

100

BARBIROLI
SQUARE



Contents

Exposition	4-9
<i>History</i>	
<i>Sustainability</i>	
Into the Rhythm	10-13
<i>Connectivity</i>	
<i>Location</i>	
Increase your Tempo	14-17
<i>The Studio</i>	
Showtime	18-21
<i>Level 01</i>	
Work in Harmony	22-31
<i>Specification</i>	
<i>Koba managed workspace</i>	
<i>Building Stacker</i>	
<i>Floor Plans</i>	
Crescendo	38-43
<i>Places to Explore</i>	
<i>Amenity Map</i>	
<i>Society</i>	

Exposition

1819 – 2020

1819 – MANCHESTER

On the 16th of August 1819, 80,000 people came together in St Peter's Field to support prominent advocates of electoral reform. Together they fought for their voices to be heard and their peaceful protest became part of the story of Manchester.

From 1820 the site which is now Barbirolli Square was home to textile businesses and this manufacturing heritage is still visible in our immediate neighbourhood over a century later.



1943 – MANCHESTER

John Barbirolli, a conductor and cellist, brought together a diverse collection of talent. An orchestra that any city would be proud of. In just two months he had created the now world-famous Hallé orchestra.

An orchestra that would present a sense of glory and revival in the middle of the largest conflict the world had ever seen.

An orchestra that featured a schoolboy, headmistress and veterans. Together they created something special.

JOHN BARBIROLI ↴

↵ THE HALLÉ ORCHESTRA



master
conductor
& renegade



Something special returns:
100 Barbirolli Square.

A collaborative space for: the determined,
the believers and the collaborators.
Whoever you are, wherever you are from, 100
Barbirolli Square is an environment that will
nurture you and your skills. Providing a space
where you can create something great again.

←
100 BARBIROLI

Sustainability Credentials

The building underwent a full refurbishment and rooftop extension, with all mechanical and electrical services and plant replaced with new, highly efficient systems. Using a fabric first approach, the existing high-quality envelope and structural frame were retained.

MZA Consulting Engineers have carried out a Whole Life Carbon Study of the building with information provided by the project design team. Their analysis compares the use of carbon during a theoretical 60 year life-cycle from the original build in 1997 through refurbishment in 2021 and beyond to a new-build solution of comparable design but with the improved fabric performance needed to meet current Building Regulations. The results show that over the 60 year study period, even with the improved fabric performance for the new build design, the refurbished building will save approximately 20% or 2,300 tonnes CO₂e. If the operational energy reduction due to improved fabric performance of a brand new scheme is ignored, or it were assumed that the new build had the same fabric performance as 100 Barbirolli Square does currently, the refurbishment scheme saves 4,200 tonnes CO₂e.

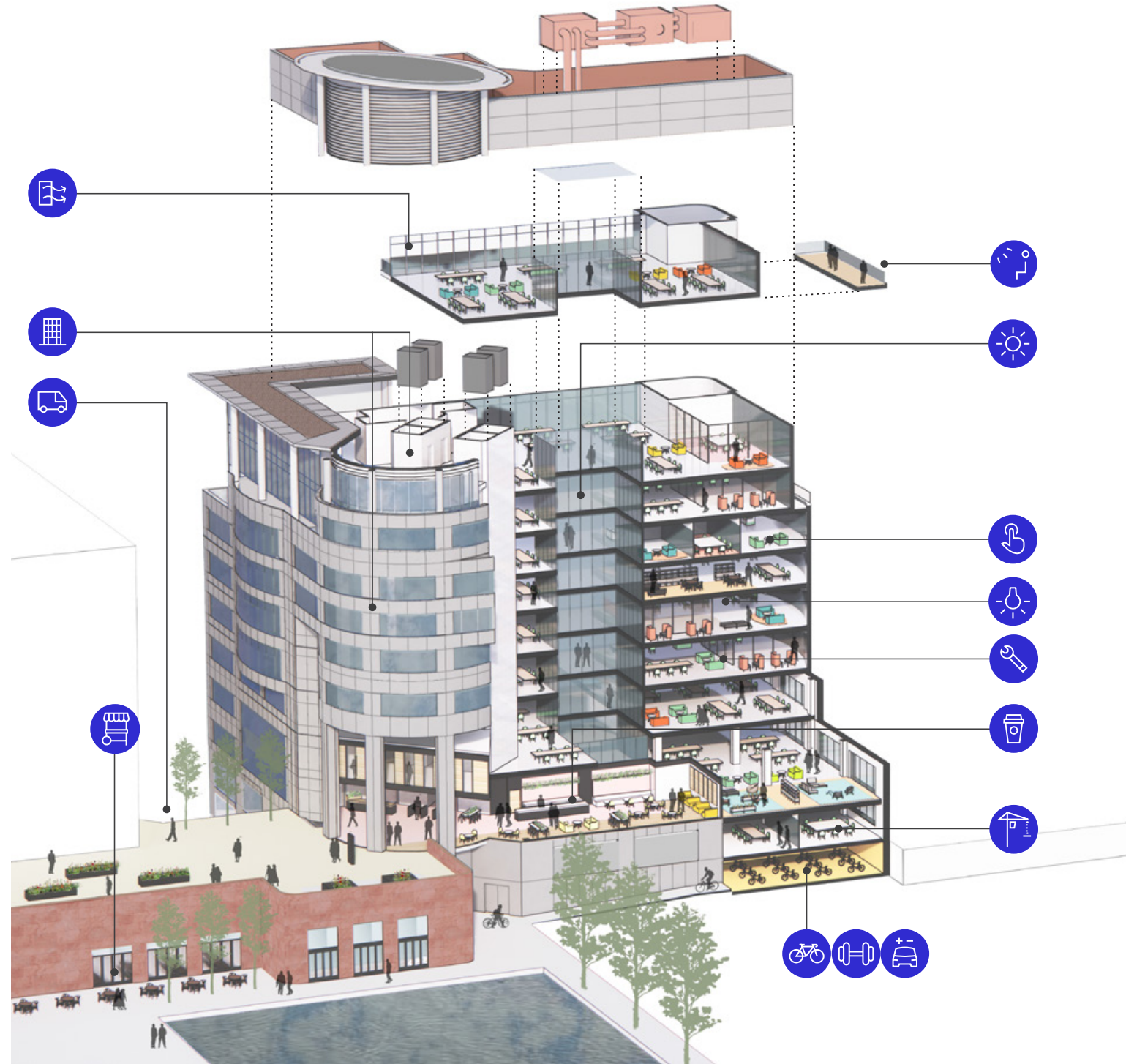
▼ 71%
Embodied carbon saving over equivalent new building.

