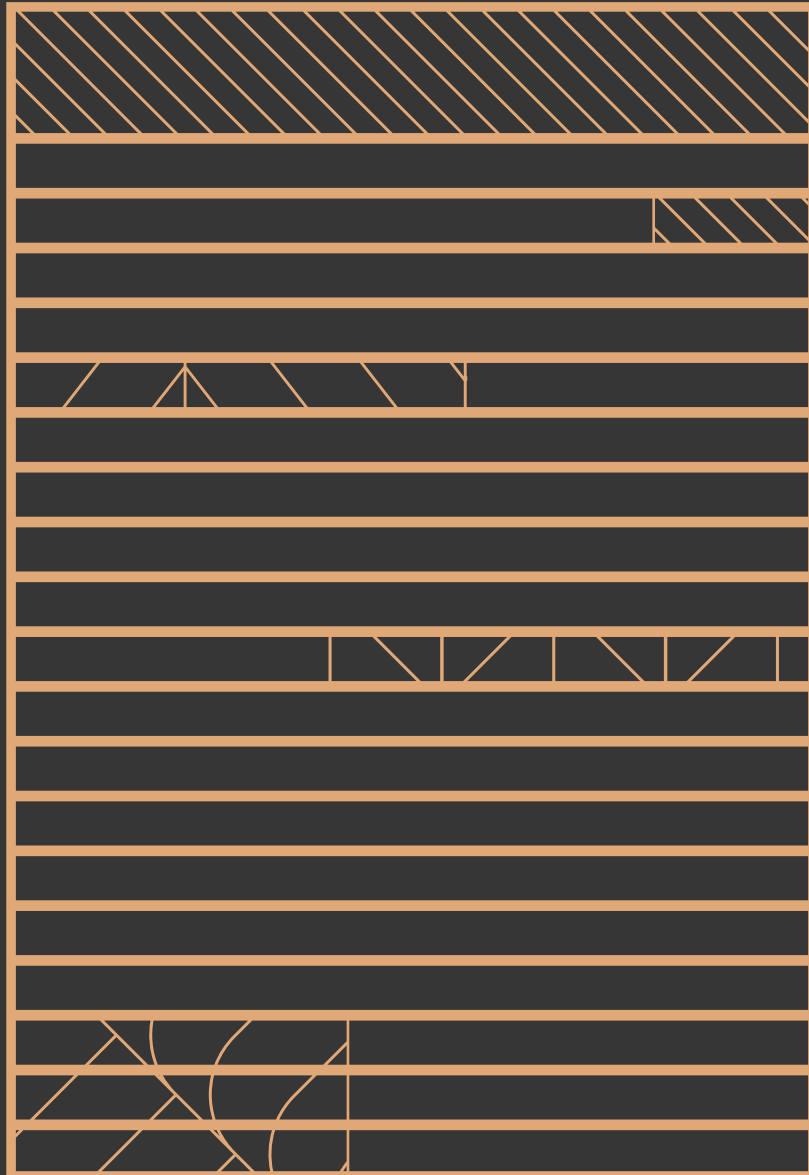


# ARNDALE HOUSE



MANCHESTER



An aerial photograph of a city skyline at sunset. The sun is a bright orange orb on the horizon, casting a warm glow over the city. Several construction cranes are visible in the distance against the orange sky. The foreground features a large, modern building with a flat roof and glass facades, surrounded by older, more ornate buildings. The overall atmosphere is dramatic and urban.

