

10EW

FROM 968 SQ FT
FULLY FITTED AND FURNISHED OFFICES

10
CHAPEL WALKS
MANCHESTER
M2 1HL

ROCK UP AND PLUG IN

A PLUG & PLAY MODERN WORKING ENVIRONMENT @ 10 CHAPEL WALKS ADDING A NEW DIMENSION TO THIS PRESTIGIOUS CITY CENTRE OFFICE BUILDING.



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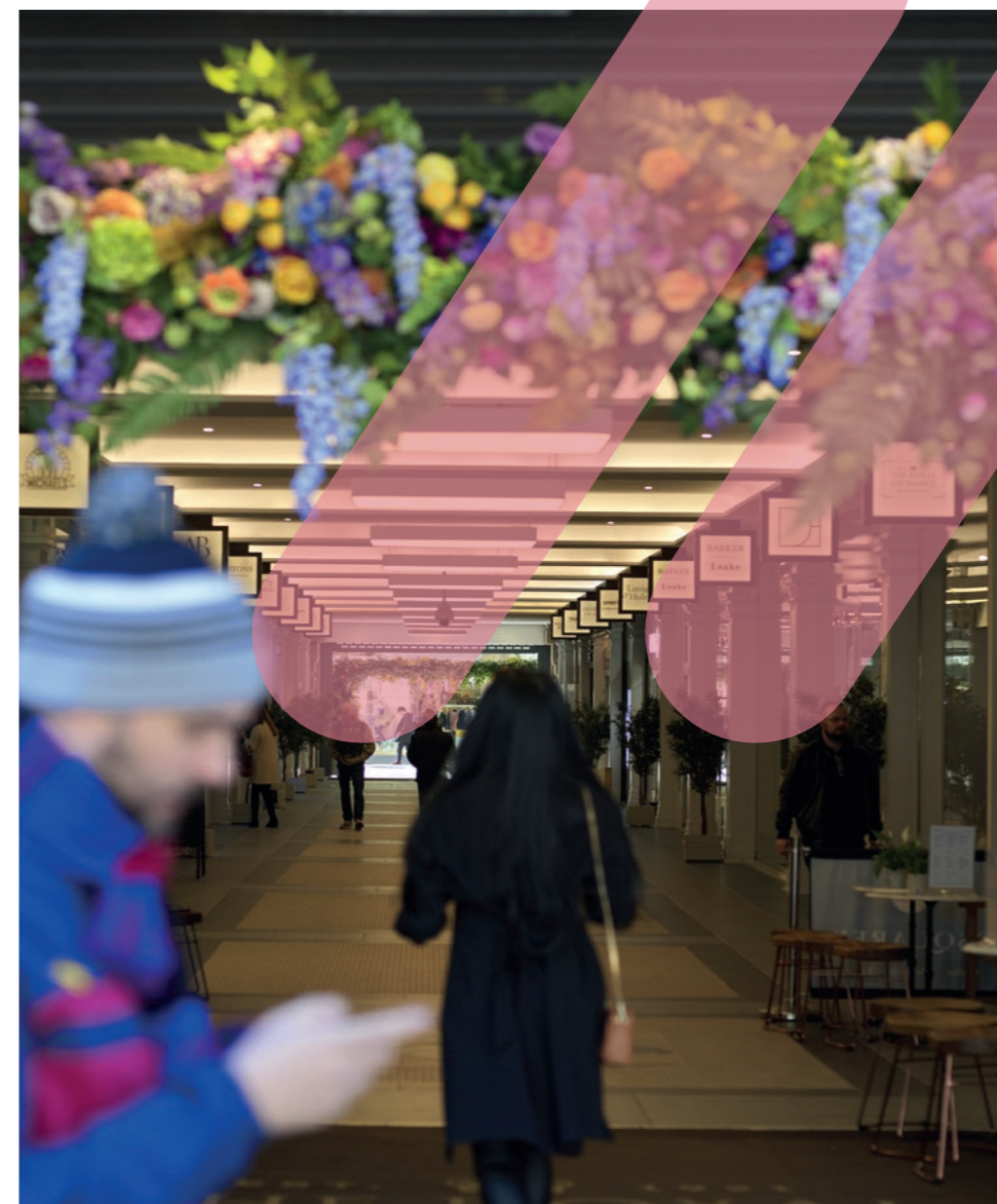
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CHAPEL WALKS
MANCHESTER
M2 1HL



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.

