

10E/V

1,550 SQ FT FULLY FITTED & FURNISHED SUITE
4,451 SQ FT OPEN PLAN SUITE

10
CHAPEL WALKS
MANCHESTER
M2 1HL

WALKING THE WALK

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



10EW

10
CHAPEL WALKS
MANCHESTER
M2 1HL



YOUR SPACE.

THE PART 2ND FLOOR PROVIDES OPEN PLAN SPACE
READY TO BE FITTED OUT.

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.

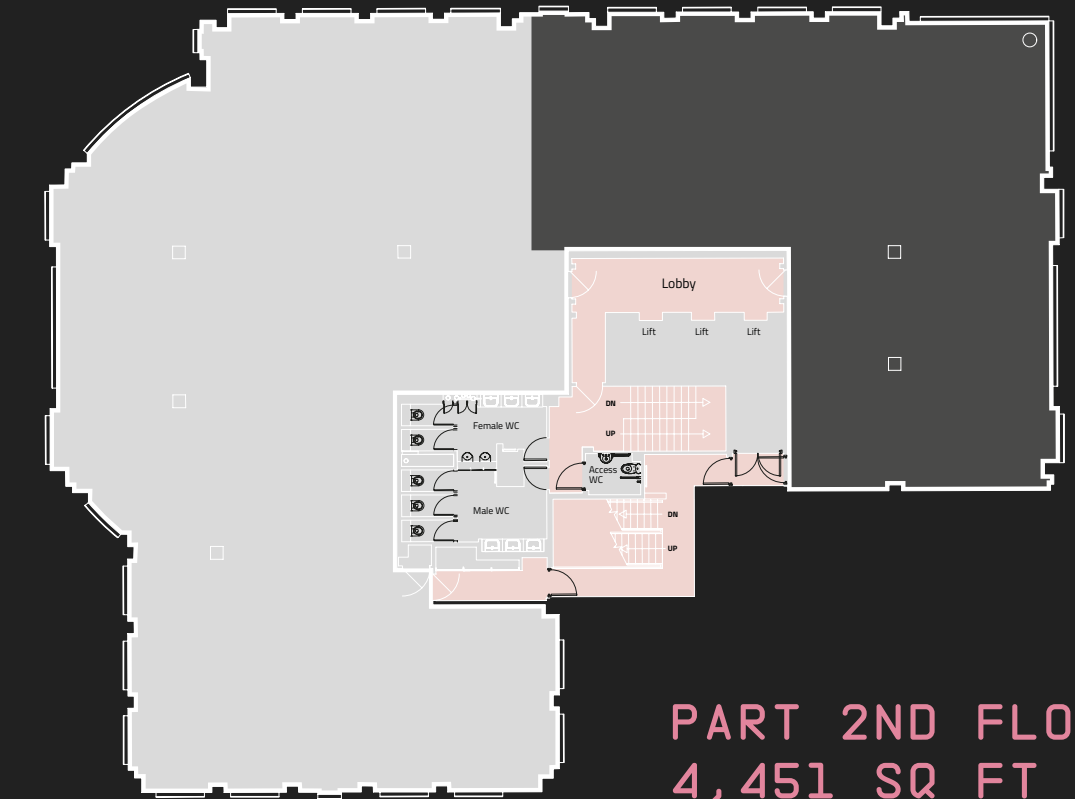
New specification includes;

- 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	1,550	FULLY FITTED & FURNISHED SUITE SEE OVER
2ND FLOOR - SUITE A	4,451	OPEN PLAN SUITE
2ND FLOOR - SUITE B	2,673	LET
3RD FLOOR - SUITE A	4,658	LET
3RD FLOOR - SUITE B	2,438	LET
4TH FLOOR	7,096	LET
5TH FLOOR - SUITE A	3,914	LET
5TH FLOOR - SUITE B	3,218	LET
6TH FLOOR	7,000	LET
7TH FLOOR	6,918	LET
8TH FLOOR	6,111	LET



PART 2ND FLOOR
4,451 SQ FT

ROCK UP AND PLUG IN.