**NOWHERE COMES CLOSE**

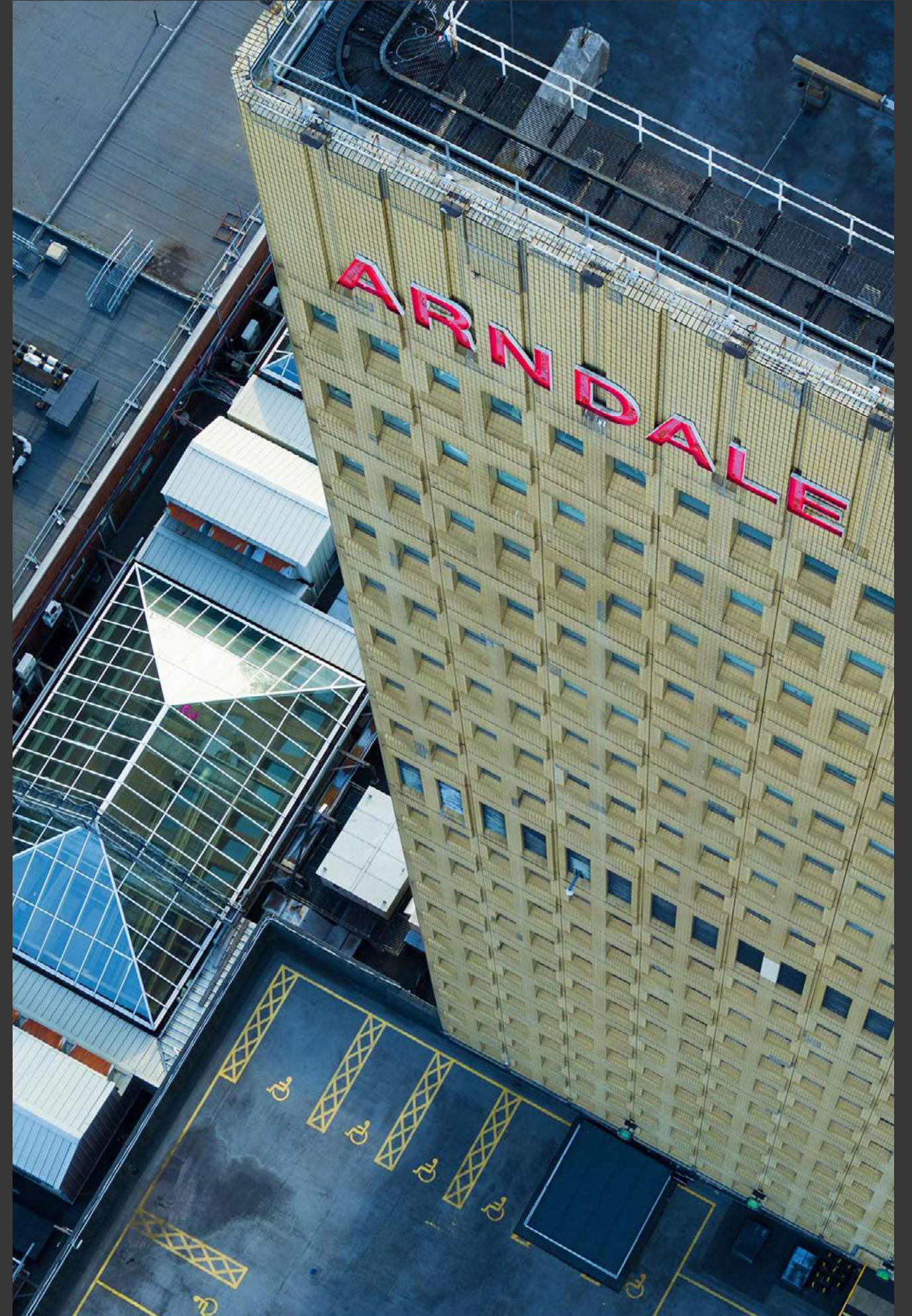
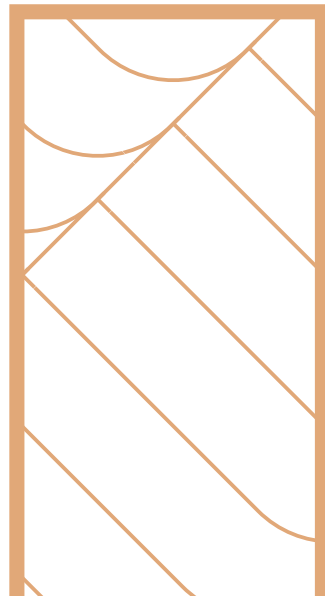




## SUPERIOR OFFICES AT THE HEART OF MANCHESTER.

Standing proudly within the very heart of Manchester city centre, Arndale House offers high quality office accommodation. Offering 360° views, as well as undercover access to the Arndale Centre's retail, food and beverage offer, there really is no other office building like it.

Arndale House boasts unparalleled vistas across the city and its surrounds. Towering above the city centre, the building stands at an impressive 19 storeys, ensuring a commanding presence with commanding views.







# unrivalled

AMENITIES





## MANCHESTER ARNDALE

Go for lunch without your coat, whatever the weather.

### VENUES:

Starbucks  
EAT  
Five Guys  
Nandos  
Barburrito  
Frizzenti  
Yo! Sushi

### MARKET:

Viet Shack  
Fusion Lab  
Pancho's Burritos  
Smokeshed  
La Bandera  
Lean and Mean  
Mac Daddies  
Hong Thai



At Arndale House, the lunchtime race against the clock is a thing of the past. One of the UK's largest indoor shopping centres, offering 1.56 million sq ft of retail and leisure, is at the foot of the stairs – or lifts - making it the perfect location for those whose time is at a premium.

All the major brands are here, whether it's fashion, beauty, health, leisure, communications – you name it. And the food and drink offer is constantly evolving - Halle Place is undergoing an £11m investment to further improve the lunch options. There's also the 900-seat Food Court, home to a range of international fast food giants; and the Arndale Market, which offers a dazzling range of goods from independent traders.