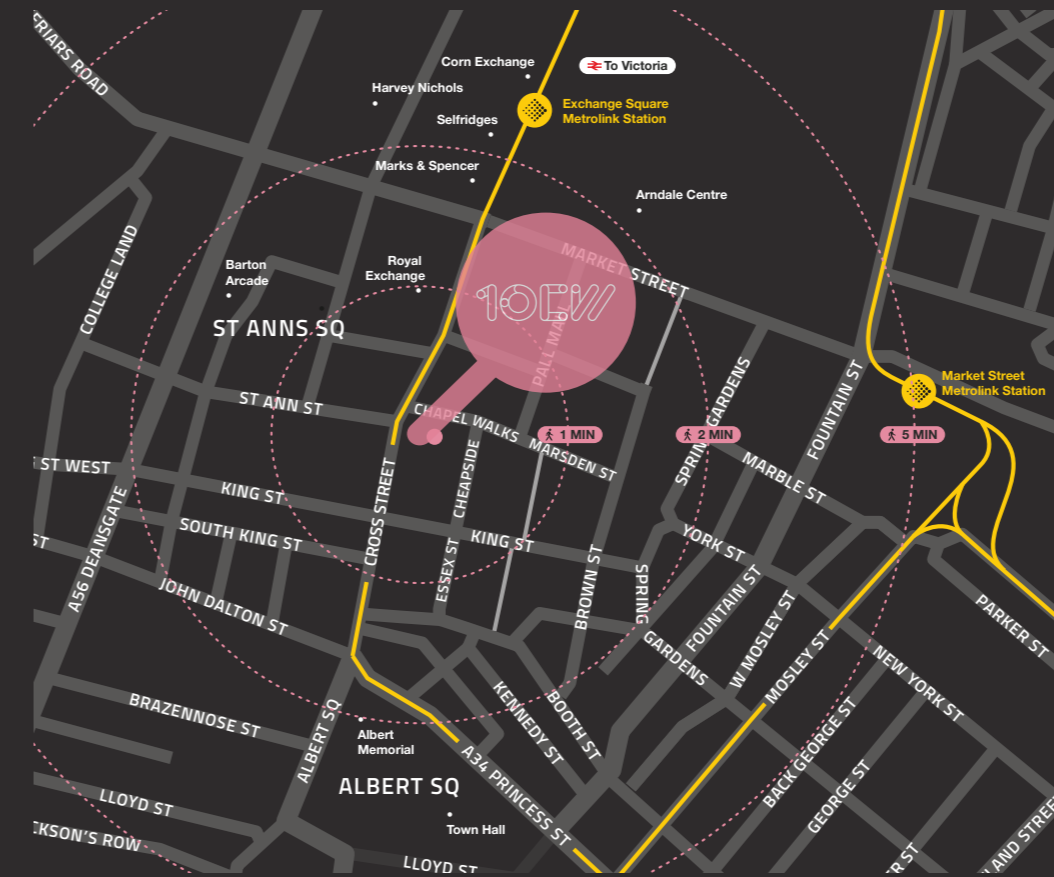
Standing proudly on Cross Street facing St Ann's Street with frontages to Cheapside and Chapel Walks, the building enjoys prominence in the heart of Manchester surrounded by all the amenity this vibrant cosmopolitan city centre has to offer, walk this way...



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. Caffé 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. Rapha Cycling Club
36. Caffé Nero
37. Eat
38. Pret A Manger
39. Starbucks

SHOPS

40. M&S
41. Selfridges

BANKS

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

WALKING DISTANCES



VICTORIA
5 MINS

PICCADILLY
10 MINS

Metrolink

EXCHANGE SQUARE
4 MINS

ST PETER'S SQUARE
6 MINS

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.





EXPLORE THE AREA

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

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	968	AVAILABLE (FULLY FITTED & FURNISHED)
1ST FLOOR - SUITE B	1,980	AVAILABLE (FULLY FITTED & FURNISHED)
1ST FLOOR - SUITE C	1,205	AVAILABLE (FULLY FITTED & FURNISHED)
1ST FLOOR - SUITE D	1,550	AVAILABLE (FULLY FITTED & FURNISHED)
2ND FLOOR - SUITE B	2,673	AVAILABLE (FULLY FITTED & FURNISHED)

