

**SQUARE GARDENS** Manchester

**Retail, Leisure, F&B opportunities**

# SPACE TO GROW...

**Square Gardens is Manchester's pioneering co-living development.**

**A new place to live. A new way to rent.**

**PART OF THE FIRST STREET NEIGHBOURHOOD, THIS IS A PLACE TO GATHER & SHARE - THROUGHOUT OUR GARDENS, TERRACES, CO-WORKING & COMMERCIAL SPACES...**

**WE'RE LOOKING FOR CONNECTED OPERATORS TO FEED, WATER & ENTERTAIN OUR GROWING COMMUNITY.**

**4 UNITS FROM 990 SQ FT - 8,823 SQ FT - OPERATIONAL AUTUMN 2024.**



From Autumn 2024

# 2000+ ON-SITE RESIDENTS

Like its green and open public spaces, Square Gardens' community, businesses and attractions will continue to grow...

At the heart of it all...

4 RETAIL, LEISURE, F&B UNITS ARE LOCATED AROUND THE ENTRANCE TO ACER, OUR LARGEST BUILDING, SURROUNDED BY GREEN & LANDSCAPED SPACES.

DIVISIBLE UNITS, RANGING BETWEEN 990 SQ FT - 8,823 SQ FT.

An exciting opportunity to be part of this pioneering place - bringing a new way of living to Manchester - be central to serving and enlivening the experiences of our residents and surrounding population of city workers, students, locals and visitors.

Square Gardens' first 1,902 apartments are under construction. From Autumn 2024, we'll start welcoming a young professional resident community. Further phases will add an additional 300+ apartments, bolstering this significant on-site community.



2.8 million Greater Manchester population  
 UK's fastest growing city centre population  
 77% population aged 16-44  
 Fastest UK employment growth rate  
 £74.85 billion GVA – Manchester City Region



## MANCHESTER'S GLOBAL REPUTATION CONTINUES TO ATTRACT MILLIONS EVERY YEAR.

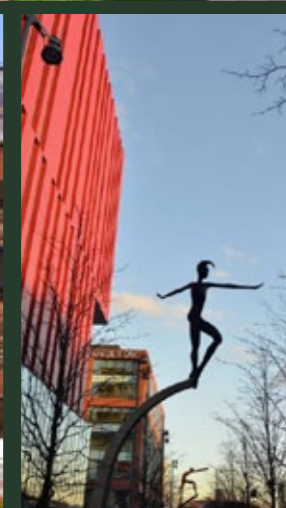
First Street is a significant part of Manchester's story of regeneration and renewal.

As one of Manchester's fastest growing communities, First Street is already home to international arts and culture hub HOME, Junkyard Golf and a wide range of bars and restaurants, including Wood, Bunny Jackson's, Indian Tiffin Room and more.

Square Gardens plays a significant part completing the comprehensive mixed use masterplan - bringing living, working, leisure and culture together.

Keeping pace with a growing student population, Vita Group's first 'House of Social' concept with ground floor food hall, will welcome 576 students, in addition to the c1,000 that already call First Street home.

As Manchester's fast emerging business district, First Street leads the way in new sustainable workspace. From August 2024, remaining plots will deliver over 350,000 sq ft of net zero carbon workspace, bringing over 3,000 new workers to the area.



