

MOSLEY STREET, MANCHESTER, M2 3HQ

CITYGATE

Discover the
transformation.

LAST SUITE AVAILABLE 3,821 SQ FT (355 SQ M)

Unveiling a new chapter for Citygate



Completely reimagined workspaces

Citygate offers a completely reimagined workplace in the heart of Manchester. Providing a high quality business environment on the doorstep of all that the city has to offer.

The scheme is undergoing an extensive refurbishment with ground floor business lounge with meeting facility, showers and changing facilities, cycle storage and gym. The fifth floor is the last remaining suite which is being delivered fully fitted offering 3,821 sq ft (355 sq m) of modern workspace.

The arrival is a warm and inviting space, expansive glazing floods the lounge with natural light, it will be an exceptional space, in an envied location.



Ground floorplan



1x6 person meeting room



Arrival lounge



1x WC



Reception area



Refreshment area



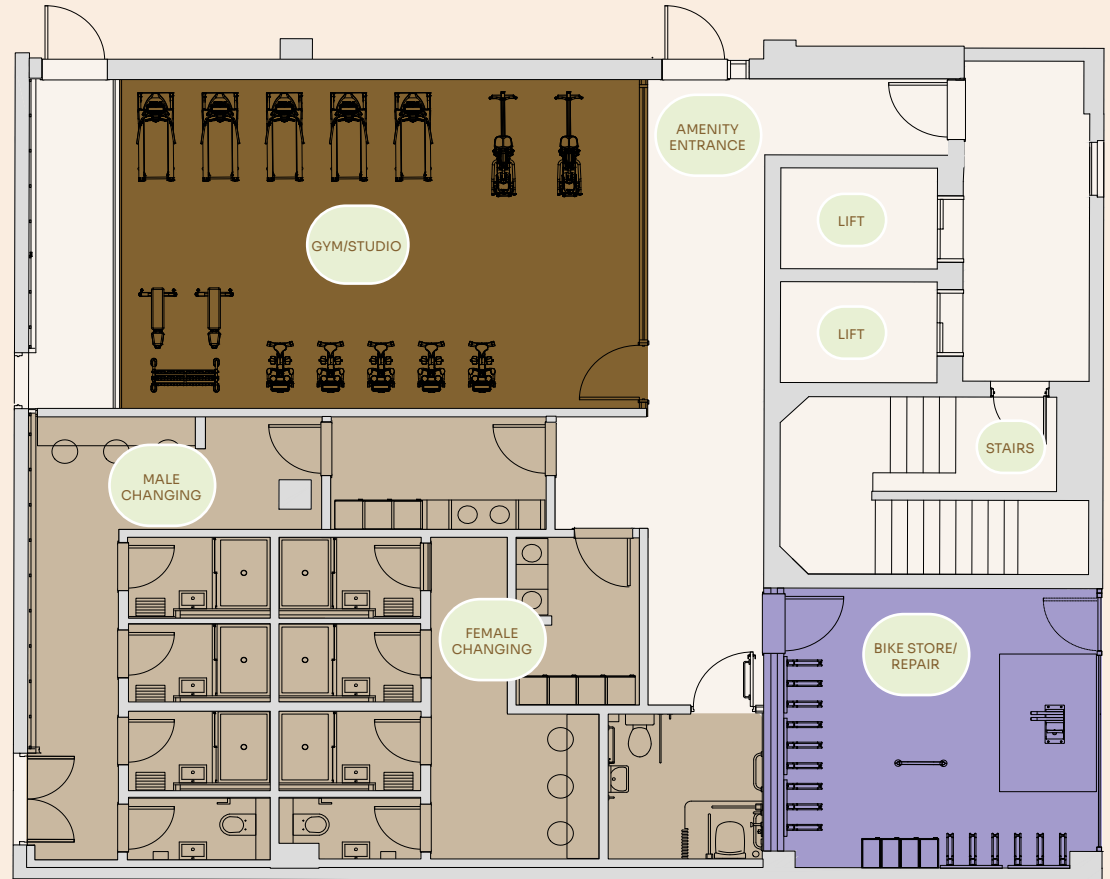
Lift access

Reinvented for the modern occupier



THE NEW
CITYGATE.
REIMAGINED
FOR TODAY

Dedicated wellness hub on lower ground floor



3x Female showers



3x Male showers



1x Accessible shower



15x Bike racks



Bike repair



Fully operational gym

Revisit. Rethink. Rediscover

ENHANCING
PRODUCTIVITY
THROUGH
WELLBEING



Citygate...



