

101

EMBANKMENT



To Let
from 7,391 sq ft
to 35,625 sq ft

A modern office lobby with a curved reception desk, turnstiles, and a red ceiling. The word "welcome" is overlaid in white text.

welcome

101

Welcome



Arrive into the newly transformed reception area.



be at one

lo1



Reception

Tranquil space to meet,
work or relax.



a different

view...



Views

Embankment is built on a podium, providing unique unspoilt views of the city. Due to the listed nature of the surrounding buildings, these views can never be overshadowed providing stunning panoramic views.



MCR



Arndale Centre

Selfridges

Exchange Square

Corn Exchange

Victoria Train & Metrolink St.

AO Arena

Deansgate

St Annes Sq

New Cathedral St.

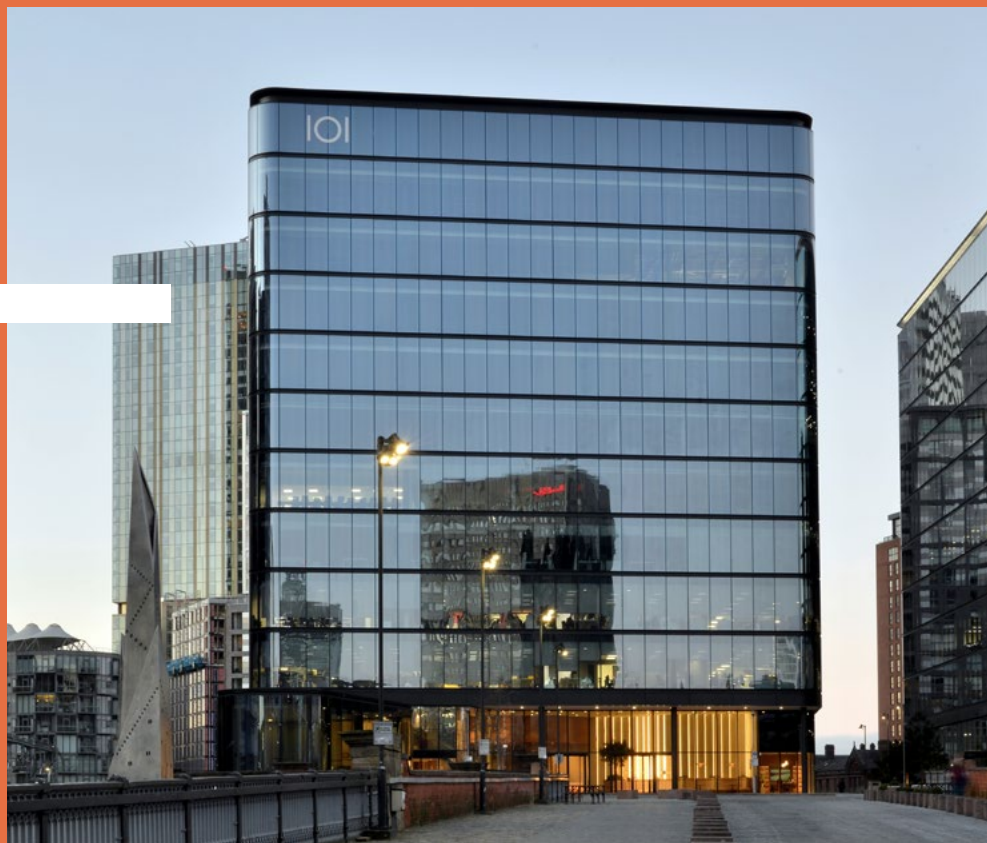
IOI



Location



With Manchester on your doorstep and all the retail, leisure and travel you could ever need.