▼ 20%
Whole life carbon saving over equivalent new building.

EPC RATING: **B**



Based on a 60 year study period. One Click LCA software has been used for embodied carbon along with benchmark/TM54 to calculate operational carbon, in line with the RICS whole life carbon procedure for an early design stage assessment.



Structure and Envelope
The existing structural frame and envelope have been retained.



Thermal Performance
A new high-performance envelope has been added to top floor extension.



Atrium / Daylight
New frameless glazing system to atrium maximises daylight penetration to the floorplate, reducing lighting demand and improving well being



Re-Purposing
We converted the car park into office space with natural daylight – leading to densification of existing building.



Green Amenities
Level -01 provides 150 cycle spaces and studio suite. Level -02 provides 10 electric car charging points.



Advanced Building Management System Software
This provides real-time feedback of air quality and adjusts to ensure internal environment is optimised where it needs to be.



Installation Adaptability
To suit tenants needs the lighting control and busbar system readily accepts adaptation. The ventilation and cooling system readily suits most tenants requirements with the need for little change, helping to reduce waste during tenant fit-out works.



LED lighting
Lighting is traditionally approximately upwards of 25% of the energy used in an office building, the use of LED and intelligent controls reduces this by more than 50%.



Café / Terrace
Serving fair trade coffee in reusable and sustainable packaging.



Society
Re-activating public space with socially conscious restaurant in existing unit



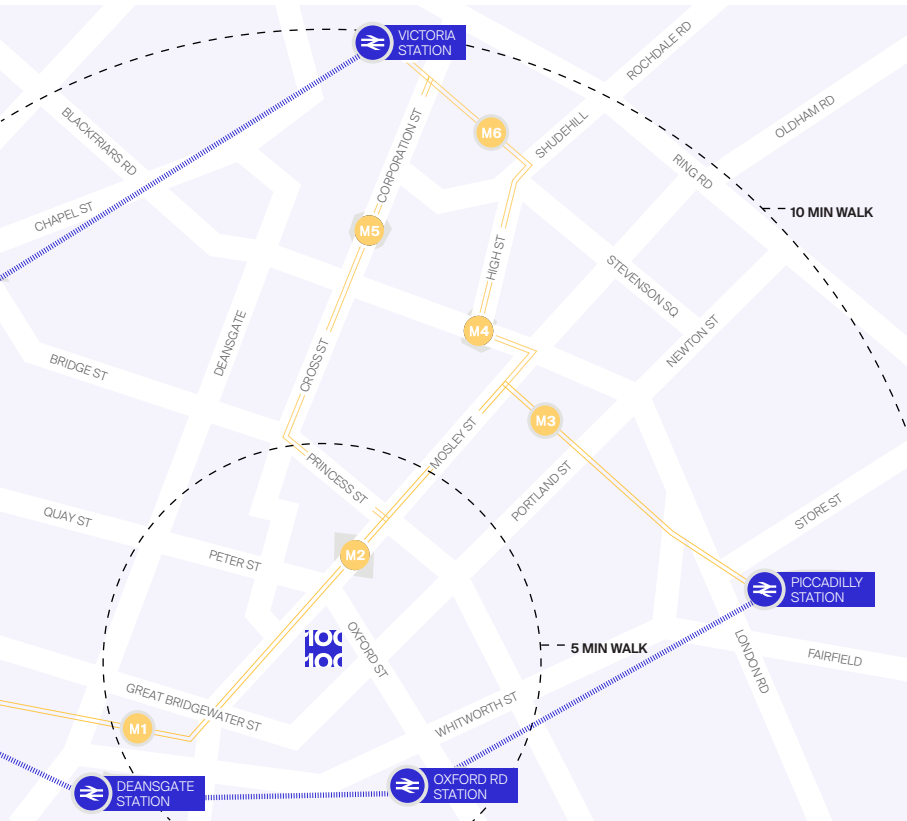
Larger Loading Bay
Larger capacity requires fewer individual vehicle deliveries.

