

10EIV

10
CHAPEL WALKS
MANCHESTER
M2 IHL

WALKING

THE

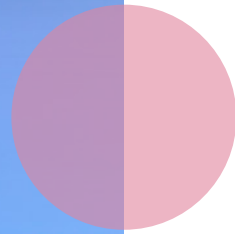
WALK

10 CHAPEL WALKS IS GETTING
A STUNNING NEW REFURBISHMENT
BRINGING NEW LIFE TO THIS
PRESTIGIOUS CITY CENTRE
OFFICE BUILDING.



10EIV

10
CHAPEL WALKS
MANCHESTER
M2 1HL



10 CHAPEL WALKS IS UNDERGOING A MAJOR REMODELLING TO DELIVER A VIBRANT AND ENGAGING BUSINESS DESTINATION PROVIDING A NEWLY REFURBISHED BUILDING RECEPTION AREA AND EFFICIENT OPEN PLAN WORKSPACE.

The refurbished property will be aimed to suit the evolved needs of the modern occupiers from all sectors wanting be located in Manchester's Central Business District.

Standing proudly on Cross Street facing St Ann's Street with frontages to Cheapside and Chapel Walks, the building enjoys prominence in the heart of Manchester surrounded by all the amenity this vibrant cosmopolitan city centre has to offer, walk this way...



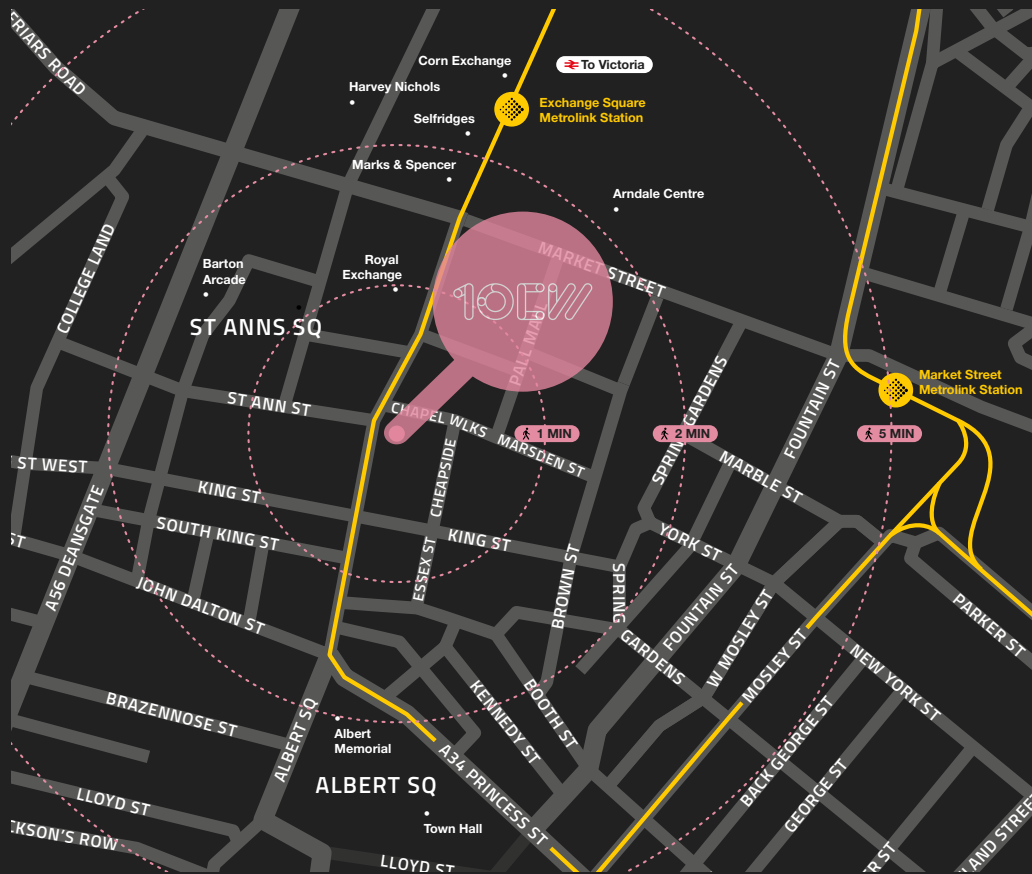
WALK
THIS WAY.