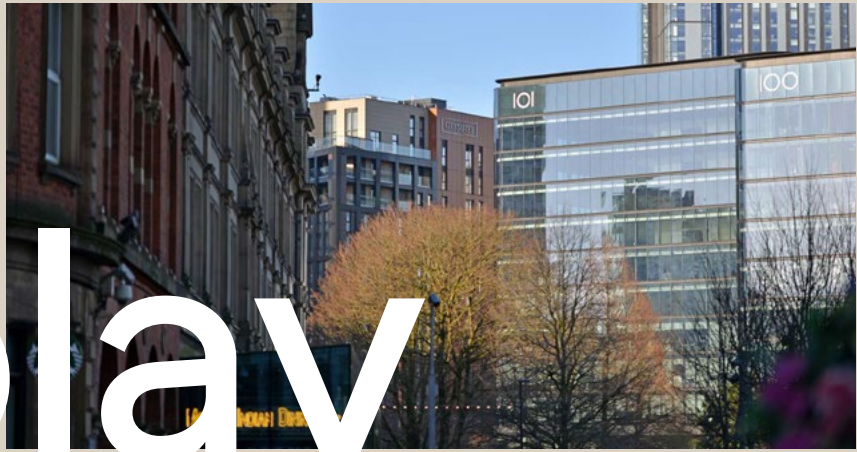
rest





Lifestyle

work



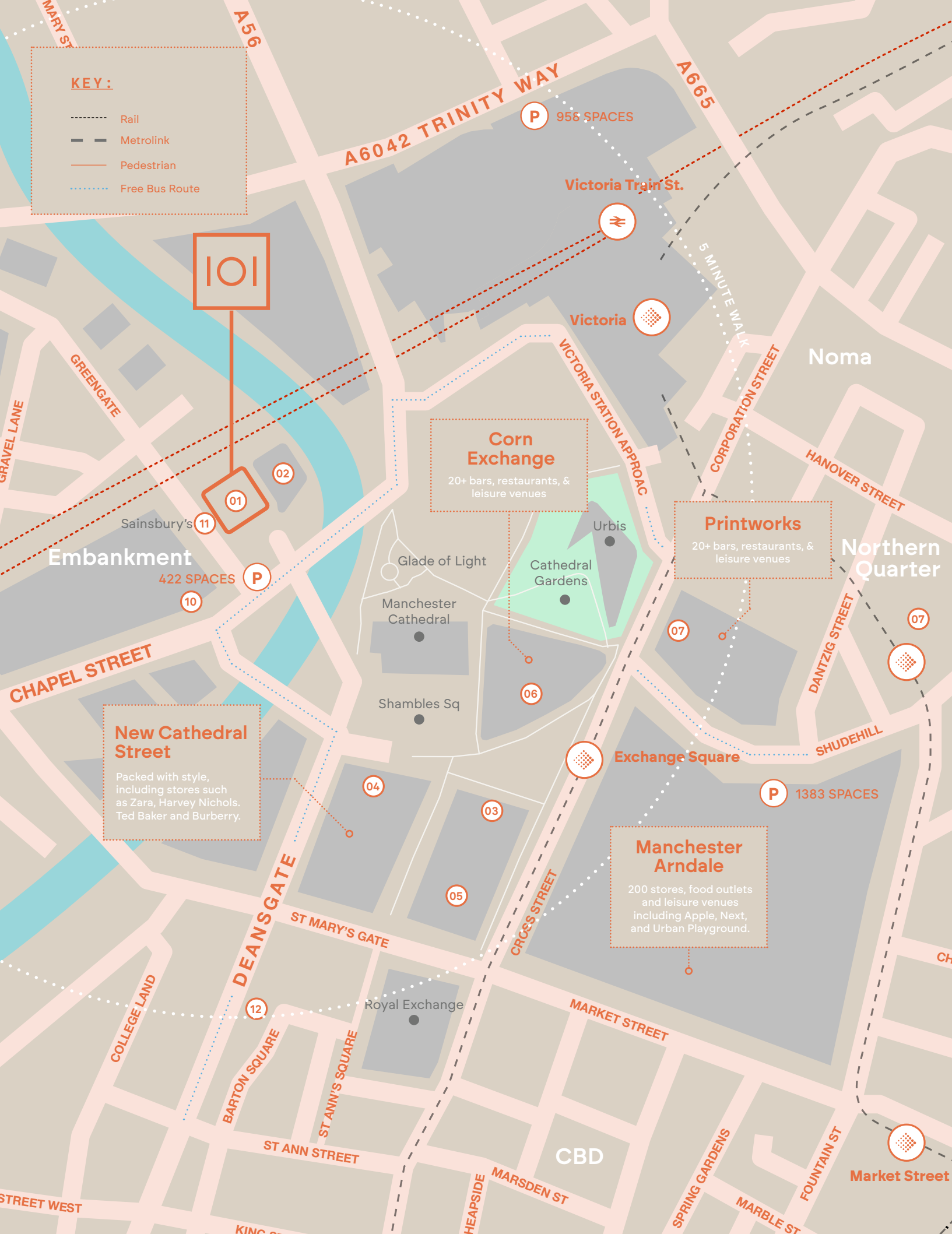
play



Exchange Square is a hub of retail & leisure combining luxury and high street brands .The Printworks, Northern Quarter, A0 Arena and Deansgate are all within a short walk to enjoy the vibrancy and culture of Manchester.

KEY:

- Rail
- - - - Metrolink
- Pedestrian
- ⋯ Free Bus Route



IOI

01

Corn Exchange
20+ bars, restaurants, & leisure venues

Printworks
20+ bars, restaurants, & leisure venues

New Cathedral Street
Packed with style, including stores such as Zara, Harvey Nichols, Ted Baker and Burberry.

Manchester Arndale
200 stores, food outlets and leisure venues including Apple, Next, and Urban Playground.

04

03

05

12

BARTON SQUARE

ST ANN'S SQUARE

ST ANN STREET

CBD

HEAPSIDE MARDEN ST

SPRING GARDENS

MARBLE ST

FOUNTAIN ST

Market Street

STREET WEST

KING ST

Embankment

422 SPACES

P 958 SPACES

P 1383 SPACES

Victoria Train St.

Victoria

Noma

Northern Quarter

Exchange Square

06

07

07

Sainsbury's

10

02

Glade of Light

Urbis

Cathedral Gardens

Manchester Cathedral

Shambles Sq

HANOVER STREET

DANTZIG STREET

SHUDEHILL

VICTORIA STATION APPROACH

CORPORATION STREET

GREENGATE

A6042 TRINITY WAY

A665

A56

MARY ST

GRAVEL LANE