HOME

INNSIDE  
BY MELIÀ

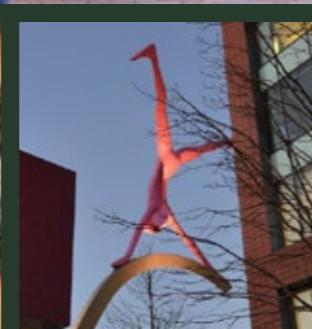
JUNK  
YARD  
GOLF  
CLUB

WOOD  
MANCHESTER

THE  
GAS  
WORKS  
BREW BAR

BUNNY  
JACKSON'S

indian  
tiffinroom



1ST  
FIRST STREET



# THE WORLD AROUND US...

**SQUARE GARDENS**

- 1** **Plot 10b (in planning)**  
‘House of Social’ - 576 student beds with ground floor food hall.
- 4** **One Medlock Street (planning approved)**  
392,000 sq ft workspace, 1,014 student beds.
- 7** **INNSIDE by Meliá**  
New 208 bed 4\* hotel - first of its kind in the UK.
- 10** **Contour (under construction)**  
Residential 988 apartments.
- 13** **Manchester Central**  
Conference, trade, public exhibitions and events venue, 500,000+ yearly visitors.
- 2** **Plot 10a (in planning)**  
215,000 sq ft workspace for up to 2,000 workers.
- 5** **No.8 First Street**  
170,000 sq ft workspace fully let to Gazprom, Odeon, WSP, Lonza & Marsh.
- 8** **One City Road (planning approved)**  
370,000 sq ft workspace.
- 11** **Deansgate Square**  
Residential 1,508 apartments.
- 14** **Manchester has a student population of 90,000 (inc 19,000 internationals)**  
The majority based at nearby Oxford Road campuses for the University of Manchester & Manchester Metropolitan.
- 3** **Plot 9a (completing August 2024)**  
130,900 sq ft Grade A net zero carbon workspace. Fully let to the Government Property Agency.
- 6** **No.1 First Street**  
180,000 sq ft workspace fully let to Autotrader, Jacobs & Ford Credit Europe.
- 9** **Park Place (proposed)**  
Residential 1,037 apartments.
- 12** **Bridgewater Hall**  
Concert venue - 2,355 capacity, hosting 250+ performances a year.



**SQUARE GARDENS IS THE SOUTHERN GATEWAY TO MANCHESTER CITY CENTRE, PART OF THE FIRST STREET NEIGHBOURHOOD, LOCATED JUST INSIDE THE MANCUNIAN WAY BETWEEN DEANSGATE & OXFORD ROAD STATIONS.**

# SCHEDULE OF AREAS

UNIT	FLOOR	SQ FT	SQ M
1	Ground	1,915	178
2	Ground	990	92
3	Under Offer		
4	Ground	2,217	206
5	Ground	1,862	173
4 & 5 (Combined)	Ground	4,079	379
6 (Entrance)	Ground	839	78
6	Podium	3,874	360

