



making  
history

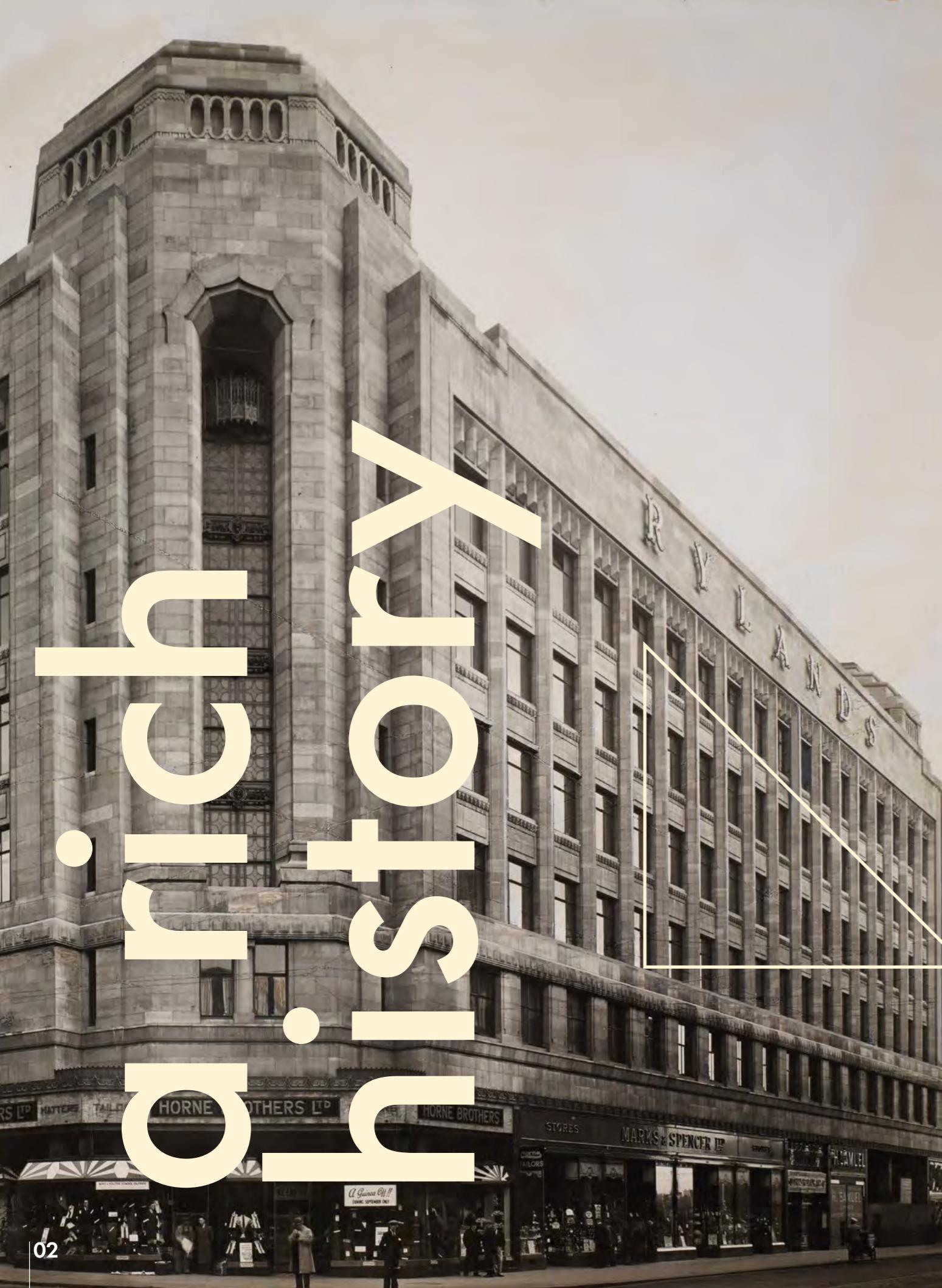


A BUILDING OF  
AM ALPHA



**Pioneers, creative  
thinkers and game  
changers, Manchester  
has a new destination  
and it's back to where  
it all began...**





HERITAGE

**John Rylands was a successful Manchester entrepreneur. The Rylands Building was built in the 1930s as a show of prosperity and ambition.**

**Now it is time for the next generation.**



THE VISION

# a vision for the future

Combining authentic heritage and beauty with a reimagined vision for the future.



retail  
arcade



work  
space

leisure

THE VISION

Rylands will combine workspace, retail, and leisure to create a dynamic mixed-use destination in Central Manchester.



RYLANDS

THE VISION

Rylands is undergoing a sensitive restoration that celebrates its elegant past, alongside the creation of contemporary office, retail, and leisure space designed for a new generation.

