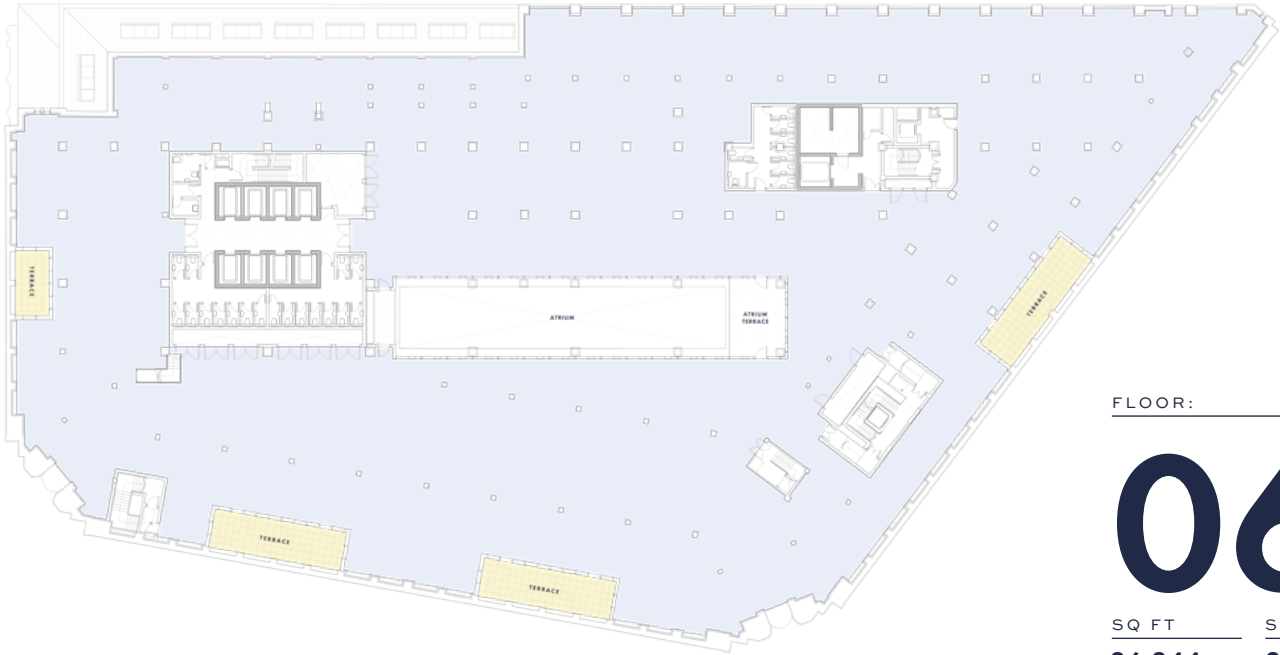
FLOOR: \_\_\_\_\_

# 05

SQ FT	SQ M
<b>40,978</b>	<b>3,807</b>

KEY: \_\_\_\_\_

-  WORKSPACE
-  ATRIUM



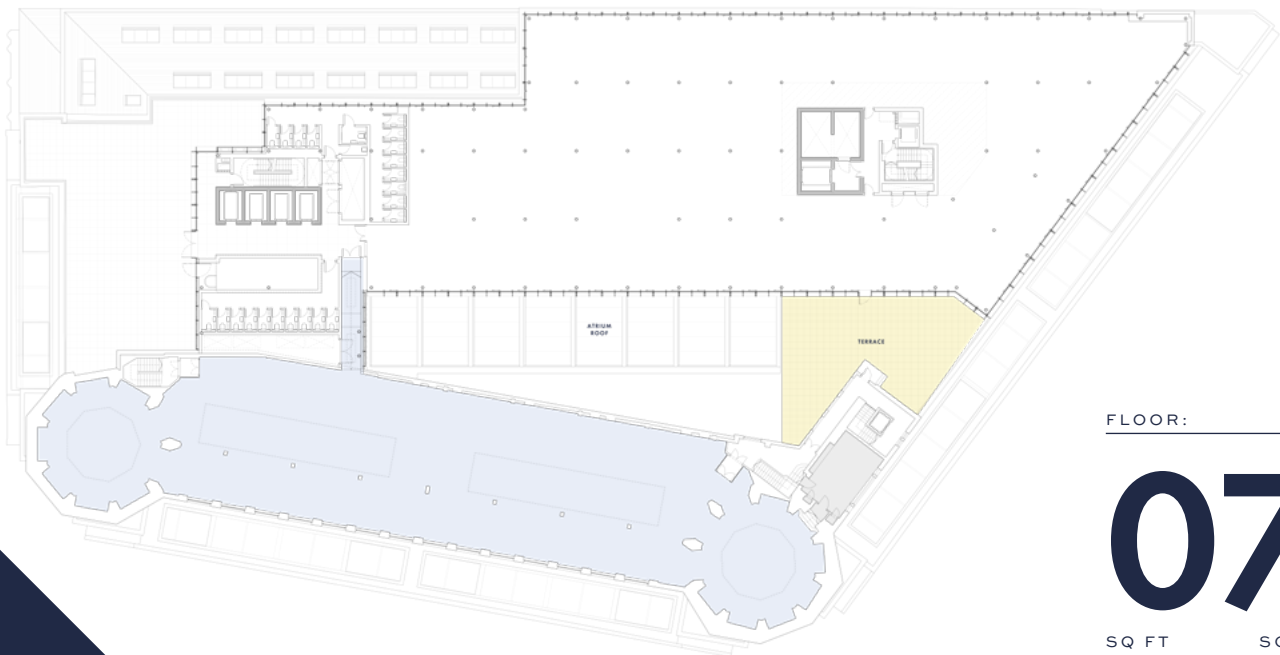
FLOOR: \_\_\_\_\_

# 06

SQ FT	SQ M
<b>36,844</b>	<b>3,423</b>

KEY: \_\_\_\_\_

- WORKSPACE
- ATRIUM
- TERRACE



FLOOR: \_\_\_\_\_

# 07

SQ FT	SQ M
<b>9,418</b>	<b>875</b>

KEY: \_\_\_\_\_

- WORKSPACE
- ATRIUM
- TERRACE



# unique spaces

## THE WORKSPACE



### WINTER GARDENS

Floor 6 provides unique winter garden space to relax and connect.



### ROOF EXTENSION

Contemporary roof extension to provide 4 floors of light-filled contemporary workspace.



### ROOF TERRACES

Numerous Roof terraces provide a place to relax and enjoy the views on the city and beyond.

