

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.

6 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...

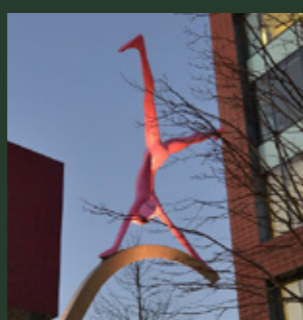
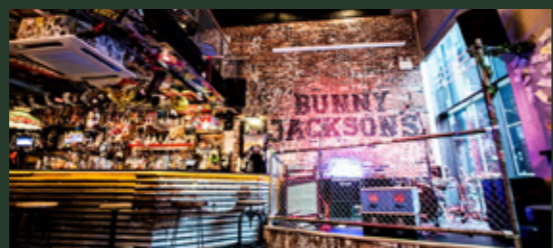
At the heart of it all...

6 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 Living opened its doors to the first phase of the young professional residential community in September 2024. The scheme surpassed market expectations and achieved over 75% occupancy before the opening date. Once all phases are complete, the scheme will accommodate over 2,400 residents.



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



BUNNY
JACKSON'S

indian
tiffinroom

1ST
FIRST STREET



THE WORLD AROUND US...



1 **Plot 10b** (completing August 2025)
‘House of Social’ - 576 student beds with ground floor food hall.

2 **Plot 10a** (in planning)
215,000 sq ft workspace for up to 2,000 workers.

3 **Plot 9a** (Government November 2024 handover)
130,900 sq ft Grade A net zero carbon workspace. Fully let to the Government Property Agency.

4 **One Medlock Street** (planning approved)
392,000 sq ft workspace, 1,014 student beds.

5 **No.8 First Street**
170,000 sq ft workspace fully let to Gazprom, Odeon, WSP, Lonza & Marsh.

6 **No.1 First Street**
180,000 sq ft workspace fully let to Autotrader, Jacobs & Ford Credit Europe.

7 **INNSIDE by Meliá**
New 208 bed 4* hotel - first of its kind in the UK.

8 **One City Road** (planning approved)
370,000 sq ft workspace.

9 **Park Place** (planning approved)
Residential 1,037 apartments.

10 **Contour** (under construction)
Residential 988 apartments.

11 **Deansgate Square**
Residential 1,508 apartments.

12 **Bridgewater Hall**
Concert venue - 2,355 capacity, hosting 250+ performances a year.

13 **Manchester Central**
Conference, trade, public exhibitions & events venue, 500,000+ yearly visitors.

14 **90,000 students** (inc 19,000 internationals)
Oxford Road campuses - University of Manchester & Manchester Metropolitan.

15 **Hotspur Press redevelopment** (proposed)
578 student beds.

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.



VIADUX

M DEANSGATE

DEANSGATE LOCKS

MANCHESTER CENTRAL

INSIDE

HOUSE OF SOCIAL

NO 8 FIRST ST

GOVERNMENT PROPERTY AGENCY BUILDING

M ST PETER'S SQUARE

PALACE THEATRE

MANCHESTER OXFORD ROAD

UNITE STUDENTS

MEDLOCK ST

MANCUNIAN WAY

SQUARE GARDENS

SCHEDULE OF AREAS

UNIT	FLOOR	SQ FT	SQ M
1	Under Offer		
2	Under Offer		
3	ASDA		
4	Ground	2,217	206
5	Under Offer		
6 (Entrance)	Ground	839	78
6	Podium	3,874	360