# manchester



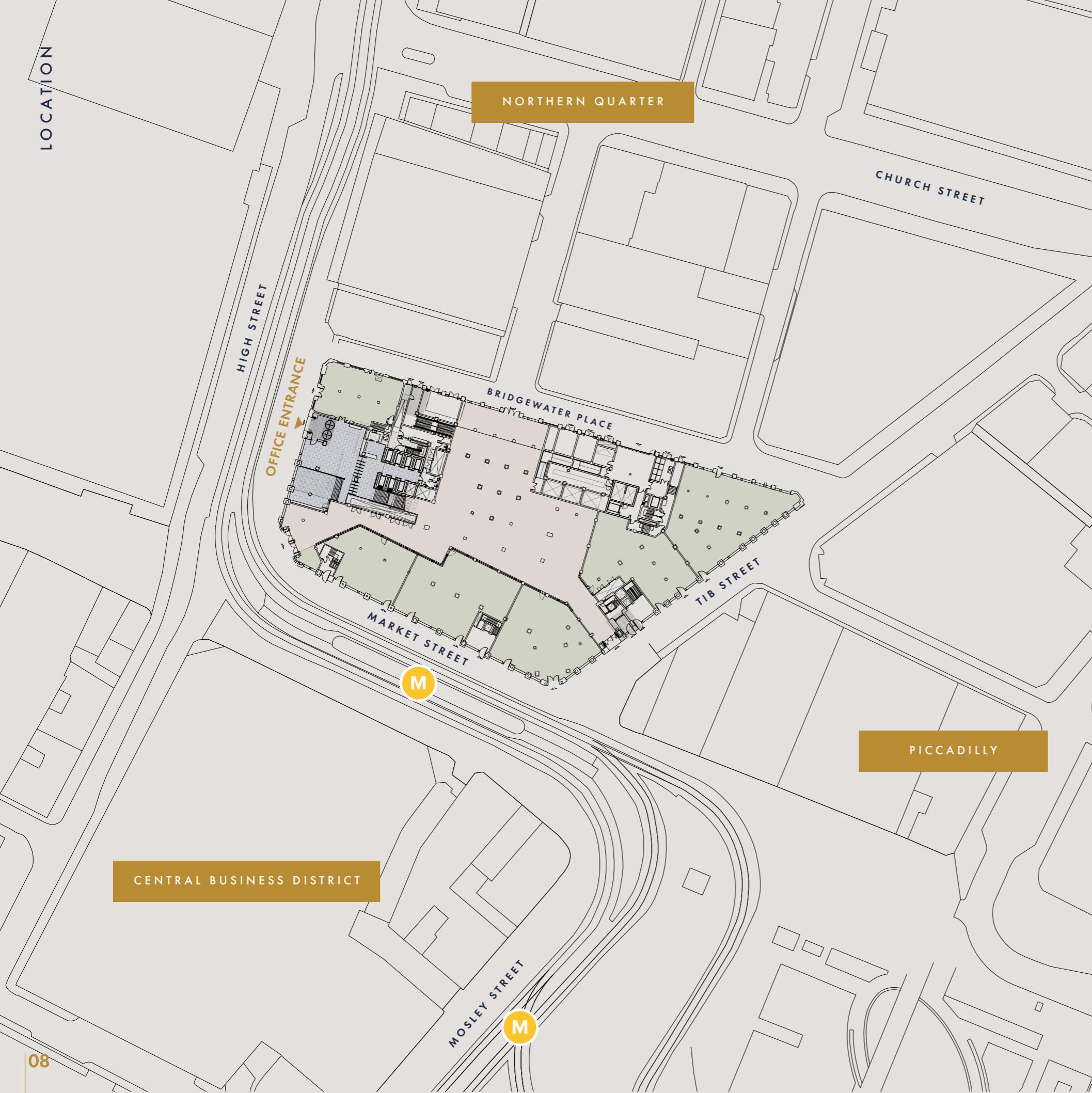


**The connecting piece  
between the districts of The  
Northern Quarter, Piccadilly  
and the Central Business  
District.**

LOCATION

**LOCATION**  
Positioned directly between  
the Central Business District,  
the rapidly growing tech  
community of the Northern  
Quarter, and Piccadilly,  
Rylands offers unrivaled  
connectivity and location.





MICRO LOCATION

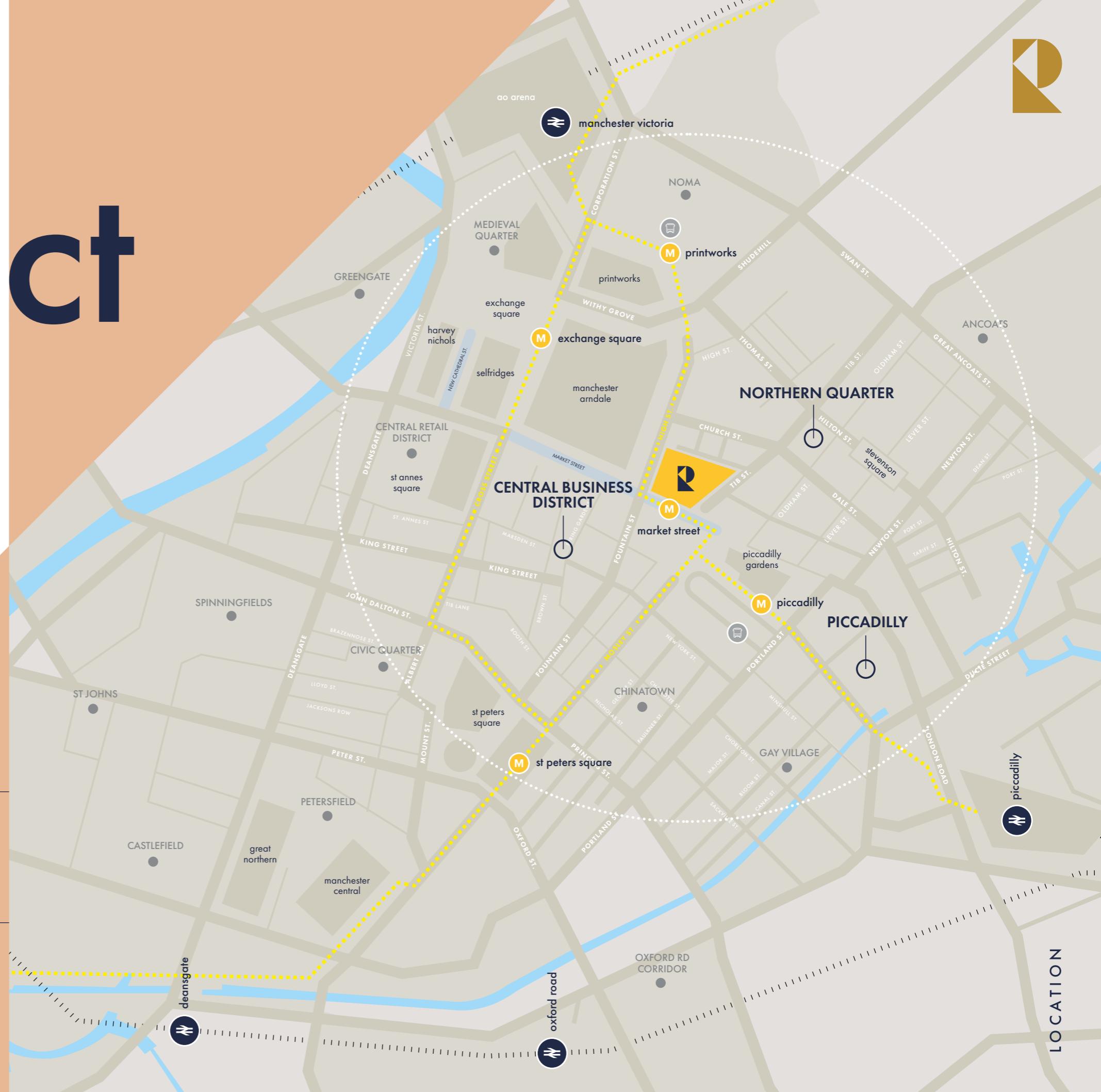
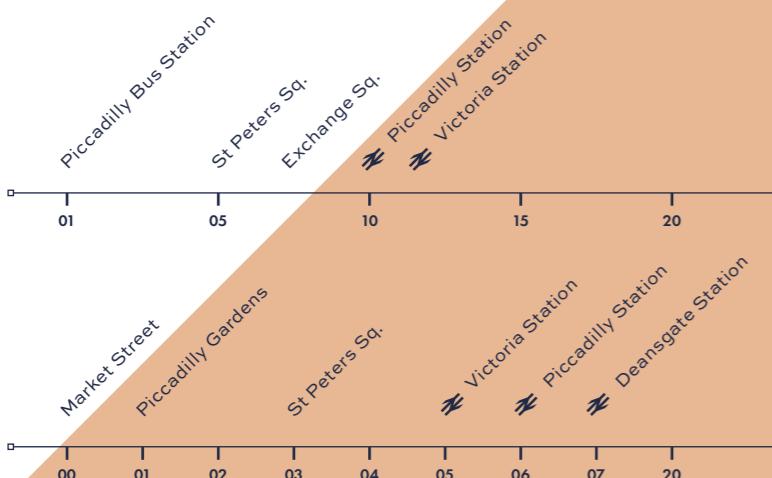
**Perfectly located in the heart of Central Manchester, Rylands provides a gateway to retail, culture and commerce.**