WITH TRADITIONAL WORK-SETTINGS, INFORMAL LOUNGE AREAS & OPEN PLAN BREAKOUT ZONES, THIS NEW CONCEPT OFFERS AN OCCUPIER SPACE THAT TICKS ALL THE BOXES FROM DAY ONE.

Added touches such as artwork, greenery, ornaments and planting makes the space feel homely and ready to move in. All these elements are fitted on day one - the only item missing is people.

AVAILABILITY		
FLOOR	SIZE (SQ FT)	AVAILABILITY
1ST FLOOR - SUITE A	946	LET
1ST FLOOR - SUITE B	1,980	LET
1ST FLOOR - SUITE C	1,205	LET
1ST FLOOR - SUITE D	1,550	AVAILABLE (FULLY FITTED & FURNISHED)
PART 3RD FLOOR	2,438	LET
PART 5TH FLOOR	3,885	LET

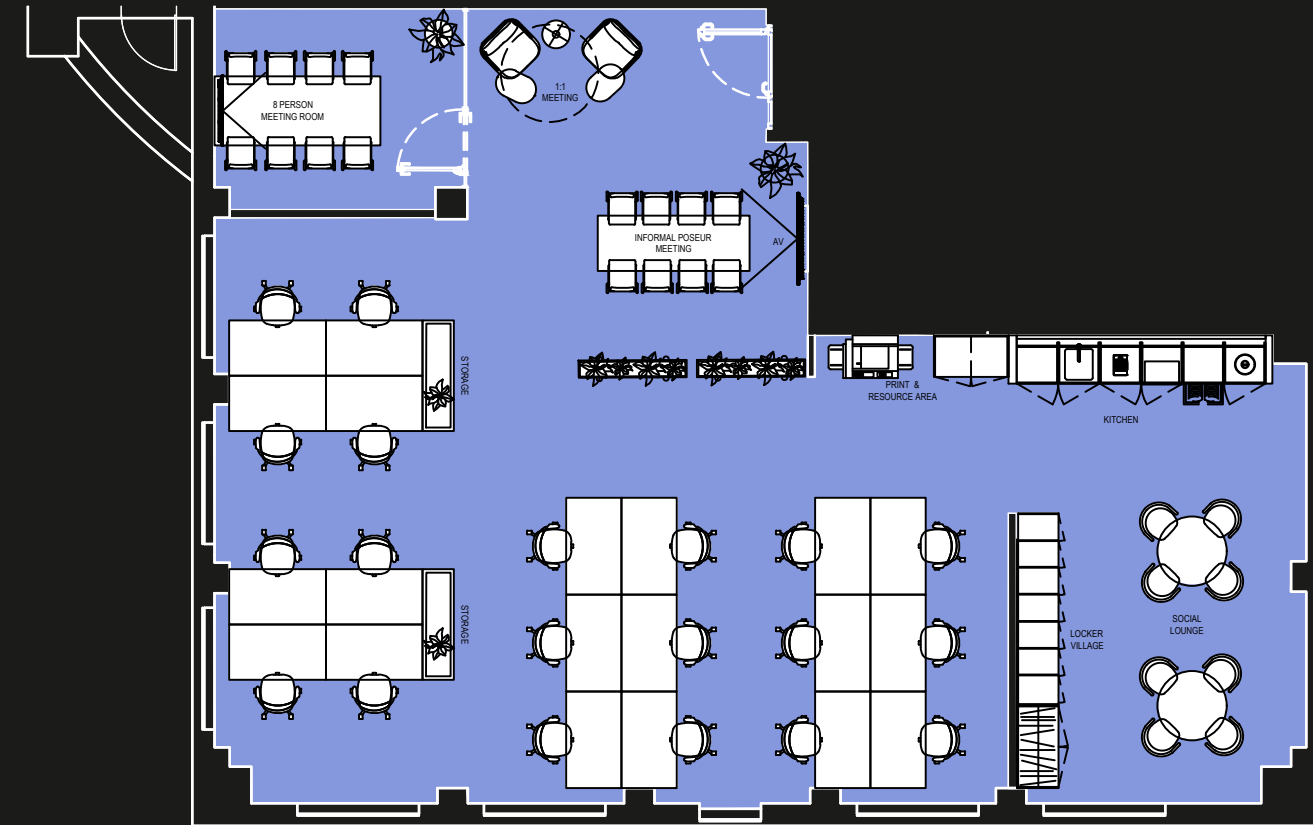
PLUG AND PLAY

-  Array of work-settings
-  Alternative settings
-  Dressed space
-  Business lounge