It's not just about the Arndale, either. The Corn Exchange, with its wide array of hot restaurant and bar brands offering a range of dining styles, is newly opened; while the King Street and St Ann's Square area, traditionally Manchester's most stately shopping area, is also close by.



Nowhere else in the city can it be said that all the amenities your staff need are literally on the doorstep.





The bustling Manchester Arndale, which provides over 200 stylish shopping outlets is one of the largest in the UK and sees over 40 million people travel through it per year. With shops such as the Apple Store, Monki, Victoria's Secret, Pink & Nespresso - staff within Arndale House have everything they need within a few minutes from their desks.

OVER 200 STORES





A wide-angle photograph of a large, empty office space. The room features a white grid ceiling with numerous square recessed lights and circular air vents. Several white square pillars support the ceiling. The floor is covered in blue carpeting. In the background, there are white walls and glass partitions. The word "unprecedented" is overlaid in large white text.

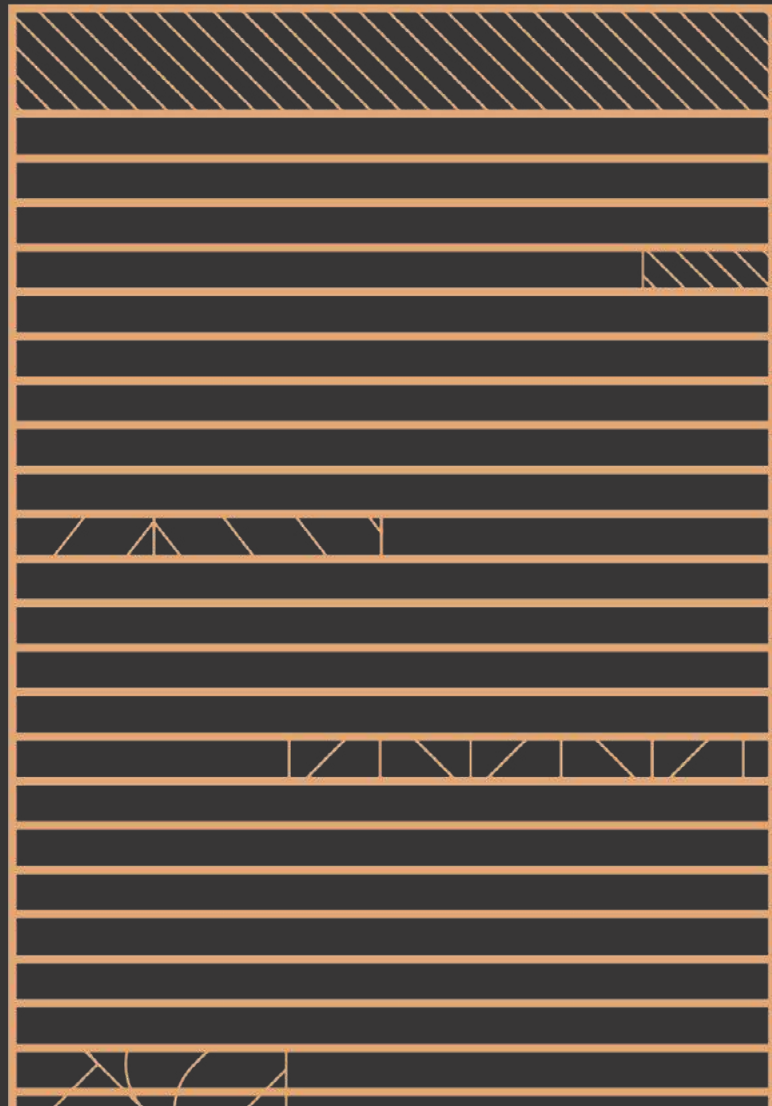
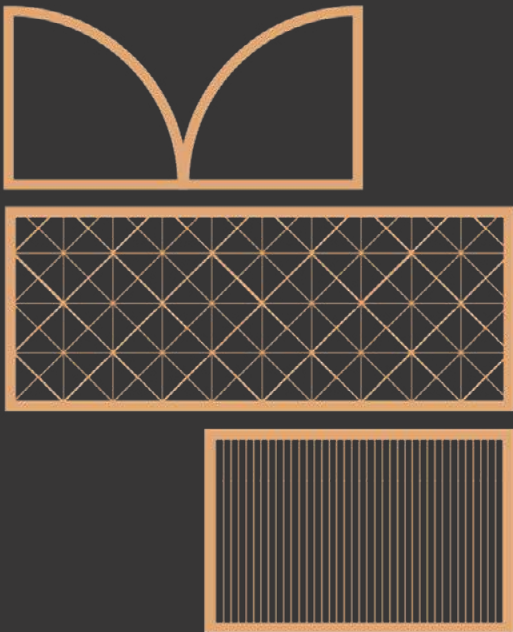
# unprecedented

SPACE



The perfect size  
for your business

The floorplates at Arndale House are generous, and can be adapted and configured in a number of different ways.