# connect

## CONNECTIVITY

Rylands is a place to connect. With Piccadilly and Victoria train stations within a short stroll and Market Street Metrolink on your doorstep, you are instantly connected to the city and beyond.



# a thriving hub for global business success

## OCCUPIERS

**Manchester is home to a dynamic business ecosystem, with global brands like Rolls-Royce, IBM and Deliveroo thriving in the city's vibrant commercial landscape.**

As a powerhouse of innovation and enterprise, Manchester blends its rich industrial heritage with a forward-thinking economy, attracting international brands looking to expand, collaborate, and succeed in a truly inspiring environment.





a prime destination for growth, investment, and success.

**2.8<sup>M</sup>**

Greater  
Manchester 2025  
Population



Largest regional  
FPBS industry  
outside of London

**£90<sup>BN</sup>**

Manchester  
GDP



World-renowned  
universities including  
the University of  
Manchester

**£2.9<sup>BN</sup>**

Manchester  
economy to grow  
before 2028



£5BN digital  
eco system

**£78.7<sup>BN</sup>**

Greater Manchester  
GVA currently  
£78.7BN



Net Zero ambitions  
make up £7BN  
of Manchester  
GVA and provide  
100,000 jobs

#### MANCHESTER POWERHOUSE

**Manchester is a thriving hub of opportunity, making it one of the UK's most attractive destinations for investment. As a city with a rich industrial heritage, it has transformed into a modern powerhouse of innovation, business, and culture.**

The city is a magnet for global enterprises, with a strong presence in finance, technology, and media.

Beyond business, Manchester is a vibrant cultural hub, featuring world-class music, museums and a dynamic food scene. It is also famous for its sporting legacy, being home to Manchester United and Manchester City, two of the world's most successful football clubs.



# make an entrance

THE RECEPTION

The grand, breath-taking entrance sets the tone for this landmark building.





# outside inside

## THE ATRIUM

Beyond the entrance lobby, the stunning central atrium awaits and will be the heart of the building. With an abundance of natural light, the central atrium will create a sense of connection and community.

# work space



THE WORKSPACE

With some of Manchester's most substantial floorplates and a selection of premium suites, Rylands delivers a range of office environments that offer adaptability and a high-quality modern specification.

# with character



## THE WORKSPACE

Within its reimagined Grade II listed shell, Rylands introduces contemporary workspace defined by striking period character and a design approach shaped around today's occupier needs.



# specification

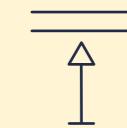
## GENERAL SPECIFICATION



VRF heating and cooling system



7 high speed destination controlled passenger lifts



Full access raised floors



Intelligent LED lighting



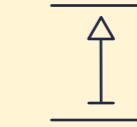
Advanced Building Management System



Central atrium



Expansive and adaptable floor plates



Exposed ceilings with generous floor to ceiling height



Original heritage features



# sustainability



**Sustainability will be at the heart of Rylands, from the restoration of the existing fabric of the building to the implementation of new and innovative design solutions.**



# work-life balance

## AMENITIES

Rylands has created an exceptional collection of amenities that promote work-life balance and inspire a dynamic, forward-thinking workforce.





# a place to connect...



Designed to strike the perfect balance between work and play, the high-spec office space is complemented by a vibrant hub for retail and leisure businesses.

