



ENTER 

MANCHESTER



HOME  
GATEWAY  
WELCOME  
ARRIVAL  
SPECIFICATION  
SPACE 1  
SPACE 2  
FLOORS  
PLANS  
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LIFESTYLE  
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YOUR BUSINESS  
GATEWAY TO SUCCESS

CITYGATE



# INVITING

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## A WELCOMING PRESENCE

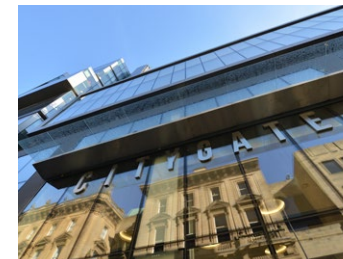
CITYGATE



### WELCOME TO CITYGATE

Citygate on Mosley Street, Manchester provides a high quality business environment on the doorstep of all that the city has to offer.

A complete remodelling of the building has provided a modern and contemporary workplace and complements completely the rejuvenation of Mosley Street from St Peter's Square to Piccadilly. In an envied position Citygate is ideally situated to enable occupiers to benefit from its' commercial and vibrant location.





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IMPRESSIVE DOUBLE  
HEIGHT RECEPTION

CITYGATE

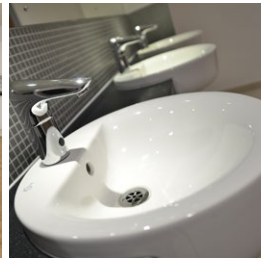


# LAST SUITE REMAINING 3,687 SQ FT (342.5 SQ M)

CITYGATE



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## SPECIFICATION

- Fan coil VRF air conditioning
- Double height reception area with concierge
- 5 open plan floors
- 2 no. 13 person passenger lifts
- Male, female and disabled toilets to each floor
- Internal atrium to upper floors
- 24 hour access
- Intruder alarm, access control and CCTV systems
- Suspended ceilings with LG7 compliant recessed fittings
- BREEAM 'Very Good' rating
- 3 basement car parking spaces
- Cycle racks and lockers
- Male, female and disabled showers.



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SPACE  
TO BREATHE  
CITYGATE

RECEPTION





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# KITCHEN BREAK-OUT CITYGATE





