Circle Square will be 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 and joint venture partners Select Property Group will together bring 1,700 new homes, 1.2 million square feet of workspace, new restaurants, bars and shops and two hotels, all centred around a stunning natural green space.

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.

A PLACE TO ENABLE THE EXTRAORDINARY
WHY CIRCLE SQUARE?

World leading institutions on your doorstep

Enabling strategic partnerships

Innovative and creative workspace

Digitally and physically connected

An extraordinary neighbourhood
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 sector apartments
- **250,000 sq ft** public realm
- **1,000** 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.
Oxford Road Corridor is home to a world class community of scientists, innovators, investors and entrepreneurs. A major driver of its success is the immediate access to fantastic talent, much of which flows from the city’s outstanding universities.

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

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.

70,000 students
Specialist courses within engineering and digital industries as well as the Manchester School of Art, the second oldest art school in the UK

63,400 people work here, 17% of the City's workforce

57% of its activity is in knowledge intensive sectors

By 2020 it’s estimated that the workforce will be 74,000 strong

£3 billion It generates £3 billion, per annum, 20% of Manchester’s economy over the last 5 years

Green It’s a leader in green transport planning

200 new products and services developed in the corridor

Generates c. 20% of the city’s economic output

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
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

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.
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: 22 mins
- East Didsbury: 30 mins
- Ashton-under-Lyme: 30 mins
- Bury: 25 mins
- Altrincham: 20 mins

RAIL
- London: 2 hrs 4 mins
- Leeds: 50 mins
- Liverpool: 33 mins
- Birmingham: 1 hr 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.2 Circle Square will include 200+ secure bicycle spaces.

CAR
Circle Square is a short drive from the main city ring roads and will feature a 100-space car park.

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
1 & 2 CIRCLE SQUARE
Innovative and creative workspace
### 1 Circle Square

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>12th Floor + Terrace</td>
<td>10,342</td>
<td>961</td>
</tr>
<tr>
<td>11th Floor</td>
<td>10,199</td>
<td>943</td>
</tr>
<tr>
<td>10th Floor</td>
<td>10,104</td>
<td>933</td>
</tr>
<tr>
<td>9th Floor</td>
<td>19,111</td>
<td>1,776</td>
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<td>7th Floor</td>
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<td>6th Floor</td>
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<td>1,775</td>
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<tr>
<td>5th Floor</td>
<td>10,089</td>
<td>0,940</td>
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<tr>
<td>4th Floor</td>
<td>18,864</td>
<td>1,752</td>
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<tr>
<td>3rd Floor</td>
<td>18,875</td>
<td>1,753</td>
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<tr>
<td>2nd Floor</td>
<td>18,674</td>
<td>1,733</td>
</tr>
<tr>
<td>1st Floor</td>
<td>12,158</td>
<td>1,130</td>
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<tr>
<td>Ground floor (Retail)</td>
<td>10,718</td>
<td>0,996</td>
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<tr>
<td>Ground floor (Reception)</td>
<td>5,293</td>
<td>0,490</td>
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<tr>
<td>Basement (Retail)</td>
<td>8,554</td>
<td>0,799</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>236,430</strong></td>
<td><strong>21,871</strong></td>
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### 2 Circle Square

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq ft</th>
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<tbody>
<tr>
<td>Plant</td>
<td>-</td>
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<tr>
<td>16th Floor</td>
<td>9,580</td>
<td>892</td>
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<td>15th Floor</td>
<td>9,585</td>
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<td>10th Floor</td>
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<td>5th Floor</td>
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<td>4th Floor</td>
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<td>3rd Floor</td>
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<tr>
<td>2nd Floor</td>
<td>9,581</td>
<td>888</td>
</tr>
<tr>
<td>1st Floor</td>
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<td>0,480</td>
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<tr>
<td>Ground floor (Retail)</td>
<td>4,932</td>
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<tr>
<td>Ground floor (Reception)</td>
<td>1,604</td>
<td>0,149</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>155,317</strong></td>
<td><strong>14,427</strong></td>
</tr>
</tbody>
</table>
WELCOME

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

- Mixed use development with retail, leisure, hotel and residential
- Programmed events and activities
- Dedicated community engagement manager
- 200 person auditorium conference centre
- 12th floor roof garden terrace
- Overlooking the central green
- Secure storage for over 200+ bikes
- 40 showers, with changing rooms, lockers and drying rooms
- 24/7 access with full concierge and business support
**PRODUCT OFFER**

**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 950sq ft
- Exposed steel frame design

**GROUND FLOOR AND FIRST FLOOR PLAN**

*Evolved product offer building 2 and 4*

**Ground floor level**
- *First floor level**

*Indicative Pop Up Retail Location*
- *Soft Spot for basement plant maintenance access*
- *Indicative street furniture location*
FLOOR PLANS

Whatever the nature of your business, we can provide adaptable workspace to suit your needs.