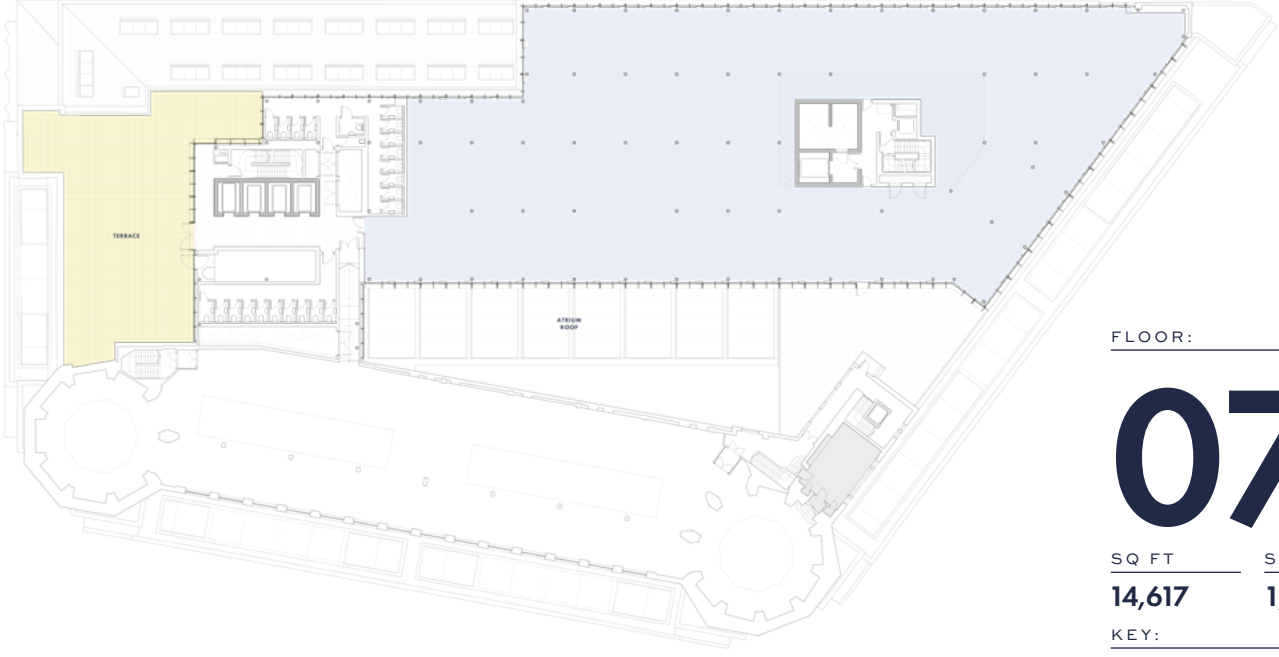




THE WORKSPACE

From some of the largest floorplates in Manchester to executive suites, Rylands will offer character filled offices with all the requirements of modern workspace.