Into the rhythm

7:00 AM

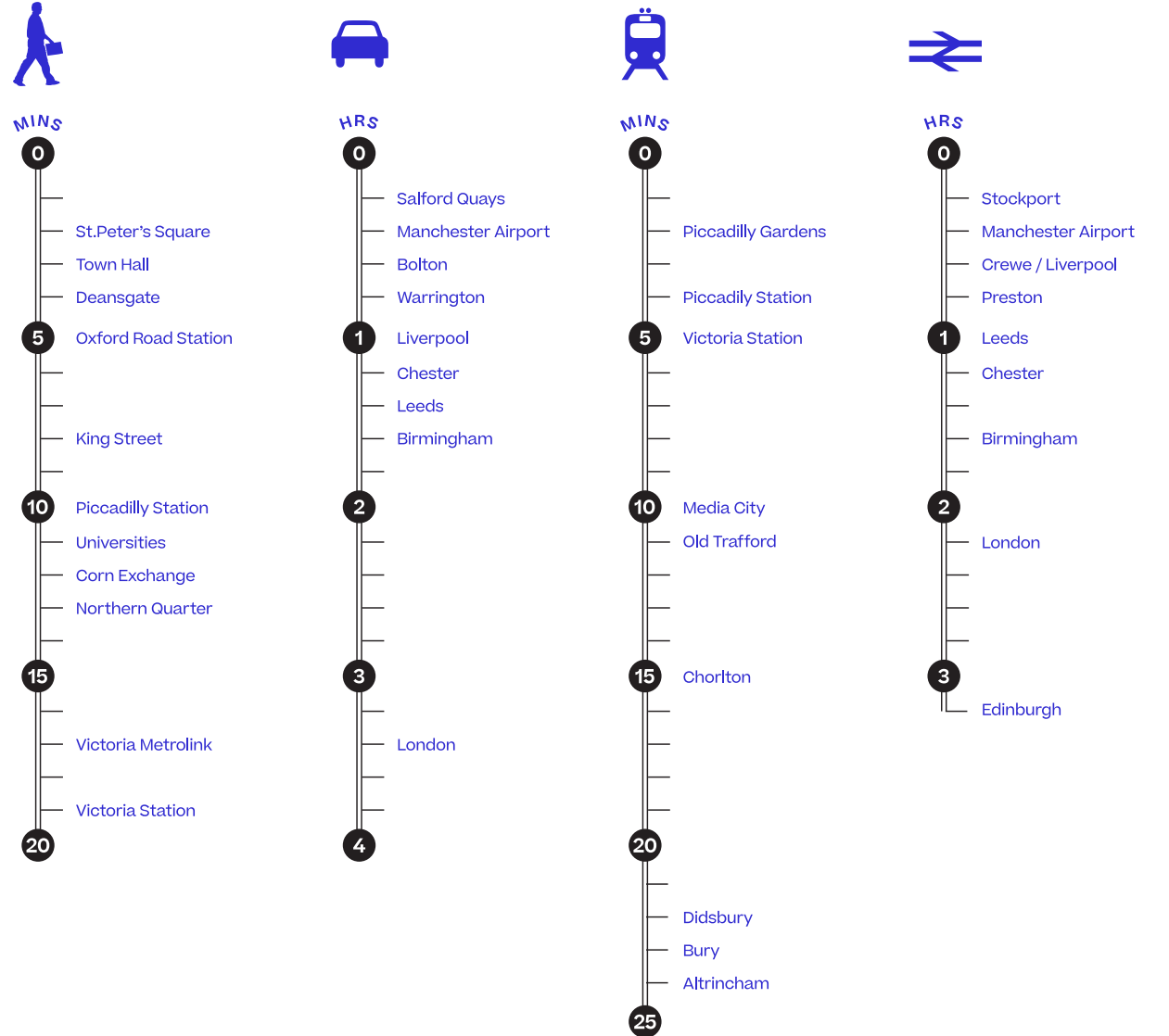
Arguably one of the city's best connected buildings, 100 Barbirolli Square is located just a sharp two minute walk from St Peter's Square Metrolink. Oxford Road Train Station is within a five minute walk, allowing a fast commute into the five day week and a quick commute

