

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.



ESG

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 & charities**
- **Health and Wellbeing**

EPC: B



xlbproperty.com



100% Landlord energy from renewable sources



Zero Waste to Landfill



Cycle & Shower Facilities



Waste segregation for improved recycling – paper and glass



Water refill station in cycle store



Eco-friendly cleaning products



Sale of bamboo reusable cups for charity



Quarterly occupier sustainability report



LED Lighting in common areas all on motion sensors



Environmental & Sustainability Awareness training



No handtowels to reduce waste



Green Groups and community collaborations



Fundraising for charities








Regular sustainability updates via Equiem

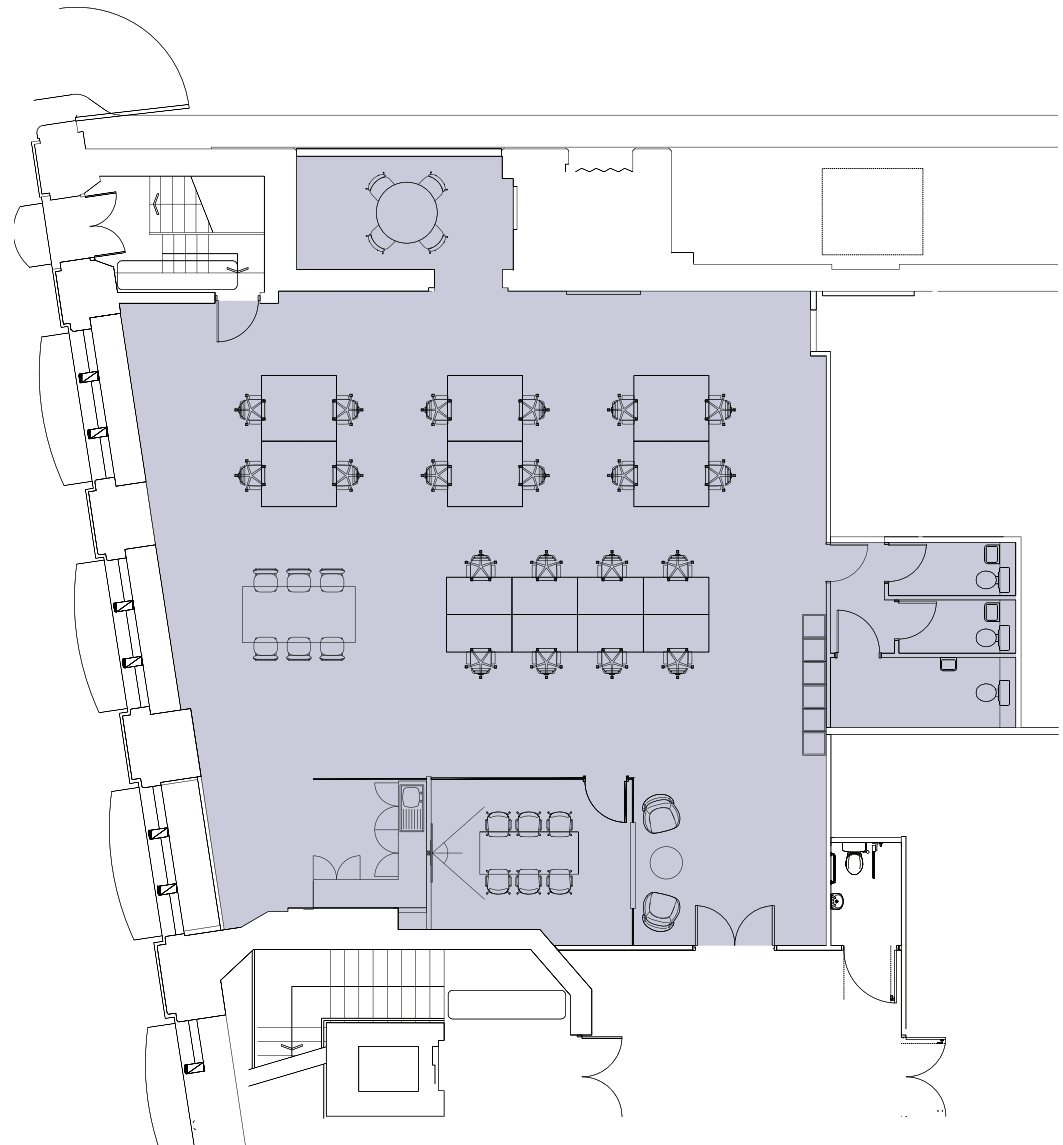
AVAILABILITY / SPECIFICATION & PLANS

FLOORS	SQ FT	SQ M
Ground floor	2,169	201.5

WORKSPACE - FULLY FITTED

-  20 workstations
-  1 x 6 person meeting room
-  1 x 4 person meeting room
-  6 person breakout table
-  1 x Kitchenette

