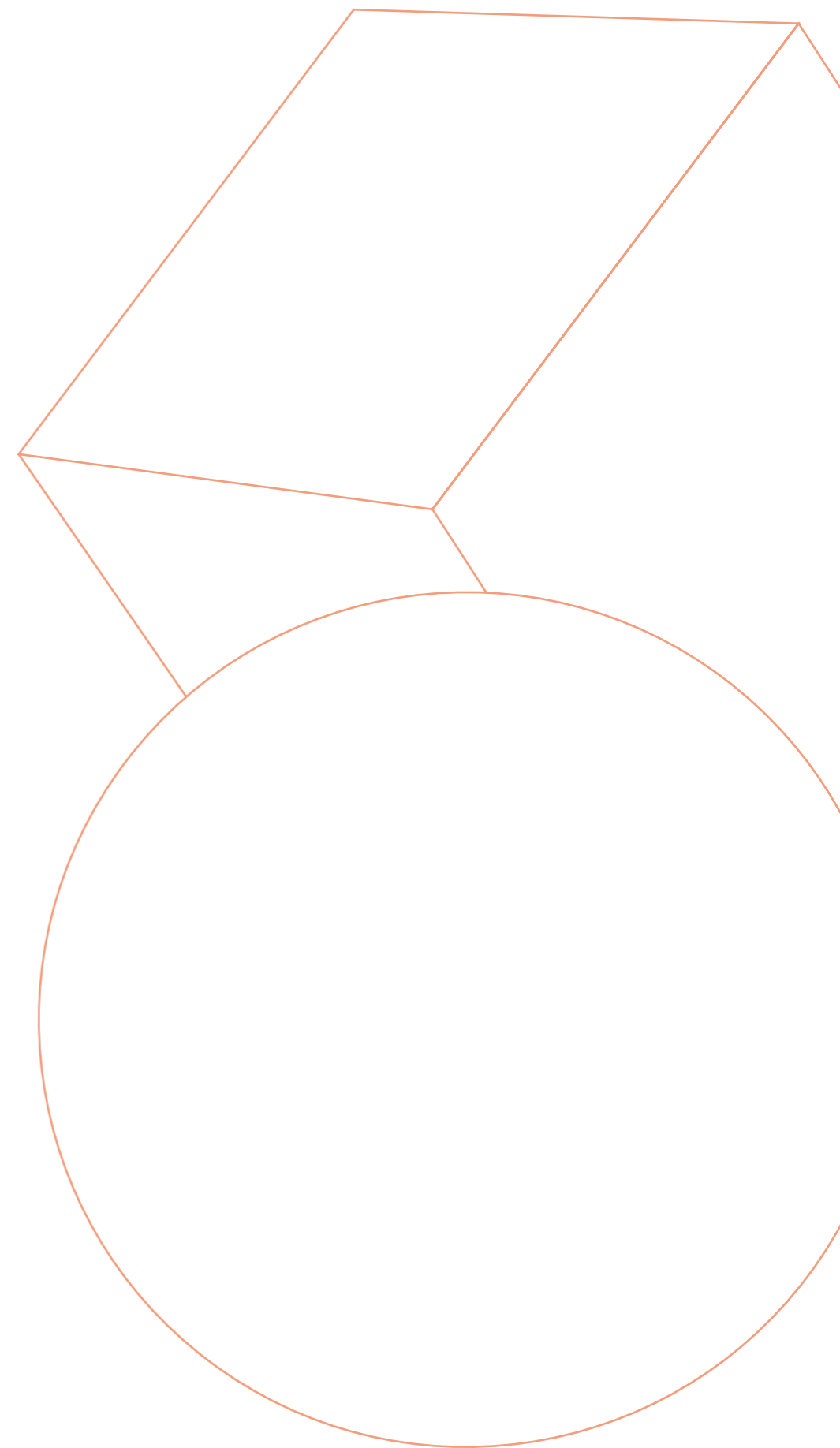


| **No.2 Circle Square**



A PLACE TO
ENABLE THE
EXTRAORDINARY



Welcome to Circle Square. Manchester's new city centre neighbourhood. A place where work meets life and life meets leisure. Where enterprising people and exceptional enterprises will thrive.

Circle Square is the epicentre of a new collaborative community, at the heart of Oxford Road Corridor, Manchester's innovation district, surrounded by knowledge institutions and cultural hotspots.

Bruntwood SciTech, and joint venture partners Vita Group are bringing together 1,700 new homes, 1.2 million square feet of workspace, new restaurants, bars and shops and two hotels, all centred around a stunning new city park.





Why Circle Square?



A campus for innovation

Located in the heart of Manchester's innovation district Circle Square is a unique campus for digital tech and engineering businesses to thrive.



Flexible communal spaces

Communal spaces within the building such as conference facilities, meeting rooms, lounges and community areas mean that customers can get maximum efficiency from their space by having the flexibility to use these spaces.



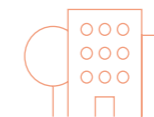
Strategic partnerships

Enabling strategic customer partnerships, providing access to skills, talent and research through an unrivalled partner network with universities and other key Manchester stakeholders.



Established events programme

Dedicated events and community programme connecting customers with like-minded companies and potential partners.



An extraordinary neighbourhood

Circle Square is home to innovative retailers, restaurants, bars and pavement cafes, all centred around Symphony Park, a beautifully landscaped space designed for socialising, entertaining, relaxing and exploring.





The Masterplan

At Circle Square you can discover a new kind of collaborative community. From work, to leisure, retail and living, Circle Square will be your gateway to the endless opportunities that sit along Oxford Road Corridor and in the city.