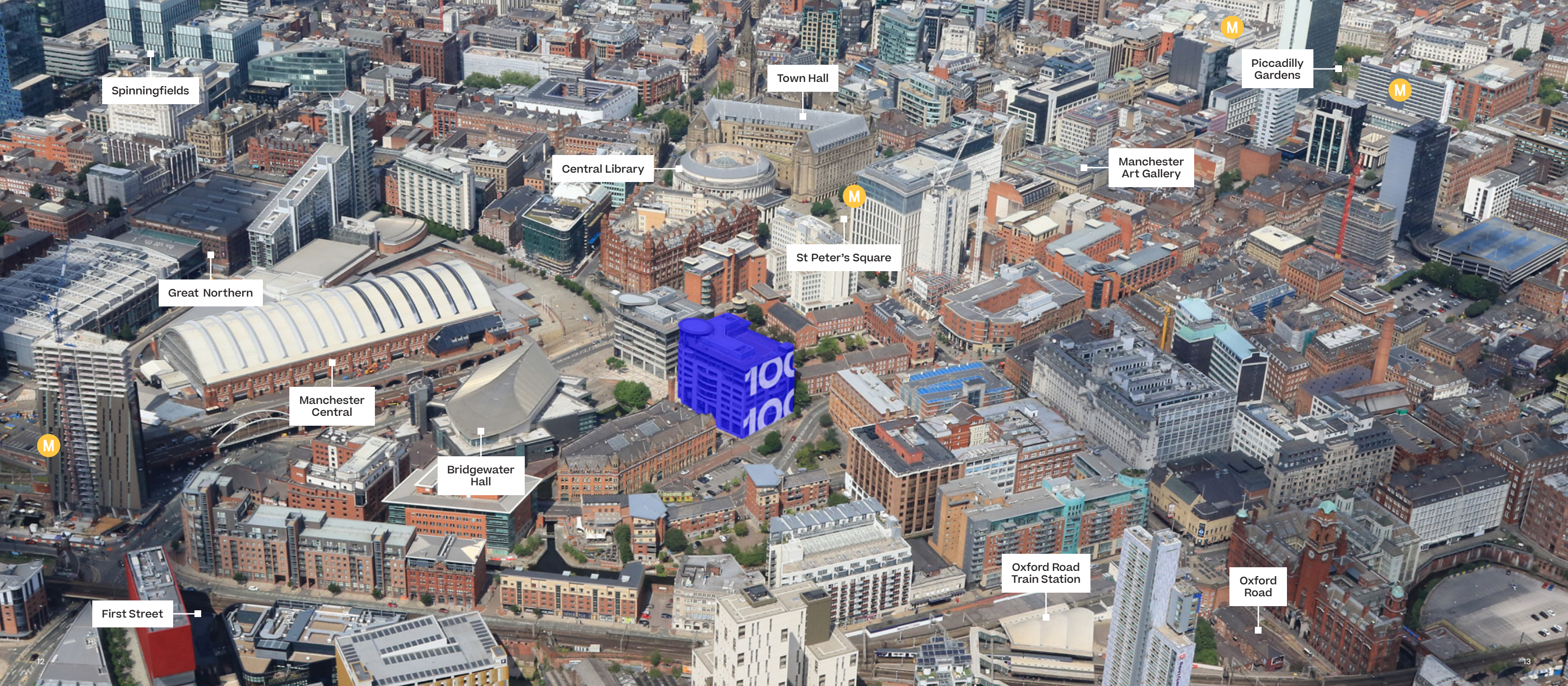
home for the weekend, giving employees the ability to re-tune into themselves. Piccadilly train station is also close by, providing excellent links to both London, Edinburgh and other UK regions.



KEY

- METROLINK LINE
- M5 EXCHANGE SQUARE
- M6 SHUDEHILL
- M1 DEANSGATE-CASTLEFIELD
- M2 ST PETER'S SQUARE
- M3 PICCADILLY GARDENS
- M4 MARKET STREET
- TRAIN LINE
- TRAIN STATION





Spinningfields

Town Hall

Piccadilly Gardens

Central Library

Manchester Art Gallery

Great Northern

St Peter's Square

Manchester Central

Bridgewater Hall

First Street

Oxford Road Train Station

Oxford Road

Increase your tempo

8:00 AM

If the instruments are not tuned properly then the orchestra will never sound its best. So why should we treat our colleagues any differently?

The positive health and wellbeing of any team will only lead to increased productivity. With on-site facilities at 100 Barbirolli Square, workers will be inspired to engage in regular exercise.

Secure basement bicycle storage and high quality dedicated male and female changing facilities will encourage employees to run and cycle, to and from work.

For those unexpected problems, a cutting edge bicycle maintenance and repair station is on hand to fix any punctures.



CHANGING FACILITIES ↕



If cycling isn't your thing, then the state of the art exercise and yoga studio will help you tune into yourself. Where you can increase the tempo before or after your working day.

LOWER GROUND STUDIO ↕





Showtime

9:00 AM



100 Barbirolli Square welcomes you with a spacious reception area co-located with our business lounge and coffee hub, including private meeting booths. This open space on the ground floor provides an inspirational break-out environment for those who work in the building. A space that is sure to be filled with free-flowing conversation, coffee and creativity.



CAFÉ AND BUSINESS LOUNGE ↴

↴
RECEPTION



Working in harmony

10:00 AM

The building has been perfectly composed with everything forward-thinking businesses need. Once you arrive at work, freshened up from your gym session or that warm cup of coffee, you'll find Grade A office space over 10 floors, designed to accommodate the ever-changing needs of the workplace.

Each level is equipped with raised access floors, air conditioning, high ceilings and access control, not forgetting the atrium which floods the space with natural light, keeping you and your team as comfortable as possible and working in harmony.

↓ TYPICAL FLOORPLATE



ACCESS CONTROL ↑

SPECIFICATION



Full raised access floor



3.25 m floor to ceiling height



Access control



Air conditioning



Cafe



Cafe Wifi



Studio



Lift access



Drying room



Shower and changing facilities



155 cycle spaces



53 car spaces





Koba

PREMIUM AND SUSTAINABLE
FLEXIBLE WORKSPACE

Koba will open its first site at 100 Barbirolli, and we are excited to have them join our growing community. Koba are the perfect partner for 100 Barbirolli as they share our sustainability commitment as their mission is to create evidence based sustainable workspace.

Koba believe that a workspace should not be like a home, but rather a place to collaborate, share, engage and have the space and tools to be your most productive self, without distraction.

Koba host of regular and carefully tailored events giving Koba members the opportunity to connect with like-minded individuals and choose from a selection of wellness, social and professional events. This is what communities are built on, and a workplace is no different – a shared purpose with a desire for sustainability.