With a fully-manned reception and self contained floors, Arndale House offers a high-end corporate environment.

- .....  
SPECIFICATION  
.....
- FLOOR PLATES OF 10,000 SQ FT
  - 6 X 23 PERSON PASSENGER LIFTS
  - FULL ACCESS RAISED FLOORS
  - SUSPENDED CEILING WITH LG7 LIGHTING
  - VRF AIR CONDITIONING SYSTEM
  - TOILET FACILITIES ON EACH FLOOR
  - UP TO 170 DESKS PER FLOOR
  - EACH FLOOR IS FULLY CABLED
  - OCCUPATIONAL DENSITY OF 1:6 SQ FT
  - 1383 NCP PARKING SPACES



SPACE

**SPACE TO DO MORE**





Modern office complex with flexibility to cater for a wide range of businesses.

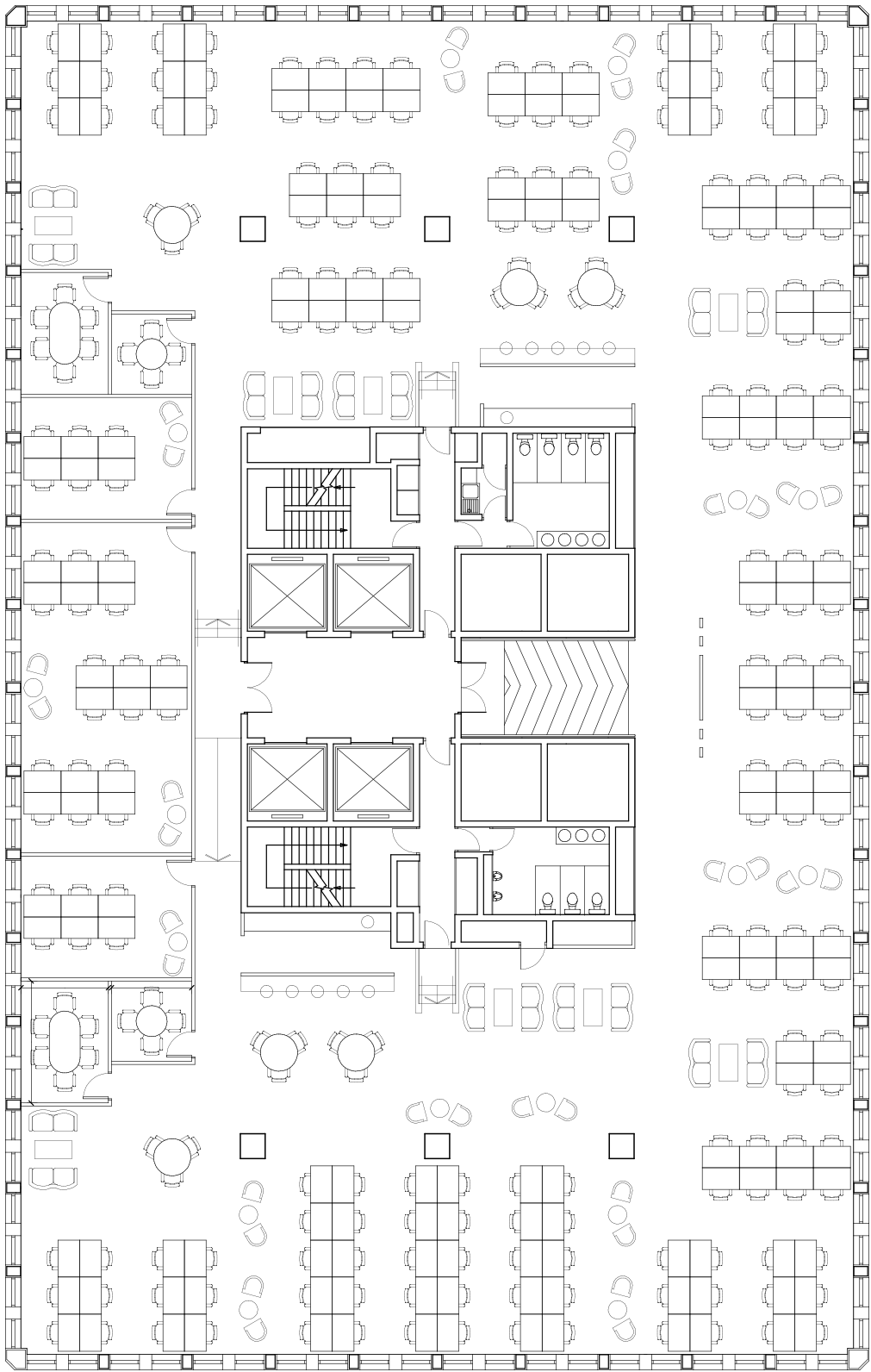
**FLOORS OF  
10,000 SQ FT**

With highly efficient floor plates of 10,000 sq ft, Arndale House offers a bright, modern office environment with flexibility to cater for a wide range of businesses. Up to 170 desks can be accommodated per floor.





