

Thirty Five
DALE STREET

35DALEST.COM

THE BUILDING

35 Dale Street has been transformed to provide workspace that will stimulate innovation, creativity and energy.

The regeneration of this stunning Grade II Listed building in the Northern Quarter provides the opportunity for free-thinking modern businesses to prosper.

The transformation of 35 Dale Street provides a Grade A office specification behind a stunning Grade II Listed façade.

Enter via Dale Street, into our impressive boutique reception which retains the original features and enables occupiers to utilise the space for informal meetings.



IDLE HANDS

Our coffee shop is operated by Idle Hands and is located on the ground floor of the building. Serving coffee, sweet treats and a hot food menu as well as a selection of rotating beers, wines and cocktails for when the day has been long!

idlehandscoffee.com



V1BE

The Gym is operated by V1BE, a boutique fitness experience like no other in Manchester, combining HIIT workouts, in small classes, with experienced trainers. The gym is fitted out with state of the art equipment, washrooms and lockers.

v1be.com



BEATNIKZ REPUBLIC

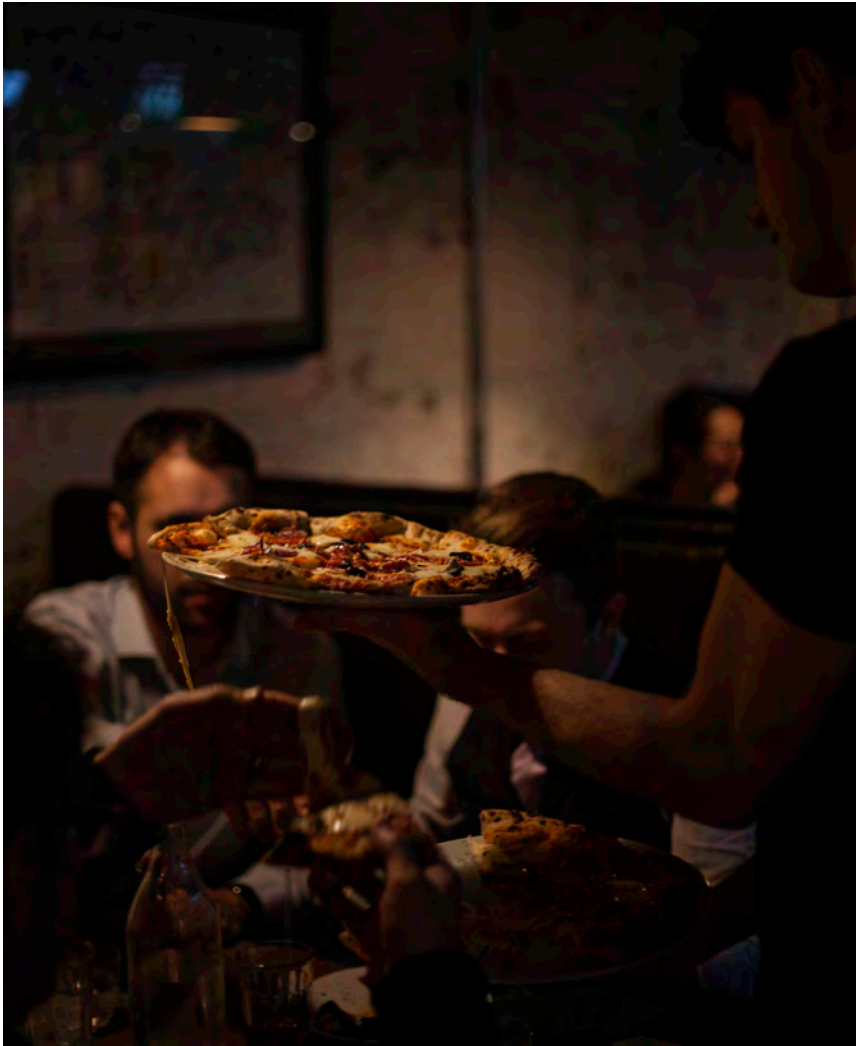
The bar is operated by Beatnikz Republic, a local microbrewery who have been producing exceptional small batch beer since 2017.

