



ANGEL GARDENS



MANCHESTER M60 OAG

ANGEL-GARDENS.COM

GROUND FLOOR RETAIL/RESTAURANT PREMISES TO LET
AVAILABLE AUTUMN 2018

MODALIVING



A NEW ICONIC & EXCLUSIVE ADDRESS.

Located at the heart of NOMA these five prime retail/leisure units offer an enviable location in an area with a rapidly expanding residential population.

PREMIUM COMMERCIAL SPACE AT A NEW LANDMARK DESTINATION

5 quality retail, bar and restaurant units including planning for A1, A2, A3, B1 and D1 uses.

Located at the heart of the Co-op and Hermes' 20 acre site and bordering the attractive Northern Quarter.

Iconic 35 storey tower housing 872 residents.

Creating a new public realm and go-to destination.

NOMA will be home to a daily workforce of 10,000+ people.

Proximity to Victoria Station.

Part of a ground breaking PRS scheme, created by the UK's leading rental brand, Moda Living (modaliving.co.uk).

Moda Living has a pipeline of 5,500 apartments, providing homes for 10,000+ residents across the UK and growing.



Northern
Quarter

Smithfield
Market

**ANGEL
GARDENS**

Crown
Plaza

Angel
Meadows

1 Angel
Square

Market
Street

CIS
Tower

Arndale
Centre

Beetham
Tower

Printworks

Selfridges

Urbis
Museum

Victoria
Station

ANGEL GARDENS sits with in an exciting and growing district of Manchester city centre, called NOMA.

NOMA is home to The Co-op, one of the UK's largest businesses, and already has a daily work force of 5,000.

Over the next three years a further two office blocks will be built between Angel Gardens and 1 Angel Square, housing an additional 1,500 workers.

A further four residential blocks, providing 754 new homes, will be built within 200 metres of Angel Gardens, with the first phase delivered by 2019.