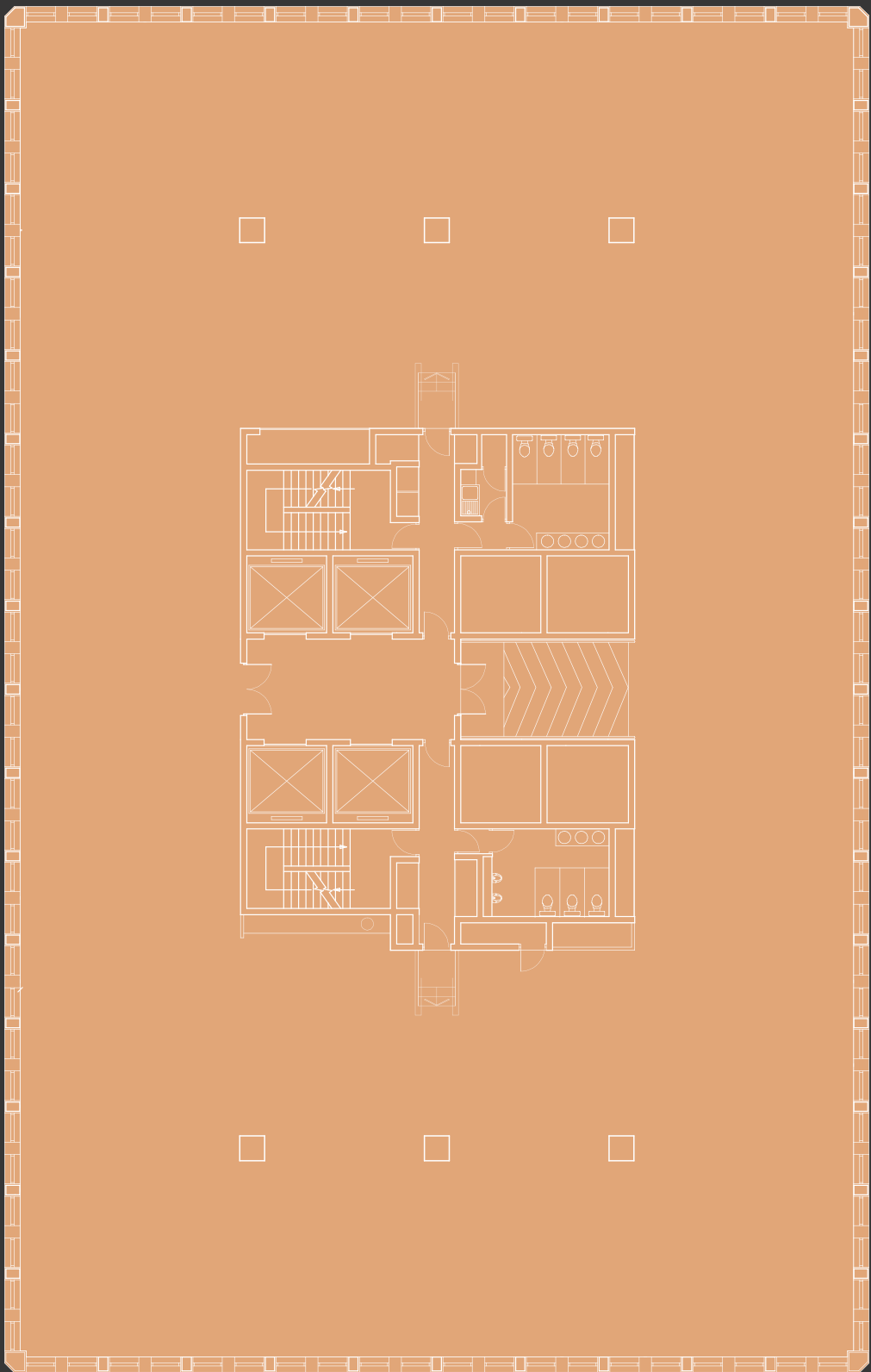
TYPICAL SPACE PLAN



SPECIFICATION

- 200 WORKSTATIONS
- RECEPTION
- 18 PERSON BOARDROOM
- 4 MEETING ROOMS
- KITCHEN / CANTEEN
- CELLULAR OFFICES
- 2 COMMS ROOMS

TYPICAL FLOOR PLAN



AVAILABILITY SCHEDULE (SQ FT)

- 2ND – 5,000
- 4TH – 10,276
- 7TH – 10,480
- 8TH – 10,873
- 9TH – 10,813
- 10TH – 10,275
- 12TH – 10,813
- 14TH – 10,813



# uninterrupted

VIEWS







# COMMANDING PRESENCE WITH COMMANDING VIEWS.

Arndale House sits at the heart of Manchester, boasting uninterrupted vistas across the city and its surrounds.