1.2 million sq ft commercial office space



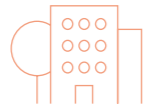
1,100 high quality student apartments



2 hotels with total of **300 rooms**



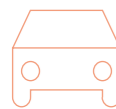
100,000 sq ft shops, bars & restaurants



683 private rented apartments



250,000 sq ft public realm



1,014 space multi-storey car park



24/7 community



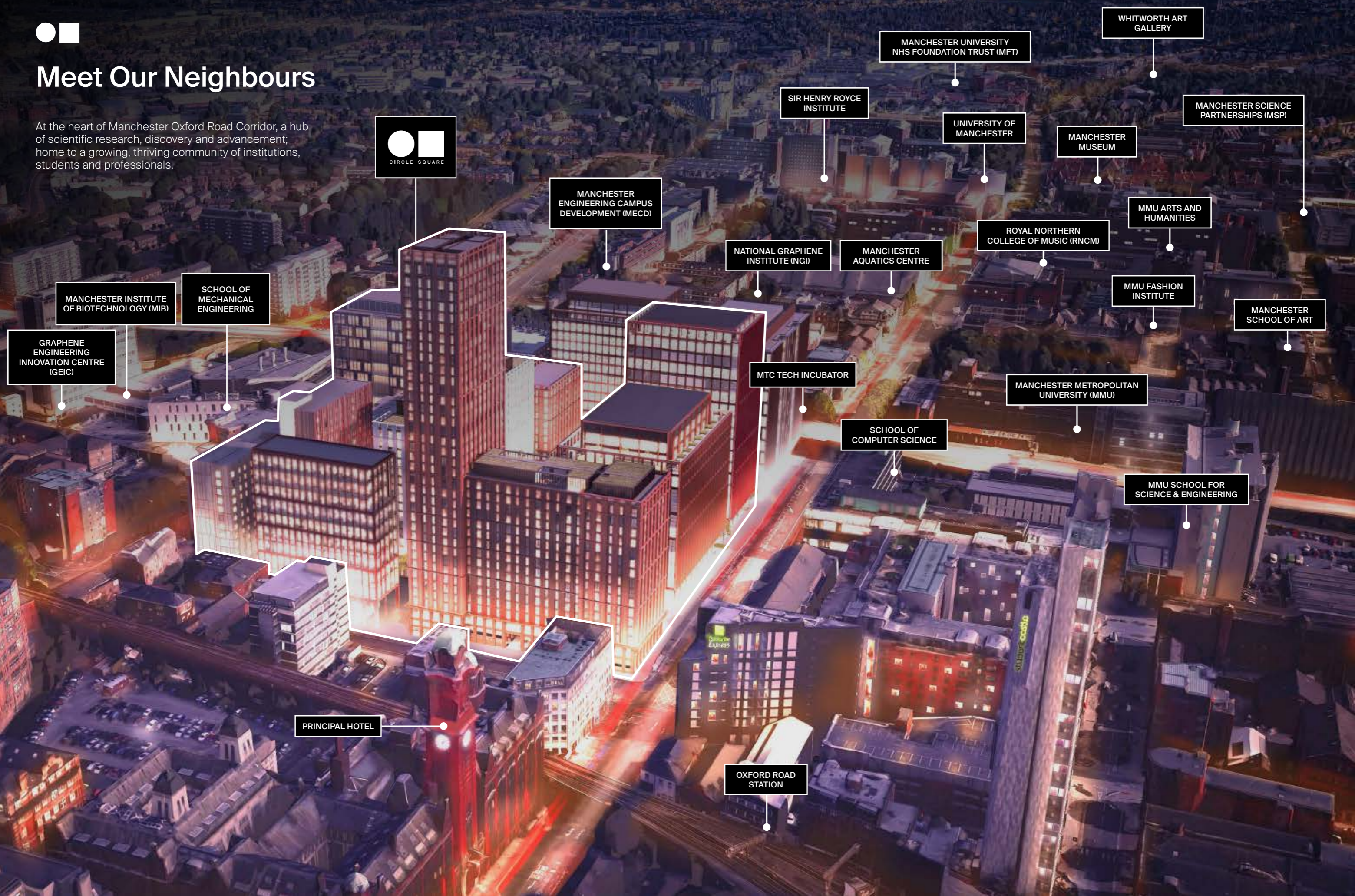
Estate management and event strategy





Meet Our Neighbours

At the heart of Manchester Oxford Road Corridor, a hub of scientific research, discovery and advancement; home to a growing, thriving community of institutions, students and professionals.





Knowledge & Innovation

Oxford Road Corridor is a hive of knowledge, innovation and discovery.

With world class facilities spanning the district, there is an immediate access to fantastic talent, much of which flows from the city's outstanding universities. Oxford Road Corridor offers superb co-location opportunities for companies to have access to talent, university research, laboratories as well as incubation and grow-on space.



74,000 students
Specialist courses within engineering and digital industries



79,000 people work here, **17%** of the City's workforce



57% of its activity is in knowledge intensive sectors



200 new products and services developed on the Corridor



It generates **£3.6bn**, per annum, 20% of Manchester's economy over the last 5 years



It's a leader in **green** transport planning

“

For employers, there is no talent pool like Oxford Road Corridor. We are a net importer of skills into the city.

Professor Jean-Noël Ezingeard
Deputy Vice-Chancellor at Manchester Metropolitan University



Culture & Lifestyle

Manchester is recognised for its contributions to art and popular culture, and there is nowhere like the Oxford Road Corridor for experiencing it all.



“

Manchester Museum is one of the most successful and popular museums in the country and attracts an increasingly diverse audience. One of the things that makes it special is its location on the Oxford Road Corridor, a stone's throw from the city's most dynamic cultural and scientific institutions.

Esme Ward
Director of Manchester Museum

Stan the T-Rex at Manchester Museum



A Connected Hub

Just a short walk from two of the city's busiest train stations, Circle Square sits on one of the best connected public transport routes in the North of England.



ON FOOT

| | |
|---------------------|---------|
| Oxford Road Station | 4 mins |
| St Peter's Square | 8 mins |
| Piccadilly Station | 10 mins |
| Deansgate Station | 12 mins |
| Spinningfields | 14 mins |
| Market Street | 15 mins |



METROLINK

| | |
|--------------------|---------|
| Manchester Airport | 40 mins |
| Media City | 20 mins |
| East Didsbury | 30 mins |
| Ashton-under-Lyne | 30 mins |
| Bury | 25 mins |
| Altrincham | 20 mins |



RAIL

| | |
|------------|---------------|
| London | 2 hrs 4 mins |
| Leeds | 50 mins |
| Liverpool | 33 mins |
| Birmingham | 1 hrs 30 mins |
| Edinburgh | 3 hrs 30 mins |
| Newcastle | 1 hr 30 mins |



BICYCLE

'Dutch' cycle lanes have been introduced to Oxford Road, coupling safer, faster bicycle journeys. No.1 Circle Square will include 200+ secure bicycle spaces.



CAR

Circle Square features its own on site 1,014-space multi-storey car park and is also a short drive from the main city ring roads.