WORKSPACE



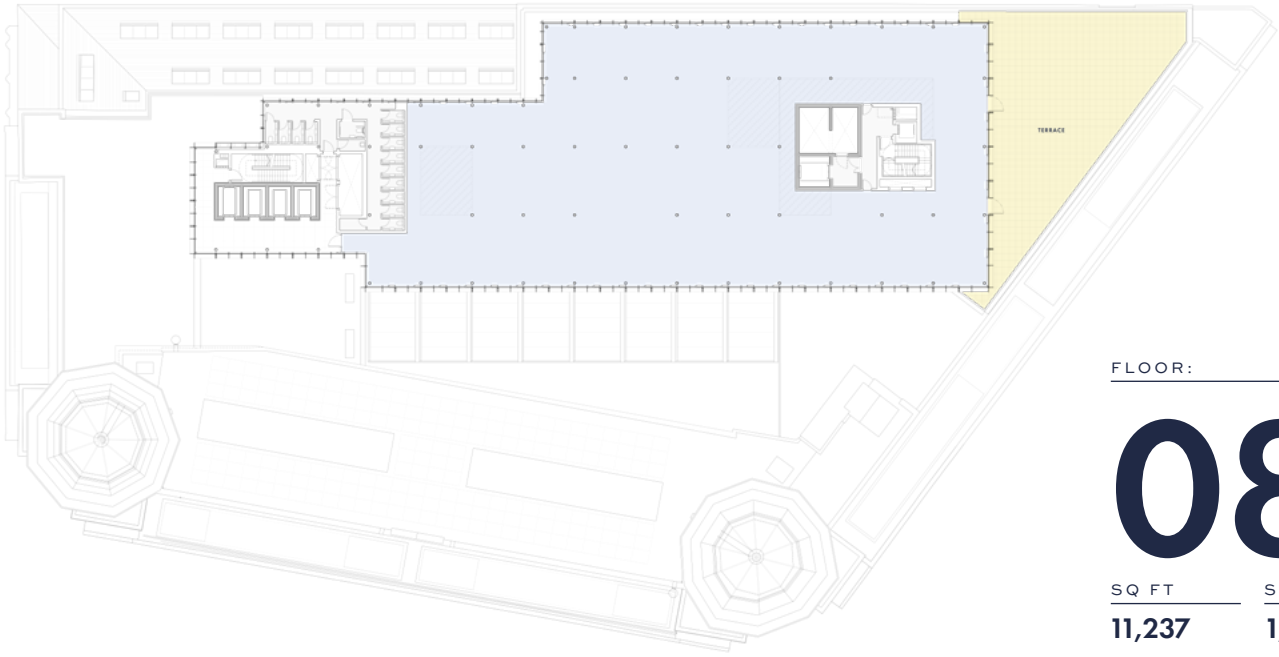
FLOOR: \_\_\_\_\_

# 07

SQ FT	SQ M
<b>14,617</b>	<b>1,358</b>

KEY: \_\_\_\_\_

- WORKSPACE
- TERRACE



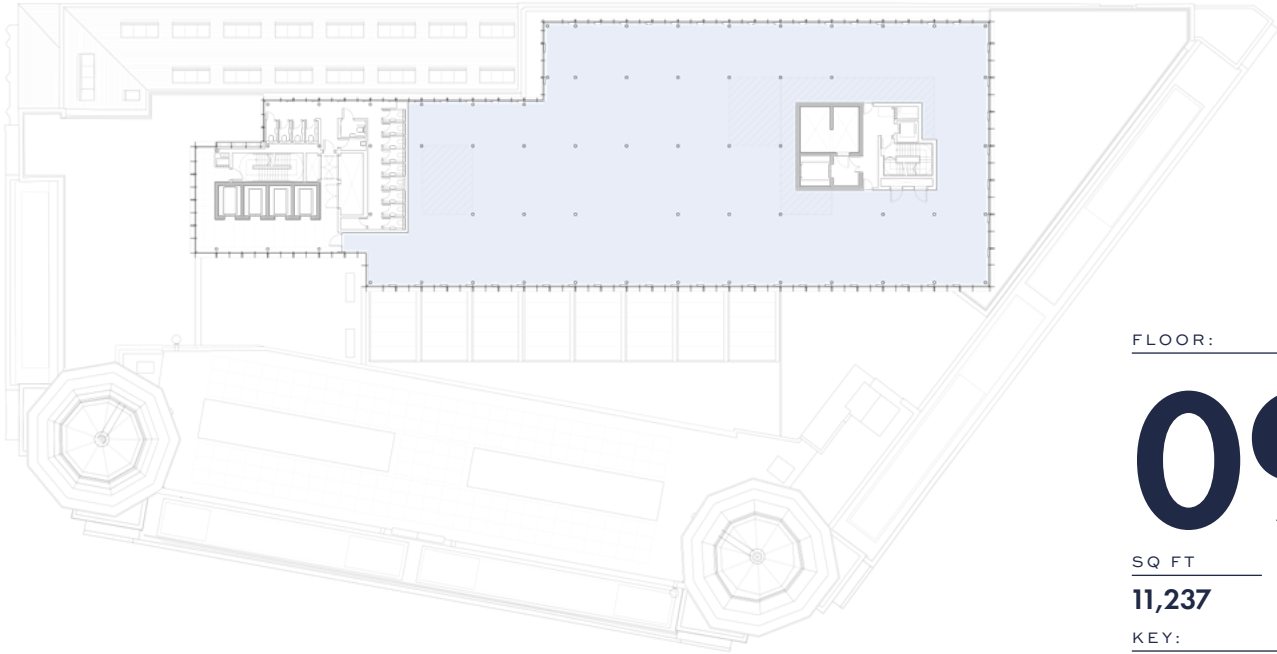
FLOOR: \_\_\_\_\_

# 08

SQ FT	SQ M
<b>11,237</b>	<b>1,044</b>

KEY: \_\_\_\_\_

- WORKSPACE
- TERRACE



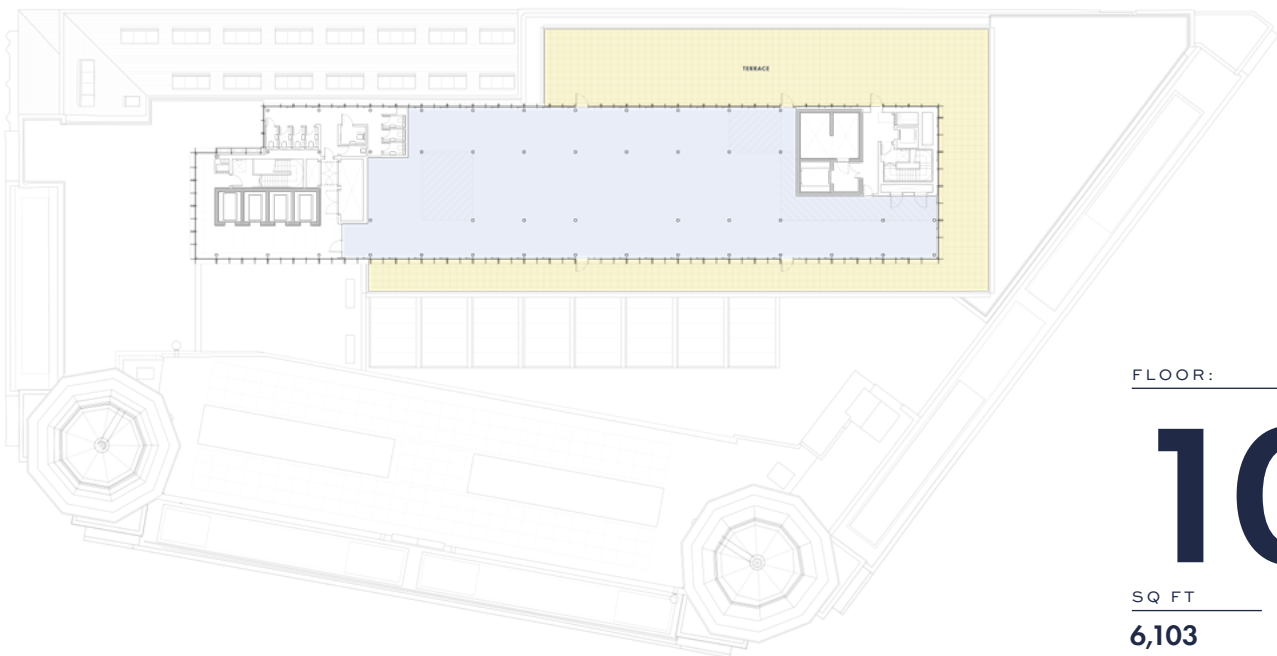
FLOOR: \_\_\_\_\_

# 09

SQ FT	SQ M
<b>11,237</b>	<b>1,044</b>

KEY: \_\_\_\_\_

-  WORKSPACE
-  TERRACE



FLOOR: \_\_\_\_\_

# 10

SQ FT	SQ M
<b>6,103</b>	<b>567</b>

KEY: \_\_\_\_\_

-  WORKSPACE
-  TERRACE



# for future generations

## SUSTAINABILITY

Sustainability will be at the heart of Rylands. From the restoration of the existing fabric of the building to implementing new and innovative design solutions.





