

100

BARBIROLI
SQUARE



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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



2020 –MANCHESTER

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.

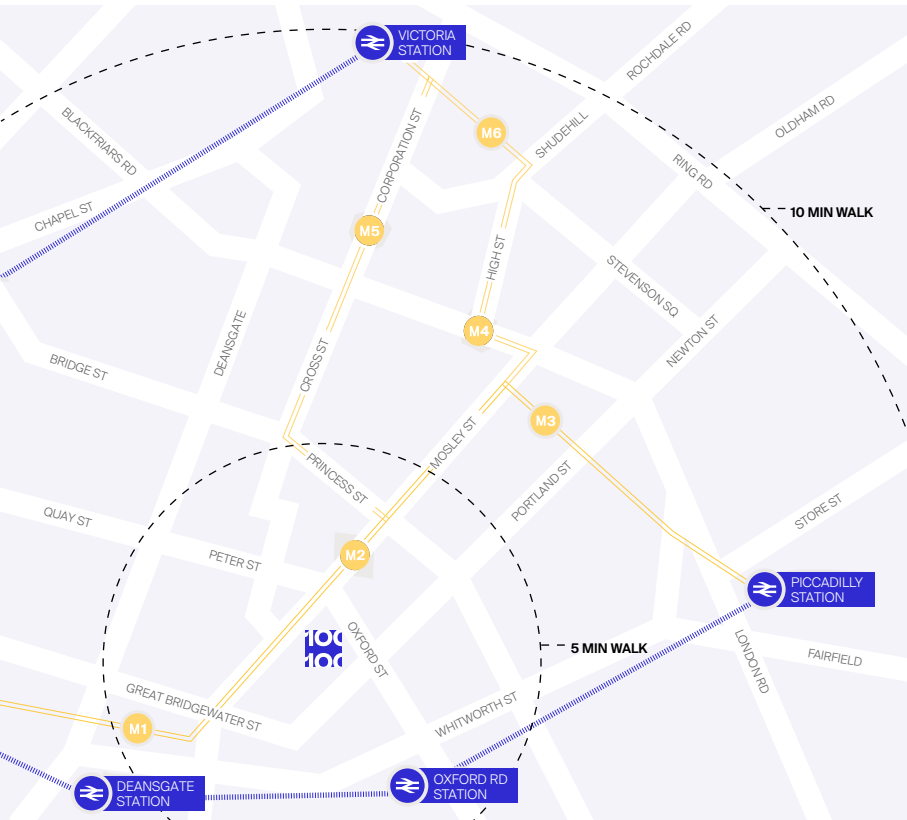
←
INDICATIVE CGI OF
100 BARBIROLLI

Into the rhythm

7:00 AM

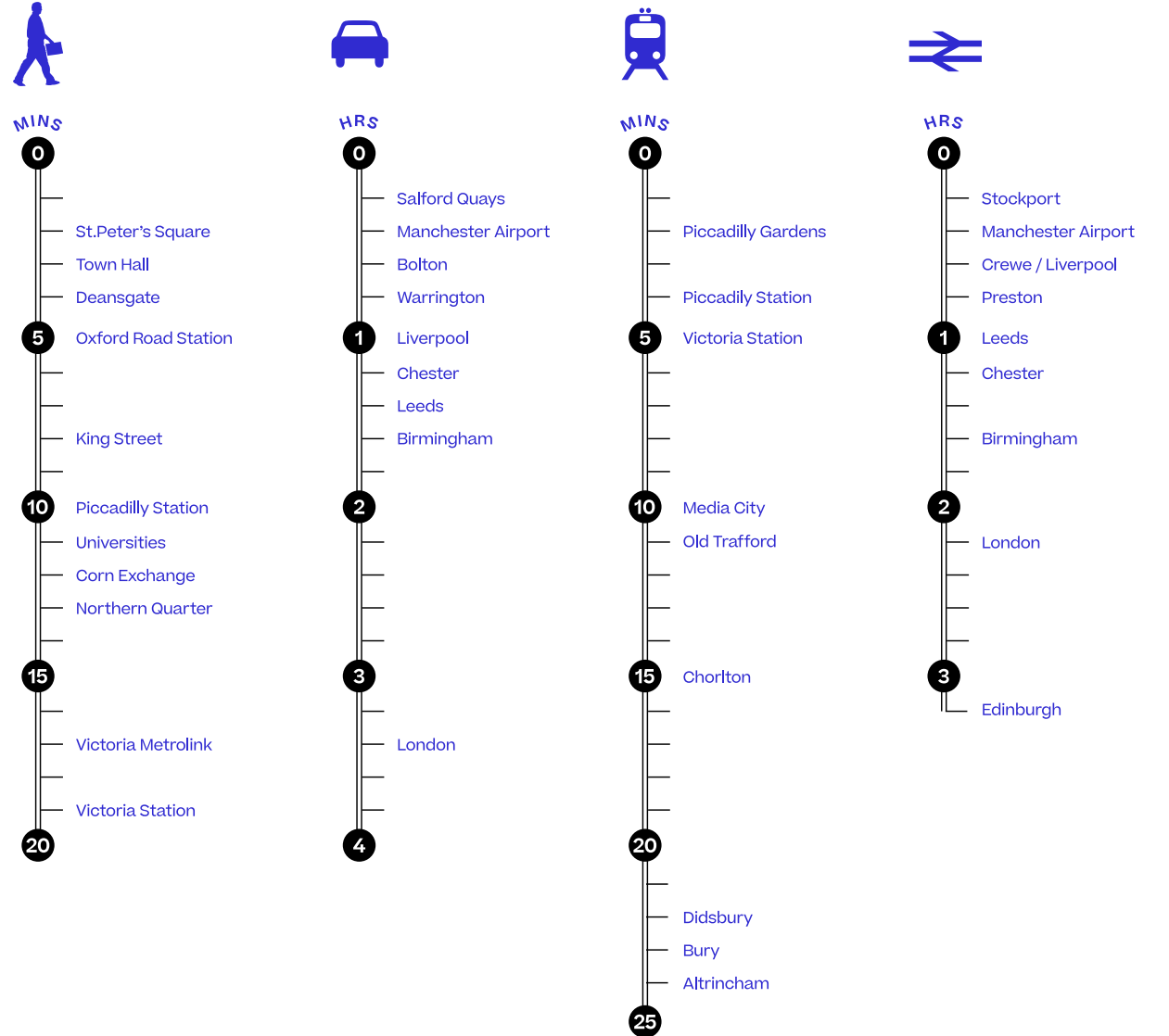
Arguably one of the city's best connected buildings, 100 Barbirolli Square is