1 Circle Square
Typical upper floor space plan
19,126 sq ft
Open plan workspace can accommodate around 200 people

2 Circle Square
Typical upper floor space plan
9,516 sq ft
Open plan workspace can accommodate around 100 people
A GREENER CITY

At the heart of Circle Square sits the central green, the first and largest new city park for generations. Surrounded by shops, restaurants, bars and cafes, it's the perfect place to relax and interact.
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.
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.
Whether it’s a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers’ needs.

With an unrivalled track record in developing and managing properties across the UK’s regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

The relationships we have with Bruntwood has broken the boundaries of traditional supplier - customer relationship, and Bruntwood/MSP sit firmly as one of our most important key business partners. They’ve made really great business introductions delivering commercial opportunities for us on top of the other incumbent property services they deliver.

Lee Perkins
CEO, Metronet
CASE STUDY:
BRIGHT BUILDING

A place built for connections, the Bright Building is MSP’s newest, state-of-the-art workspace. Complete with café, studio gym and large communal space perfect for events and conferences, this is a place where people can connect, collaborate and share ideas. Bright Building is a great example of how Bruntwood is adapting workspaces to reflect the changing demands of our cities.

Companies working in Internet of Things technologies can also take a coveted place on the Cisco-partnered Mi-IDEA post-accelerator programme, hosted in a dedicated coworking space in the building.

The UK’s tech sector is renowned for its creativity as well as pioneering research and development. The Manchester project will help the UK to be a world leader in the adoption of Internet of Things technologies and inspire others around the world to create smarter cities.

— Ed Vaizey
Minister for the Digital Economy

CASE STUDY:
NEO

Bruntwood is committed to creating an environment for growth for its customers. From start-ups to corporates, Bruntwood facilities business communities, bringing together dynamic businesses to foster innovation teams and providing opportunities for customers to co-locate with academic and clinical institutions.

The community that Bruntwood has been able to create at Neo is superb and as a tech business, the ability to connect with Bruntwood’s partners and other occupiers in the portfolio helps support our expansion in the city.

— Norris Lyons
IT Project and Programme Director, Jaguar Land Rover.
Circle Square will be delivered in three phases with nearly two thirds in place by 2020, including over 1,000 new homes, 400,000 sq ft offices, multi-storey car park & hotel, plus shops, restaurants, bars and more.

<table>
<thead>
<tr>
<th>PLOT</th>
<th>COMPLETION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase 1</strong></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Vita Student – 716 high quality serviced apartments</td>
</tr>
<tr>
<td><strong>Phase 2</strong></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Approximately 400,000 sq ft of commercial workspace</td>
</tr>
<tr>
<td>3</td>
<td>Near completion of site-wide public realm including the green and two pavilion buildings</td>
</tr>
<tr>
<td>4</td>
<td>Vita Student – 384 high quality student apartments</td>
</tr>
<tr>
<td>5</td>
<td>Affinity Living – 417 private rented sector apartments</td>
</tr>
<tr>
<td>6</td>
<td>Affinity Living – 266 private rented sector apartments</td>
</tr>
<tr>
<td>7</td>
<td>Multi-storey car park and hotel (1,100 car park spaces / 150 bed hotel)</td>
</tr>
<tr>
<td><strong>Phase 3</strong></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Approximately 305,000 sq ft of commercial floorspace (later phase of development)</td>
</tr>
<tr>
<td>9</td>
<td>Boutique hotel (later phase of development)</td>
</tr>
<tr>
<td>10</td>
<td>Currently Manchester Technology Centre. Earmarked for approximately 490,000 sq ft of commercial floorspace</td>
</tr>
</tbody>
</table>