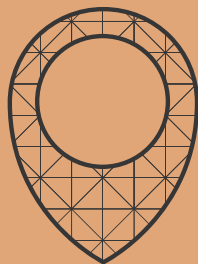
Modern, convenient, and ready to welcome you. The building stands at an impressive 19 storeys, ensuring the best panoramic views across the north's commercial capital.

Manchester, the original modern city, is all about reinvention, investing in its instantly recognisable and iconic cityscape to constantly offer new ways of working and living in the future. Arndale House exemplifies this, with a record of reinventing itself from its 1970s origins to be what it is today: a bright, modern office complex.



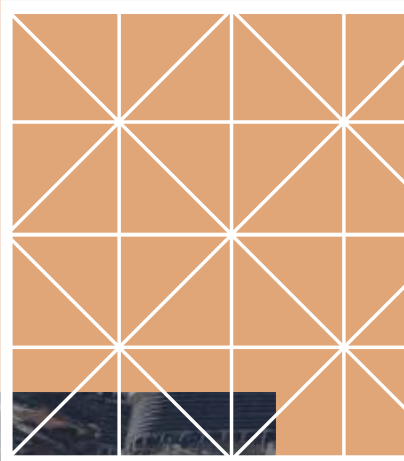
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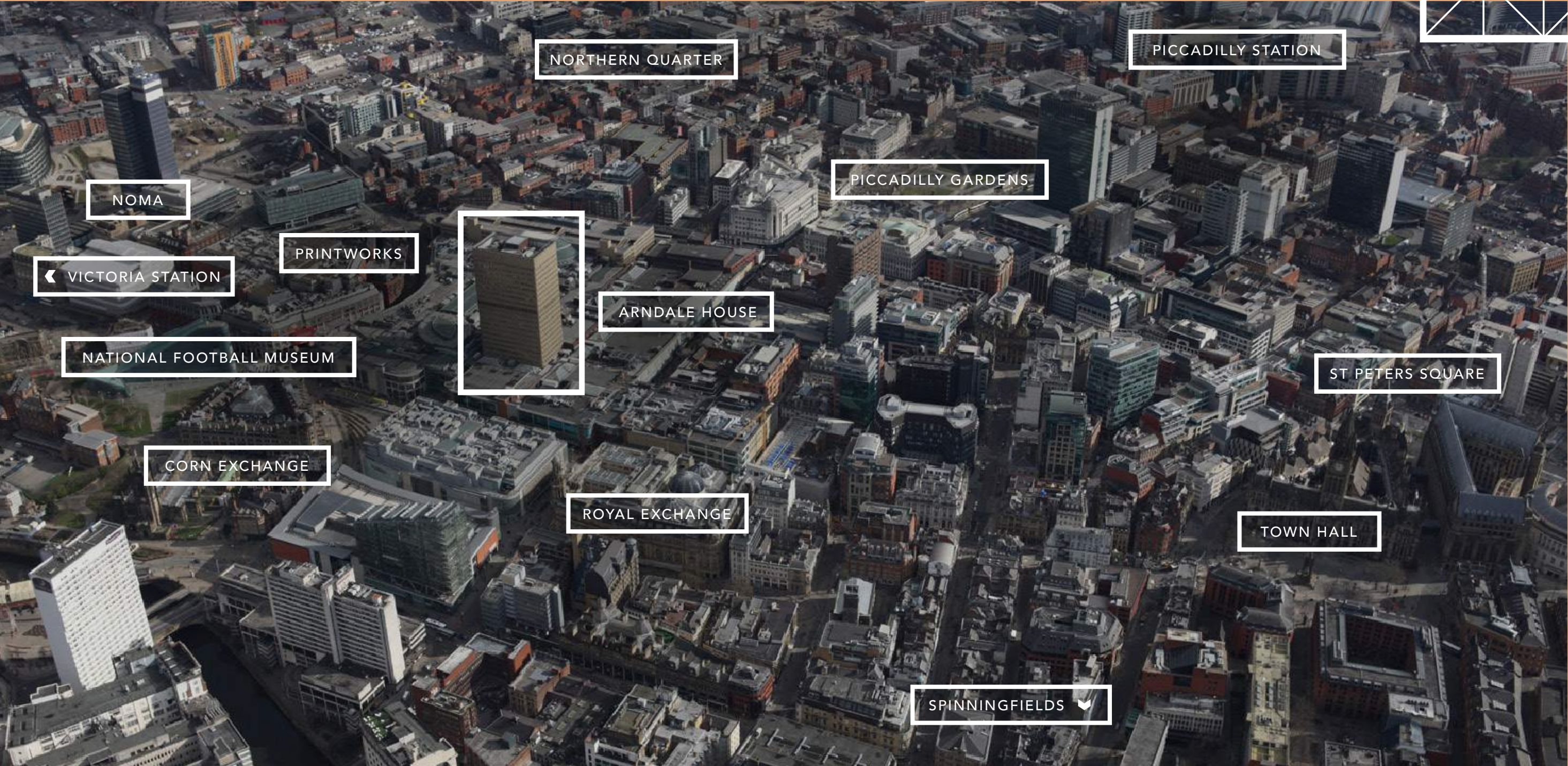