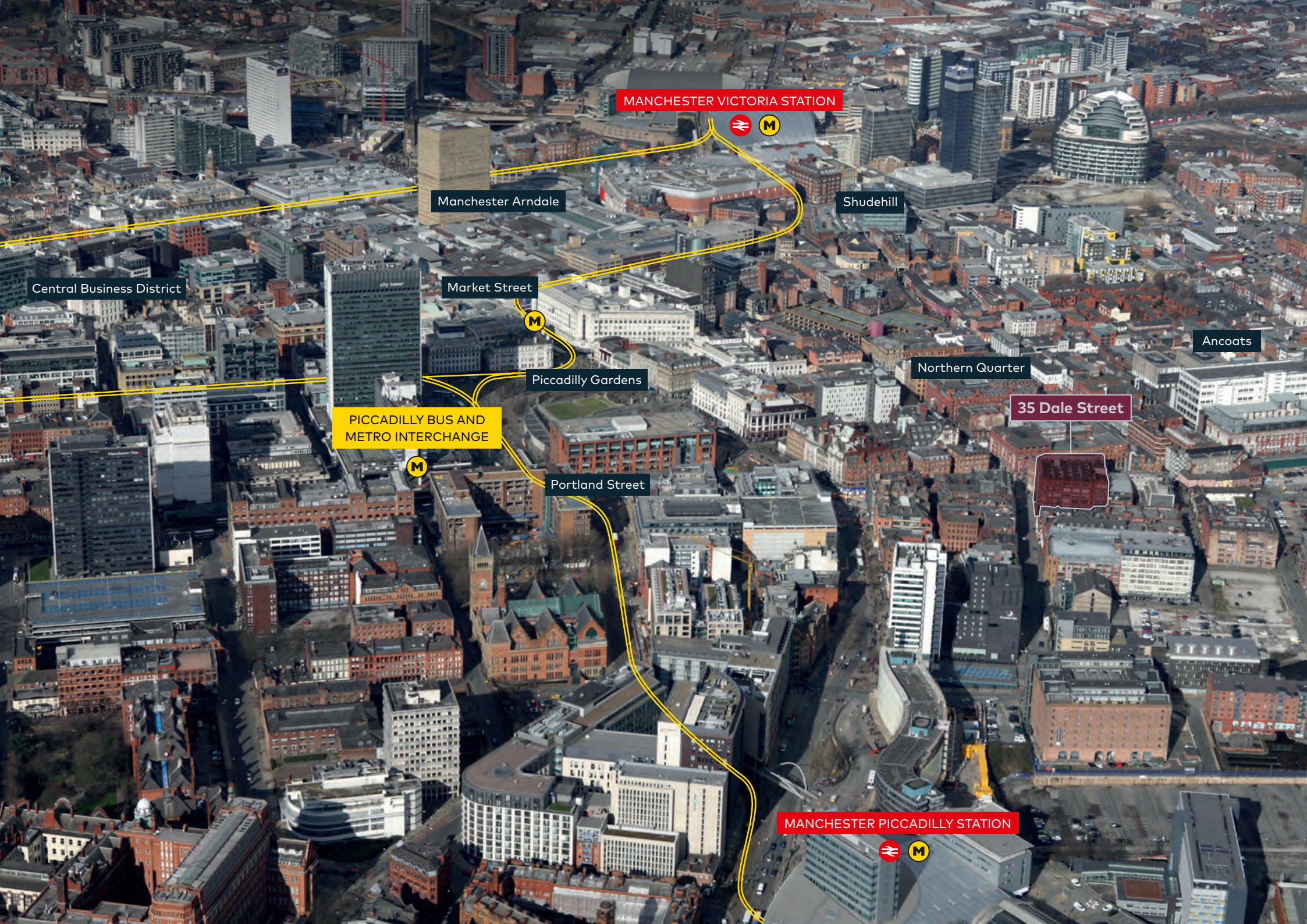
beatnikzrepublic.com/nq-bar



LOCATION

35 Dale Street is situated within Manchester's Northern Quarter which is known for its thriving independent shops, cafés, bars, art galleries and restaurants. The building benefits from excellent public transport links, just a short walk to Piccadilly railway station and the Metrolink interchange.