2.5M SQFT
of new/refurbished office space

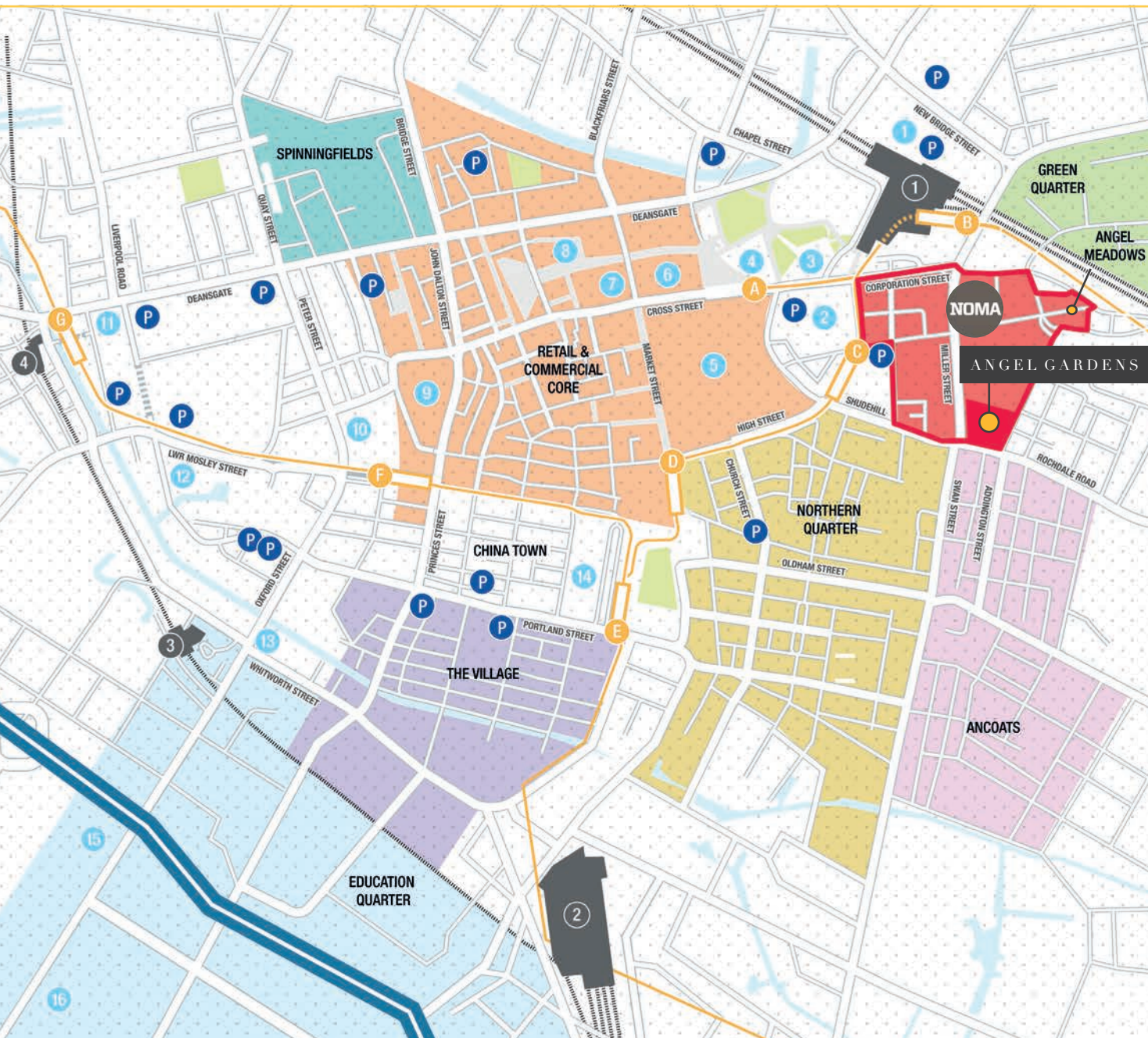
1M SQFT
of new homes

300,000 SQFT
of retail and leisure space

200,000 SQFT
of hotel space

4 ACRES
of new outdoor space & public realm

£800M
of investment



- | | |
|---|-------------------------------|
| 1 Manchester Arena 6 mins | 1 Victoria Station 3 mins |
| 2 Printworks 3 mins | 2 Piccadilly Station 16 mins |
| 3 National Football Museum 6 mins | 3 Oxford Road Station 21 mins |
| 4 Corn Exchange 6 mins | 4 Deansgate Station 24 mins |
| 5 Arndale Centre 4 mins | |
| 6 Selfridges & Harvey Nichols 7 mins | |
| 7 Royal Exchange 10 mins | |
| 8 St Ann's Square 11 mins | |
| 9 Town Hall 13 mins | |
| 10 Central Library/St Peters Sq 13 mins | |
| 11 Beetham Tower 22 mins | |
| 12 Bridgewater Hall 19 mins | |
| 13 Palace Theatre 20 mins | |
| 14 Piccadilly Gardens 10 mins | |
| 15 University of Manchester 31 mins | |
| 16 Manchester Metropolitan Uni 24 mins | |
- mins - Walking times

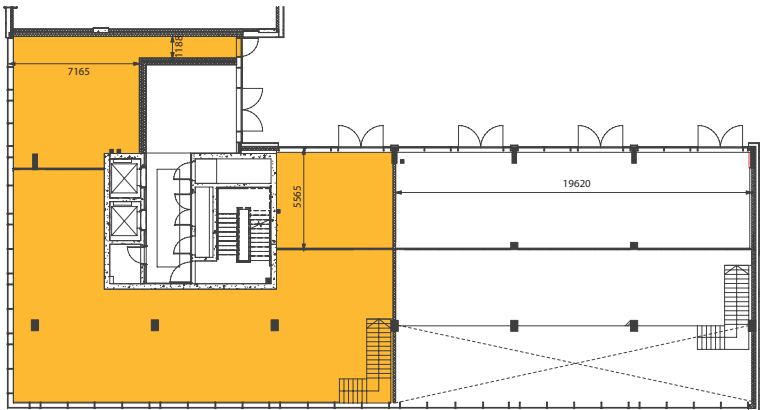
Metrolink Stops and Travel Times

- | | |
|--------|------------------------------|
| A | Exchange Square |
| 2 mins | |
| B | Victoria |
| 2 mins | |
| C | Shudehill Transport Exchange |
| 2 mins | |
| D | Market Street |
| 3 mins | |
| E | Piccadilly Gardens |
| 3 mins | |
| F | St Peter's Square |
| 3 mins | |
| G | Deansgate |