Koba's experienced team and years of industry study have identified and understand the benefits of having carefully selected food and beverage offering in a workplace. Koba will aim to provide a regular selection of food and beverages that focus on wellness and nutritional benefits, enhancing the Koba offering.

CGI Images of 100 Barbirolli Square. The concept was driven by exploring private members clubs and a variety of premium flexible workspaces with a focus on resident comfort and sustainability

CGI BREAKOUT SPACE ↴





[CGI COMMUNAL SPACE ↗](#)

ALL-INCLUSIVE OFFERING

Part of being a sustainable business partner to Koba residents is impeccable service with no hidden costs. Koba is an honest collaboration where everyone has a place to thrive.

The first floor of 100 Barbirolli is the heart of their space with the Koba Front Desk, event space, collaboration area and fully equipped kitchen.

The lower floor contains most of the meeting rooms, boardroom and fully equipped kitchen with collaboration spaces and a special place to connect.

WHAT'S INCLUDED IN KOBA'S PRICING

- Business rates
- Utilities
- Daily office cleaning
- Premium ergonomic chairs & desks
- Private VLAN with access to shared super-fast secure Wifi
- Access to social and wellbeing areas
- Premium tea's and panel-tested coffee
- Live air-quality and utility usage data
- Daily breakfast and snack offering designed by an international chef, fresh patisserie selection available at least once per week
- Dedicated on-site team
- Sustainability and ESG Support
- Multi-functional wellness/parents room
- Meeting room credits (based off space taken)
- Access to discounts from local businesses and the Koba network
- Access to the building yoga/pilates studio

[↙ CGI BUSINESS LOUNGE](#)