PLUG AND PLAY

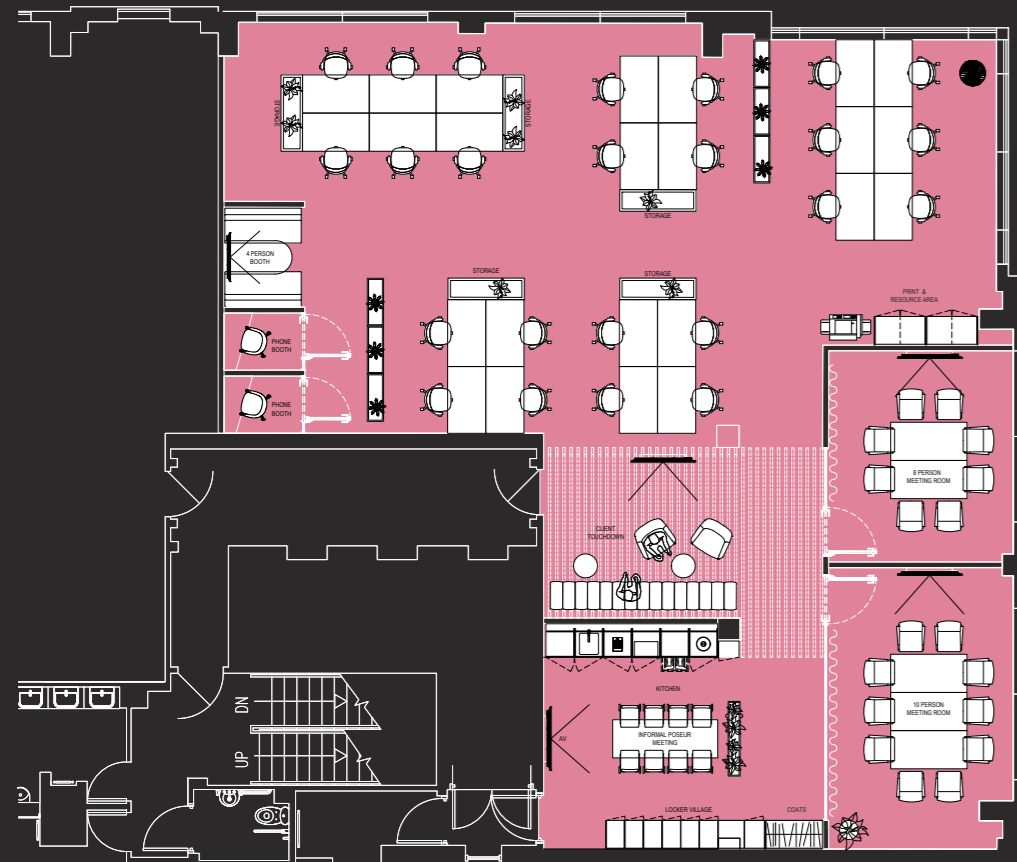
-  Array of work-settings
-  Alternative settings
-  Dressed space
-  Business lounge
-  Breakout spaces
-  Power & data
-  Amenities
-  Un-branded
-  Call booths
-  Inspiring workspace
-  Fully furnished
-  Flexibility
-  Timeless design
-  Shared board room
-  Meeting pods for informal meetings/ break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



3RD FLOOR.