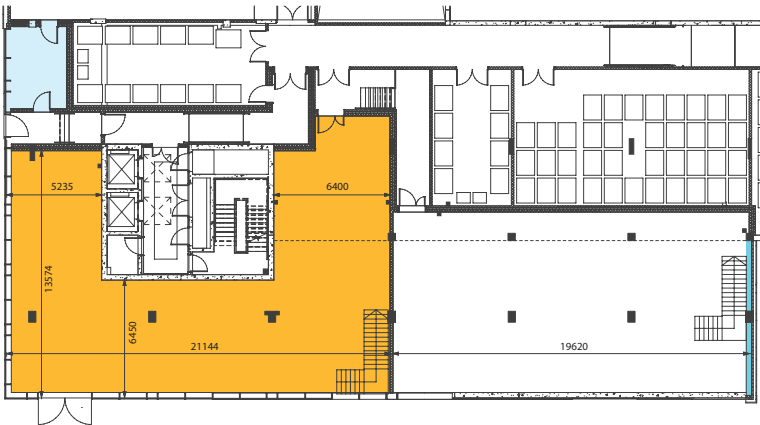
mins - Travel times between stops
Metrolink times taken from my.tfgm.com

UNIT 1

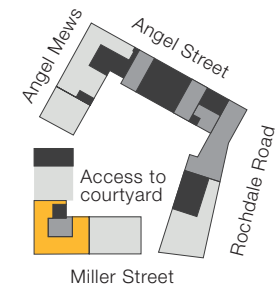
COURTYARD ENTRANCE UPPER GROUND



MILLER STREET ENTRANCE GROUND

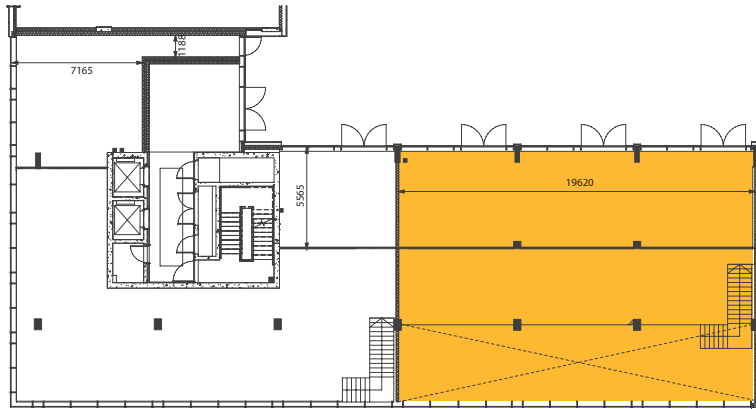


UNIT 1 UPPER GROUND	92.8 SQ M
UPPER GROUND MEZZANINE (area to form tenants works if required)	168 SQ M
UNIT 1 GROUND	218.8 SQ M
AVAILABLE AUTUMN 2018	