The wellness space provides staff with access to premium equipment for strength, cardio, and mobility training. By offering a convenient place to recharge between meetings or exercise before heading home, businesses can help employees stay healthy, save on external gym memberships, and enjoy better work-life balance. This investment not only supports wellbeing but also strengthens talent retention and recruitment efforts.



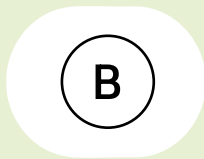
but not as you know it



Specification



All Electric



EPC B



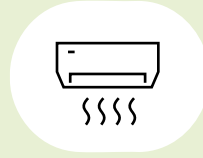
BREEAM "Very Good" (targeted)



Gym/Studio



Bike Store & Repair



VRF Heating & Cooling



Lockers



Basement Car Parking



Breakout Workspaces



Arrival Lounge & Shared Meeting Room



Showers & Changing



24 Hour Access



Reference image of bike store

Experience the transformation

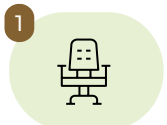
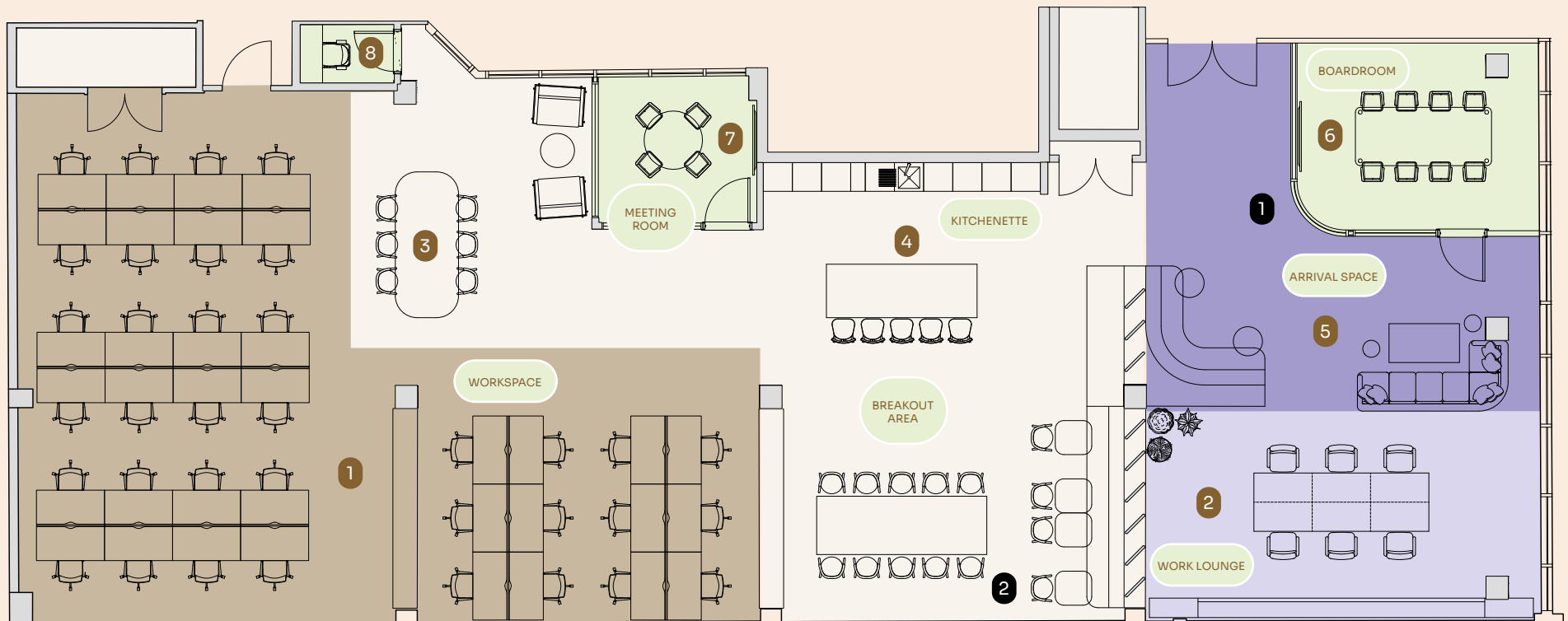
FULLY
FITTED &
FURNISHED
3,821 SQ FT