MANCHESTER VICTORIA STATION



Manchester Arndale

Shudehill

Central Business District

Market Street



Piccadilly Gardens

Northern Quarter

Ancoats

PICCADILLY BUS AND METRO INTERCHANGE



35 Dale Street

Portland Street

MANCHESTER PICCADILLY STATION



GETTING HERE

35 Dale St, Dale Street, M1 2HF

CAR

The following car parks are less than a 5 minute walk away from 35 Dale Street:

NCP Port Street, Port Street, M1 2EG

NCP Piccadilly Gardens, Chatham Street, M1 3AY

NCP Northern Quarter, Church Street, M4 1LX

TRAIN

Piccadilly Train Station is less than a 5 minute walk away with routes to all major UK cities and direct trains to London Euston every 20 minutes. Victoria Train Station is a 15 minute walk away with fantastic regional links.

TRAM

The nearest Metrolink stations can be found within a 5 minute walk, at Piccadilly Train Station, Piccadilly Gardens and Market Street.

BIKE

With showers, lockers and bike storage on site, 35 Dale Street is well-equipped for cyclists.

BUS

Most local bus routes can be accessed from Piccadilly Gardens, a 5 minute walk away.

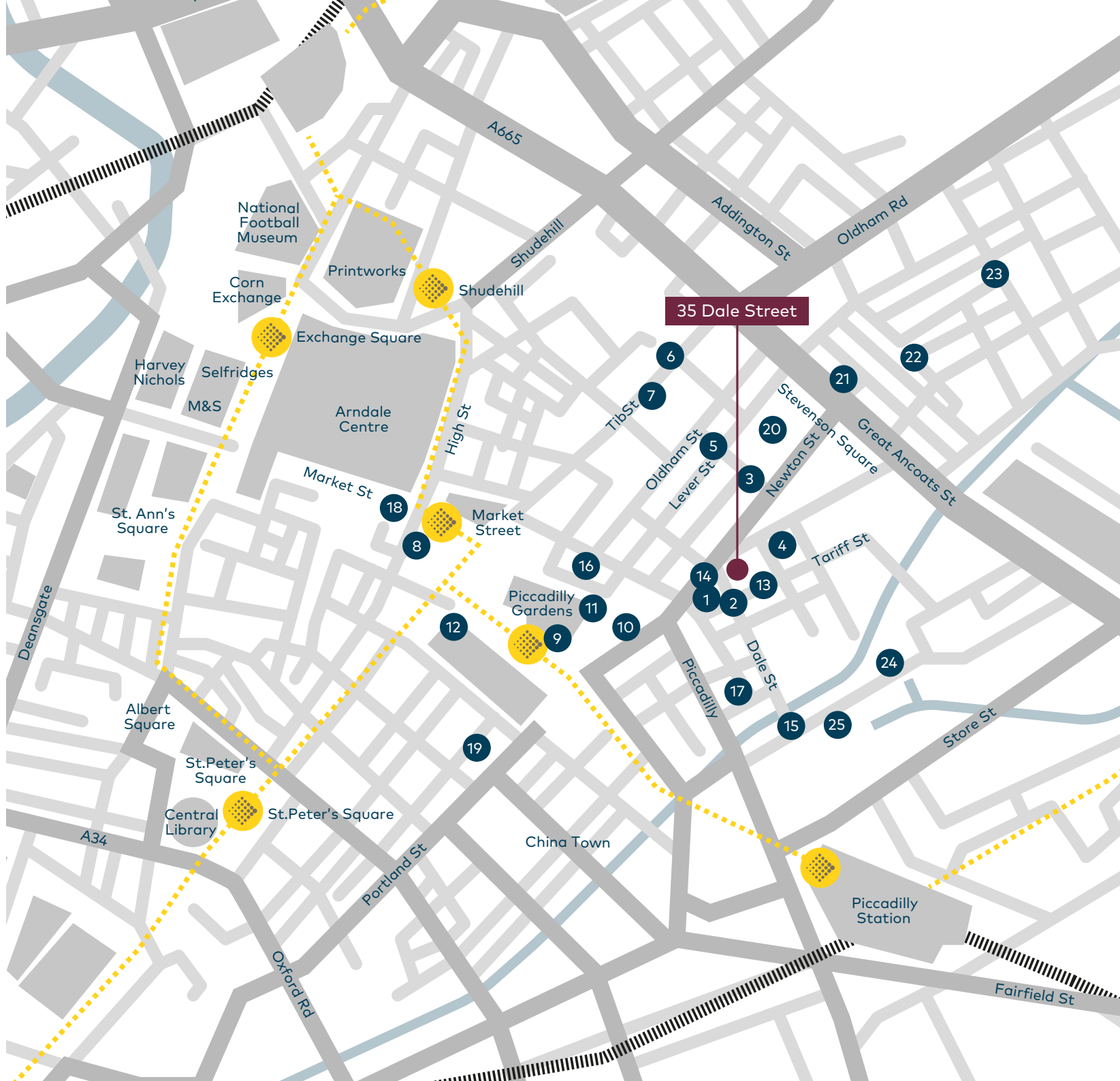
PLANE

Manchester International Airport is a 25 minute drive away from the city centre and can also be accessed via direct routes by train or alternatively by tram from Piccadilly Train Station.



NEIGHBOURHOOD

1. Cottonpolis
2. Tarrif & Dale
3. Ezra + Gil
4. The Whiskey Jar
5. Cooper Hall
6. Evuna NQ
7. Tib Street Tavern
8. Costa Coffe
9. Caffè Nero
10. Pret a Manger
11. Tesco Express
12. M&S Food
13. TAKK
14. easyHotel
15. Premier Inn
16. Travelodge
17. Abode Hotel
18. PureGym (Market Street)
19. The Gym (Piccadilly)
20. Mackie Mayor
21. Viet Shack
22. Rudy's Neapolitan Pizza
23. Sugo Pasta kitchen
24. Dakota
25. BLOK & CULTUREPLEX