COLLEGE LAND

DEANSGATE

ST MARY'S GATE

CROSS STREET

MARKET STREET

CH

SPRING GARDENS

FOUNTAIN ST

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STREET WEST

KING ST

everybody needs good neighbours

Home to world class occupiers and brands accross a wide range of sectors, 101 Embankment provides a strategic base to connect, grow and thrive.

x+why

Deloitte.

AECOM

SELFRIDGES & CO

HARVEY
NICHOLS

KEY:

01	Swinton Insurance	06	Sixes Social Cricket
02	Deloitte	07	Mowgli
02	Aecom	07	Nandos
02	X+WHY	07	Wagamama
03	Selfridges	07	Vue Cinema
04	Harvey Nichols	08	Lowry Hotel
05	Marks & Spencer	09	Amazon
06	Starbucks	10	Embankment Kitchen
06	Pizza Express	11	Sainsbury's Local
06	Banyan	12	Barton Arcade



connect

Strategically located, 101 provides almost instant access to major road routes and has a car park located directly below the building. That combined with Exchange Square Metrolink, Victoria train station and direct access to the free bus service you couldn't be better connected.

Transport



Central location at hub of transport network and amenities.



Exchange Square Metrolink within one minutes walk.



Q-Park directly below the building and quick road access in and out of city centre.



Victoria Train and Metrolink Station within one minute walk.