-  Breakout spaces
-  Power & data
-  Amenities
-  Un-branded
-  Call booths
-  Inspiring workspace
-  Fully furnished
-  Flexibility
-  Timeless design
-  Shared board room
-  Meeting pods for informal meetings/ break out



1ST FLOOR.

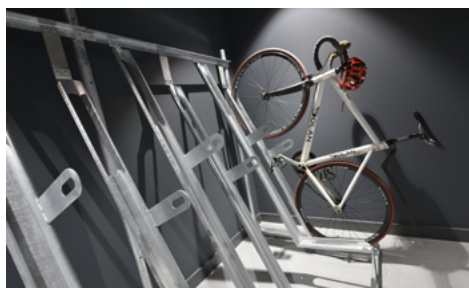
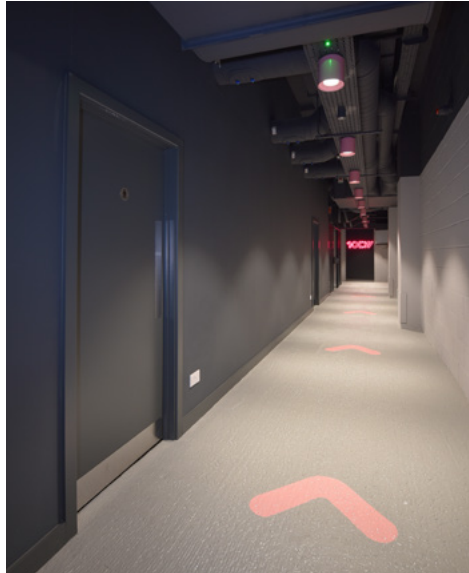
AVAILABILITY
1,550 SQ FT



SUITE D 1,550 SQ FT
20 WORKSTATIONS
8 PERSON MEETING ROOM
INFORMAL MEETING SPACE
LOCKERS
KITCHEN BREAKOUT SPACE

SHARED BUSINESS LOUNGE
COFFEE HUB AND CO WORK SPACE
6 PERSON BOARD ROOM
INFORMAL SEATING SPACE
2 MEETING PODS
3 PHONE BOOTHS



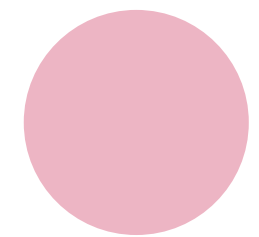


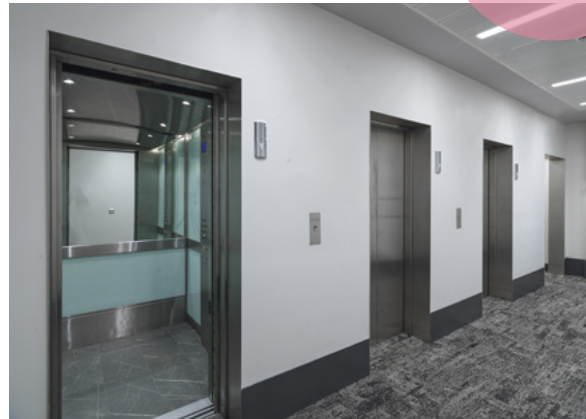
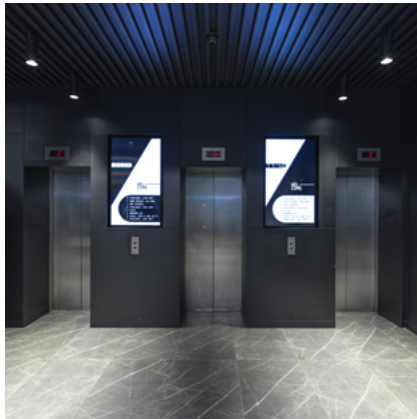
ALL WALKS OF LIFE.