...relax &  
enjoy

BAR

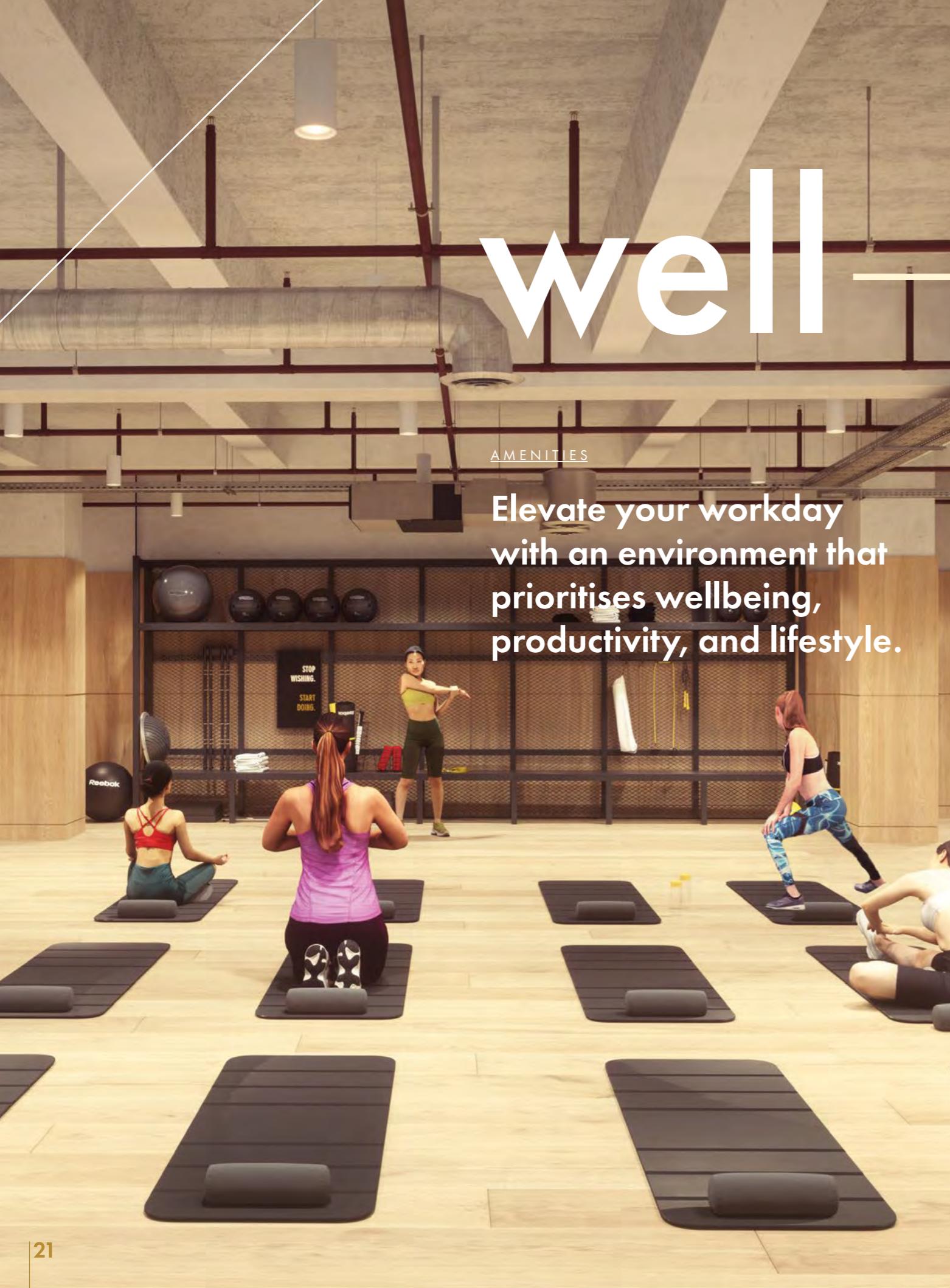
MARKET PLACE

Market Place will create a vibrant new social hub, blending Manchester's heritage with the city's evolving food scene. It will offer a dynamic space where food, community, and conversation come together.

# well-being

## AMENITIES

Elevate your workday with an environment that prioritises wellbeing, productivity, and lifestyle.



## KEY AMENITIES



349 bike stands, cycle facilities and dry room



32 male and female shower facilities



Outdoor terraces



Onsite food hall



State-of-the-art wellness space



Direct access to extensive retail and leisure amenities nearby



Concierge front of house



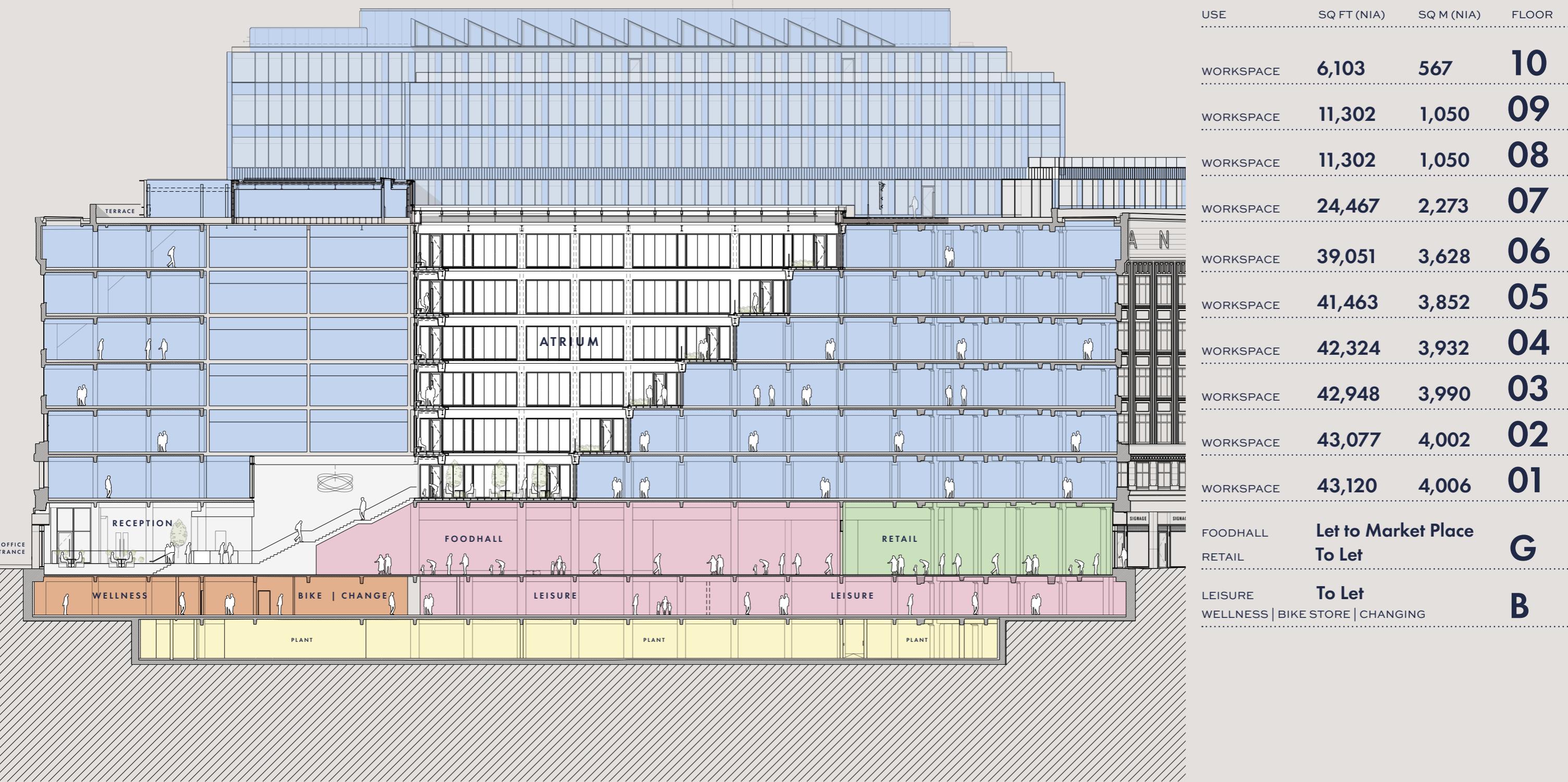
Changing and locker facilities



Welcome lounge



**A total office NIA of  
305,157 SQ FT (28,350 SQ M)**





### BRIDGEWATER PLACE



## BASEMENT

| KEY:  |                     |
|---|---------------------|
| <span style="background-color: #e67e22; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> | LEISURE             |
| <span style="background-color: #c8512e; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> | CYCLE / WELLNESS    |
| <span style="background-color: #80b14e; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> | RETAIL              |
| <span style="border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>                            | BUILDING MANAGEMENT |