**BREEAM**  
EXCELLENT

—————>  
BREEAM Excellent

**0%**

—————>  
Net Zero Carbon  
project in line with  
Manchester's 2038  
Strategy

  
**NABERS**

—————>  
NABERS 5\*



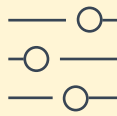
—————>  
Restoration of an  
existing Grade 2 listed  
building



—————>  
Central atrium to  
increase natural light  
levels



—————>  
Air source  
heat pumps



—————>  
Mixed operation  
heating & ventilation  
system



—————>  
Photo voltaic solar  
panels



—————>  
highly efficient modern  
glazing

CONTACT

**Rylands was built on  
ambition and success.  
To be a part of the new  
generation of pioneers  
please contact our agents.**



#### VIEWINGS

Viewing by appointment through the joint letting agents.

#### VAT | EPC

All figures are exclusive of but liable to VAT. EPC on request.

#### WORKSPACE ENQUIRY:

##### Will Lewis

wlewis@obiproperty.co.uk

M: 07825 703 833

##### Richard Lace

rlace@obiproperty.co.uk

M: 07795 104 231

#### RETAIL ENQUIRY:

##### Tom Prescott

tom@barkerproudlove.co.uk

M: 07841 168 163

##### James Moss

jmoss@barkerproudlove.co.uk

M: 07977 278 229

#### DEVELOPMENT BY:



A BUILDING OF  
AM ALPHA



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AM ALPHA



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M C R

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