AIR

Direct flights from 225 destinations from Manchester Airport



NUMBER OF PASSENGERS PER ANNUM

| | |
|---------------------|------------|
| Piccadilly Station | 25,792,000 |
| Oxford Road Station | 7,961,843 |
| Victoria Station | 7,630,480 |
| St Peter's Square | 500,000 |





Restaurants / Bars

| | |
|-------------------|-----------------------|
| 01 Fumo | 10 YES |
| 02 Gorilla | 11 Rudy's |
| 03 Nando's | 12 Albert Schloss |
| 04 Hatch | 13 Revolucion de Cuba |
| 05 Refuge | 14 Dirty Martini |
| 06 Five Guys | 15 Wood |
| 07 Navarro Lounge | 16 Street on 1st |
| 08 Mowgli | 17 The Gas Works |
| 09 Brew Dog | 18 Indian Tiffin Room |

Cafes / Coffee Shops

| | |
|-------------------|------------------------|
| 01 Ditto Coffee | 07 Pret a Manger |
| 02 Nudo Sushi Box | 08 Takk |
| 03 Leaf | 09 R&V |
| 04 Listo Burrito | 10 Caffè Nero |
| 05 Starbucks | 11 The Eighth Day Cafe |
| 06 Costa Coffee | |

Points of Interest

| | |
|-------------------------------|---------------------------|
| 01 Palace Theatre | 06 HOME |
| 02 Dog Bowl | 07 RNCM |
| 03 The Deaf Institute | 08 Manchester Academy |
| 04 Manchester Aquatics Centre | 09 Bridgewater Hall |
| 05 Manchester Museum | 10 Manchester Art Gallery |

Hotels

| | |
|-----------------------------|-----------------------|
| 01 The Midland | 04 Crowne Plaza Hotel |
| 02 Kimpton Clocktower Hotel | 05 Staybridge Suites |
| 03 Holiday Inn Express | |

Shops

| | |
|----------------------|---------------|
| 01 Tesco Express | 04 Co-op |
| 02 Sainsbury's Local | 05 Utility |
| 03 Tesco Express | 06 Blackwells |



Transport & Connectivity

- 20 minutes by car** to Manchester Airport
- Six car parks** within a 10 minute walk
- Europe's best** connected public transport route
- Direct connections** to all major rail networks
- 10 minutes walk** to Piccadilly Train Station
- 2 minutes walk** to Oxford Road Train Station
- 8 minutes walk** to St Peter's Square Metrolink Interchange

St Peter's Square provides direct routes to Victoria Station, Piccadilly Station, Manchester Airport, East Didsbury, Altrincham, MediaCityUK, Ashton-under-Lyne, Bury and Rochdale Town Centre.



Innovative and Creative Workspace

Available for occupation from November 2020, offering flexible office space, including designated coworking areas and small studios as well as a ground floor with open plan retail area.



Surrounded by shops, bars, restaurants and a hotel



Bespoke annual arts & cultural events



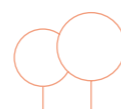
Business support & community events



150 person auditorium conference centre



Platinum WiredScore rating



Overlooking Symphony Park



Secure storage for over **386** bikes



42 showers, with changing rooms, lockers and drying rooms



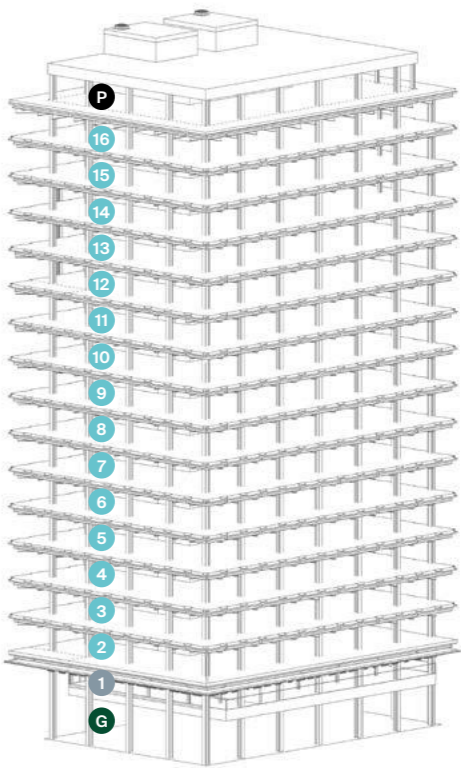
24/7 access with full concierge and business support





Spaces That Work Around You

No.2 Circle Square



| No.2 Circle Square | | Sq ft | Sq m |
|--------------------|--------------------------|---------|--------|
| P | Plant | - | - |
| 16 | 16th Floor | 9,580 | 890 |
| 15 | 15th Floor | 9,585 | 890 |
| 14 | 14th Floor | 9,585 | 890 |
| 13 | 13th Floor | 9,580 | 890 |
| 12 | 12th Floor | 9,577 | 890 |
| 11 | 11th Floor | 9,577 | 890 |
| 10 | 10th Floor | 9,574 | 889 |
| 9 | 9th Floor | 9,574 | 889 |
| 8 | 8th Floor | 9,574 | 889 |
| 7 | 7th Floor | 9,572 | 889 |
| 6 | 6th Floor | 9,570 | 889 |
| 5 | 5th Floor | 9,569 | 889 |
| 4 | 4th Floor | 9,567 | 889 |
| 3 | 3rd Floor | 9,567 | 889 |
| 2 | 2nd Floor | 9,561 | 888 |
| 1 | 1st Floor | 5,169 | 480 |
| G | Ground floor (Retail) | 4,932 | 458 |
| G | Ground floor (Reception) | 1,604 | 149 |
| Total | | 155,317 | 14,427 |

Companies committed to Circle Square include:





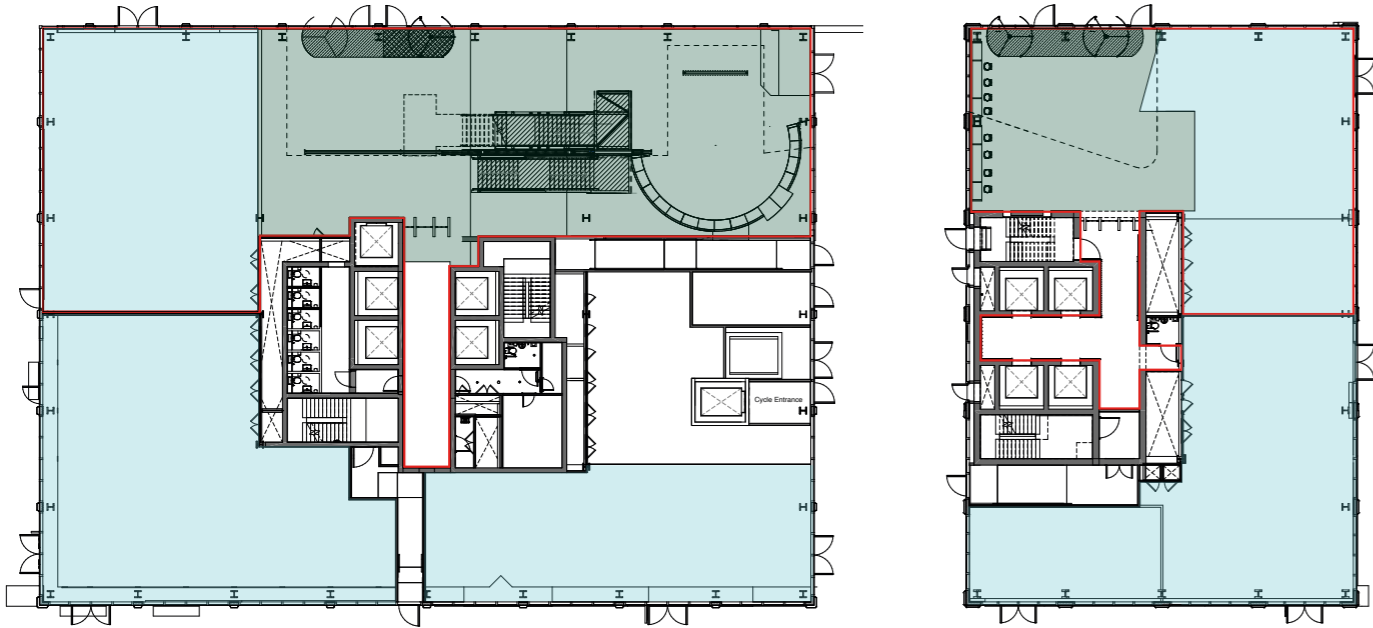
No.2 Circle Square: Reception



Basement, Ground Floor & First Floor Plans

No.1 Circle Square

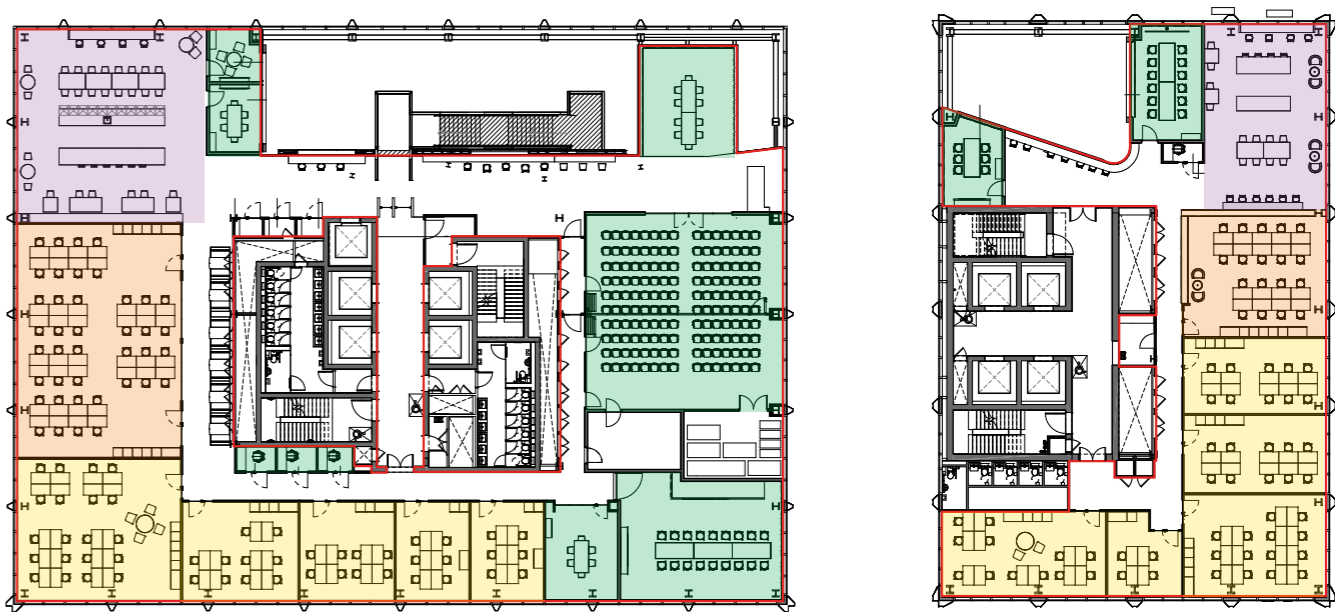
No.2 Circle Square



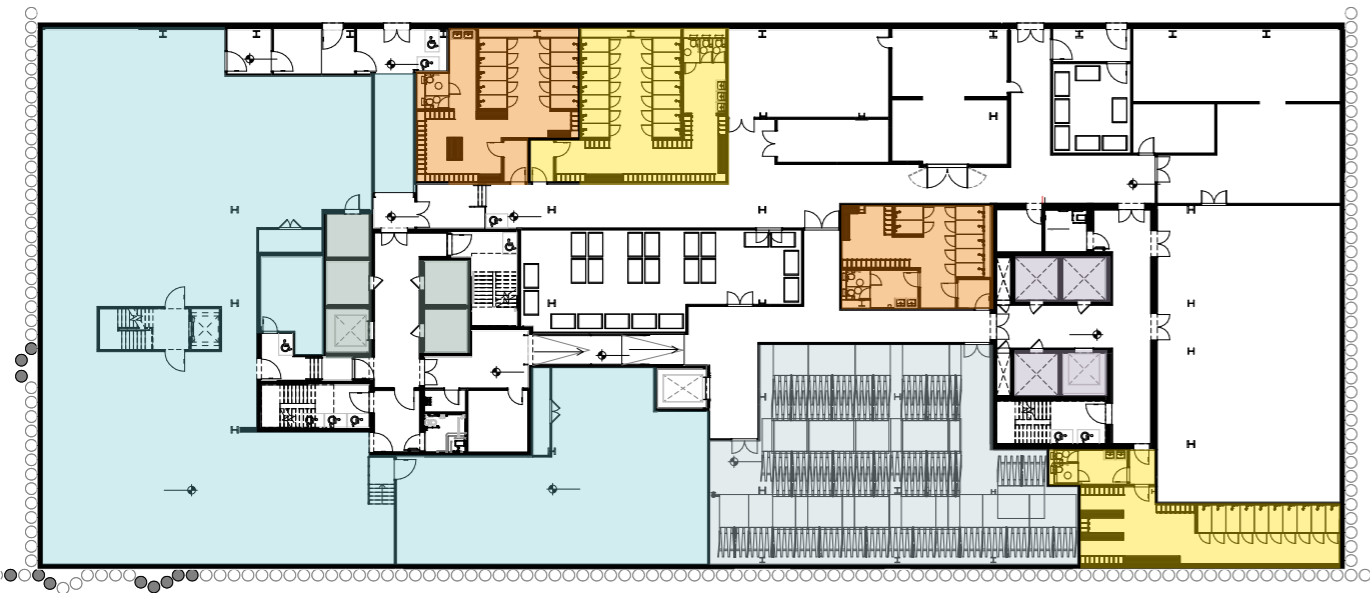
Ground Floor

No.1 Circle Square

No.2 Circle Square



First Floor



Basement

KEY (GROUND & FIRST FLOORS)