#### AMENITIES KEY:

|  |                        |
|--|------------------------|
|  | Bike Stands: 349       |
|  | Male: 16<br>Female: 16 |



### BRIDGEWATER PLACE



FLOOR:

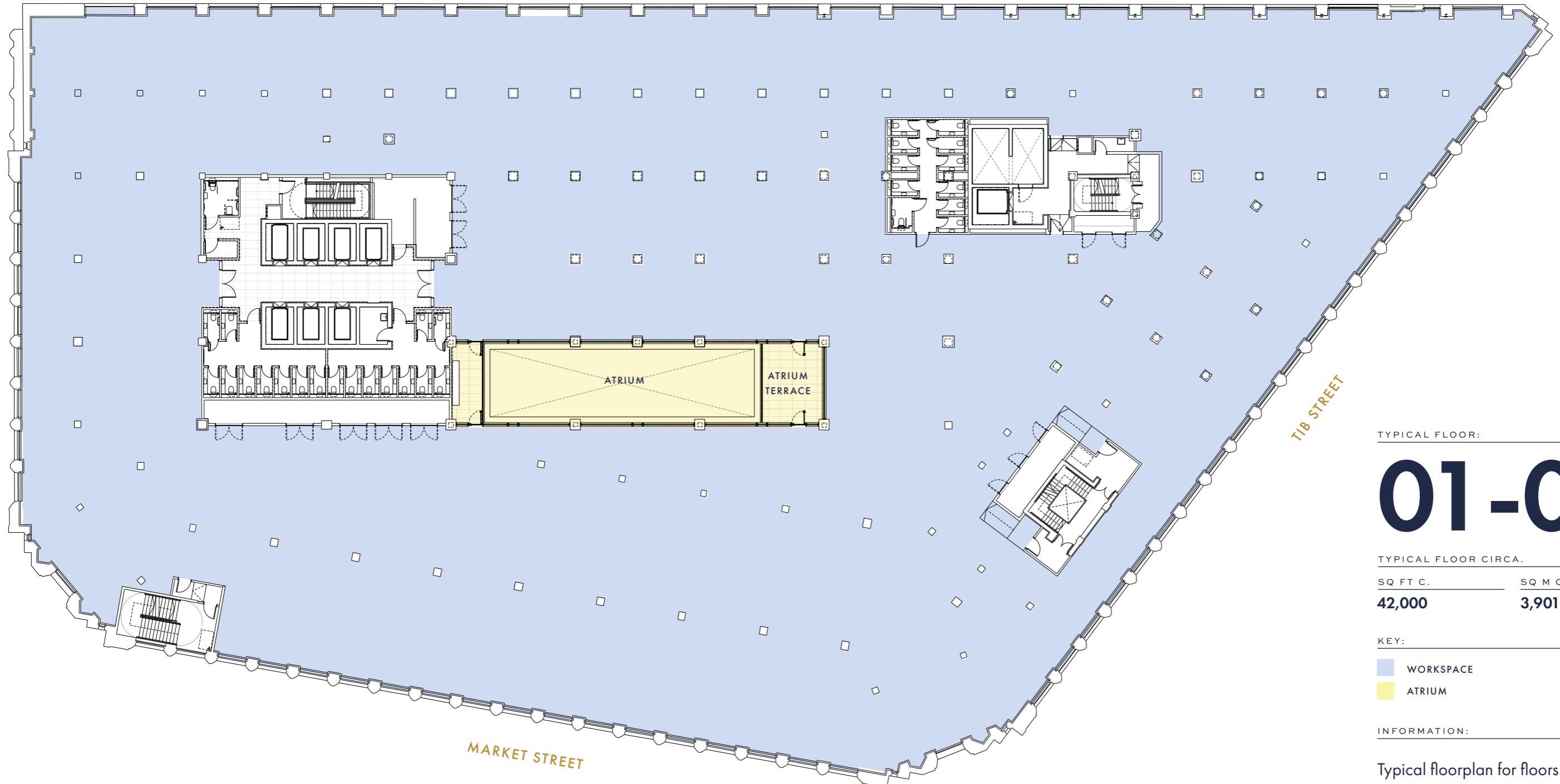
# GROUND

KEY:

- FOOD HALL LET TO MARKET PLACE
- RETAIL SPACE
- WORKSPACE FOYER



## BRIDGEWATER PLACE





→ space



04

SQ FT      SQ M  
42,324      3,932

Rylands offers premium office workspace blending period heritage features with high-performance modern design & functionality.

planning



enjoy  
the → views



#### ROOF EXTENSION

Contemporary roof extension to provide 4 floors of light-filled contemporary workspace.



#### ROOF TERRACES

Numerous roof terraces provide a place to relax and enjoy the views on the city and beyond.