located just a sharp two minute walk from St Peter's Square Metrolink. Oxford Road Train Station is within a five minute walk, allowing a fast commute into the five day week and a quick commute

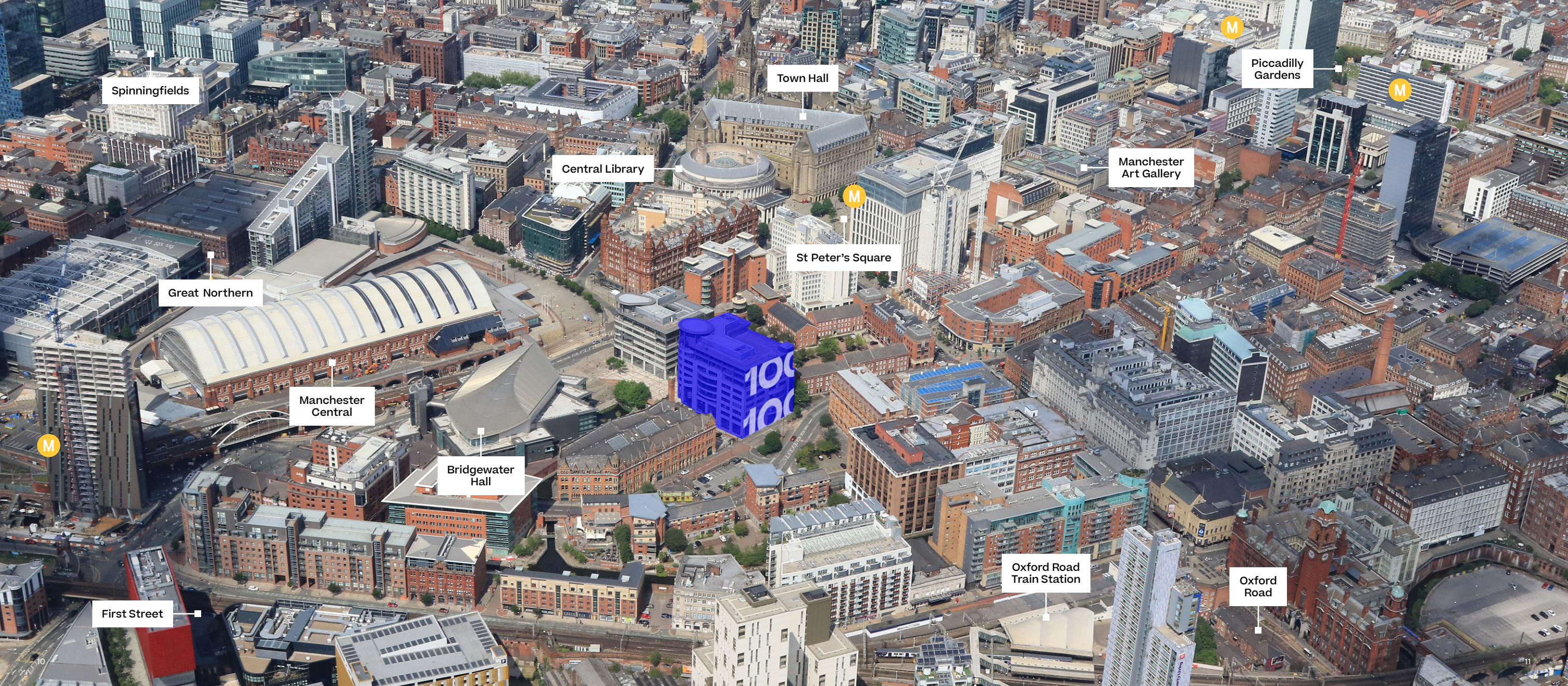
home for the weekend, giving employees the ability to re-tune into themselves. Piccadilly train station is also close by, providing excellent links to both London, Edinburgh and other UK regions.