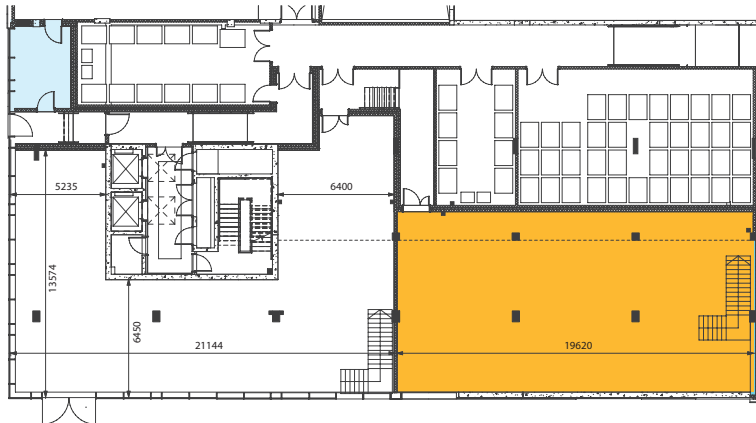


UNIT 2

COURTYARD ENTRANCE UPPER GROUND



MILLER STREET ENTRANCE GROUND



UNIT 2 UPPER GROUND	106.4 SQ M
UPPER GROUND MEZZANINE (area to form tenants works if required)	77 SQ M
UNIT 2 GROUND	194.6 SQ M
AVAILABLE AUTUMN 2018	



UNIT 3

ROCHDALE ROAD ENTRANCE UPPER GROUND

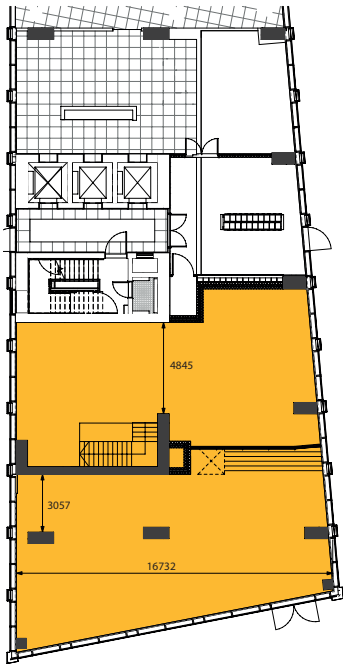
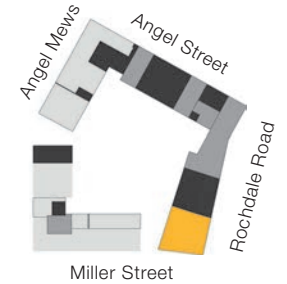
UNIT 3 UPPER GROUND

328.7 SQ M

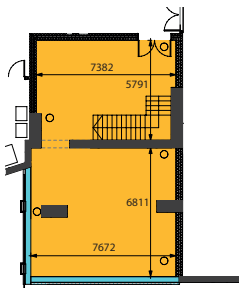
UNIT 3 GROUND

88.8 SQ M

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MILLER STREET ENTRANCE GROUND

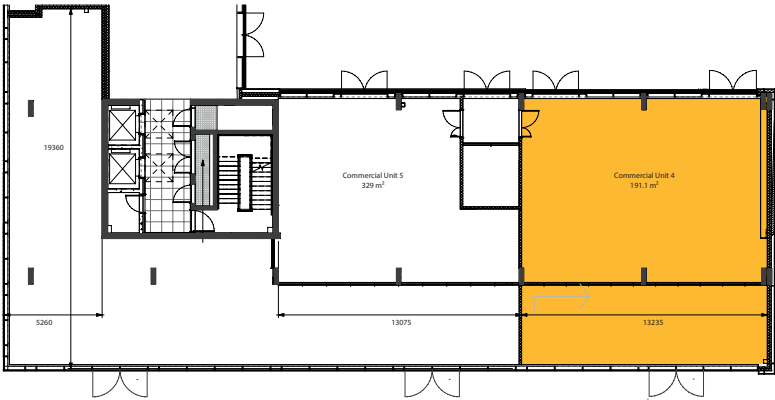
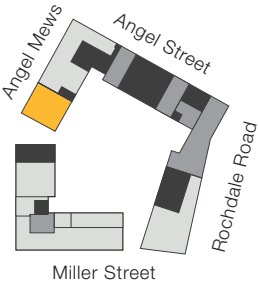