GROUND FLOOR











GROUND FLOOR



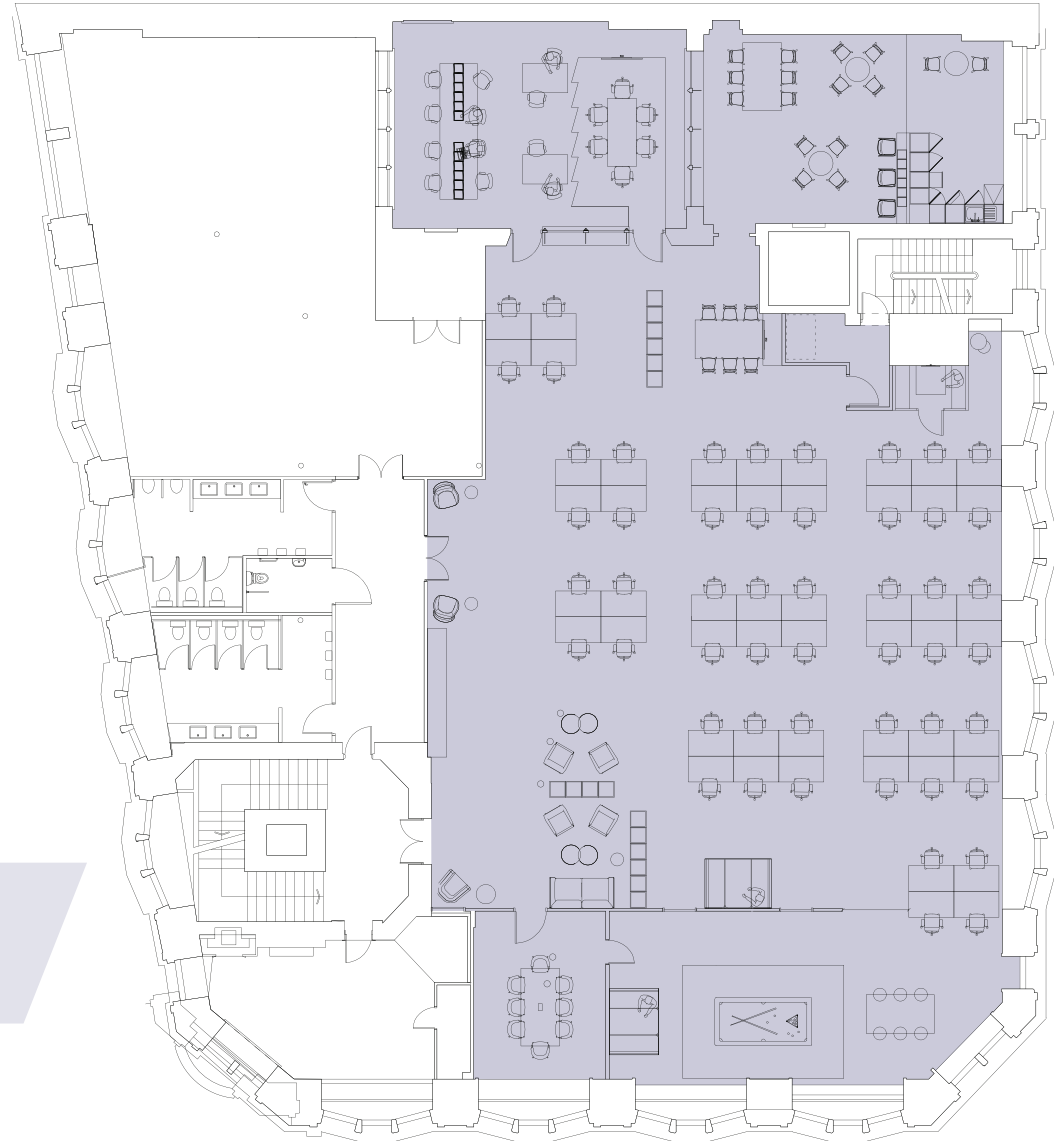
AVAILABILITY / SPECIFICATION & PLANS

FLOORS	SQ FT	SQ M
First floor	6,129	569

PLUG & PLAY - FULLY FITTED

-  52 workstations
-  24 hot desks
-  2 Meeting booths
-  1 x 6 person meeting room
-  1 x 8 person meeting room
-  Private meeting room
-  Soft seating
-  Kitchen/breakout

FIRST FLOOR



FIRST FLOOR





WHO'S HERE

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



FELL NORTHERN QUARTER

For those seeking something a bit different, we have a large collection of fine and rare beers, ciders, wines, and whiskey.

fellbrewery.co.uk/venues/fell-northern-quarter



RUNWAY PILATES

Runway Pilates is a boutique Reformer Pilates business which offers group classes and 1:1 training. Epic workouts for everybody! Trim, Tone & Transform your body and mind with our unique and specialised workouts which will leave you feeling like the superhero you really are.