- Retail / Leisure
- Meeting / conference rooms & phone booths
- Lounge
- Coworking Space
- Serviced Space
- Reception & community space

KEY (BASEMENT)

- Retail / Leisure
- Female showers & changing rooms
- Male showers & changing rooms
- Cycle store
- Lift access to No.1 Circle Square
- Lift access to No.2 Circle Square



No.1 Circle Square: Reception



Extraordinary Office Space That Means Business

At Circle Square, our commercial buildings have innovative and flexible space that can be tailored to your business needs. From coworking and serviced space to larger leased space, there's a variety of spaces designed to allow businesses to flourish at Circle Square.

MEETING ROOMS

Meeting rooms at Circle Square range from a 4-180 person conference event space including a 14 person boardroom equipped with the latest technology. If you are hosting an event, the spaces are fully personalisable. The ground floor also features a state-of-the-art digital projection wall that can be used for private events.

COWORKING

Our coworking spaces, give you the ultimate in high-quality, flexible workspace.

Simply choose from a hot desk or dedicated desk in our vibrant environments to power your productivity.

Ideal for:

- Freelancers
- Start-ups
- Mobile workers

SERVICED SPACE

A serviced office provides maximum flexibility. With a simple pay per desk rate and sign-up for as little as six months, as your needs change so too can your office. Whether you need private space for two people with all the advantages of a professional support team, or a larger space to expand for a temporary period, serviced offices are the solution. Circle Square also provides coworking desks that interface with the serviced space, offering businesses the option to expand without moving office, available on a per desk basis.

2-20 person studio office space

All have access to natural light, floor to ceiling glazing

Local lounges providing refreshments

Cafe facilities on the ground floor

Ideal for:

- Companies 2+
- Entrepreneurs, start-ups and SMEs
- Short term space needs for project teams

MADE & MANAGED

Made & Managed takes the hassle out of managing your office and lets you put the focus back onto running your business. We design, create and fully manage your offices, all for a single monthly fee. You select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work.

Ideal for:

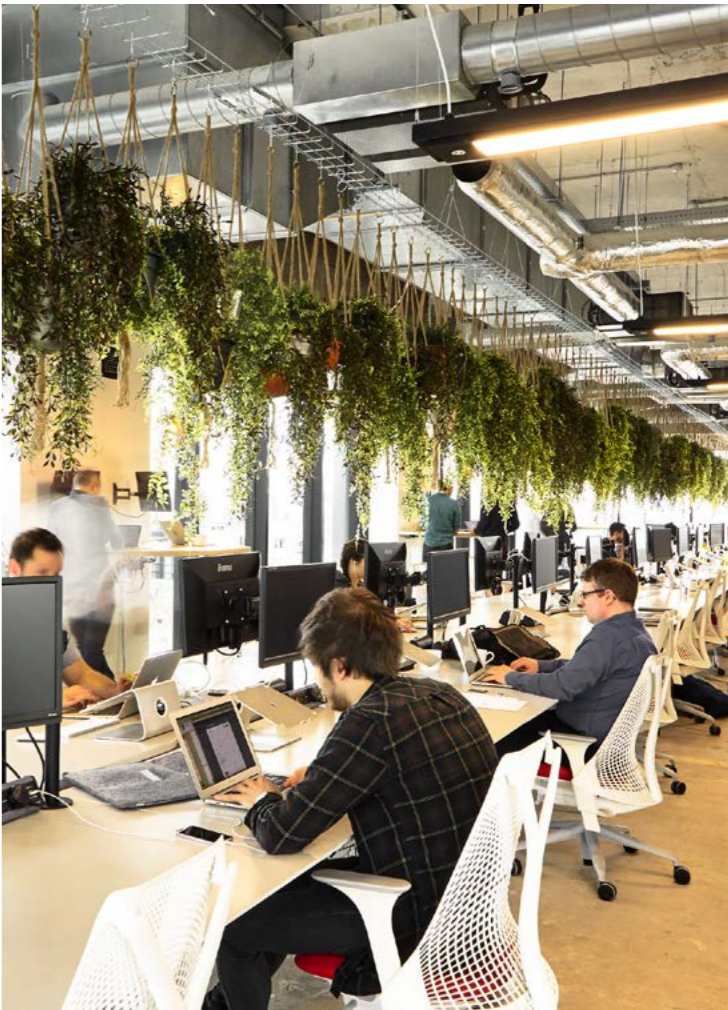
- Companies from 20+ SMEs
- Ready to move in (turnkey) requirements
- Short term space needs for project teams
- Satellite offices

LEASED OFFICE

Lay the foundations for success and make your space your own with a leased office. Our flexible leases help you to choose the strategy that's right for your organisation. A leased office is the perfect choice for the organisation that likes to take full control from the design and fit-out to your additional operational services.













Ideal for:

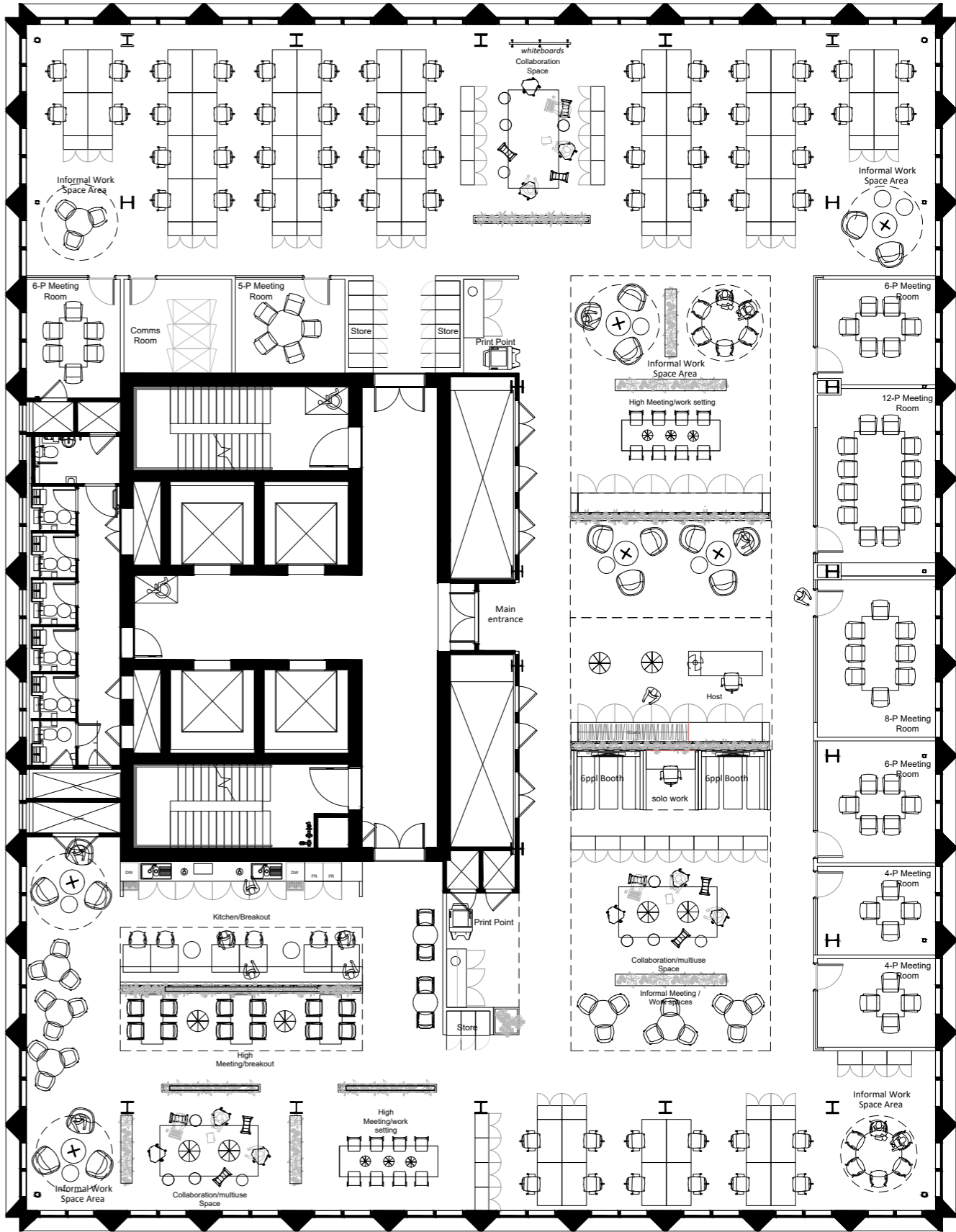
- Companies of any size that want to design and manage their own unique office space.





Typical Upper Floor Plan














-  **9,570 sq ft** total size of the floor space
-  **60** open workstations
-  **28** high bench open plan meeting / workspaces
-  **3** collaboration / multi-use
-  **9** informal workspaces
-  **8** meeting rooms
-  **2** 6 person booths
-  **1** quiet workspace
-  **1** comms room
-  **1** reception
-  **1** kitchen / dining inclusive of breakout space
-  **2** print / repro points

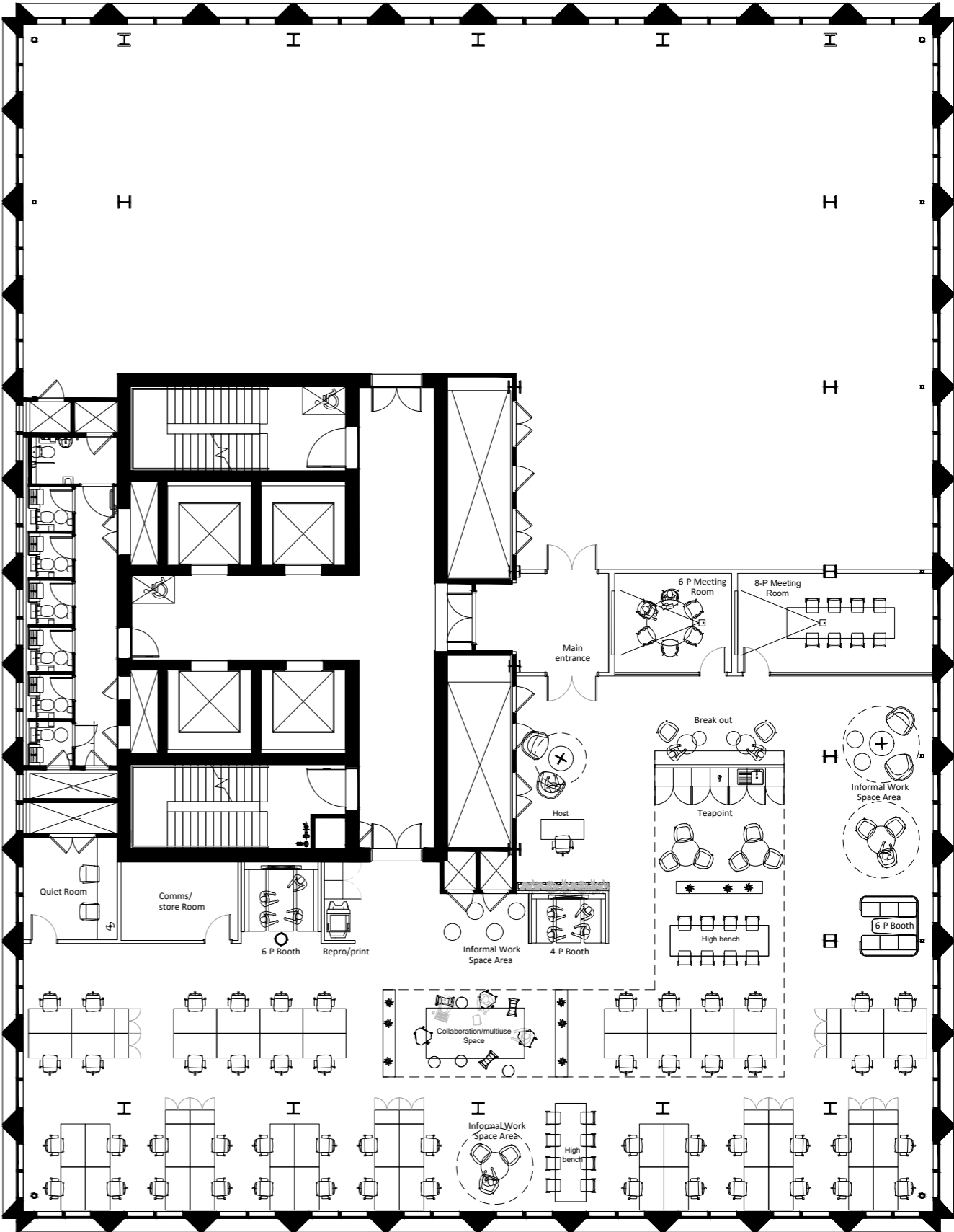




Typical Upper Floor

Split Floor Plan

-  **4,865 sq ft** total size of the floor space
-  **52** open workstations
-  **16** high bench open plan meeting / workspaces
-  **1** collaboration / multi-use
-  **4** informal workspaces
-  **2** meeting rooms
-  **6** person open booths
-  **4** person open booths
-  **1** quiet room
-  **1** comms room with storage
-  **1** teapoint inclusive of breakout space
-  **1** reception
-  **1** print / repro points