CGI of arrival space

5th Floor

FITTED & FURNISHED
(3,821 SQFT, 355 SQM)



36x Workstations



6 Person work lounge



6 Person coworking



Kitchen/Breakout



Arrival space



1x 8 person boardroom



1x 4 person meeting room



1x Work pod

Reimagined workspaces to elevate the way you work



Elevated interiors

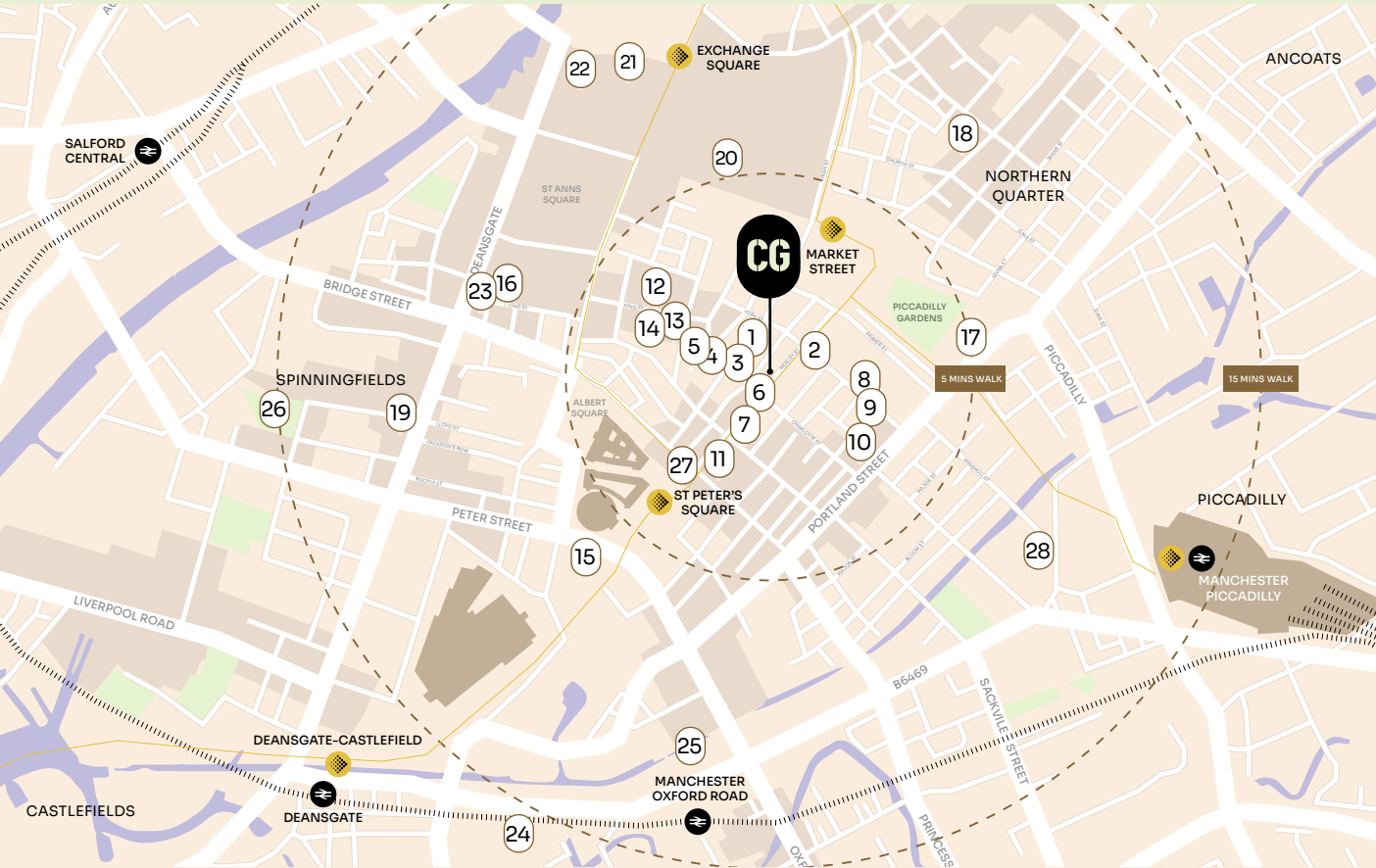


Citygate will be fully transformed and ready for the next chapter, the elevated interiors set a new standard for modern workspace. Bringing a new energy and a bold vision, this is the revival of one of the city's most recognisable workplaces.



& bold new vision

Unrivalled location



- | | |
|----------------------------|---------------------|
| 1. Moose Coffee | 15. The Midland |
| 2. The Alchemist | 16. El Gato Negro |
| 3. Double Zero Pizza | 17. Pret A Manger |
| 4. Black Sheep Coffee | 18. Evelyn's |
| 5. Six by Nico | 19. Hawksmoor |
| 6. Sainsbury's Local | 20. The Arndale |
| 7. 200 Degrees Coffee | 21. Selfridges |
| 8. Namii Kitchen | 22. Harvey Nichols |
| 9. Higher Ground | 23. Gail's Bakery |
| 10. Rudy's Pizza | 24. HOME |
| 11. Manchester Art Gallery | 25. Palace Theatre |
| 12. All Bar One | 26. The Ivy |
| 13. Hotel Gotham | 27. The Anthologist |
| 14. Lucky Cat | 28. Pollen Bakery |

Citygate is ideally situated to enable occupiers to benefit from its commercial and vibrant location. Located in the heart of the city centre, Citygate is close to Manchester's unbeatable transport connections.