DISCOVER HERE.

LOCATED IN THE CITY'S VIBRANT AND
SOPHISTICATED PRIME COMMERCIAL CORE THE
CLOSE VICINITY CATERS FOR ALL TASTES.





AERIAL KEY

RESTAURANTS

1. KALA
2. Browns
3. Jamie's Italian
4. Croma
5. Caffé Grande Piccolino
6. The Rice Bowl
7. Rosso
8. Miller and Carter
9. Pizza Express
10. Zizzi
11. San Carlo
12. 1761
13. Mr Thomas's Chop House
14. El Gato Negro

BARS

15. All Bar One
16. Sam's Chop House
17. Duttons
18. Slug & Lettuce
19. Liquorice
20. Beermoth
21. Mash Tun

RETAIL

22. Bang & Olufsen
23. Belstaff
24. DKNY
25. Pretty Green
26. Vivienne Westwood
27. Boots

LEISURE

28. Sports Direct Gym

FOOD

29. Philpotts
30. Tesco

HOTEL

31. Motel One
32. Gotham Hotel
33. King Street Town House

CAFES

34. Coco's Cafe
35. Bosu
36. Caffè Nero
37. Eat
38. Pret A Manger
39. Starbucks

SHOPS

40. M&S
41. Selfridges

BANKS

42. HSBC
43. Barclays
44. Santander
45. RBS

King Street, St Ann's Square, The Royal Exchange and Manchester Arndale ensure 10 Chapel Walks is at the epicentre of Manchester retail with King Street providing a range of quality niche retail and leisure operators such as DKNY, Vivienne Westwood and Belstaff all adding to the appeal of this extremely prestigious location.

A short walk from 10 Chapel Walks and you arrive at The Exchange where the line-up includes Gino D'Acampo, Vapiano, Cabana and The Cosy Club.

10 Chapel Walks enjoys convenient access to Manchester city centre's extensive public transport network with The Metrolink, which serves the wider Manchester region, passing directly in front of the building on Cross Street and Exchange Square Station within a few minutes' walk.

WALKING DISTANCES



VICTORIA
5 MINS

PICCADILLY
10 MINS



ST PETER'S SQUARE
6 MINS

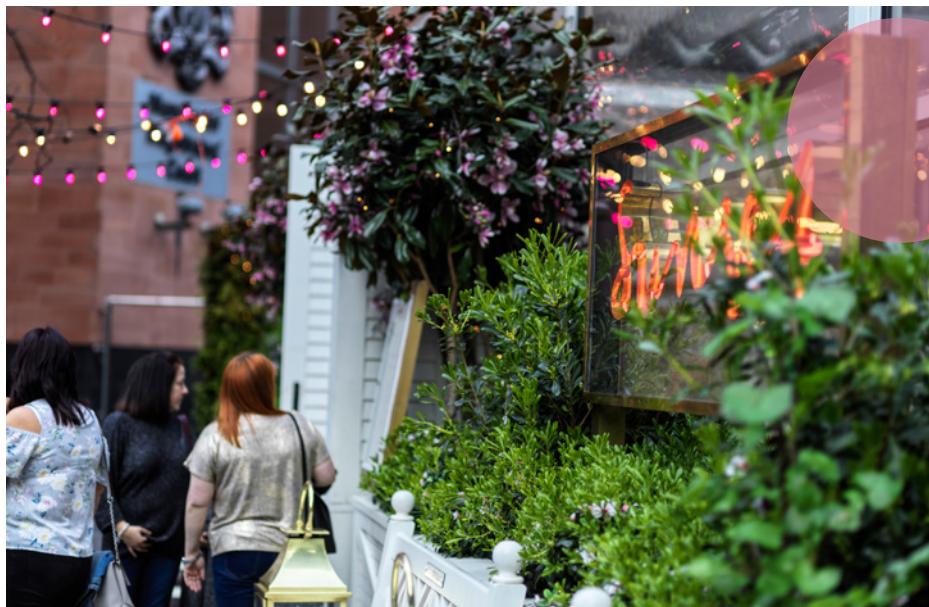
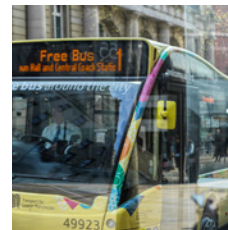


BOSS
HUGO BOSS

EXPLORE
THERE.