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# FLOORS

**FIFTH FLOOR**  
SUITE 1 - 3,687 SQ FT (342.5 SQ M) SUITE 2 - LET

**FOURTH FLOOR**  
LET TO THE PARLIAMENTARY AND HEALTH SERVICE OMBUDSMAN

**THIRD FLOOR**  
LET TO THE PARLIAMENTARY AND HEALTH SERVICE OMBUDSMAN

**SECOND FLOOR**  
LET TO THE PARLIAMENTARY AND HEALTH SERVICE OMBUDSMAN

**FIRST FLOOR**  
LET TO THE PARLIAMENTARY AND HEALTH SERVICE OMBUDSMAN

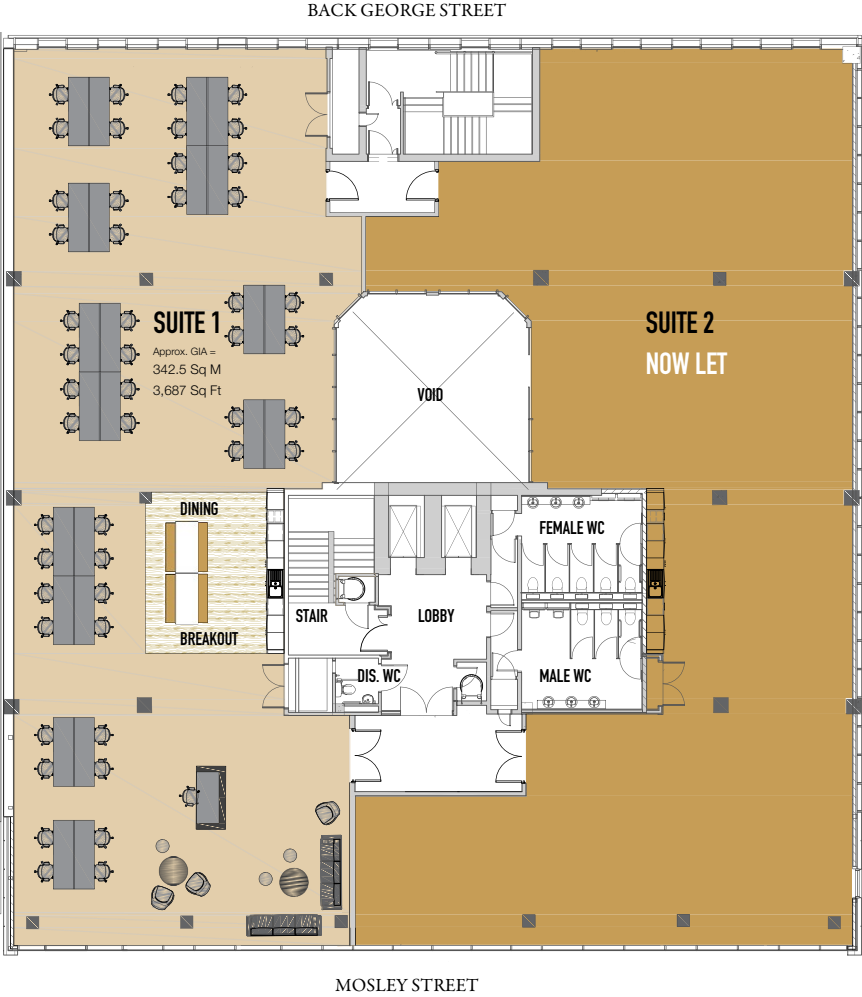
**GROUND FLOOR**  
LET TO BARCLAYS

**3 BASEMENT**  
CAR PARKING SPACES

**TOTAL REMAINING**  
3,687 SQ FT 342.5 SQ M  
Measured to IPMS3



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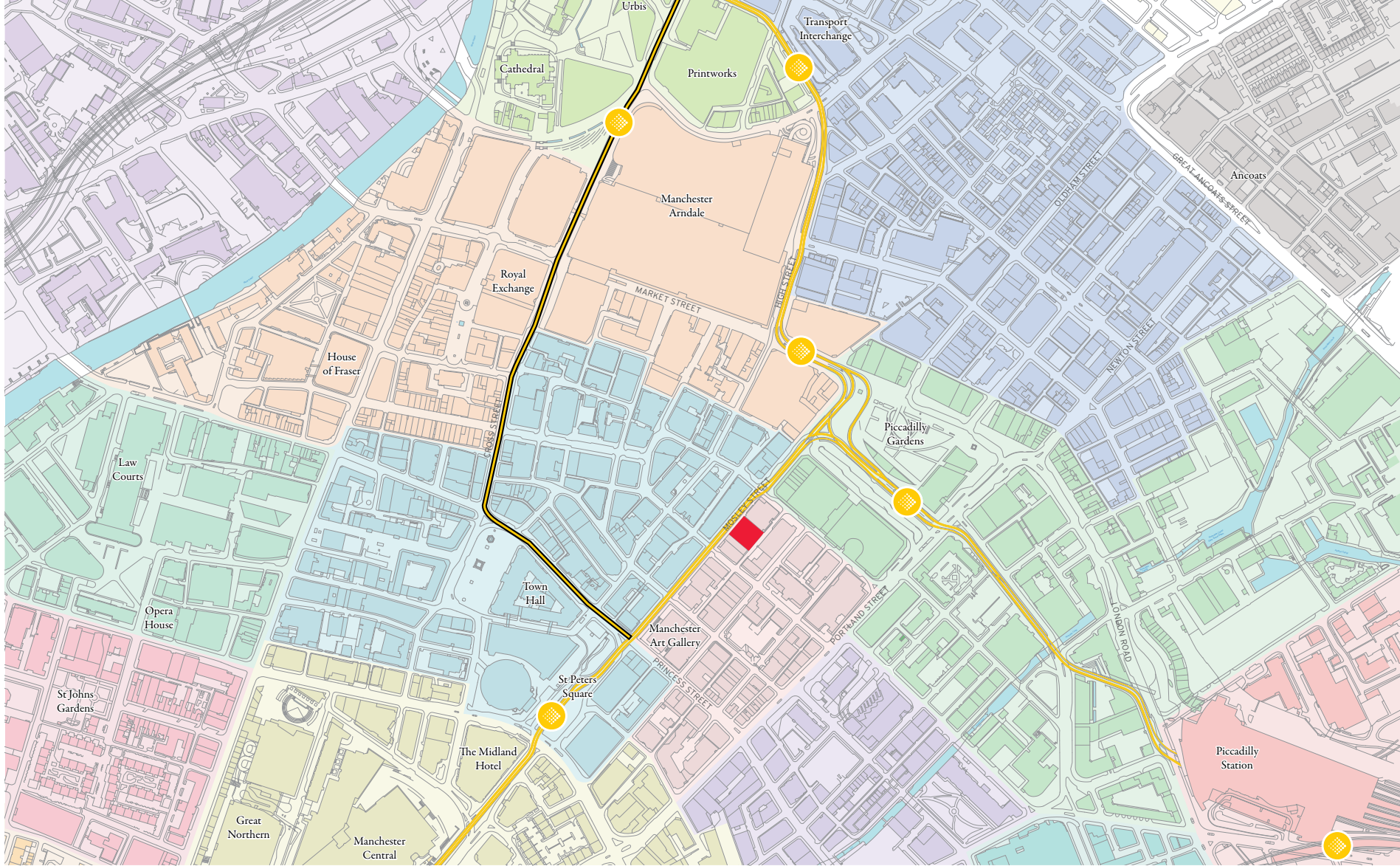