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

Oxford Road Train Station

Oxford Road

First Street

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.



CGI OF THE LOWER GROUND FACILITIES ↴



CGI OF THE 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.



CGI OF THE CAFE →

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.



CGI OF BUSINESS LOUNGE ↴

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.

CGI OF FLOORPLATE



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

CGI OF THE ATRIUM

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



↴ BUILDING STACKER OF 100 BARBIROLLI



LEVEL 09
12,798 SQ FT
 OFFICE / TERRACE

LEVEL 08
14,284 SQ FT
 OFFICE

LEVEL 07
15,188 SQ FT
 OFFICE

LEVEL 06
17,427 SQ FT
 OFFICE

LEVEL 05
17,169 SQ FT
 OFFICE

LEVEL 04
17,599 SQ FT
 OFFICE

LEVEL 03
17,179 SQ FT
 OFFICE

LEVEL 02
16,221 SQ FT
 OFFICE

LEVEL 01
12,831 SQ FT
 RECEPTION / CAFE / OFFICE

LEVEL 00
14,854 SQ FT
 OFFICE

LEVEL -01
 STUDIO / CYCLE STORAGE

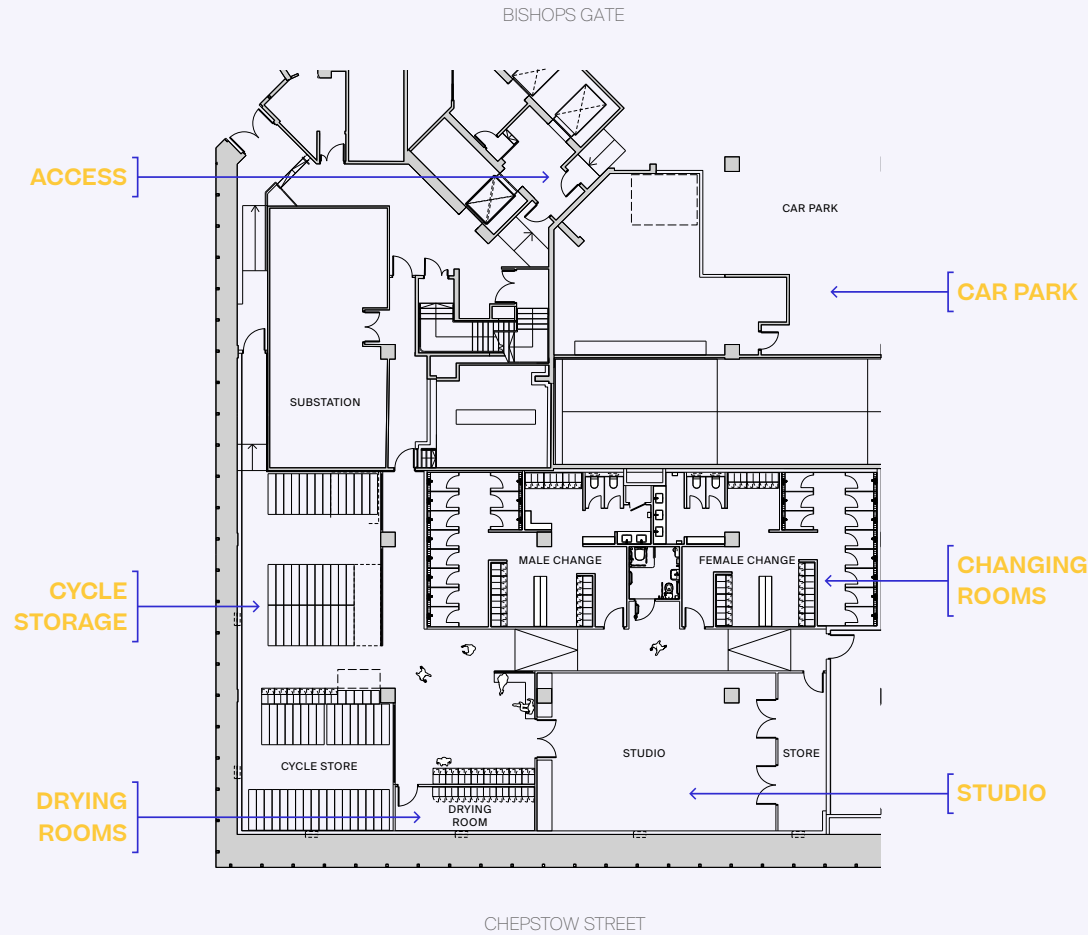