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





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.

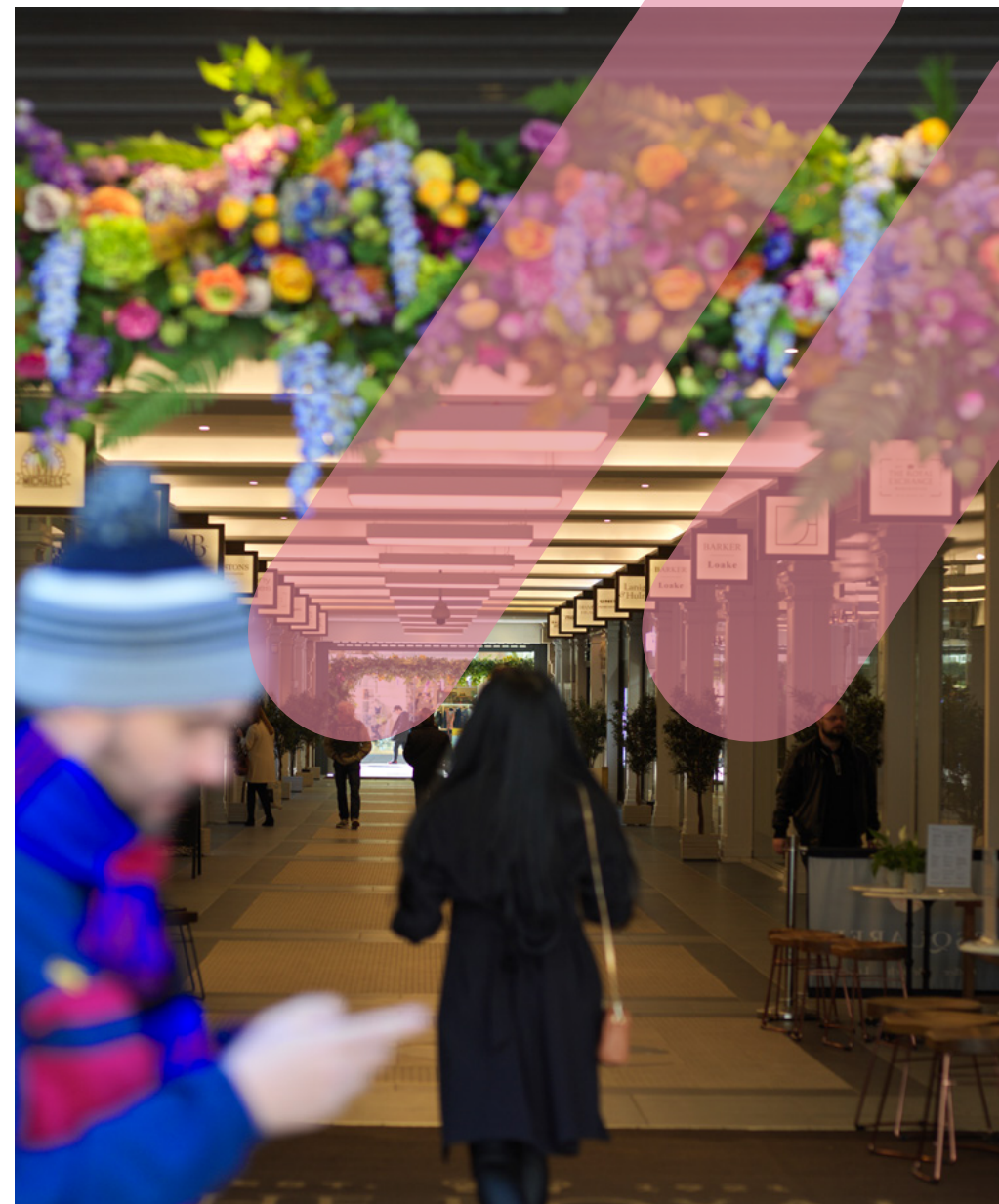




10 CHAPEL WALKS HAS UNDERGONE A MAJOR REMODELLING TO DELIVER A VIBRANT AND ENGAGING BUSINESS