UNIT 4

ANGEL MEWS ENTRANCE
UPPER GROUND

UNIT 4 UPPER GROUND
AVAILABLE AUTUMN 2018

191 SQ M

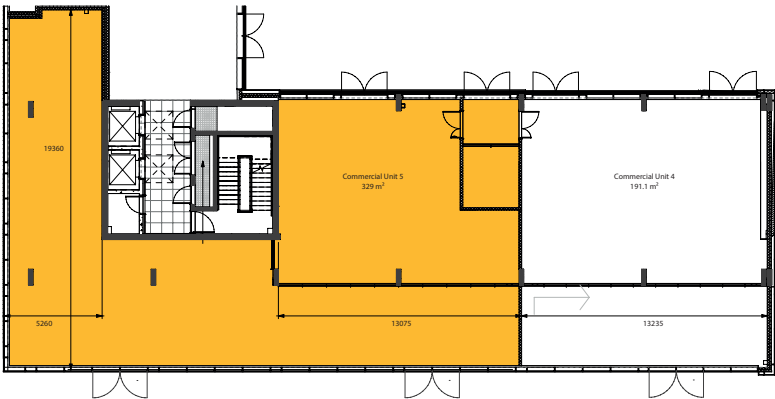
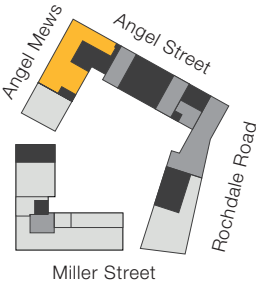


UNIT 5

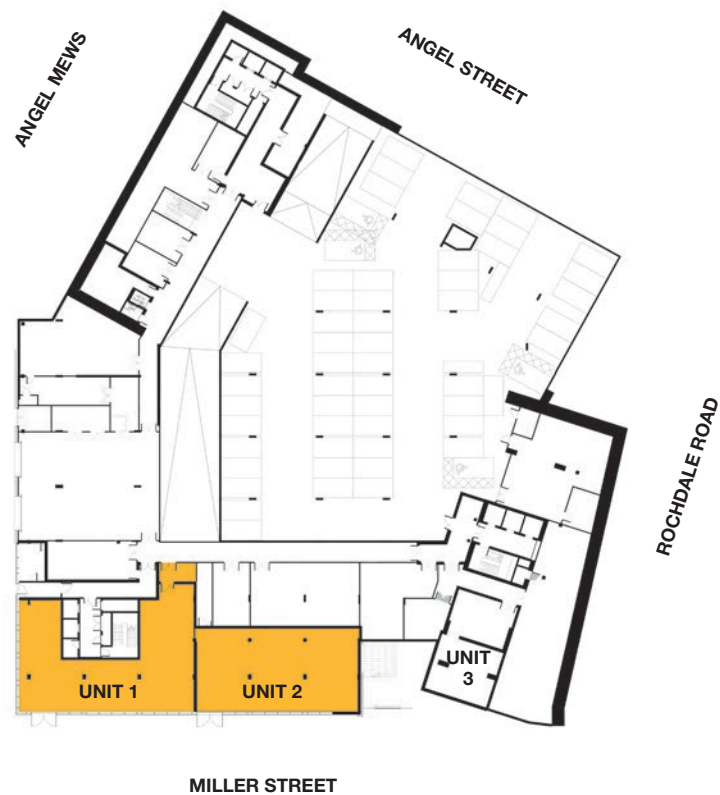
ANGEL MEWS ENTRANCE
UPPER GROUND

UNIT 5 UPPER GROUND
AVAILABLE AUTUMN 2018

331.2 SQ M



GROUND LEVEL



UPPER GROUND LEVEL





WHY CHOOSE ANGEL GARDENS?

- Forecasted footfall of 10,000 per day
- On the doorstep of the Northern Quarter
- Excellent transport links
- Under 3 min walk to Victoria train station, with a daily footfall of 22,645
- Under 10 min walk to the city centre
- Prominent and high profile position
- Units with access to courtyard gardens
- Fully serviced and managed estate
- 24/7 Onsite security and residents
- Excellent amenity provision with access to recycling
- Staff parking
- Public realm with annual events schedule
- Resident reward scheme to directly increase footfall
- Cross selling opportunities to residents and immediate office space

ANGEL GARDENS

Lease terms

All units available by way of new effective fully repairing and insuring leases.

Rent

Upon application.

Rateable value

Upon application.

Service charge

Upon application.

EPCs

Will be available upon completion of the development.

MANCHESTER



MODALIVING

For further information please contact:

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