LEVEL -02
 CAR PARK



CGI OF ATRIUM STAIRCASE BETWEEN LEVEL 0 AND 2 ↗

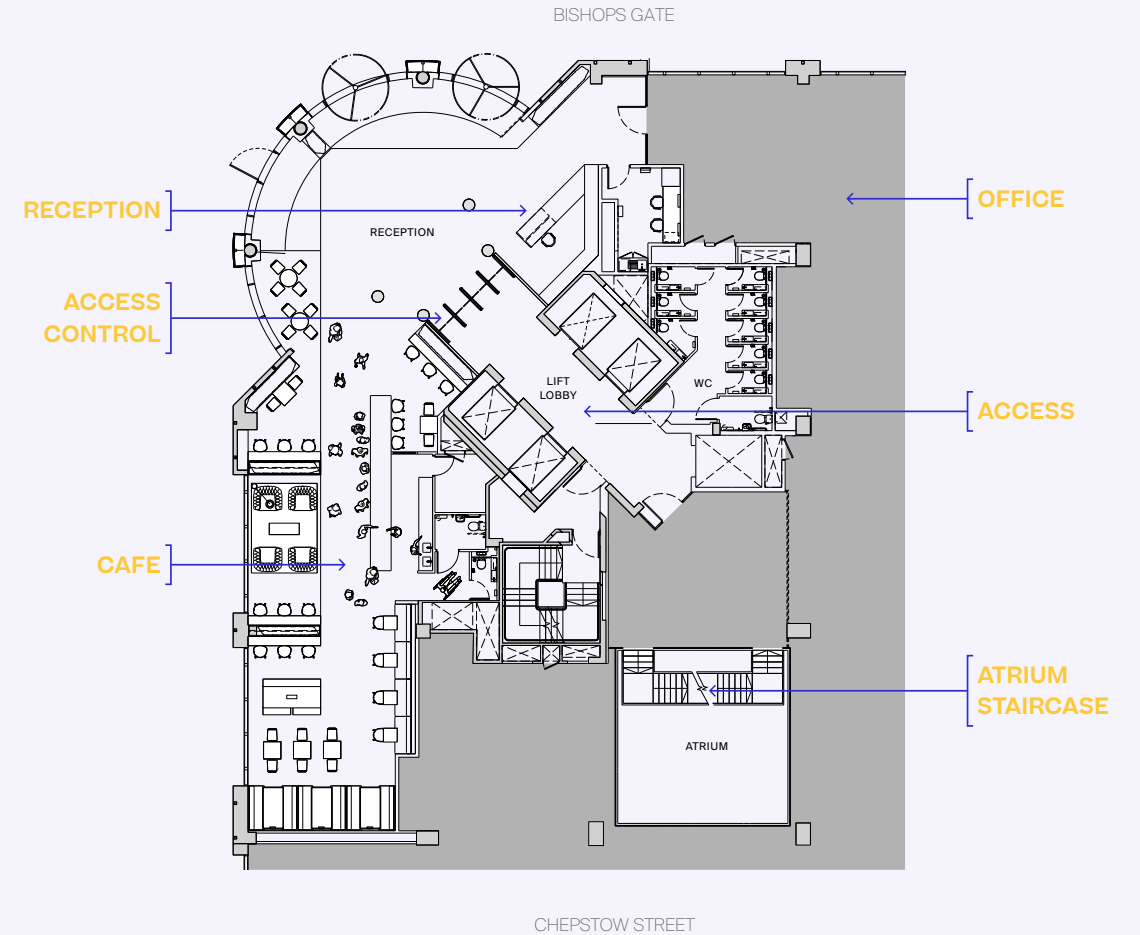
LEVEL -01 THE STUDIO

FLOORPLAN CROPPED TO
SHOW THE STUDIO

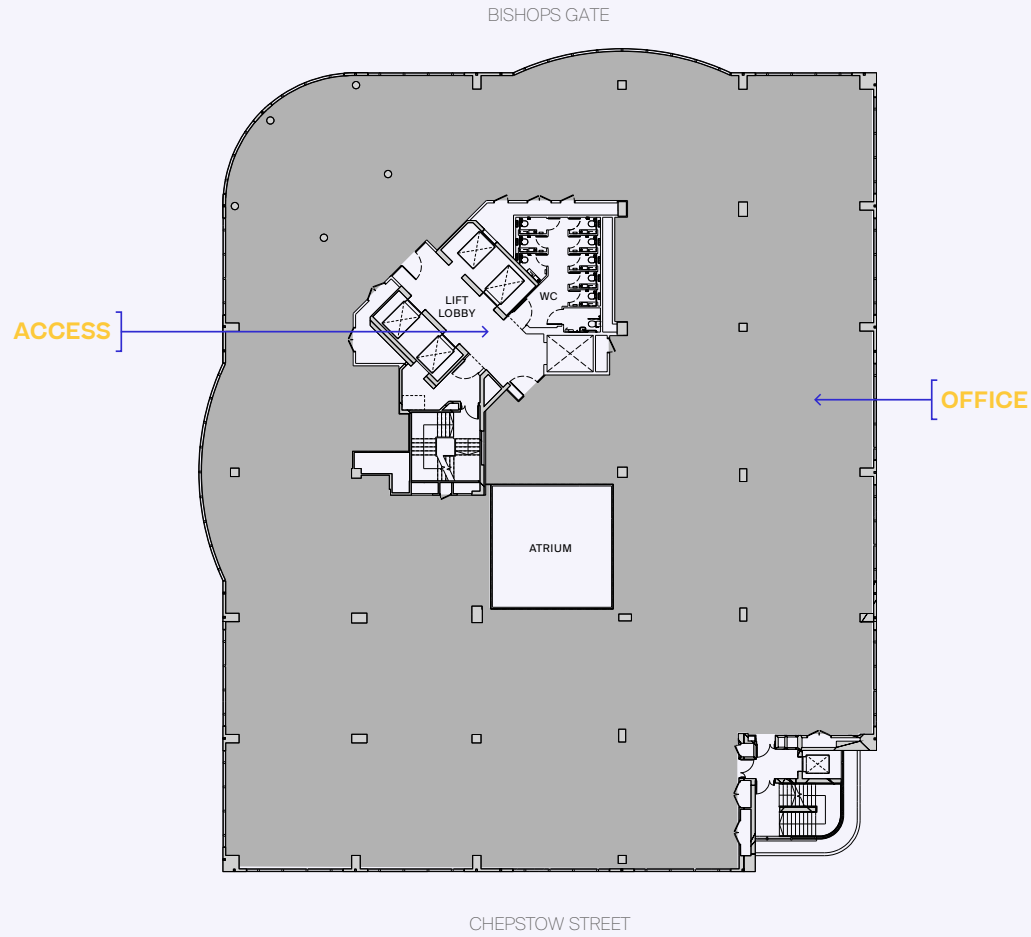


LEVEL 01 RECEPTION / CAFE

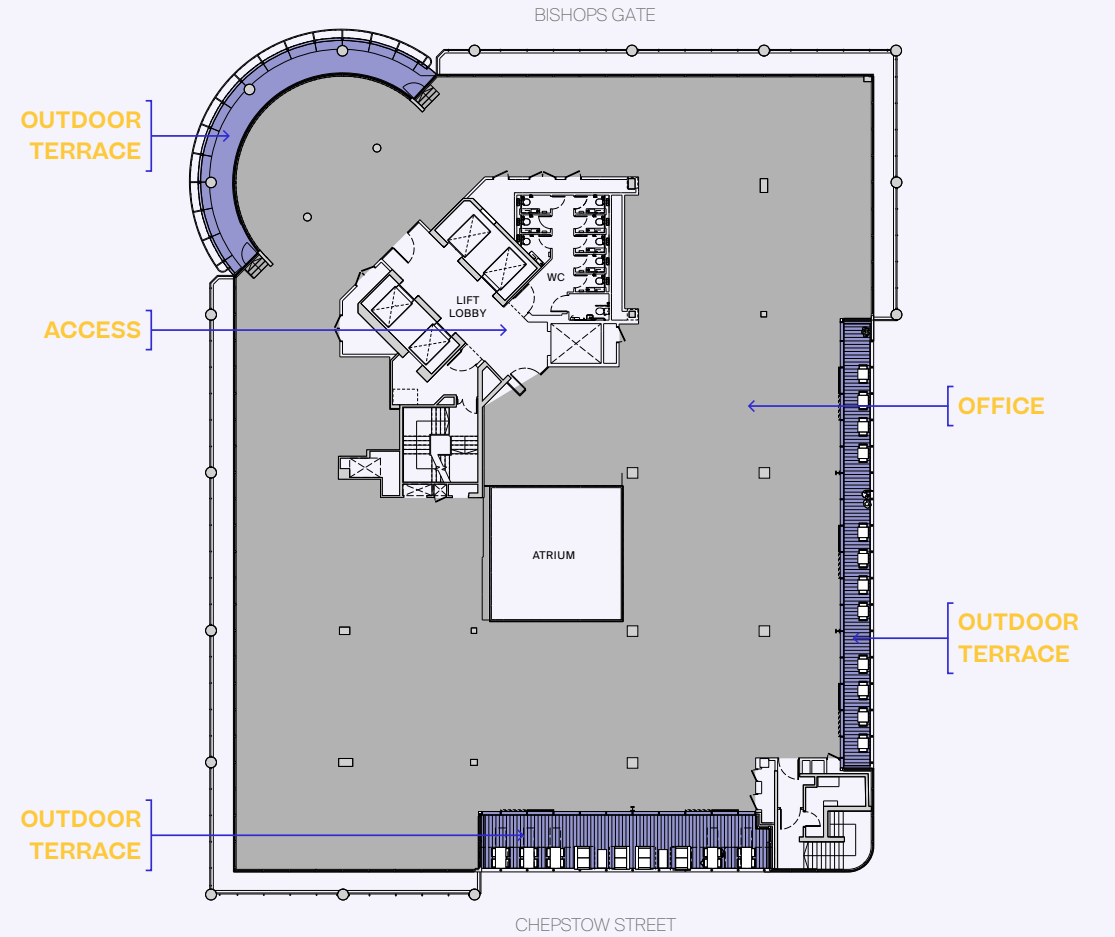
FLOORPLAN CROPPED TO
RECEPTION & BUSINESS LOUNGE



TYPICAL FLOOR



LEVEL 09 12,798 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 ↓



CGI OF THE TERRACE ↑

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



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: Slap & Pickles burger and loaded

fries, Brazilian grills by Bread & Butter BBQ, authentic Neapolitan pizza courtesy of the Pizza Authority, the Falafel Guys' fresh Middle Eastern wraps and salad bowls, Japanese noodles from Holy Ramen and award winning Punjabi street food from Jah Jyot. All of which is open 7 days a week right on 100 Barbirolli's doorstep.

CGI OF SOCIETY ↕

CGI OF SOCIETY ↕



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