DESTINATION PROVIDING A NEWLY REFURBISHED BUILDING RECEPTION AREA.

This next phase of refurbishment includes a fully fitted “Plug & Play” suite 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...

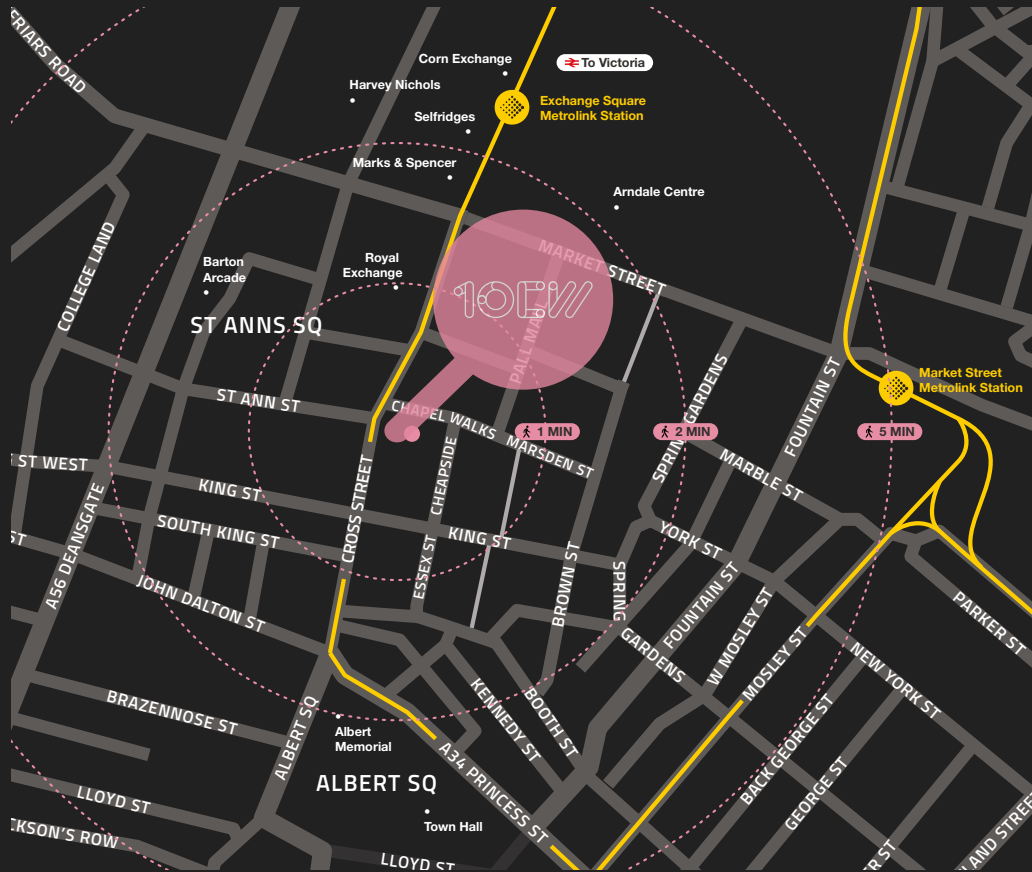


WALK
THIS WAY.