↴ BUILDING STACKER OF 100 BARBIROLLI



LEVEL 09 – OCCUPIED

Brabners
OFFICE / TERRACE

LEVEL 08 – OCCUPIED
Brabners // KJG
OFFICE

LEVEL 07 – OCCUPIED
Stantec
OFFICE

LEVEL 06 – PART OCCUPIED
FREETHS // 6,898 SQ FT
OFFICE

LEVEL 05
17,605 SQ FT
OFFICE

LEVEL 04
18,064 SQ FT
OFFICE

LEVEL 03
17,478 SQ FT
OFFICE

LEVEL 02
16,740 SQ FT
OFFICE

LEVEL 01
koba*
MANAGED WORKSPACE

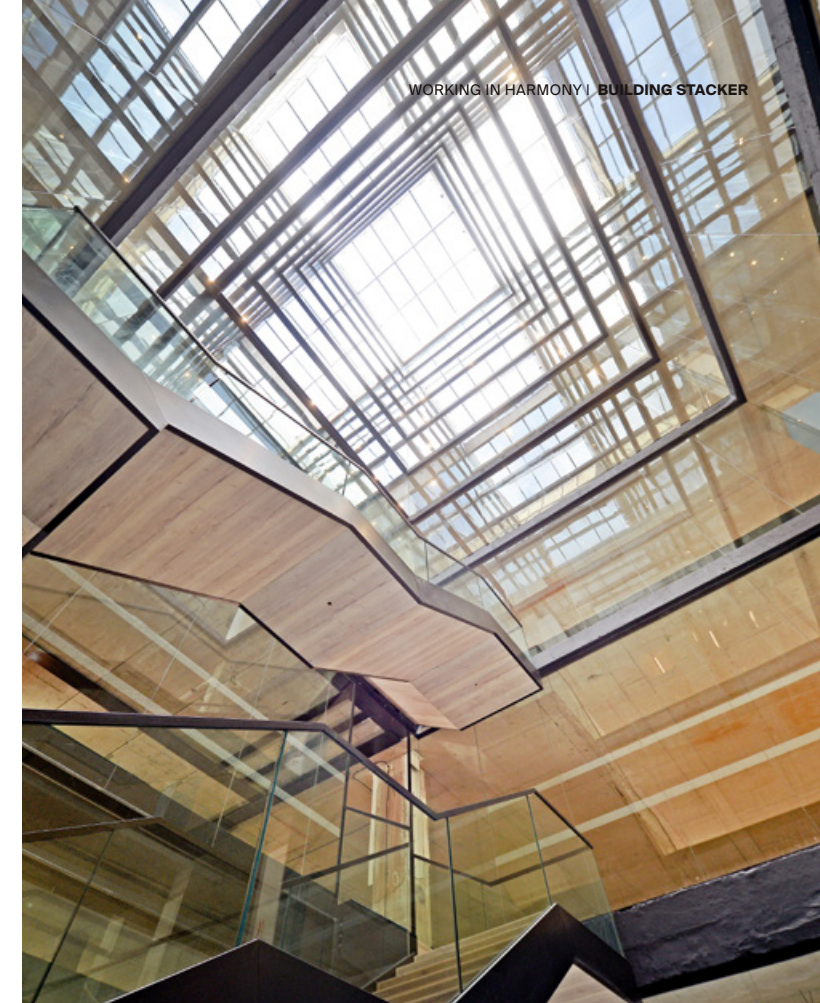
LEVEL 00
koba*
MANAGED WORKSPACE

LEVEL -01
STUDIO / CYCLE STORAGE



LEVEL -02
CAR PARK

STREET FOOD AND
CRAFT BEER HALL

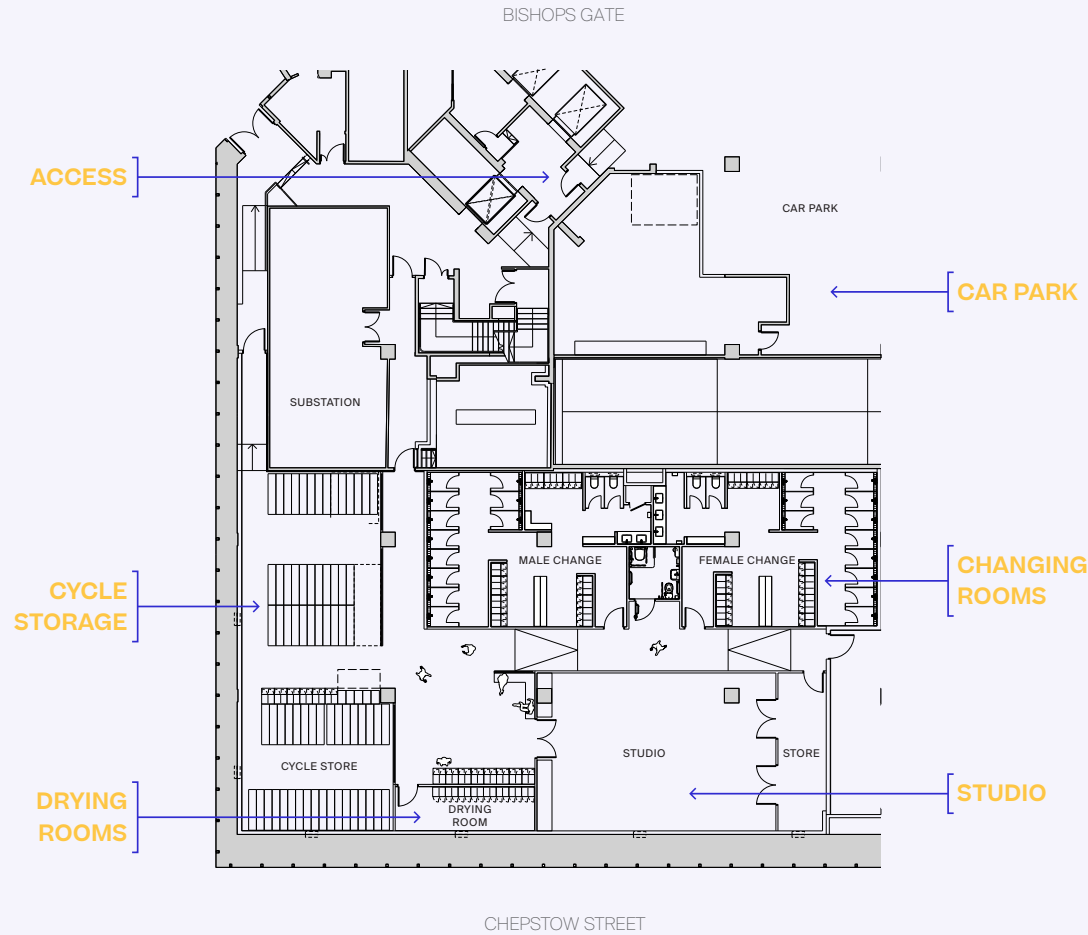


100 Barbirolli Square provides occupiers with the opportunity of having dedicated interconnecting staircases between floors.

[CGI OF THE ATRIUM ↗](#)