Frontages  
onto the major  
city centre  
thoroughfares.

Towering above the city centre, it's hard to miss Arndale House. The building sits above Manchester Arndale right at the heart of city centre, and can be accessed from Market Street, Exchange Square, Withy Grove, High St and the 1,383-space NCP Arndale car park. The whole area is alive with city life, giving it a safe and secure feel. As Manchester grows as a key European city, different parts of the city are emerging as districts of distinct identity. The beauty of Arndale House is that all are within easy reach, meaning whatever your business you're never far from those companies and contacts you need to be close to.

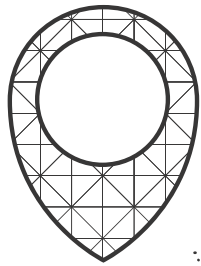


AT THE HEART OF THE CITY



LOCATION





Only a 10 minute walk  
to Piccadilly Station

Arndale House is perfectly located for easy access to and from all major city centre districts, with excellent transport links to further afield, whether by road, rail or Metrolink.

You really are at the heart of things at Arndale House, with the full range of transport options to make sure your staff and visitors can reach you with minimum fuss. As well as the NCP Arndale car park, there's further parking at Shudehill and Thomas Street.

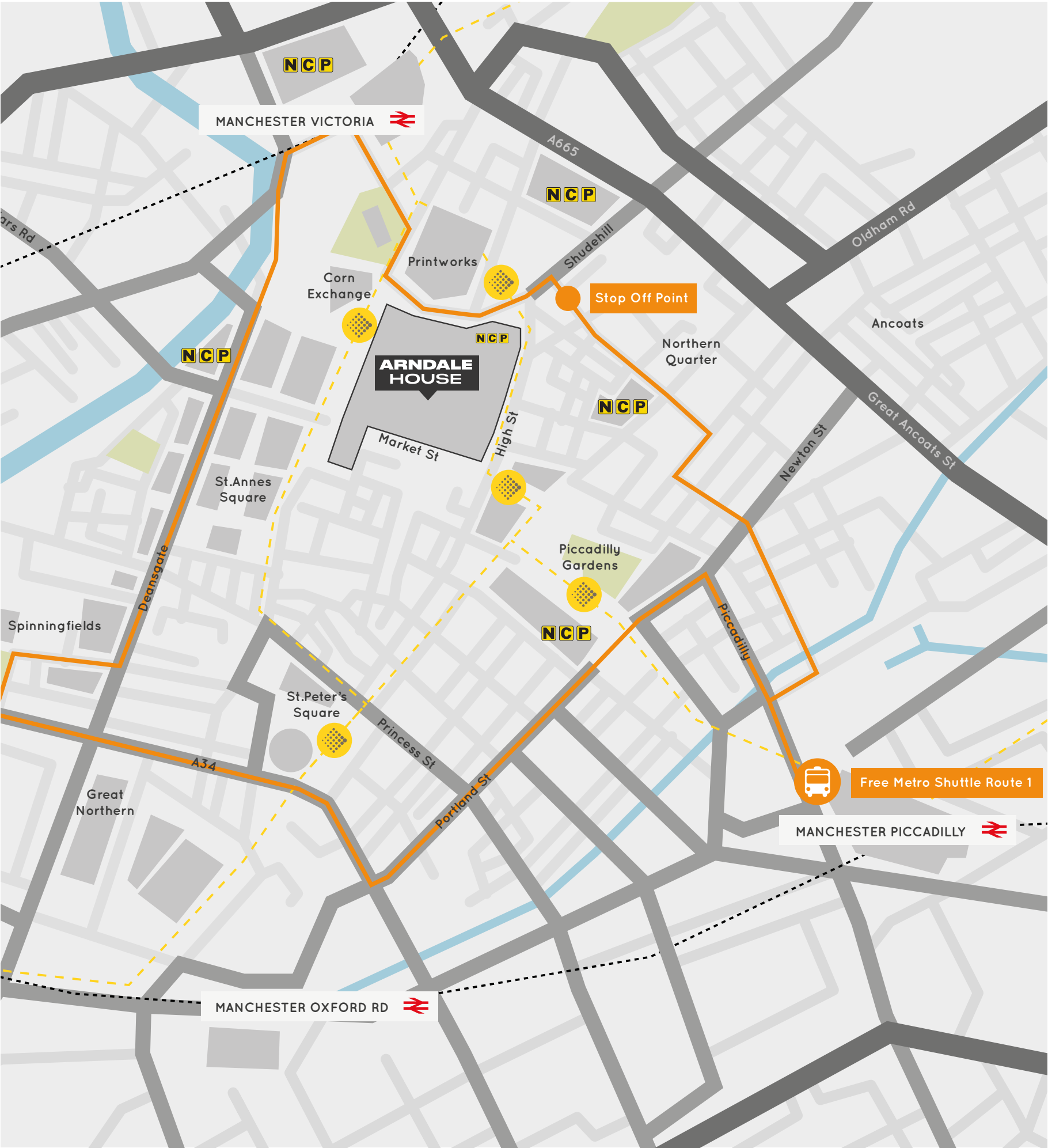
The Metrolink tram system, recently expanded and improved, offers speedy transport to all points of the Greater Manchester compass and can be accessed from the Exchange Square, Withy Grove and High Street sides of the Arndale Centre.