RENT
Upon request

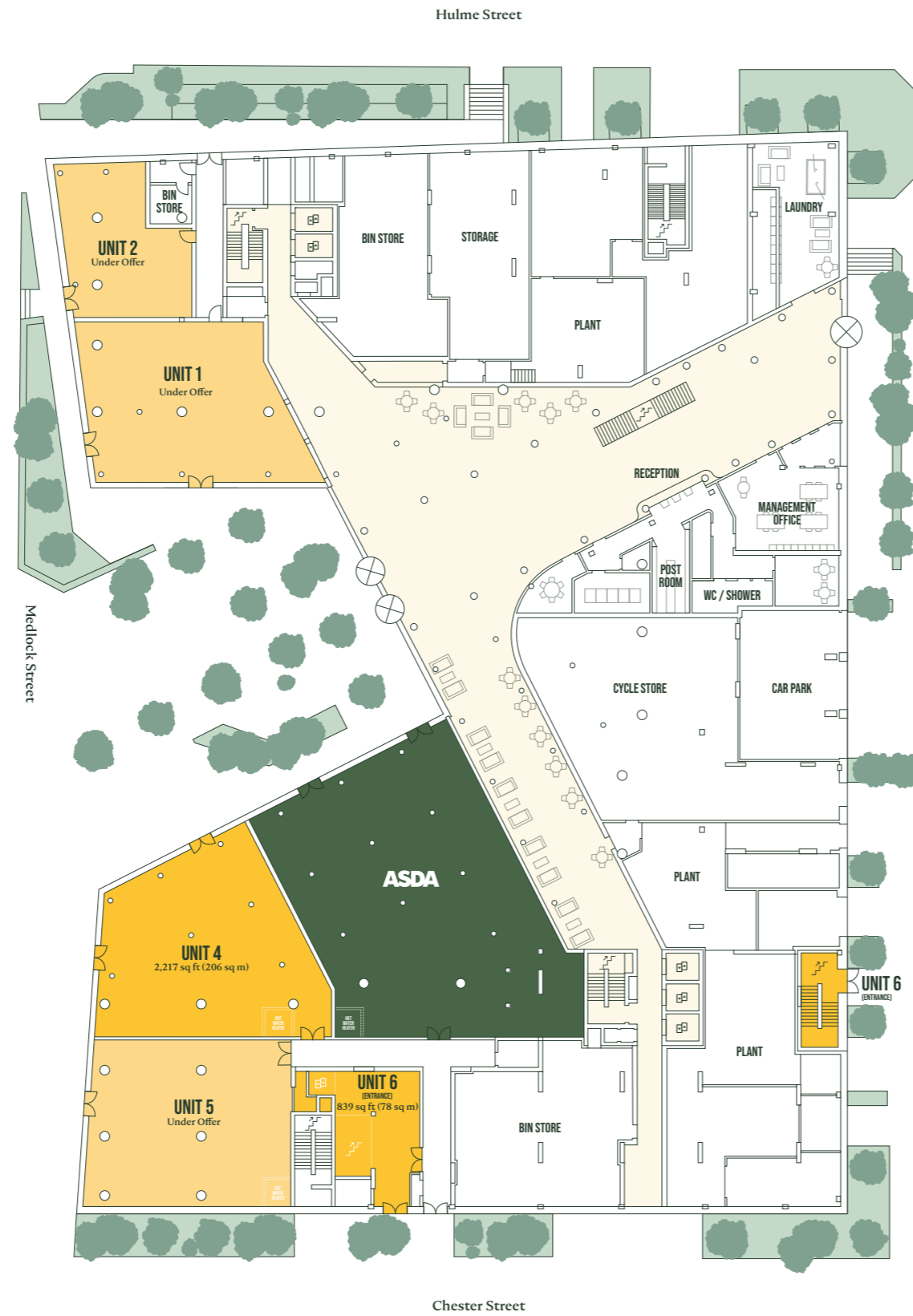
SERVICE CHARGE
To be agreed

VAT
VAT is applicable

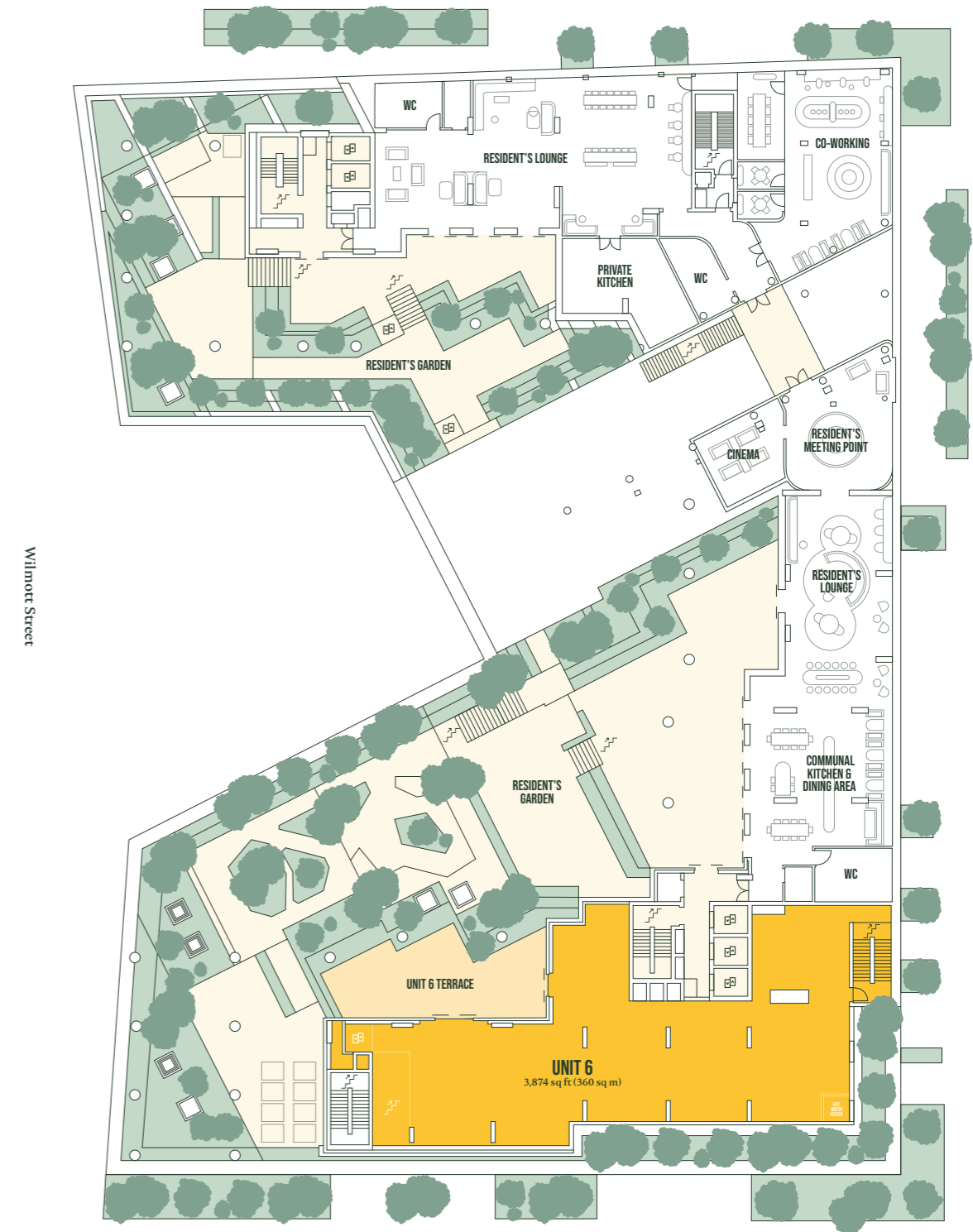
LEGAL COSTS
Each party to bear their own legal costs in the transaction

CONDITION
Units will be fitted out to a shell condition

GROUND



PODIUM





Jonathan Netley

+44 (0)7768 857 690
jonathan.netley@savills.com

Alex Haigh

+44 (0)7737 910 932
alex@sixteenrealestate.com

John Clegg

+44 (0)151 707 2666
johnclegg@downing.com

Jack Wagland

+44 (0)7816 184 029
jack.wagland@savills.com

Kate Carr

+44 (0)151 707 2666
katecarr@downing.com

MISREPRESENTATION ACT 1967
Savills and Sixteen on its behalf and for the Vendors or Lessors of this property who's Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst Savills and Sixteen uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Savills and Sixteen as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of Savills and Sixteen has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Brochure prepared October 2024.