FIFTH FLOOR

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## CENTRAL MANCHESTER ZONES

# ZONE IN

Orange Retail Core  
Blue Northern Quarter / NOMA  
Teal Central Business Core  
Pink China Town

Green Piccadilly Gateway  
Light Green Peter's Fields  
(The Conference Quarter)  
Purple The Village

Light Blue Corridor Manchester  
Dark Green North Campus  
Yellow Metrolink Line  
Thick Black Proposed Second City Crossing



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## KEY

- 1 Betham Tower
- 2 Manchester Central Convention Centre
- 3 1 St Peter's Square
- 4 Great Northern Warehouse
- 5 Radisson Blu Hotel
- 6 Midland Hotel

- 7 Bridgewater Hall
- 8 Central Library
- 9 Manchester Town Hall
- 10 St Peter's Square
- 11 Mercure Piccadilly Hotel
- 12 Piccadilly Gardens

- 13 Spinningfields
- 14 Manchester Law Courts
- 15 Market Street
- 16 Arndale Centre
- 17 No 1 Deansgate
- 18 Lowry Hotel

- 19 House of Fraser
- 20 Financial Core
- 21 Marks and Spencer
- 22 Chorlton Street Car Park
- 23 Oxford Road Train Station
- 24 Manchester Arena



13 THEATRES

3.25M SQ FT OF RETAIL  
ACCOMMODATION

MAJOR WORLD CLASS  
SPORTS STADIUMS

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CONNECT TO THE  
MANCHESTER LIFESTYLE

CITYGATE

## WHY MANCHESTER

Manchester is well known as a place where things happen, a place to see and be seen. A city that mixes a unique cultural heritage with a dynamic and expansive platform to educate, revolutionise and inspire.

It's why Manchester is a place where top businesses aspire to be, with 80 members of the FTSE index having a presence in the city and is rated as being one of the best cities in Europe.

International artistes from all around the world provide a constant programme of world renowned performance at the city's many theatre and music venues.

Manchester enables business, music, scientific, creative and performance talent to flourish, taking global influences and combining them with instinct and flair to create something new. All you'd expect from the capital of the North of England.

## RETAIL AND LEISURE THERAPY

The largest inner city shopping centre in the UK is Manchester's Arndale Centre. The Northern Quarter, Spinningfields, Deansgate and King Street provide further locations featuring national retailers and global brands.

The city has a flourishing bar and restaurant scene with locations such as The Printworks a focussed venue for many establishments.

## SPORTING PROWESS

Manchester boasts a wide range of sporting venues including Football, Cricket, Swimming, Cycling and Rugby featuring international level performance on a regular basis. The city's premiership football clubs, Manchester City and Manchester United provide international exposure and global recognition.



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## ROAD

Manchester road connectivity is excellent with the M60 orbital motorway providing links to the regions motorway network, enabling direct access to all the country's major locations including Liverpool, Leeds, Sheffield, Birmingham, Bristol and London.



## METROLINK

The Metrolink tram network in Manchester is constantly evolving and a new direct link to Manchester Airport is due to commence in 2016. Regular services on the current network run every 12 minutes. The city centre Metrolink service is being increased with the 'second city crossing' currently under construction.

The existing service reaches out to local destinations including Altrincham, Oldham, Rochdale, Bury, Didsbury and Ashton Under Lyne, with more destinations planned for the future.

## RAIL

Piccadilly and Victoria stations provide Manchester with mainline rail links to all major UK destinations with London reachable in approximately 2 hours. Deansgate, Oxford Road and Salford stations provide services to multiple regional locations.

## AIR

5 miles to the south of the city lies Manchester Airport which is the 3rd largest air hub in the UK. Over 65 airlines fly to over 210 destinations worldwide carrying over 20.5 million passengers per year. Significant plans are in place to increase Manchester Airports capacity.



# CONNECTIONS





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## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents.

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References to available plans and spaceplans are available at

**[WWW.CITYGATEMANCHESTER.CO.UK](http://WWW.CITYGATEMANCHESTER.CO.UK)**