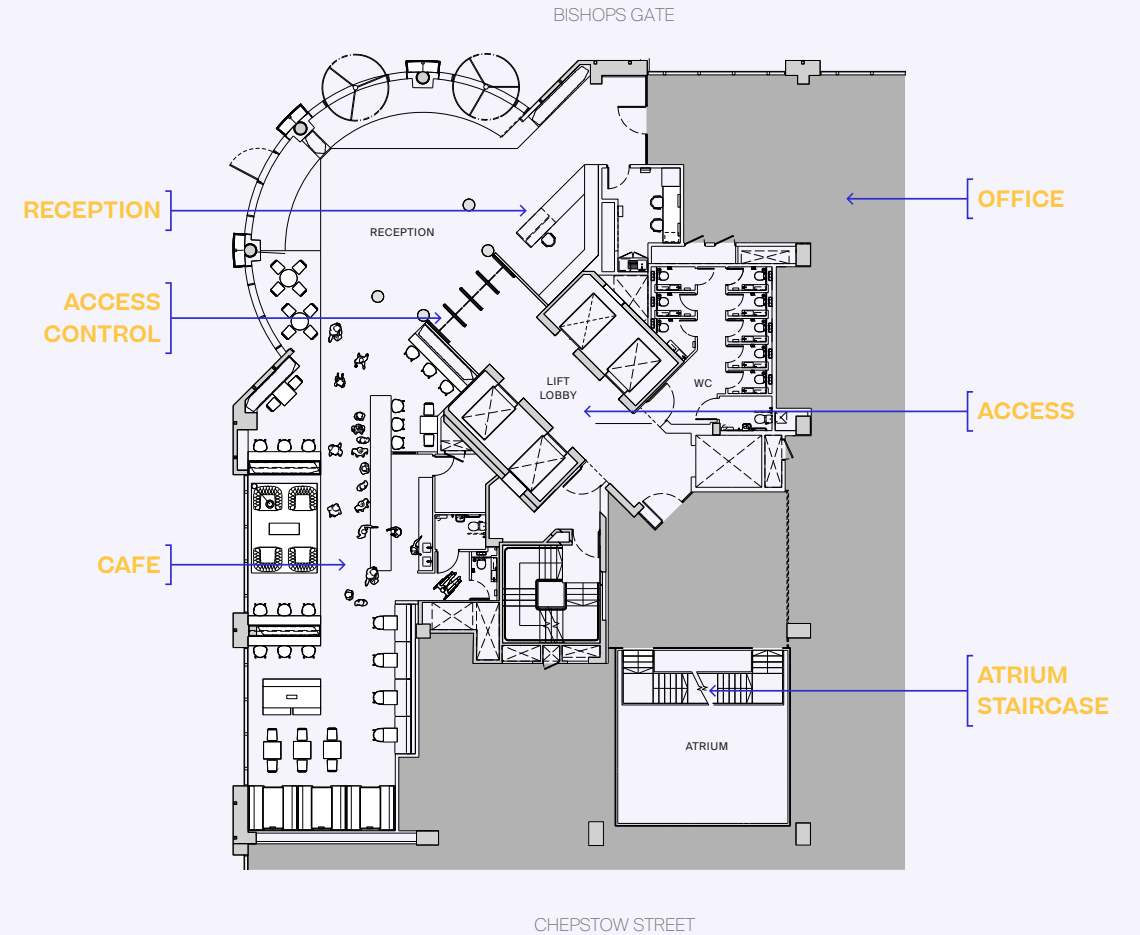
LEVEL -01 THE STUDIO

FLOORPLAN CROPPED TO
SHOW THE STUDIO

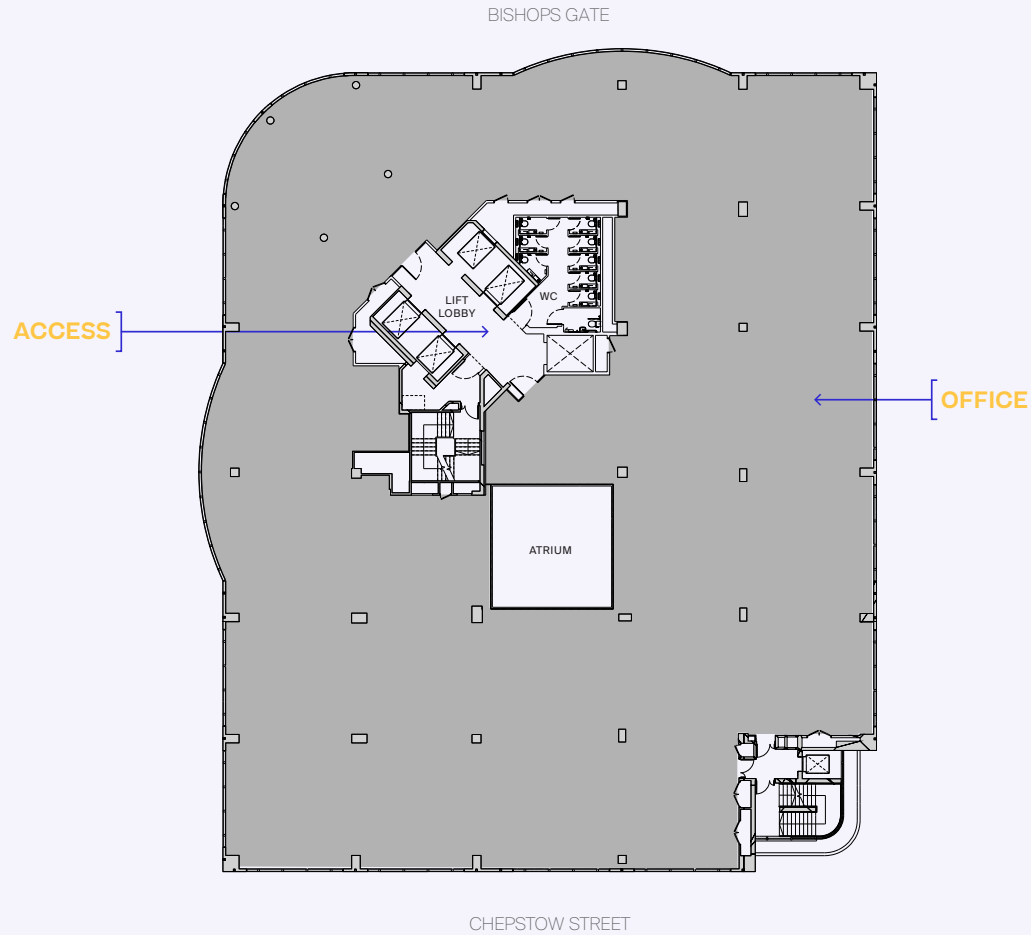


LEVEL 01 RECEPTION / CAFE

FLOORPLAN CROPPED TO
RECEPTION & BUSINESS LOUNGE

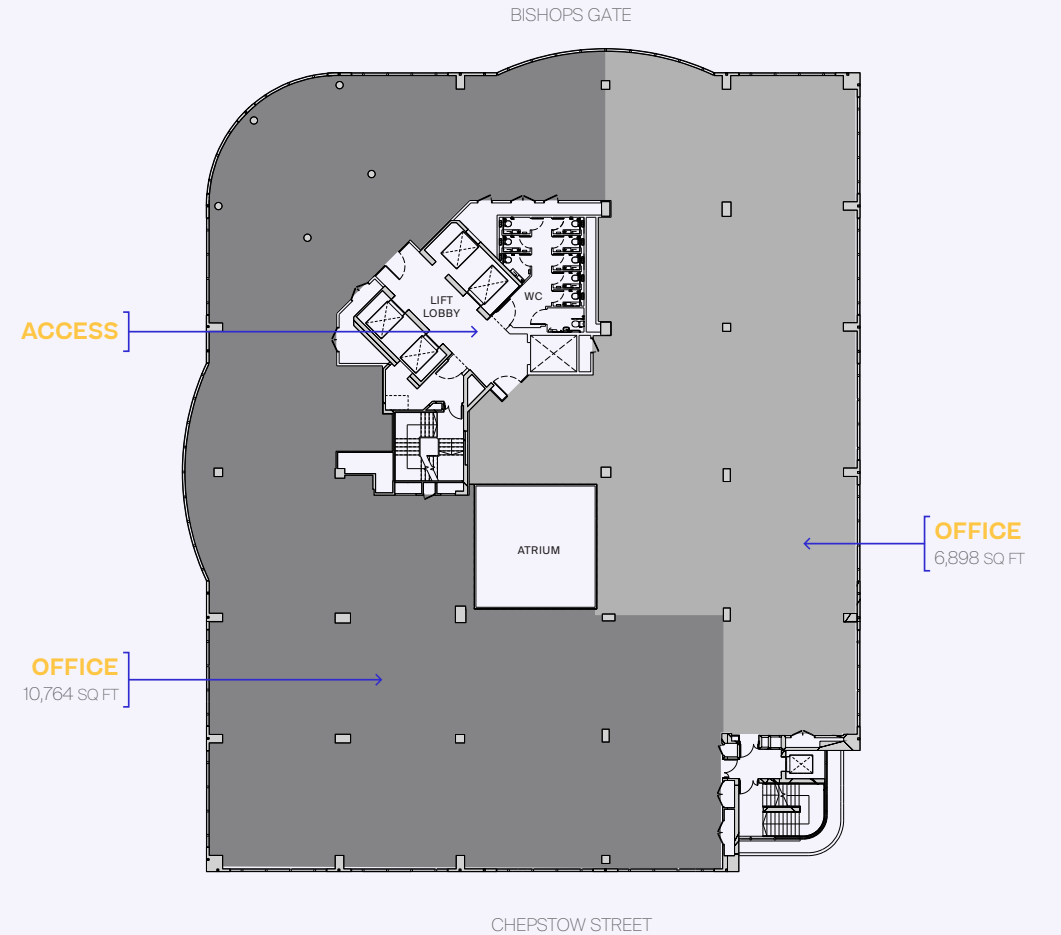


TYPICAL FLOOR



LEVEL 06 – SPLIT

10,764 SQ FT // 6,898 SQ FT



Crescendo

5:00 PM

There are many reasons to move to 100 Barbirolli Square, with location at the top of the list. You'll find morning croissants, lunchtime sushi and evening cocktails all, quite literally, a stone's throw away. Stand with your back to the building's entrance, and to your immediate left you'll see The Bridgewater Hall - home to the internationally acclaimed Hallé orchestra. Around the corner is St Peter's Square and all the architectural grandeur of the Town Hall and Central Library. Meanwhile, the hustle and bustle of Deansgate, glossy Spinningfields and both the eternally cool Northern Quarter and Ancoats are just a short walk away.



↑ ST PETER'S SQUARE

SOCIETY ↓



ROCHDALE CANAL LAKE ↗

Come and indulge in the stunning views across Manchester from all angles and take in the inspiration that led the Hallé to become world-renowned. Head down to the

canal basin where an array of independent food and drink outlets are set up year-around to keep those lucky enough to work at 100 Barbirolli well catered for.