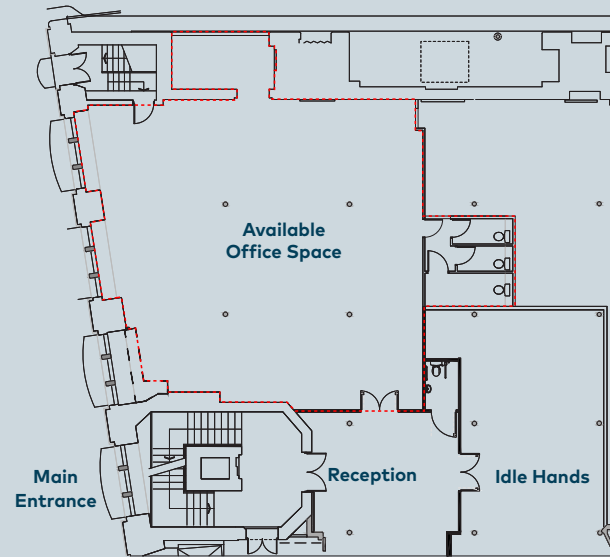
AVAILABILITY / SPECIFICATION & PLANS

FLOORS	SQ FT	SQ M
Ground	2,150	199
First floor	2,633	245

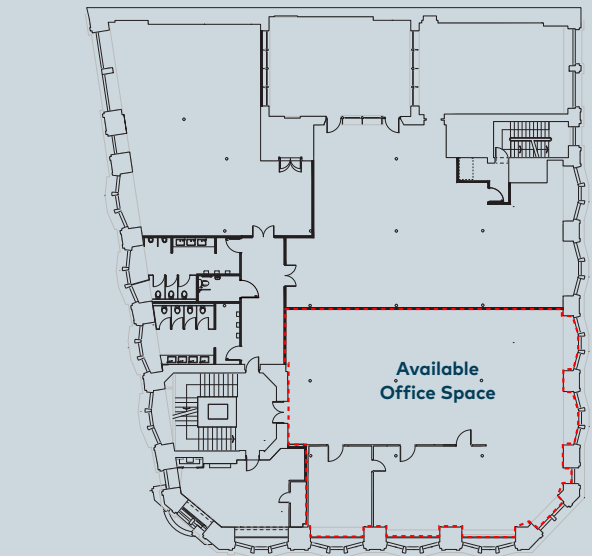
SPECIFICATION

- Boutique reception with an excellent sense of arrival
- Open plan accommodation
- Exposed VRF heating and cooling system
- High quality suspended LED track lighting
- Male & female WC's to each floor
- Cycle storage and shower facilities

GROUND FLOOR



FIRST FLOOR



Dale Street



EQUIEM

LET'S GET TO KNOW EACH OTHER..

We love to hear your news and we also want you to hear our news – the best way to do this is to sign up to our Building Portal and APP "35 Dale St Community".

This Portal will become your central communications platform for news, announcements, competitions and updates and we would encourage all of your staff to sign up to ensure no one misses out!

It's also the perfect way to share staff or company updates with an engaged audience and take a look at what your neighbours have been working on.

35-dale-street.account.getequiem.com



SUSTAINABILITY PLEDGE

The management team at 35 Dale Street are committed to providing a brilliant service with regards to sustainability and pledge to reduce the environmental impact and improve health and wellbeing across the buildings, staff and city-wide.

You will be provided with a quarterly report with updates on how we are making and maintaining these changes and providing a safe and sustainable, happy working environment, including detailed information on:

- Health and Safety
- Waste Data
- Energyperformance
- Engagement with local communities and charities
- Health and Wellbeing

To stay up to date with all our latest news, events and sustainability updates, make sure you sign up to Equiem our online platform which provides information on the Building and 35 Dale Street community.



ALL BUILDINGS

- 100% Landlord energy from renewable sources
- Zero Waste to Landfill
- Waste segregation for improved recycling – paper and glass
- Cycle & Shower Facilities
- All Management Staff have completed Environmental & Sustainability Awareness Course
- Support for charities over the year including; cash4kids Christmas appeal, poppy appeal, Save the Children Christmas Jumper Day, Breast Cancer Now – Wear it Pink Day
- No Handtowels across the common areas – dryers only to reduce waste
- All cleaners using eco friendly products and working with cleaning company to further reduce environmental impact
- Encourage sustainable practices via Equiem with articles around energy efficiency / reduce reuse recycle / wellbeing etc ...
- Occupier Sustainability Report to be circulated Quarterly sharing Building Statistics and Targets
- Green Groups being set up to encourage information sharing and best practice with occupiers
- LED Lighting in common areas all on motion sensors
- Water in cycle store to encourage reusable bottle usage – in partnership with charity
- Bamboo reusable sustainable cups for sale with 100% of money going to charity Cash for kids



TERMS

Terms to be agreed.

VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.

EPC

EPC Available on request.

CONTACT

For all enquiries please contact the joint agents:



Daniel Barnes
Tel: 0161 602 8240
Email: dbarnes@savills.com

Andrew Cooke
Tel: 0161 602 8218
Email: acooke@savills.com



Matt Shufflebottom
Tel: 0161 833 7705
Email: matt.shufflebottom@knightfrank.com

Mark Bamber
Tel: 0161 833 7715
Email: mark.bamber@knightfrank.com

Important Notice

Lambert Smith Hampton and Savills Manchester their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. Either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents Lambert Smith Hampton and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or other wise.