runwaypilates.com

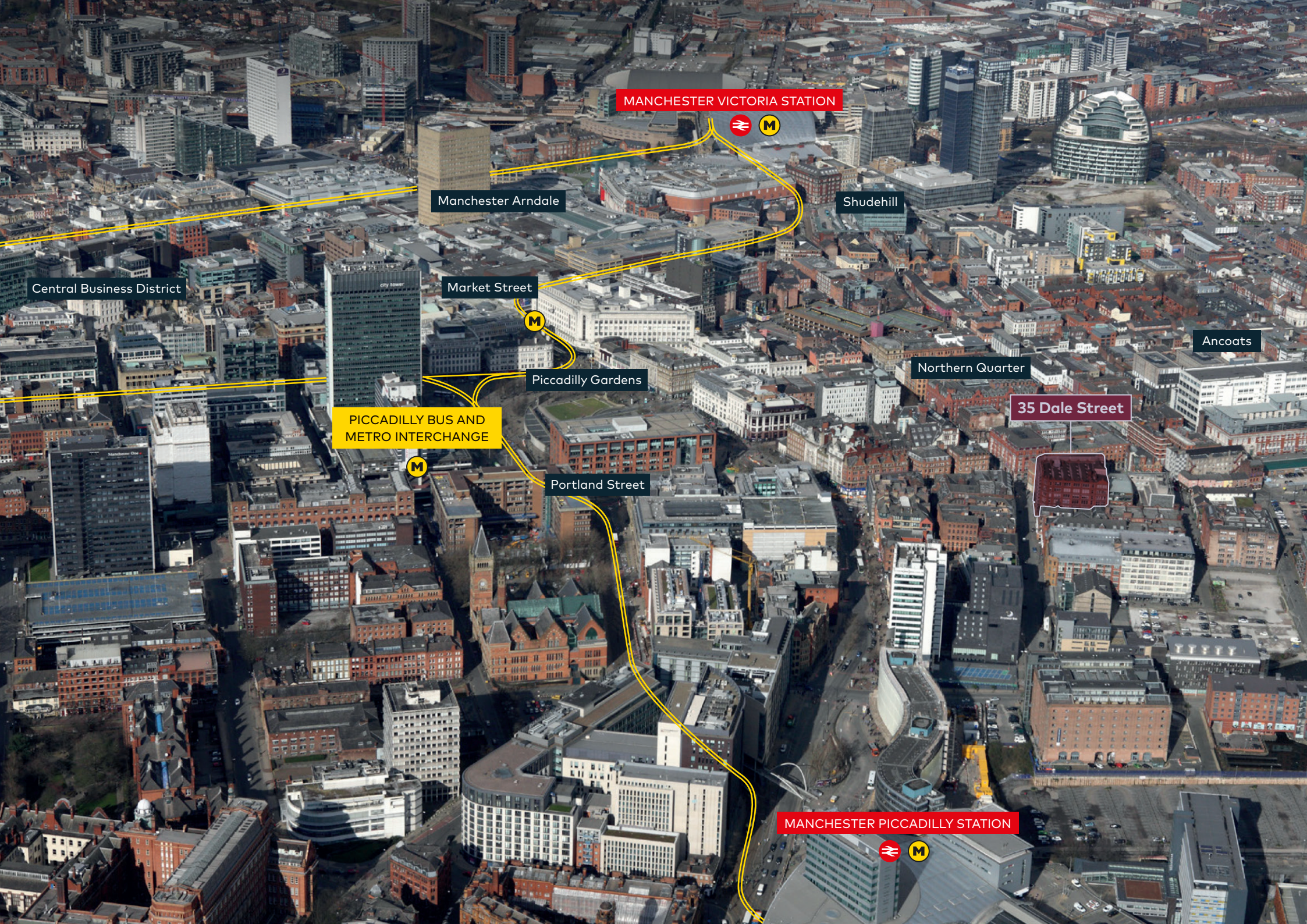


LOCATION

35 Dale Street is situated within Manchester's Northern Quarter - voted one of the top 30 coolest neighbourhoods in the world.

The neighbourhood is known for its thriving independent shops, cafes, bars, art galleries and restaurants. The