FROM LOCAL INDEPENDENT CAFES & EATERIES SUCH AS BOSU AND COCO'S CAFE, THROUGH TO THE RESTAURANTS OF KING STREET AND BIG BRAND FASHION OF NEW CATHEDRAL STREET WHERE YOU CAN FIND HUGO BOSS, BURBERRY AND HARVEY NICHOLS AMONGST AN IMPRESSIVE LINE-UP.



At heart of Manchester city centre the surrounding area is home to high profile financial institutions, professional firms and FTSE Companies.

Nearby companies include LHS Solicitors, Workman, Zurich Insurance, Coutts Bank, Brabner Chaffe Street, NM Rothschild, Gateley LLP and Aldermore Bank amongst others.

Victoria Station is within a short walk and the free to use Manchester Metroshuttle service stops close by providing a quick and easy service to Manchester Piccadilly Station every 10 minutes and direct access to the national and regional railway network



HUB OF ACTIVITY.

THE FANTASTICALLY REMODELLED RECEPTION WILL INCREASE THE PROMINENCE OF ENTRY POINT FOR THE BUILDING PROJECTING A MORE OUTWARD FOCUS TO PASSERS-BY AND RAISING THE BUILDINGS PROFILE.

Internally the reception will incorporate an animated space & services for tenants and visitors alike to deliver the brand vibe of confident, professionalism, including;

- Manned concierge desk
- Visually dynamic AV / information & welcome screens will animate the reception spaces
- Sculptural island seating for short term waiting and chance encounters
- Embossed branding feature wall
- New sliding access doors
- Tenants coffee facility with bean to cup (controlled by access control cards)
- Slatted black timber ceiling with directional LED lighting.
- New feature MF ceiling with LED simulated neon lighting
- Valchromat down-stand and simulated neon tube lights to frame seating group below
- Refurbished staircase with porcelain timber effect
- 2 x passenger lifts

Fumed oak timber to slats with directional LED downlights, polished concrete effect panels and heavy duty porcelain tiles will complete the modern new identity.



WEATHER 12°C

NEWS
CHINA BRIDGE /
CHINA OFFICIALLY OPENED
THE WORLD'S LONGEST
SEA BRIDGE

SPORTS
WARRIORS
MORNINGS LUSSES AS

WEL
COME-
TUESDAY
23

STOFFER
NIUS

10EV



YOUR SPACE.

EFFICIENT OPEN PLAN WORKSPACES WILL PROVIDE ASPIRATIONAL SPACE ALLOWING OCCUPIERS A RANGE OF FIT OUT OPTIONS.

Suspended rafts are offered at the existing ceiling height whilst the significant zones around the pads provide a much higher ceiling height and gain the perception of volume.