**RENT**  
Upon request

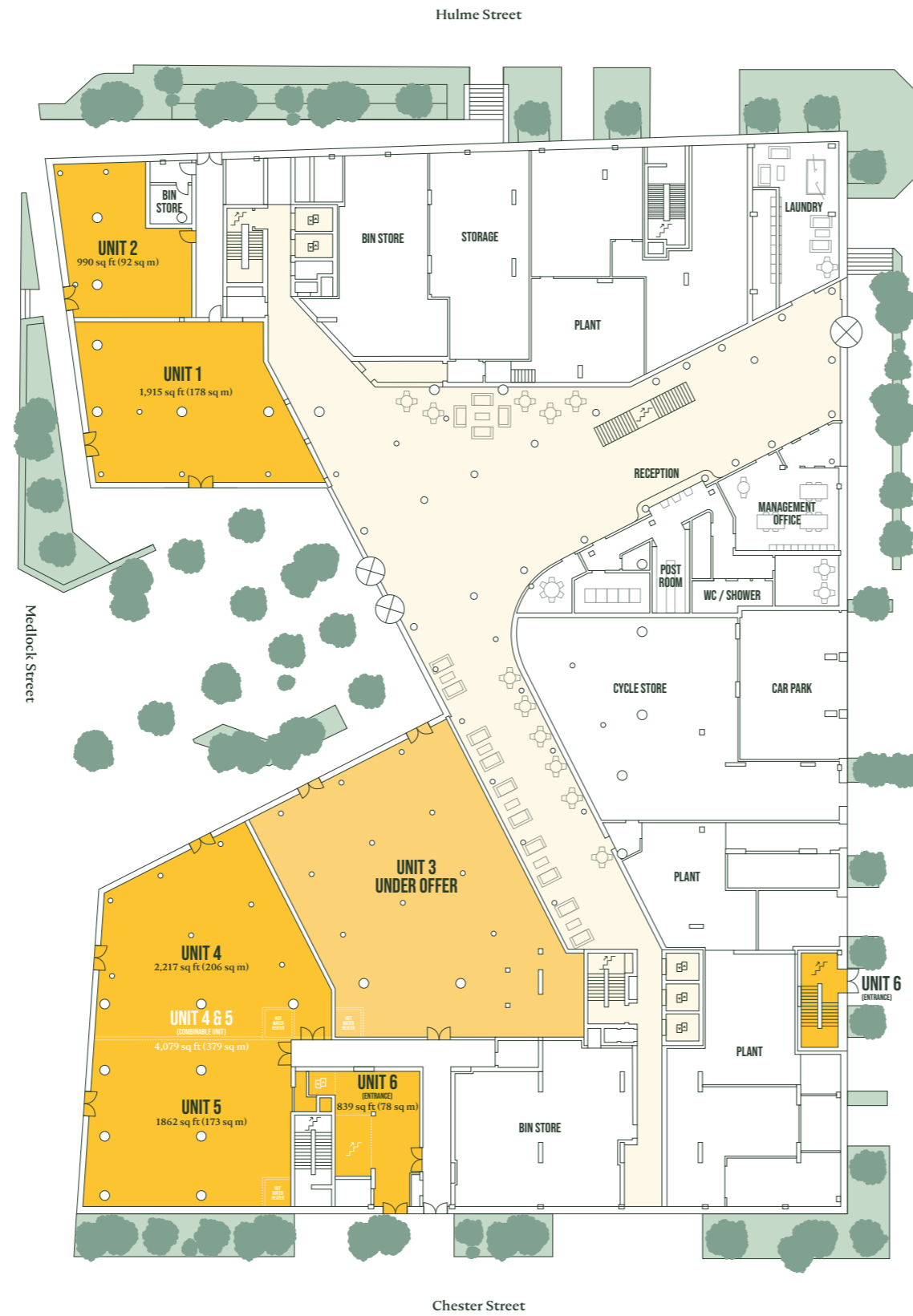
**SERVICE CHARGE**  
To be agreed

**VAT**  
VAT is applicable

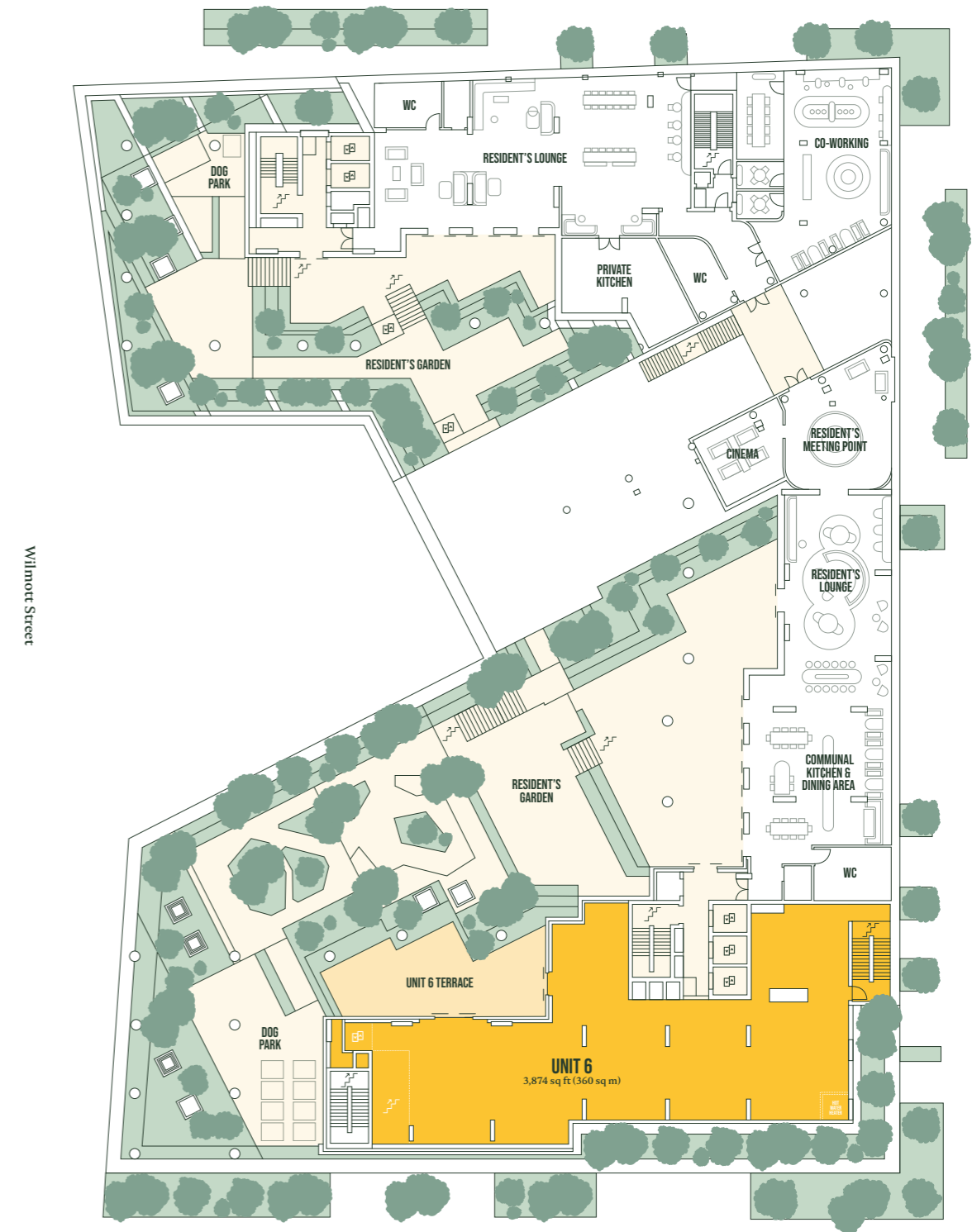
**LEGAL COSTS**  
Each party to bear their own legal costs in the transaction

**CONDITION**  
Units will be fitted out to a shell condition

## GROUND



## PODIUM





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