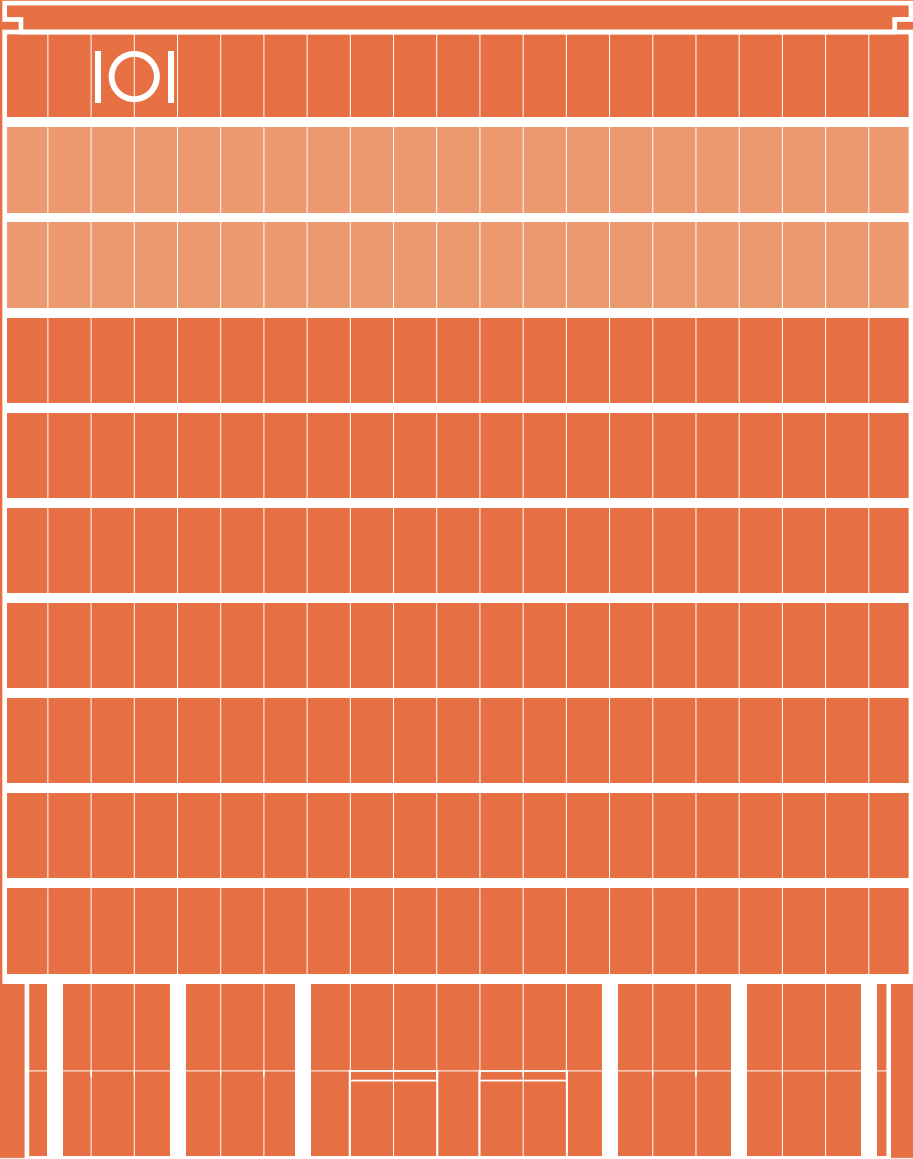
Close proximity to free Shuttle bus routes around Manchester.



57 cycle racks and 60 lockers combined with refurbished showers and changing rooms.