Each of Manchester City Centre's railway stations can be accessed by the free Metroshuttle bus services, which runs every 10 minutes – alternatively, both the main stations, Piccadilly and Victoria, are within ten minutes' walk.

WELL CONNECTED

KEY

- TRAIN STATION
- METRO BUS ROUTE
- METROLINK STOP
- NCP CAR PARK

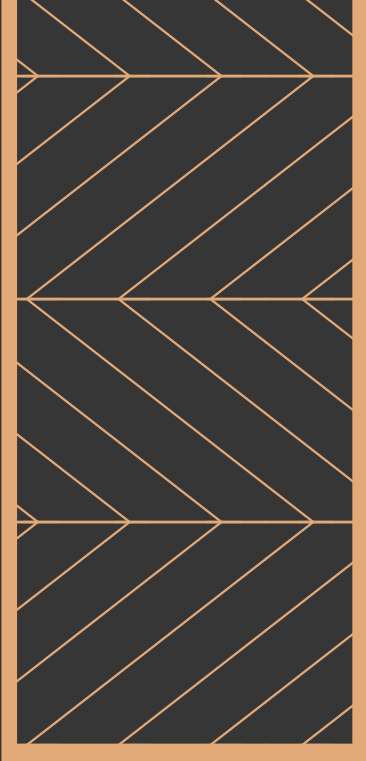
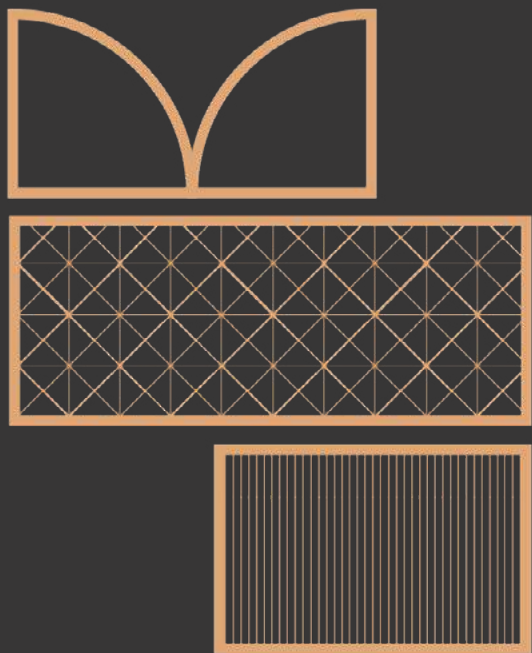




An aerial photograph of a city skyline, likely Manchester, featuring a mix of modern glass skyscrapers and older brick buildings. The City Tower is prominent on the left. The sky is blue with scattered clouds. The text 'unparalleled' is overlaid in large white letters, with 'VISION' in smaller letters below it on the right.

**unparalleled**  
VISION





GET IN TOUCH

**CBRE**

Jonathan Cook  
Tel: 0161 233 5643  
Tel: 07702 976 062  
Email: [Jonathan.Cook@cbre.com](mailto:Jonathan.Cook@cbre.com)



Andrew Cooke  
Tel: 0161 602 8218  
Tel: 07814 991 637  
Email: [ACooke@savills.com](mailto:ACooke@savills.com)