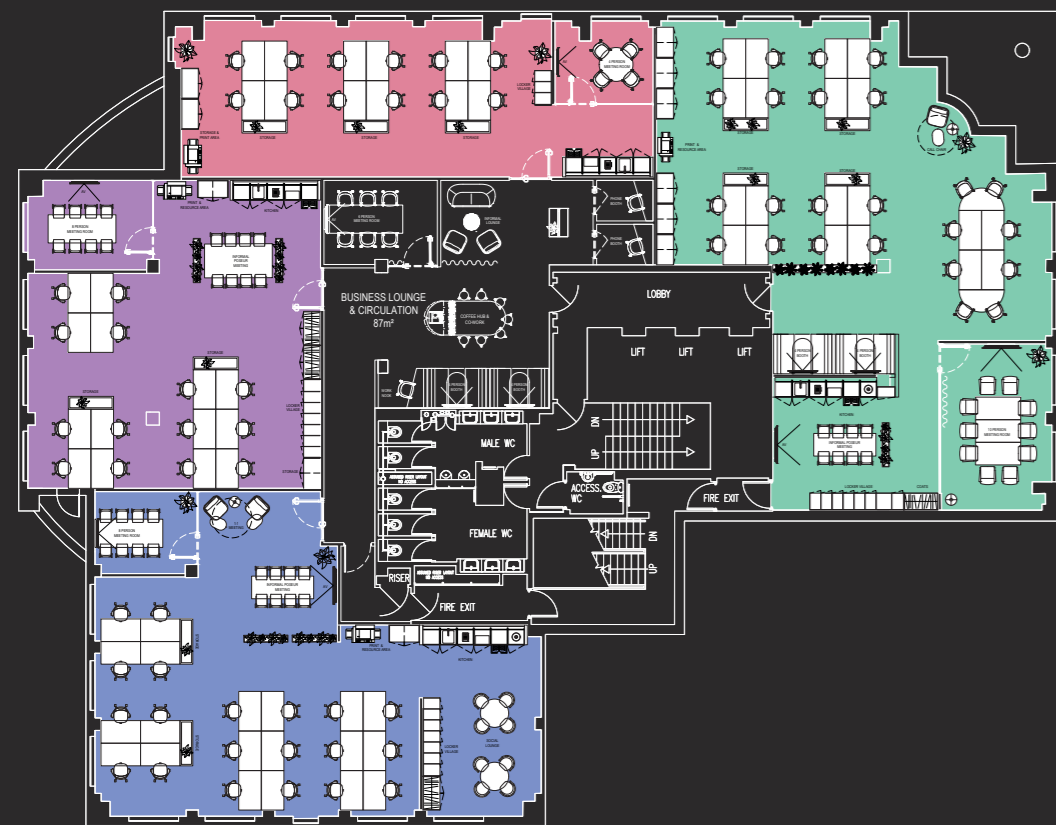
2,673 SQ FT

- 24 WORKSTATIONS
- 8 PERSON MEETING ROOM
- 10 PERSON MEETING ROOM
- KITCHEN/ BREAKOUT SPACE
- RECEPTION AREA
- 4 PERSON BOOTH
- 2 PHONE BOOTHS
- FULLY CABLED



1ST FLOOR.

FROM 968 SQ FT



AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
1ST FLOOR - SUITE A	968	12 WORKSTATIONS 6 PERSON MEETING ROOM KITCHEN LOCKERS
1ST FLOOR - SUITE B	1,980	20 WORKSTATIONS KITCHEN/BREAKOUT SPACE 2 X MEETING PODS 10 PERSON MEETING ROOM LOCKERS
1ST FLOOR - SUITE C	1,205	14 WORKSTATIONS KITCHEN/ BREAKOUT SPACE 8 PERSON MEETING ROOM LOCKERS INFORMAL MEETING AREA
1ST FLOOR - SUITE D	1,550	20 WORKSTATIONS 8 PERSON MEETING ROOM INFORMAL MEETING SPACE LOCKERS KITCHEN BREAKOUT SPACE

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





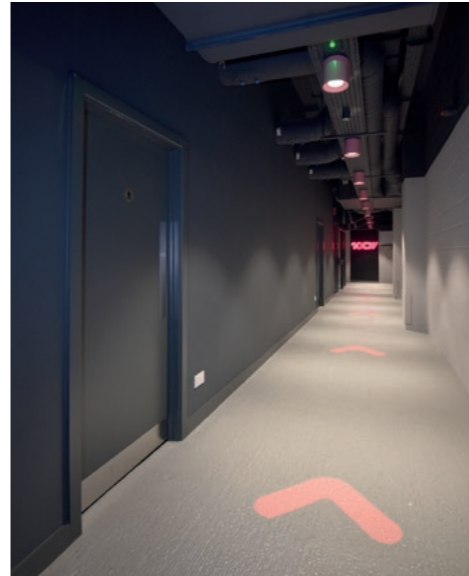
FULL FLOOR.

FULL FLOOR
OF 6,111 SQ FT
AVAILABLE

The entire 8th floor is currently available in its existing refurbished specification, or we can provide a fully fitted & furnished package to suit an occupiers bespoke requirements.



ALL WALKS OF LIFE.

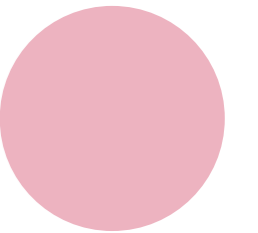


WHETHER YOU LIKE TO BIKE TO WORK, WALK TO WORK OR DRIVE IN AND RELAX WITH A COFFEE BEFORE WORK, 10 CHAPEL WALKS HAS IT COVERED.

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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OBi
OUR PROPERTY CO. UK
0161 237 1717

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