A GATEWAY TO OPPORTUNITY

Welcome to Circle Square, Manchester’s new city centre neighbourhood. A place where the extraordinary can happen. Where entrepreneurs work alongside artists, great scientists and technologists, and your neighbours are innovators and creators.

Circle Square is a world of its own at the heart of Corridor Manchester, destined to become one of Europe’s top five innovation districts, surrounded by knowledge institutions and cultural hotspots. Bruntwood and joint venture partners Select Property Group will be bringing together 1,281 new homes, 1.2m square feet of workspace, new restaurants, bars and shops, two hotels and a stunning natural space in the middle.

Circle Square will be the epicenter of a new collaborative community, a place where work meets life and life meets leisure. Where enterprising people and exceptional enterprises will thrive.

Connected by clean energy. Wired for the future. Ready to enable the extraordinary.

An extraordinary place
# The Masterplan

Where scale, density and proximity equal creativity.

Between summer 2017 and autumn 2019, a whole new neighbourhood will be complete, which is thriving and buzzing with enterprising energy. No.2 Circle Square will be part of a wider community that will bring together every aspect of life. From work, to leisure, retail and living, Circle Square will be your gateway to endless opportunities that sit along Oxford Road and the city too.

<table>
<thead>
<tr>
<th>Key</th>
<th>Number</th>
<th>Building name</th>
<th>Sq ft</th>
<th>Space</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1A</td>
<td>01</td>
<td>Buildings 10/11</td>
<td>316,000</td>
<td>604 units (serviced)</td>
<td>Q1, 2016 – Q4, 2017</td>
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<tr>
<td>Phase 1A</td>
<td>02</td>
<td>No.2 Circle Square</td>
<td>305,000</td>
<td>Commercial</td>
<td>Q3, 2017 – Q3, 2019</td>
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<td>Phase 1A</td>
<td>03</td>
<td>No.1 Circle Square</td>
<td>220,000</td>
<td>Commercial</td>
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<tr>
<td>Phase 1A</td>
<td>04</td>
<td>Buildings 5/6</td>
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<td>Residential (411 apartments)</td>
<td>Q2, 2017 – Q4, 2019</td>
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<tr>
<td>Phase 1A</td>
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<td>Buildings 7/8</td>
<td>277,000</td>
<td>Residential (316 apartments)</td>
<td>Q2, 2017 – Q1, 2019</td>
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<tr>
<td>Phase 1A</td>
<td>06 - A</td>
<td>MSCP</td>
<td>400,000</td>
<td>0.875 space multi-storey car park</td>
<td>Q2, 2017 – Q2, 2019</td>
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<tr>
<td>Phase 1A</td>
<td>06 - B</td>
<td>Hotel</td>
<td>74,300</td>
<td>150 room hotel</td>
<td>Q2, 2017 – Q2, 2019</td>
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<tr>
<td>Phase 1C</td>
<td>07</td>
<td>Buildings 9</td>
<td>90,000</td>
<td>Vita Student</td>
<td>Q3, 2017 – Q3, 2019</td>
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<tr>
<td>Phase 1C</td>
<td>08</td>
<td>Plot 13</td>
<td>-</td>
<td>150 room hotel</td>
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<tr>
<td>Phase 2</td>
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<td>Plot 12</td>
<td>370,000</td>
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<tr>
<td>Phase 3</td>
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<td>Building 1B</td>
<td>303,000</td>
<td>Commercial</td>
<td>Q1, 2020 – Q1, 2025</td>
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</tbody>
</table>

* Areas quoted above are approximate total gross areas
NO.2 CIRCLE SQUARE

The ultimate in dynamic and creative space.

With 11 floors of flexible office space, as well as a ground floor with an open plan retail area and a mezzanine of coworking and shared spaces, collaboration is woven into the building’s DNA. So too is a characterful, comfortable environment, with Grade A new build quality and full air-conditioning throughout.

TECHNICAL SPECIFICATIONS

- BREEAM “Excellent” Grade A standard
- 20 male and 20 female showers, with changing rooms, lockers and drying rooms
- Secure storage for over 230 bikes
- Full air-conditioning via VRF (Variable refrigerant flow)
- Designed to an average of 1.8 occupancy ratio, with the ability to flex to 1:6
- 24 hour building access
- Typical floor to ceiling heights of 2.9m to 3.8m with an exposed ceiling finish exposing the soffit and fabsec beam detail
- Double height at ground floor reception with mezzanine of 8m floor to slab
- Typical upper floor plates up to 19,126 sq ft
- Floors 5 and above column free floor plates
- Steel frame design to expose itself internally
- Raised access flooring throughout of 200mm
- External facade is a fire-glazed terracotta
Designed to encourage collaboration and coworking, No.2 Circle Square will be an experience all of its own.

Open plan spaces encourage the movement of feet and of minds. Inspiration happens effortlessly.
ENCOURAGING CREATIVITY

Harness the knowledge of your employees by providing spaces to come together.
Spaces that work around you

Whatever the nature of your business, whatever your personality, arrange your workspace around you.

Indicative upper floor space plan

This plan illustrates a typical office floor space of 19,126 sq ft and how it could be used. Designs are indicative as we understand the importance of creating a tailor-made solution to suit your business needs.