availability



7,391 to 35,625 Sq Ft Grade A refurbished office space over 2 floors

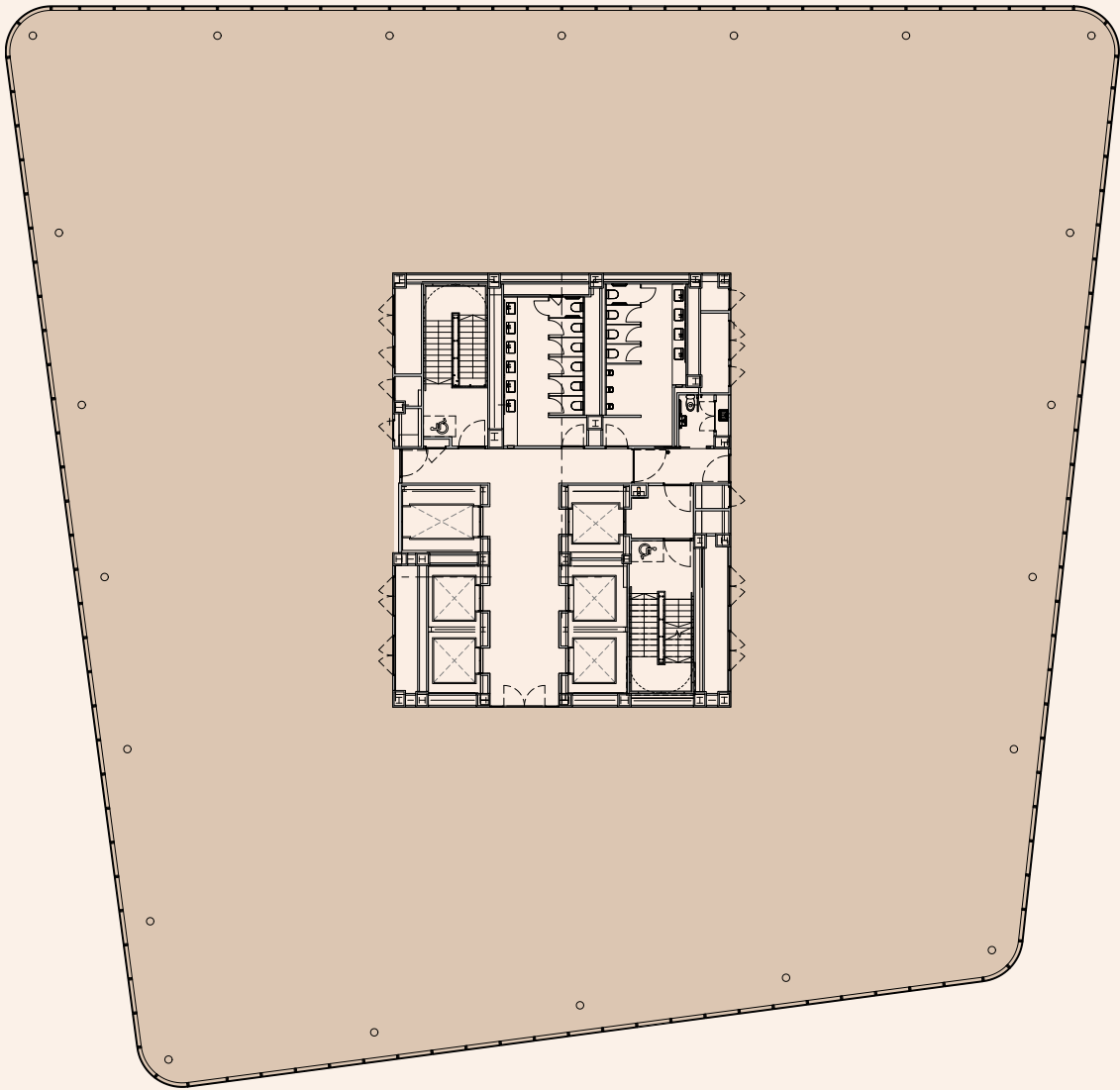
LEVEL	AVAILABILITY
09	To Let - 17,964 Sq Ft
08	To Let - 17,661 Sq Ft
07	Occupied
06	Occupied
05	Occupied
04	Occupied
03	Occupied
02	Occupied
01	Occupied

The available floors are capable of sub division and can satisfy requirements from 7,391 sq ft.