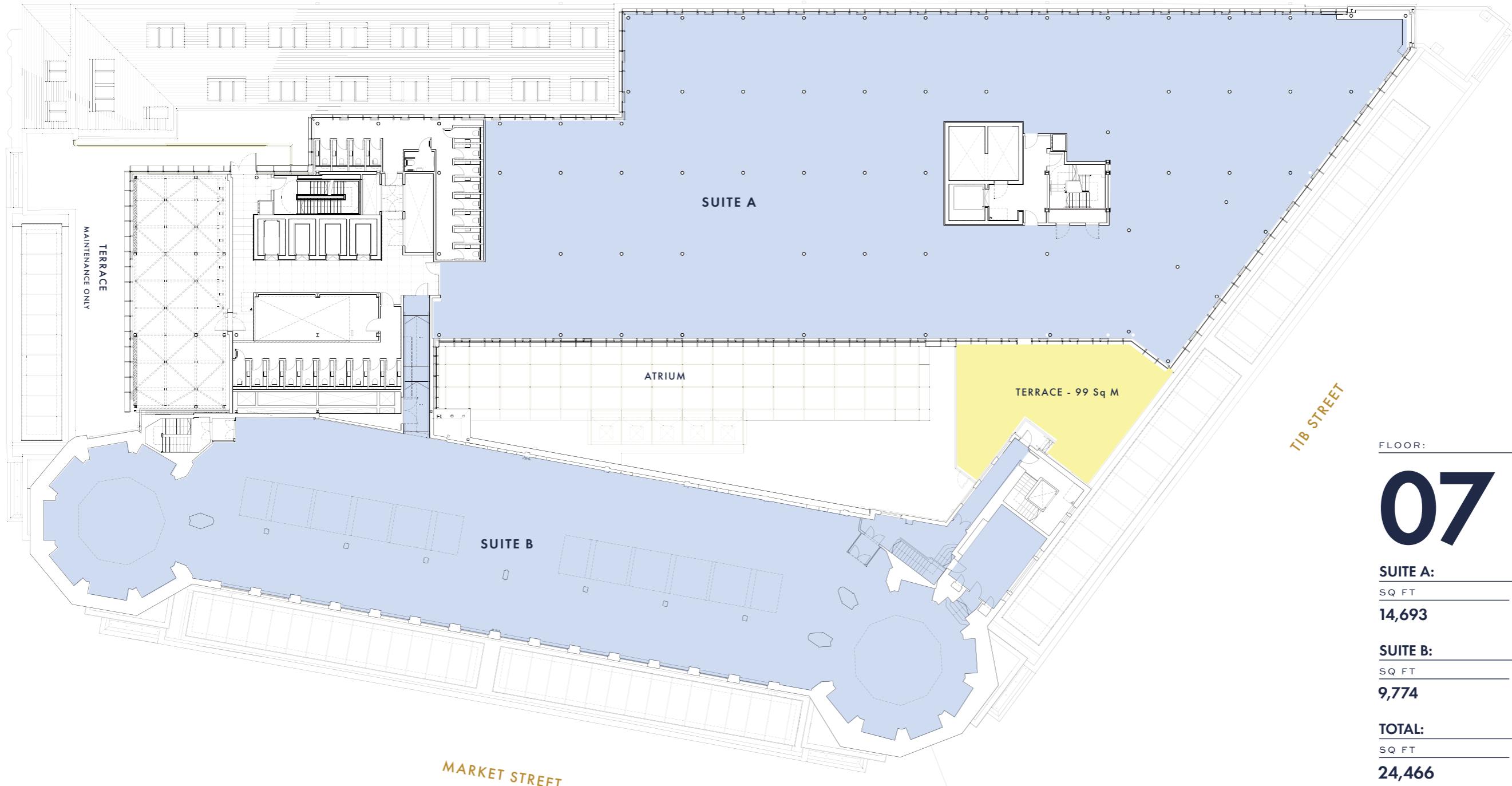


## THE WORKSPACE

**Honouring the building's rich heritage while embracing contemporary design, a four-story penthouse extension will deliver exceptional office space with commanding views across the Manchester cityscape.**



## BRIDGEWATER PLACE



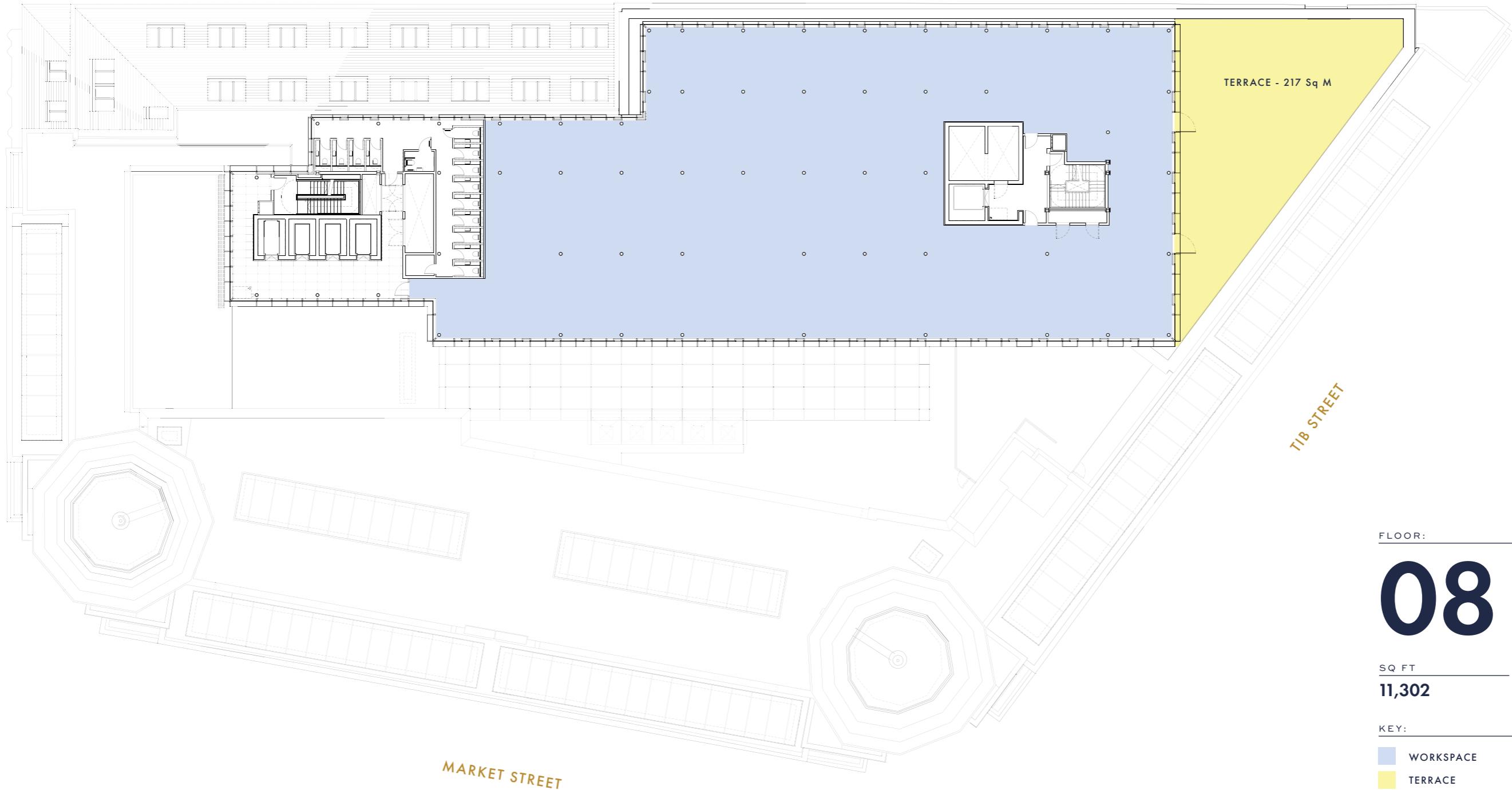
**07**

| SUITE A:      | SQ FT        | SQ M         |
|---------------|--------------|--------------|
| 14,693        |              | 1,365        |
| SUITE B:      | SQ FT        | SQ M         |
| 9,774         |              | 908          |
| <b>TOTAL:</b> | <b>SQ FT</b> | <b>SQ M</b>  |
| <b>24,466</b> |              | <b>2,273</b> |