AMENITY MAP

- 1. Mr Cooper's House & Garden
- 2. Steak & Lobster
- 3. Albert's Schloss
- 4. Radisson Edwardian Hotel
- 5. Hawksmoor
- 6. Albert's Chop House
- 7. Caffe Grand Piccolino
- 8. Wagamama
- 9. The Anthologist
- 10. Fumo, San Carlo
- 11. Don Giovanni's
- 12. Costa Coffee
- 13. Society
- 14. Bridgewater Hall
- 15. Rain Bar
- 16. Peveril of the Peak
- 17. Pret A Manger
- 18. Nudo Sushi Box
- 19. Philpotts
- 20. Tesco Express
- 21. The Refuge by Volta
- 22. Principal Hotel



13



7



5

MANCHESTER LIBRARY



SURROUNDING AMENITIES ↗



21



3



Society Manchester is an independent street food and craft beer venue, situated on the canal basin at Barbirolli Square. The mix of food and drink offerings, includes a brewery, a bar operated by 'Vocation' serving up to 50 different beers, and 'The staff room' cocktail and gin hideaway - and when it comes to food there is plenty of diversity: from the towering burgers of Slap & Pickle,

pan-Asian specialists Manzoku Street Food, flavoursome Indian street food from Chaat Cart, indulgent pizzas from Dokes Pizzeria and experts in Korean street food, Yoki Social Table. All of which is open 7 days a week right on 100 Barbirolli's doorstep.

SOCIETY ↕

SOCIETY ↕



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