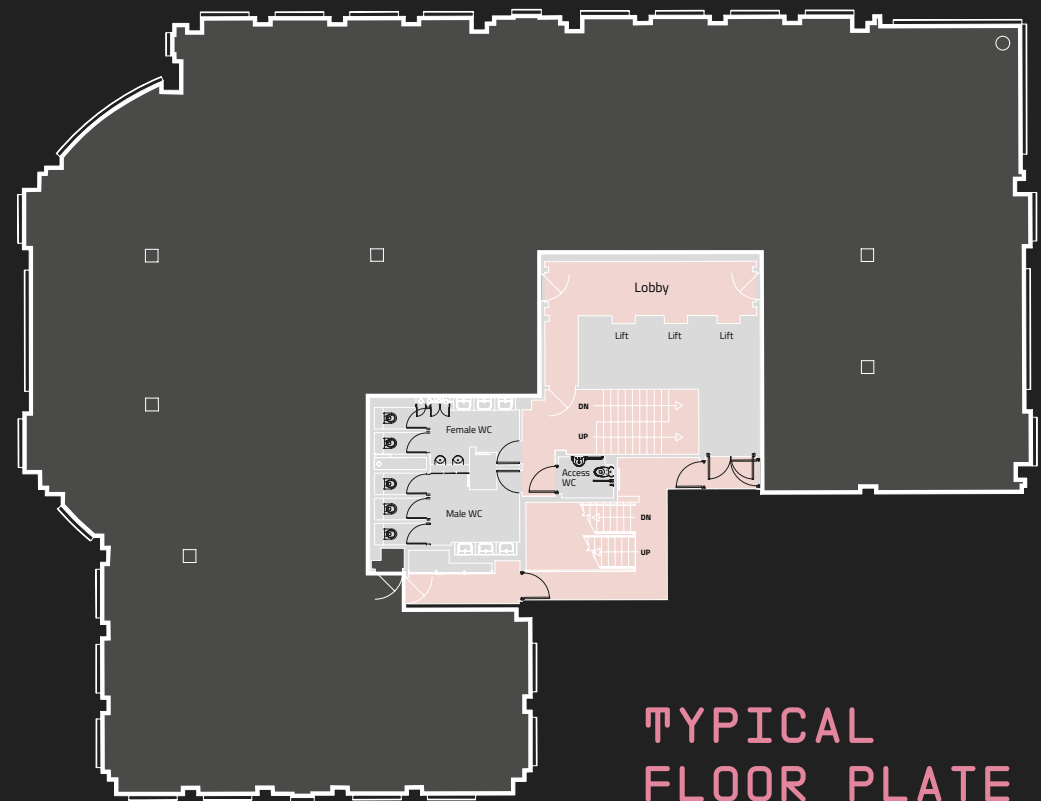
New specification includes;

- Exposed concrete soffit
- Suspended SAS ceiling system with perforated tiles
- Galvanised ductwork and containment
- Integrated LED lights with ceiling tiles
- HVAC air supply diffuser, air conditioning
- Raised access floor tiles
- Concrete finish exposed to columns

The premium W.C. offering will include porcelain tiles as used in reception, geometric concrete effect tiles to splash surfaces, corian trough sink, back lit mirror and concealed lighting.

AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
1ST FLOOR	6,651	AVAILABLE
2ND FLOOR - SUITE A	2,673	LET TO DEERNS
2ND FLOOR - SUITE B	4,451	AVAILABLE
3RD FLOOR	7,096	LET TO WORKMAN
4TH FLOOR	7,098	LET TO AVIVA
5TH FLOOR	7,132	LET TO MARKEL
6TH FLOOR	7,008	AVAILABLE
7TH FLOOR	6,918	LET TO NJ MARTIN
8TH FLOOR	6,111	AVAILABLE



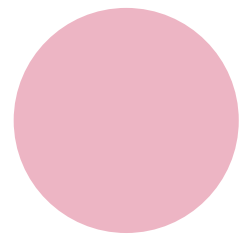


ALL WALKS OF LIFE.

WHETHER YOU LIKE TO BIKE TO WORK,
WALK TO WORK OR DRIVE IN AND RELAX WITH
A COFFEE BEFORE WORK, 10 CHAPEL WALKS
HAS IT COVERED.

An Energy Performance Certificate is available on request.

CYCLE RACKS	68 RACKS
LOCKERS	66 LOCKERS
SHOWERS	6 SHOWERS
DRYING ROOMS	24 UNITS MALE/FEMALE (48 TOTAL)
BASEMENT CAR PARKING	PROVIDED AT A RATIO OF 1:2,000 SQ FT



10EW

WWW.10CHAPELWALKS.CO.UK

 **CUSHMAN &
WAKEFIELD**

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cushmanwakefield.co.uk

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