KEY:  
WORKSPACE  
TERRACE

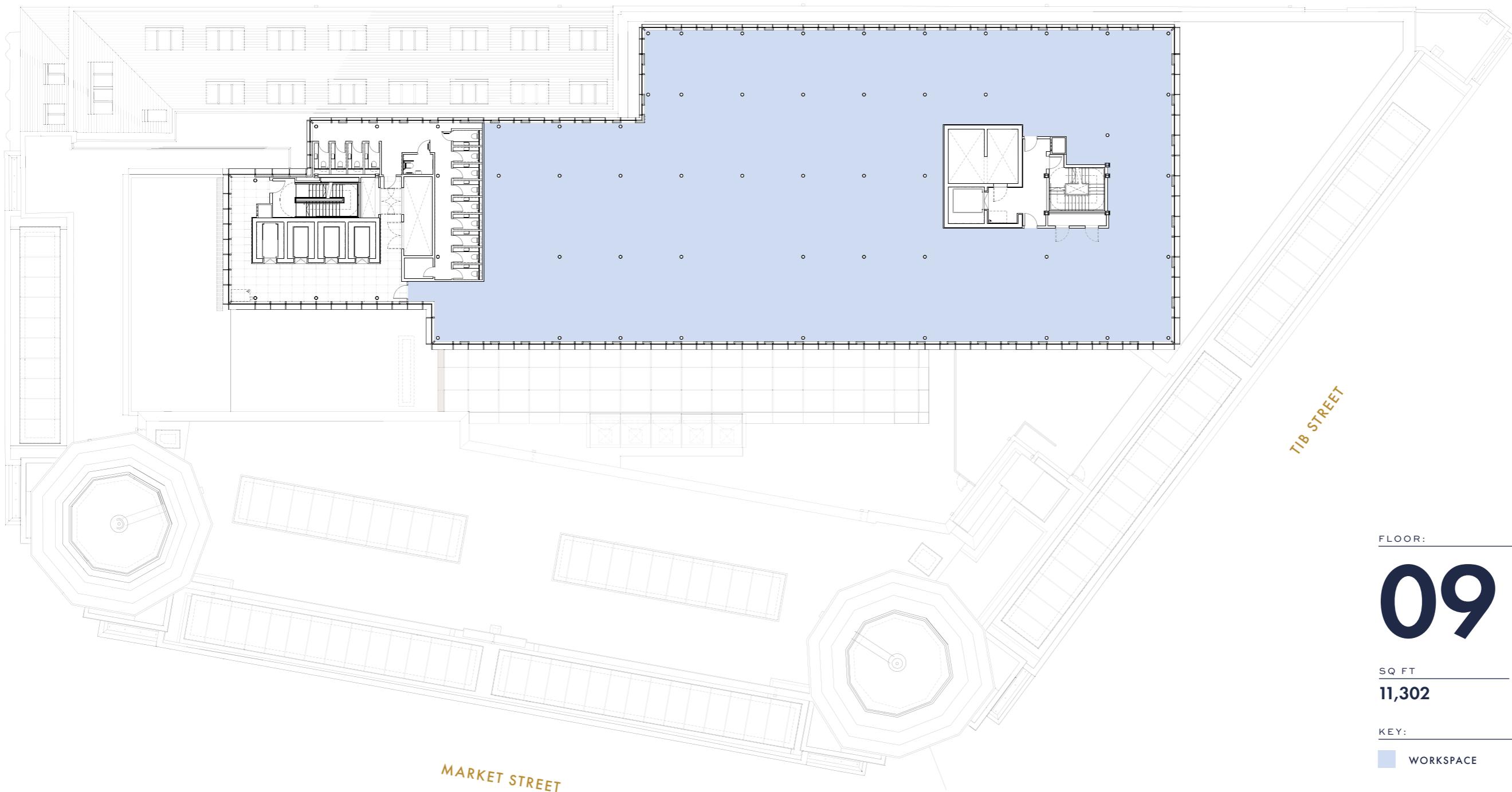


### BRIDGEWATER PLACE



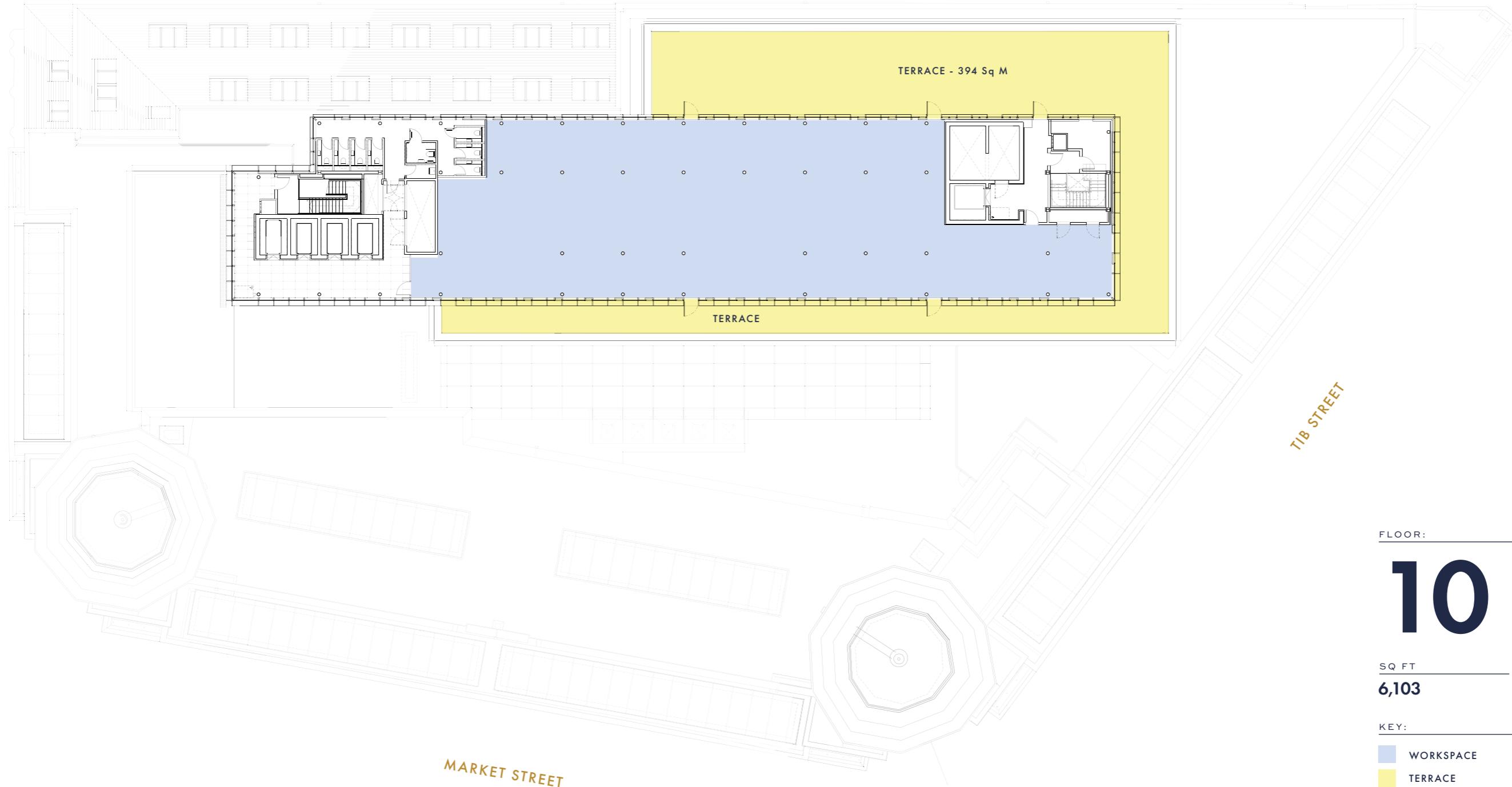


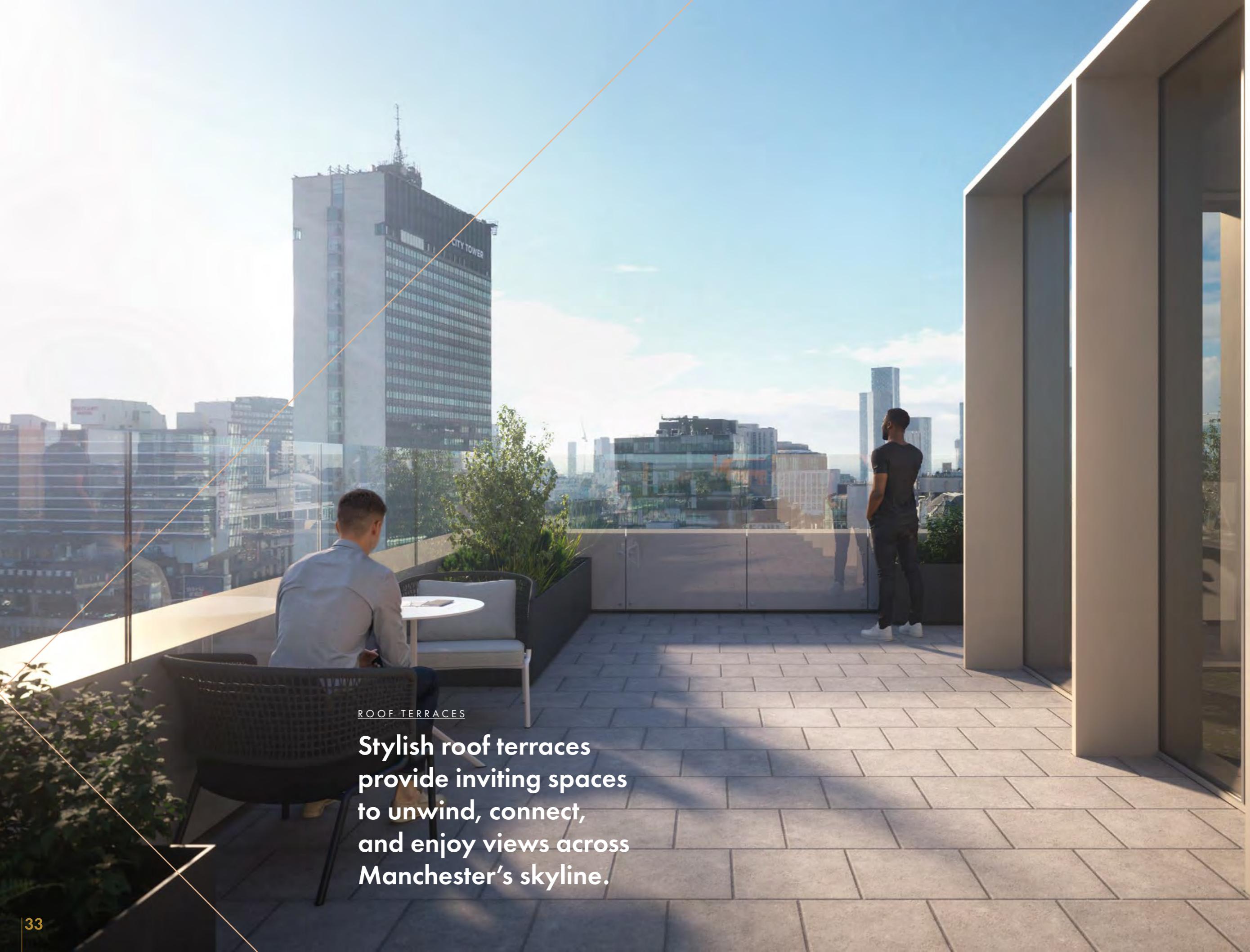
BRIDGEWATER PLACE





### BRIDGEWATER PLACE





## ROOF TERRACES

**Stylish roof terraces provide inviting spaces to unwind, connect, and enjoy views across Manchester's skyline.**

Rylands is set to redefine workspace in a way that blends history, innovation, and craftsmanship.



# project delivery

**Honouring its heritage while embracing contemporary design, this visionary project demands the expertise of the finest architects, contractors, and designers.**



OWNER & DEVELOPER



A BUILDING OF  
AM ALPHA

MAIN CONTRACTOR



ARCHITECTS

JB+CO ARCHITECTS  
+ DESIGNERS

PROJECT MANAGER & COST CONSULTANT



STRUCTURAL ENGINEER

WoolgarHunter  
engineers

MEP AND NET ZERO CARBON CONSULTANT

MAX FORDHAM

PLANNERS

**Deloitte.**

HERITAGE CONSULTANT & ARCHITECTS



STEPHEN LEVANT  
HERITAGE ARCHITECTURE

CONTACT

**Rylands was built on  
ambition and success.  
To be a part of the new  
generation of pioneers,  
please contact our agents.**

**rylandsmanchester.com**

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