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. Grand Pacific
4. Croma
5. Caff  Grande Piccolino
6. The Rice Bowl
7. Rosso
8. Miller and Carter
9. Pizza Express
10. Zizzi
11. San Carlo
12. Flight Club
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. Caff  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

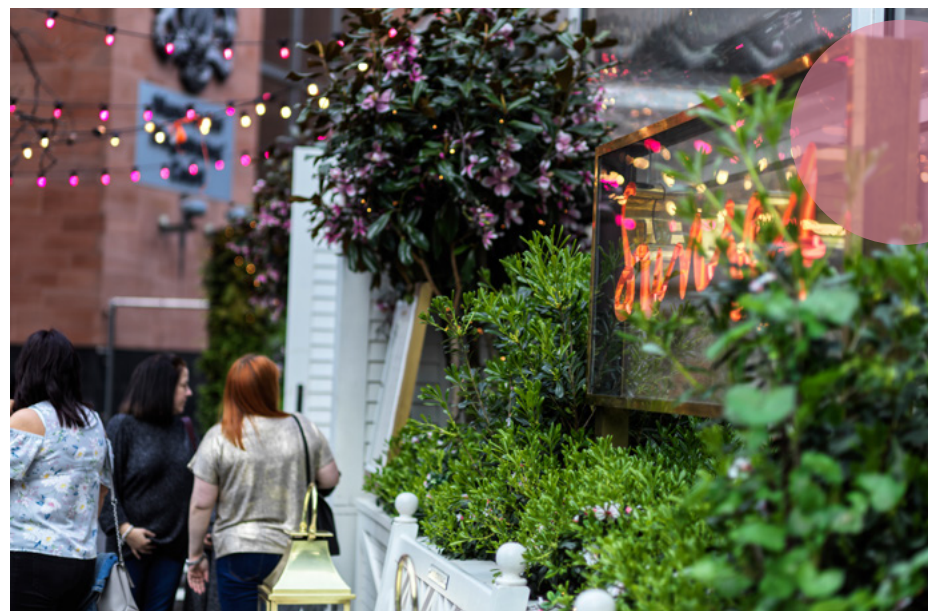
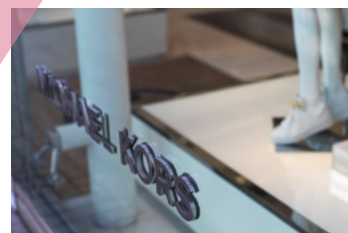
Metrolink

ST PETER'S SQUARE
6 MINS





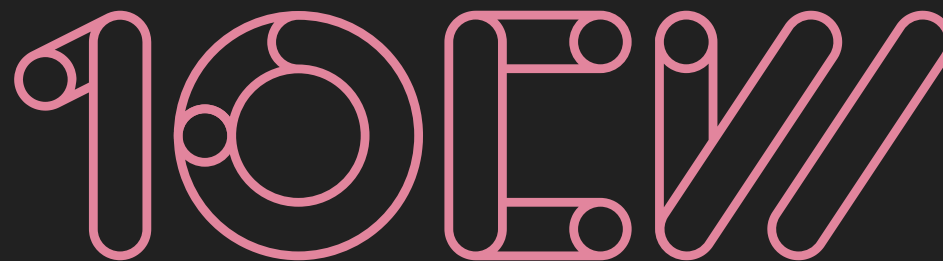
FROM LOCAL INDEPENDENT CAFES & EATERIES SUCH AS COCO'S CAFE, THROUGH TO THE RESTAURANTS OF KING STREET AND BIG BRAND FASHION OF NEW CATHEDRAL STREET WHERE YOU CAN FIND HUGO BOSS, BURBERRY AND HARVEY NICHOLS AMONGST AN IMPRESSIVE LINE-UP.



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



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