Typical Upper Floor Space Plan



TECHNICAL SPECIFICATIONS

- Fully air-conditioned
- 8m double height reception
- Typical floor to ceiling height of 3.8m with an exposed ceiling finish with exposed soffit
- 1:8 sq m occupancy ratio, with the ability to increase to 1:6 sq m
- Energy efficient LED lighting
- Full access raised floor with void of 200mm
- BREEAM "Excellent"
- Floor to ceiling glazing to all elevations
- Typical upper floor plates up to 9,570 sq ft
- Exposed steel frame design



9,570 sq ft
Total sq ft of the floor space



Support for your Business, Events & Community at Circle Square

Everything you need to help your business grow – tailored business support, a vibrant events programme and a collaborative community.

Book a 1-1 with our Innovation team to get specialist, tailored advice to support the development of your commercial strategy; help you find a mentor or investment; signposting to peer group coaching, webinars, training workshops and networking sessions, or connections into our unrivalled public, private, academic, clinical partner network to help you access new markets.

Our vibrant events programme connects you to over 500 science and tech businesses from across the Bruntwood SciTech network to experts in tax, PR, marketing and recruitment and also includes a series of sector-specialist seminars; ideal for networking and identifying new opportunities for collaboration. While, our calendar of social and wellbeing events (including those held at Symphony Park) includes running clubs, supper clubs, mindfulness and yoga sessions - a great way to make new connections as well as recharge body and mind.

You'll also have full access to state-of-the-art conference and events facilities, communal business lounges, meeting rooms and podcast studio at neighbouring No.1 Circle Square.

The results* of being based in the Bruntwood SciTech network speak for themselves:

- ⅓ of businesses benefit from being located in the Bruntwood SciTech network
- Over 60% of businesses say that their Bruntwood SciTech location has the infrastructure needed to help them grow their business
- Over 60% of businesses say their Bruntwood SciTech location gives them access to the skills their business needs
- 40% of businesses in the Bruntwood SciTech network have grown employment in the last 12 months
- A quarter (26%) of businesses in the Bruntwood SciTech network have raised investment in the last 12 months

*An independent survey with over 400 Bruntwood SciTech customers in February 2020





No.1 Circle Square: Ground floor events space



Circle Square: Symphony Park



Symphony Park

Circle Square is home to the first and largest new city park in Manchester for generations, with over 100 semi mature trees, 1000's of flowers, plants and shrubs. Surrounded by shops, restaurants, bars and cafés, this rare and valuable green space in the city is a place where people can relax, shop and play.

RELAX





Retail & Leisure

At Circle Square you'll find the most interesting places to eat and drink. The best places to shop. The most innovative flavours and the latest trends.

EAT. DRINK. SHOP.



An Extraordinary Neighbourhood

Through a curated programme of events and a unique combination of shopping, eating and drinking, Circle Square will be a hive of activity, day and night, all year round.

EVENTS &
COMMUNITY

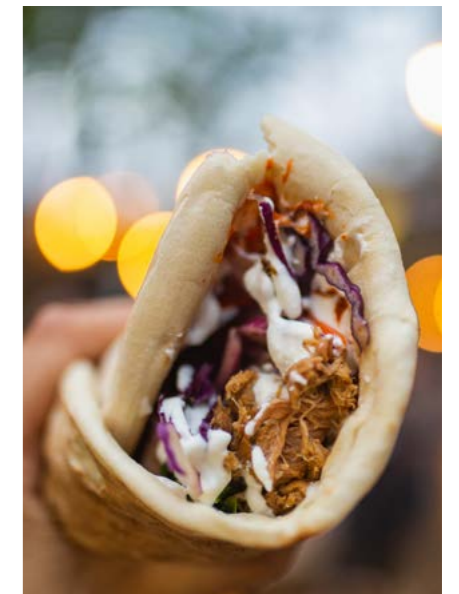




Hatch

Circle Square is home to Hatch, a creative urban village for quirky independents and new concepts.

Hatch features over 30 food, drink and retail spaces, as well as rooftop terraces, creative studio space and plenty of communal space. With regular events, live music and activity, Hatch is Manchester's most intriguing place to eat, drink, shop and experience.



NEIGHBOURHOOD



Bruntwood SciTech

The UK's leading property provider dedicated to the growth of the science and technology sector, creating a network of thriving innovation districts.

Circle Square is part of the Bruntwood SciTech network of innovation districts. A vibrant community of over 500 of the UK's most innovative and disruptive science and technology businesses.

Our sector-specialist clusters across Manchester, Leeds, Liverpool and Birmingham provide you with the support your business needs to form, scale or grow. Connecting you to opportunities to access finance, talent and markets through our unrivalled public, private, academic and clinical partner network and fostering collaboration and connections with companies based at the neighbouring Manchester Science Park and Citylabs.





Who's already here: **Hewlett Packard Enterprise**

Global tech company relocates to Circle Square.

Hewlett Packard Enterprise (HPE) will move almost 300 of its UK employees into No.1 Circle Square when it opens in November 2020, having secured a 20,000 sq ft pre-let on the 7th floor. In early 2019, HPE relocated some of its UK employees to an interim office at Manchester Technology Centre.

Greater Manchester is the UK's second largest creative, digital and technology hub and a hotbed for collaboration and innovation. Since developing the world's first stored program computer, Greater Manchester has pioneered computer science, software programming and development, which makes it the ideal business location for world leading brands like HPE.



Circle Square is a really attractive destination for us because of the ambition of the project, to bring together a diverse set of organisations. The location was huge in our decision, we really wanted to be right in the heart of a vibrant city that has diversity and Manchester really is that city.