building benefits from excellent 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

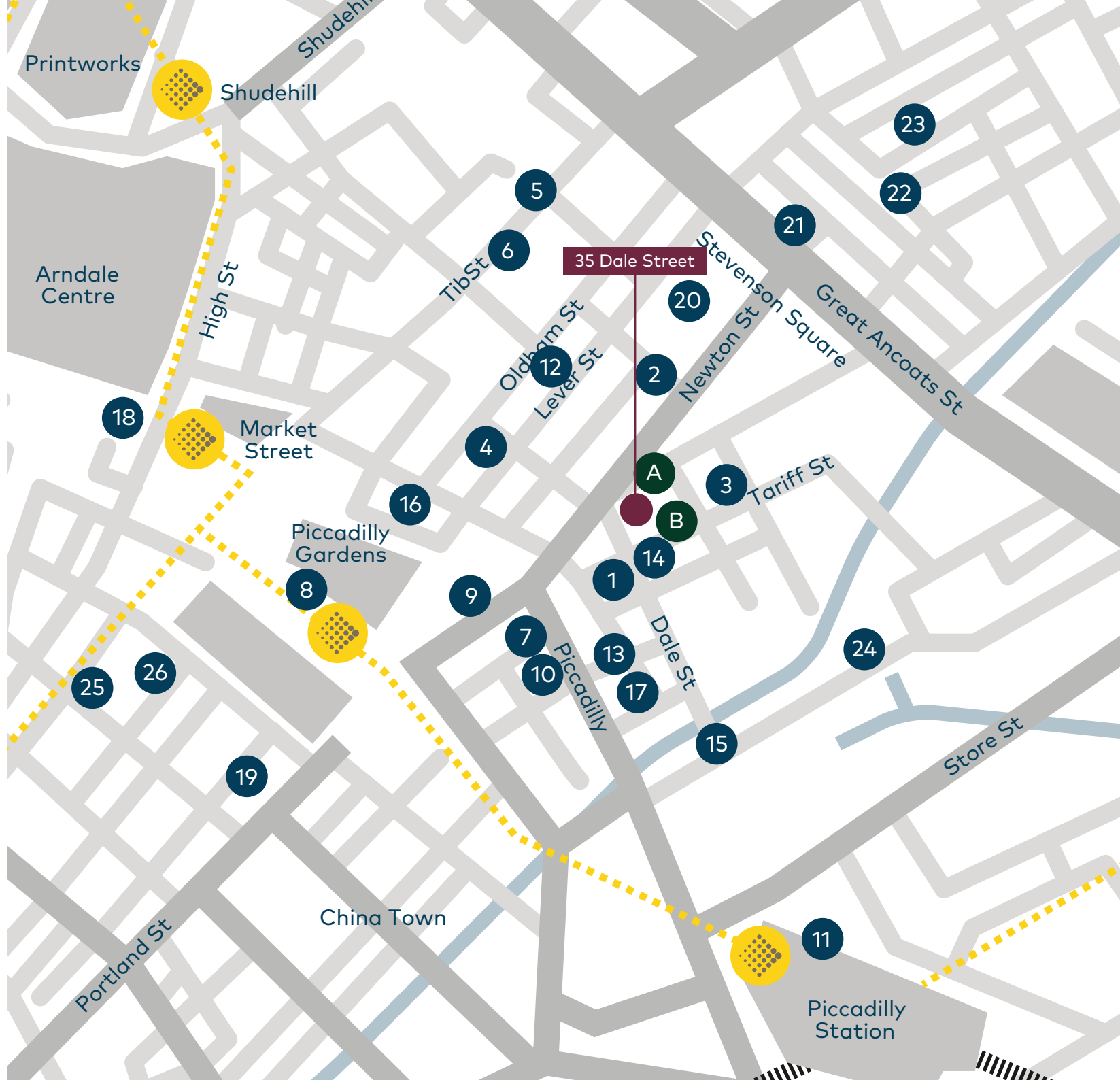
Manchester International Airport is a 25 minute drive away from the city centre and can also be accessed via direct routes by train or alternatively by tram from Piccadilly Train Station.