Manchester's Piccadilly and Victoria stations offer fast and frequent rail services across the UK, with London accessible in just two hours. The Metrolink offers frequent and convenient tram connections across Manchester, enhancing accessibility throughout the city.

--- Walking Distances (minutes):

Piccadilly Gardens	3	Deansgate	11
St Peter's Square	5	Spinningfields	13
Market Street	6	Oxford Road Station	13
Piccadilly Train Station	11	Salford Central	17

The centre of it all



NATIONAL FOOTBALL MUSEUM

AO ARENA

MANCHESTER VICTORIA STATION

ARNDALE SHOPPING CENTRE

TOWN HALL

MANCHESTER LIBRARY

CITYGATE

PICCADILLY GARDENS

SPINNINGFIELDS

DEANSGATE

ALBERT SQUARE

ST PETER'S SQUARE TRAM STOP

PICCADILLY TRAIN STATION
→

On your doorstep



Thoughtfully designed boutique workspaces



CITYGATE

For further information contact:



Daniel Barnes
dbarnes@savills.com

Oliver Luckman
oliver.luckman@savills.com

CBRE

Mark Garner
Mark.Garner@cbre.com

Matt Shufflebottom
Matt.Shufflebottom@cbre.com



xlbproperty.com



Misrepresentation Act: Savills & CBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Savills & CBRE has any authority to make any representation of warranty whatsoever in relation to this property. JANUARY 2026. Design and production by dsemotion.com.