Marc Waters

Managing Director, UK, Ireland, Middle East & Africa,
Hewlett Packard Enterprise





Who's already here: Tootoot

Tootoot are located in the Tech Incubator at Circle Square, a space ideal for early staged data, science and tech companies. The Tech Incubator provides access to specialist support that businesses need to grow.

Tootoot's award-winning software makes it easier for children, young people and adults to talk about their mental health and wellbeing by providing a safe and trusted way to speak up. For Tootoot the Tech Incubator provided a solution to help the company grow and since moving in the team has nearly doubled in size and they have just completed a second fundraising round.

The Tech Incubator at Circle Square allows businesses like Tootoot to grow and collaborate in an unrivalled location in the city.

“

We absolutely love being located at Circle Square. Being part of the Bruntwood SciTech community has given us huge access to talent, investment opportunities and a business support programme.

Michael Brennan
Founder, CEO, Tootoot

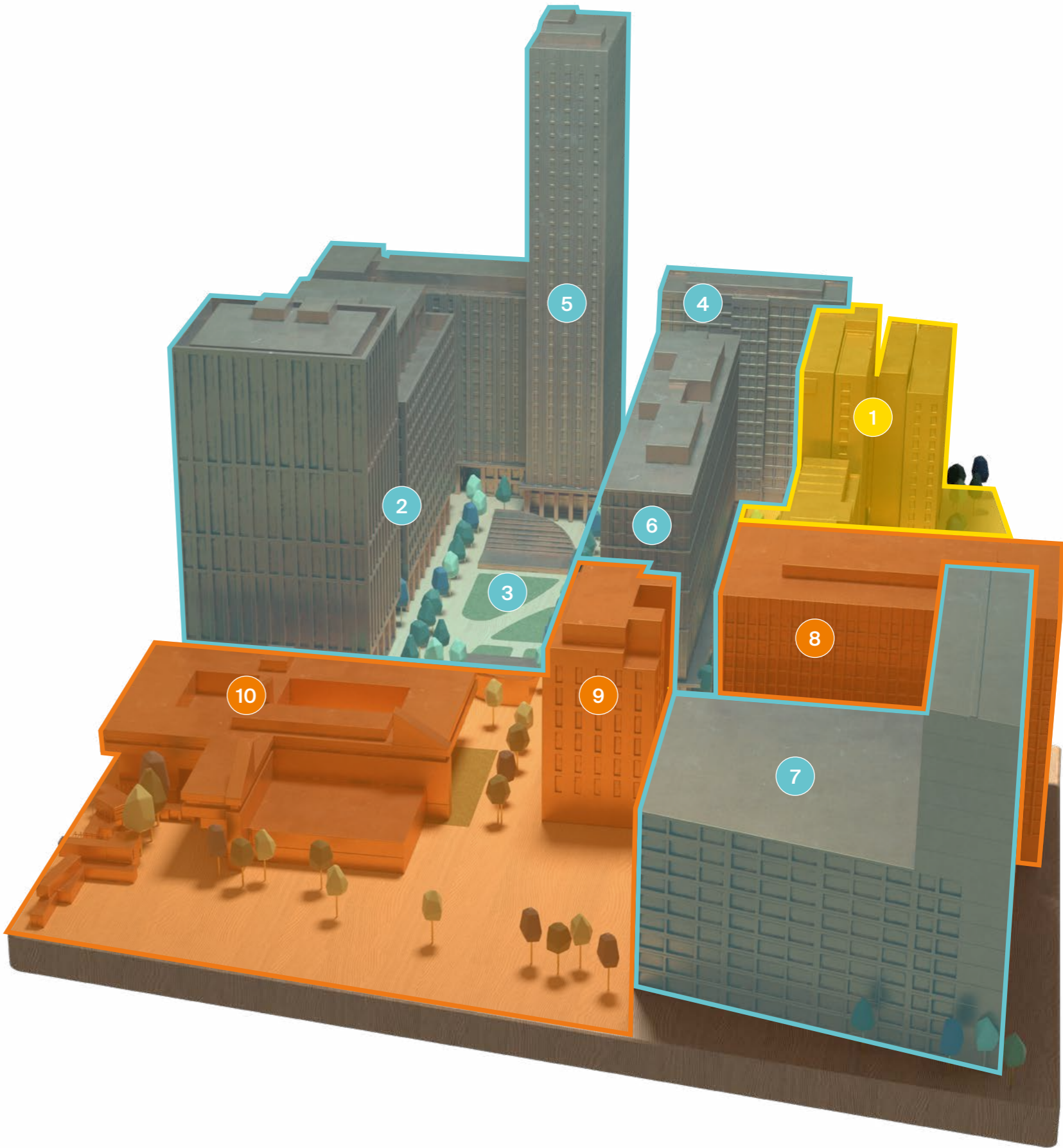




The Phases

Circle Square will be delivered in three phases with nearly two thirds in place by November 2020, including over 1,000 new homes, 400,000 sq ft offices, multi-storey car park & hotel, plus shops, restaurants, bars and more.

| PLOT | COMPLETION |
|---|---------------|
| Phase 1 | |
| 1 Vita Student – 716 high quality serviced apartments | Complete |
| Phase2 | |
| 2 No.1 & No.2 Circle Square - Approximately 400,000 sq ft of commercial workspace | November 2020 |
| 3 Near completion of site wide public realm including the green and two pavilion buildings | November 2020 |
| 4 Vita Student – 384 high quality student apartments | Complete |
| 5 Vita Living – 417 private rented sector apartments | June 2021 |
| 6 Vita Living – 266 private rented sector apartments | December 2020 |
| 7 Multi-storey car park and hotel (1,014 car park spaces / 150 bed hotel) | October 2020 |
| Phase 3 | |
| 8 No.3 Circle Square - approximately 224,000 sq ft commercial workspace | 2022 |
| 9 Boutique hotel (later phase of development) | TBC |
| 10 Currently Manchester Technology Centre. Earmarked for approximately 480,000 sq ft of commercial floorspace | TBC |





Contact Details:



Bradley Topps
bradley.topps@bruntwood.co.uk
07983 859 316

Joseph Venables
joseph.venables@bruntwood.co.uk
07944 284 938



David Porter
david.porter@knightfrank.com
07979 530 435

Mark Bamber
mark.bamber@knightfrank.com
07776 763 317



Chris Mulchay
Chris.Mulcahy@eu.jll.com
07967 500 413

James Devany
james.devany@eu.jll.com
07525 582 901



James Evans
jevans@savills.com
07870 999 665

Richard Lowe
RCLowe@savills.com
07870 999 774

@circlesquaremcr

@circlesquaremcr

@circlesquaremcr

@circlesquaremcr

circlesquaremanchester.com

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