NEIGHBOURHOOD

- A. Fell NQ
- B. Idle Hands

- 1. Tarrif & Dale
- 2. Ezra + Gil
- 3. ASAP Coffee
- 4. Mala
- 5. Evuna NQ
- 6. Tib Street Tavern
- 7. Costa Coffe
- 8. Blank Street Coffee
- 9. Pret a Manger
- 10. Tesco Express
- 11. M&S Food
- 12. Sainsburys
- 13. Greggs
- 14. Head of Steam
- 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. Counter House
- 24. Dakota
- 25. Cut & Craft
- 26. Alchemist



EQUIEM

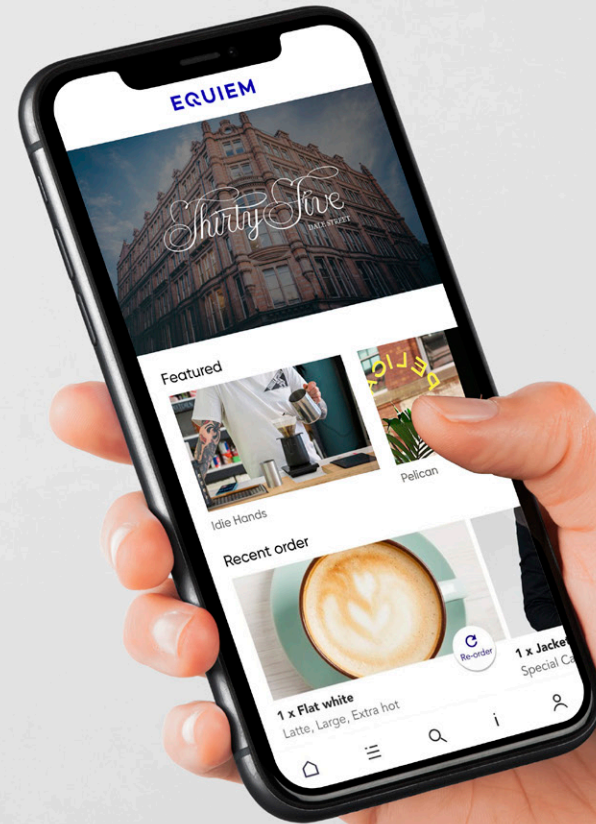
LET'S GET TO KNOW EACH OTHER..

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



TERMS

Terms to be agreed.

VAT

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

CONTACT

For all enquiries please contact the joint agents:



Daniel Barnes
07870 186 410
Dbarnes@savills.com

Oliver Luckman
07815 032 115
Oliver.Luckman@savills.com



James Evans
07484 987 775
James.Evans@knightfrank.com

Important Notice

Knight Frank 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 Knight Frank and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or other wise.

Thirty Five
DALE STREET