SPECIFICATION

- **19,126 sq ft**
- 6 Formal meeting rooms
- 22 Informal meeting areas
- 108 Open-plan workstations
- 24 Person hot desk area
- 3 Project spaces
- 3 Quiet rooms
- 10 Person tea points
- 67 Person breakout areas
- 1 Auditorium

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq ft</th>
<th>Sq m</th>
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<tbody>
<tr>
<td>12th Floor</td>
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<td>777</td>
</tr>
<tr>
<td>11th Floor</td>
<td>19,126</td>
<td>777</td>
</tr>
<tr>
<td>10th Floor</td>
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<tr>
<td>9th Floor</td>
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<tr>
<td>8th Floor</td>
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<tr>
<td>7th Floor</td>
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<tr>
<td>6th Floor</td>
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<tr>
<td>5th Floor</td>
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</tr>
<tr>
<td>4th Floor</td>
<td>19,126</td>
<td>777</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>19,126</td>
<td>777</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>19,126</td>
<td>777</td>
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<tr>
<td>1st Floor</td>
<td>9,546</td>
<td>887</td>
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<tr>
<td>Reception / Ground / Retail (including basement)</td>
<td>18,862</td>
<td>1,753</td>
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</table>

Total sq ft: 229,882
MEET OUR NEIGHBOURS

Surrounded by interesting and interested people.
Corridor Manchester is on track to becoming a top five innovation district in Europe. And Circle Square is located right at the heart of it. Here you’ll be surrounded by two leading universities, major healthcare institutions and national R&D centres, such as the Graphene Engineering Innovation Centre and Sir Henry Royce Institute for Advanced Materials.

The Royal Northern College of Music, The Manchester Museum, award winning art and dance schools and the legendary Palace Theatre are right on your doorstep, and the opportunities to connect, collaborate, play and grow are limitless.

A number of city institutions, including Bruntwood, make up the Corridor Partnership which supports collaborative projects throughout the Corridor area. As a founding member and through its subsidiary science and technology park operator – MSP, Bruntwood is uniquely positioned to provide you with priority access to talent, research and development resources and investment within this thriving innovation district.

Nationally and internationally known for its strengths in pharmaceuticals, bio and life sciences, healthcare, medical devices, education, creative and digital industries.

- 63,400 people work here, 17% of the City’s workforce.
- 70,000 students study here.

By 2020, it’s estimated that the workforce will be 74,000 strong.

- It generates £3.2 billion, per annum, 20% of Manchester’s economy over the last 5 years.

By 2020, it’s estimated that it will generate a GVA of £4.7 billion.

- Capital investment is estimated to rise by £2.6 billion over the same period.

- 57% of its activity is in knowledge intensive sectors, higher than the national average of 30%.

- Largest clinical academic campus in Europe including five teaching and research hospitals.

- Home to the largest materials science research base in Europe.

- Undergoing a three year £3 billion investment programme.
Circle Square couldn’t be better connected.

Just a short walk from two of the city’s busiest train stations, Circle Square sits on one of the best connected public transport routes in the North of England - Oxford Road. It’s also connected to all the major motorway networks in the region. Yet that’s just the start.

The Ordsall Chord, a new 300m long viaduct of new track will link Manchester’s Victoria, Piccadilly and Oxford Road train stations. The Northern Hub is a £500m project that will add 700 trains a day, bringing an extra 44m passengers together across the region. And Bruntwood will lead the transformation of Oxford Road into both a modern, mixed-use station and a district in its own right. Then there’s the non-stop buzz, energy and countless amenities of Oxford Road. It’s a place of history plugged into the future.

Extraordinarily easy to reach

TRAIN
Oxford Road Station is just a 4-minute stroll, with Piccadilly Station less than 15 minutes away on foot. Trains from Manchester Piccadilly to London Euston take 2 hours 8 minutes.

METROLINK
The Metrolink trams with services throughout Greater Manchester operate in the city centre. Circle Square is just an 8-minute walk to St Peters Square - the main metrolink exchange in the city.

BUS
Oxford Road is one of Europe’s busiest bus corridors, served by around 20 different bus routes. Metro Shuttle Bus is a free bus service throughout Manchester City Centre and routes 182 both run within a 4-minute stroll of Circle Square.

BICYCLE
‘Dutch’ cycle lanes will soon be introduced to Oxford Road, coupling safer, faster bicycle journeys. Circle Square will include 1,000 secure bicycle spaces.

CAR
Circle Square is a short drive from the main city ring roads and will feature a 1,000-space car park.

AIR
Manchester Airport is just over 20 minutes away by car. Or you can catch a direct train or Metrolink.
GREEN SPACE IN THE CITY

By day, a calm relaxing space where you can grab a breath of fresh air or a coffee.

By night, a hive of activity where the space really comes alive through our planned events and activities.

Green, open and public, surrounded by creative, intelligent, innovative people and companies who want to make a difference.
Between The Green and buildings sits The Ribbon. A generous, active space that blurs the lines between indoors and outdoors. A continuous thread of restaurants, bars and cafés to talk, celebrate and unwind in.

A RIBBON OF CONNECTIONS

Here you’ll find the most interesting places to eat and drink, the best places to shop, the most innovative flavours and the latest trends. A woven carefully together to create a space rich in activity and colour, as people meet, mix and connect.

A place where people and ideas come together in a uniquely designed area where outdoor space is prized as much as indoors.
A PAVILION FOR THE PEOPLE

Providing leisure and entertainment day and night.

A beautiful, low rise building sitting at the heart of Circle Square, it’s designed to offer something unique and ever changing.

The Pavilion will be an open, inviting, versatile and inspiring king of place, designed to bring together like minded people working and living at Corridor Manchester.

Somewhere that encourages creativity and a desire to learn. We want people to be inspired with new ways of doing things.
A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it’s a single desk for a day or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers’ needs.

With an unrivalled track record in developing and managing properties across the UK’s regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Even where we operate, you’ll find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That’s why we’re good people to do business with.

Although Circle Square may be new, the people behind it are one of the UK’s most trusted property companies.
This brochure acts purely as a guide. The information contained within it does not form any part of any offer or contract. All plans and images are indicative and not to exact scale.