09

Whole Floor:

17,964 Sq Ft 1,669 Sq M

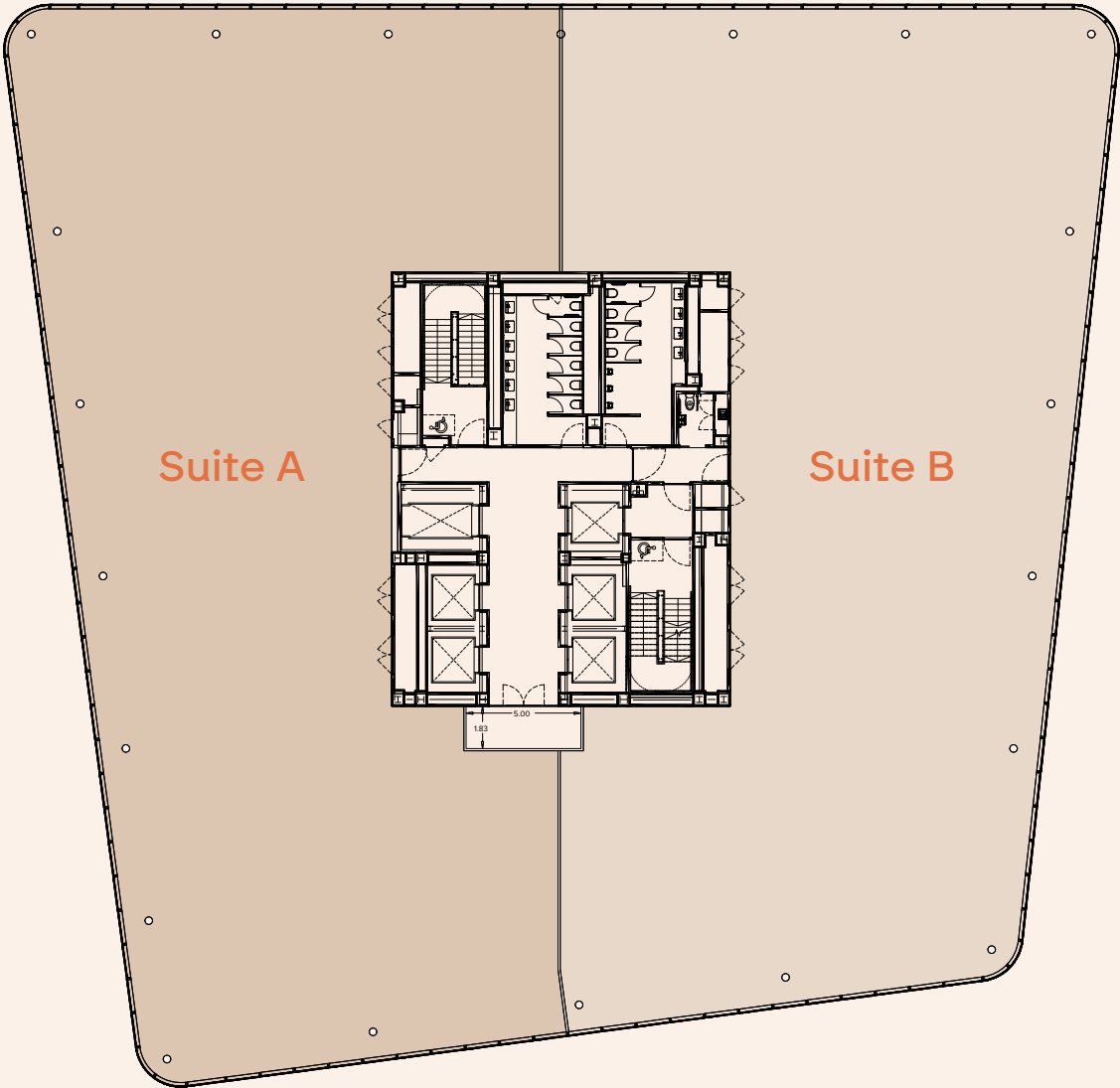


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Indicative Floor Split:

Suite A: 8,978 Sq Ft 834 Sq M

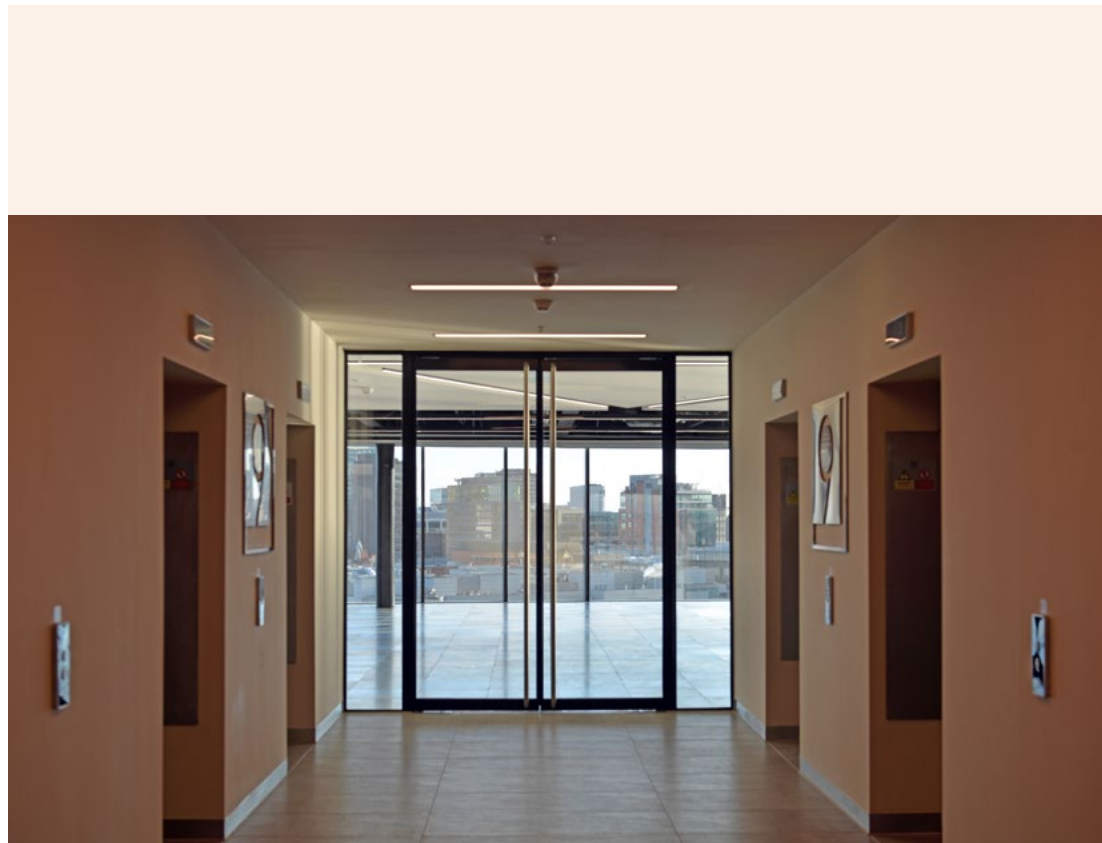
Suite B: 8,799 Sq Ft 817 Sq M





work space

lo1



The Space

The newly refurbished floors provide stylish, contemporary workspace with unrivalled 360 degree panoramic views of Manchester.





EXCELLENT

BREEAM
Excellent

B

EPC Rating B

Sustainability & Specification

The space has been refurbished with sustainability in mind, from the energy efficient LED lighting to the bike facilities.





Specification



New energy efficient suspended LED light fittings with occupancy detection and daylight dimming.



Exposed 4-pipe fan coil unit air conditioning system.



Heat recovery fresh air supply and extract ventilation system.



New reception providing informal working space and a bookable meeting room



Refurbished double height reception



6 hybrid destination lifts with dedicated service lift to the rear



Mezzanine space for events, presentations or leisure activities.



Male & Female showers



One of the best city centre parking ratios available at the underground Q-Park



Contact Us

101



Contact Us

Viewings

Viewing by appointment through the joint letting agents.

VAT | EPC

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

Landlord:



Savills



James Evans
jevans@savills.com
07870 999 665

Richard Lowe
rclowe@savills.com
07870 999 774

CBRE



Joe Rigby
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07552 213337

Mark Garner
mark.garner@cbre.com
07799 625236

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Designed by wearelandmark.co.uk | Feb 2023



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