

making
→ history

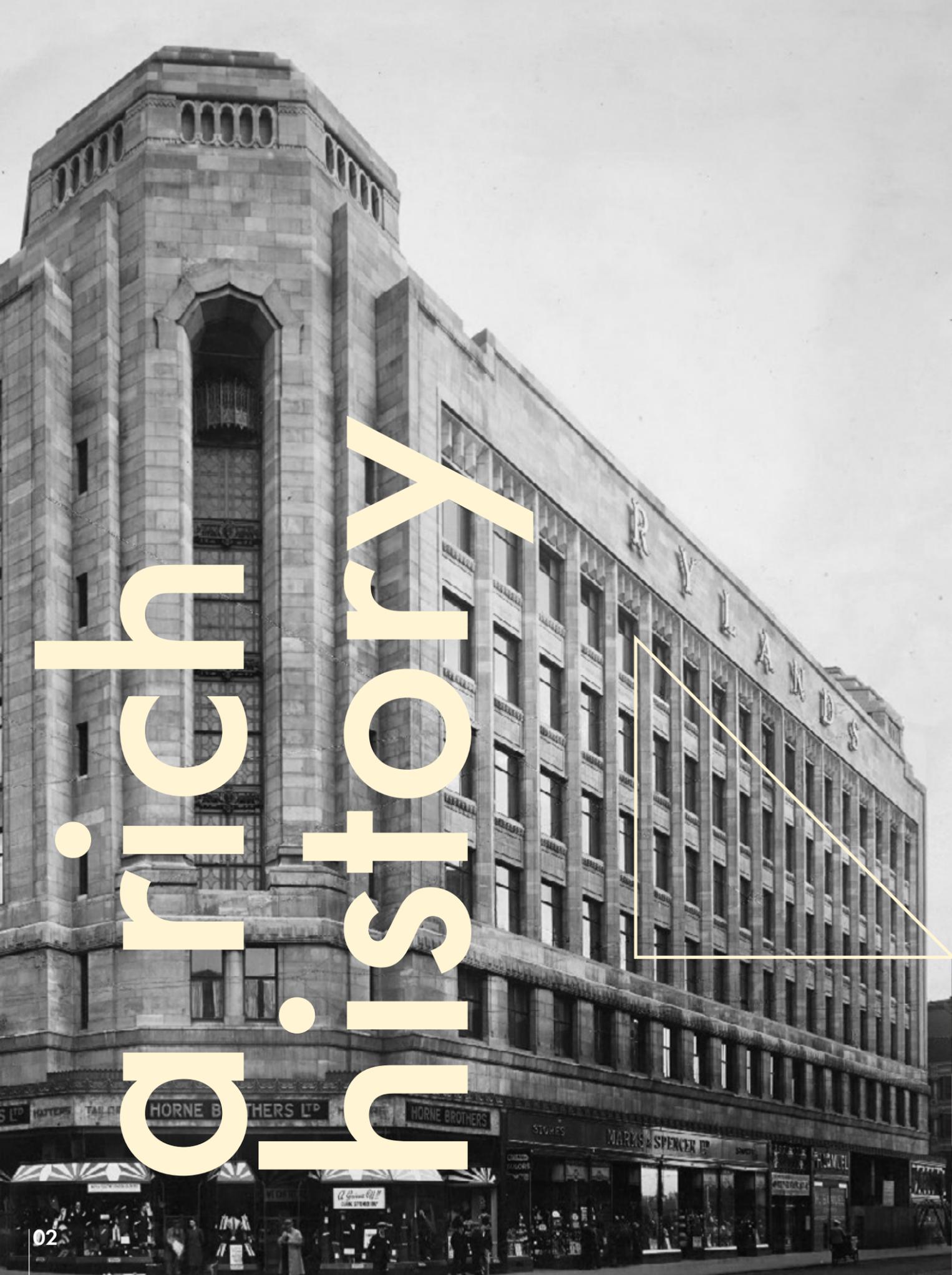
A A BUILDING OF
AM ALPHA



RYLANDS
MANCHESTER



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



Historicity



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.



work
space

retail
arcade

leisure

THE VISION

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



RYLANDS

THE VISION

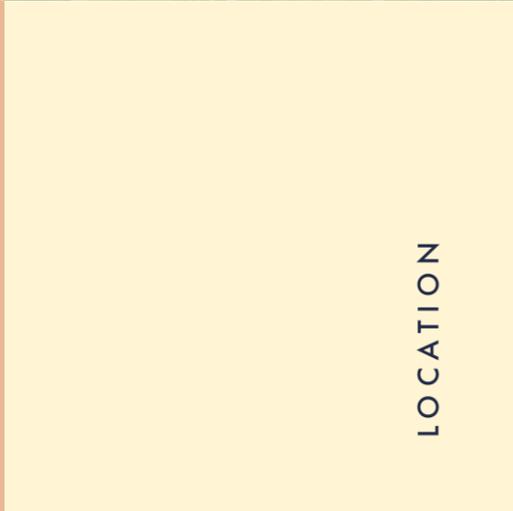
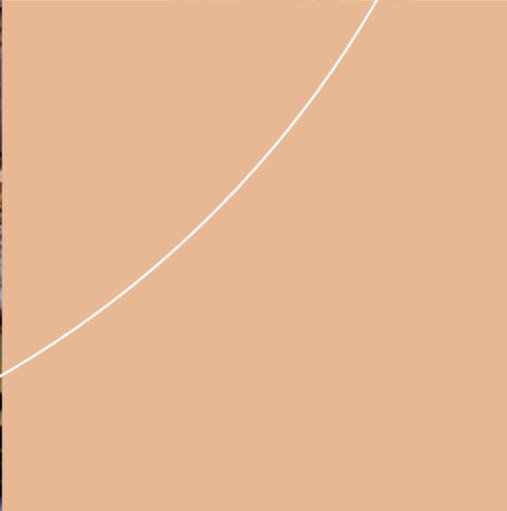
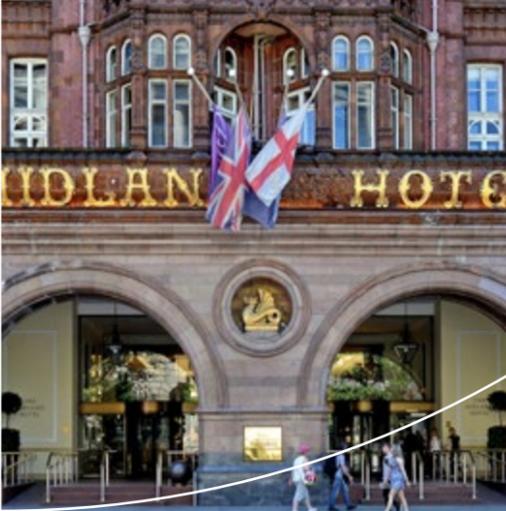
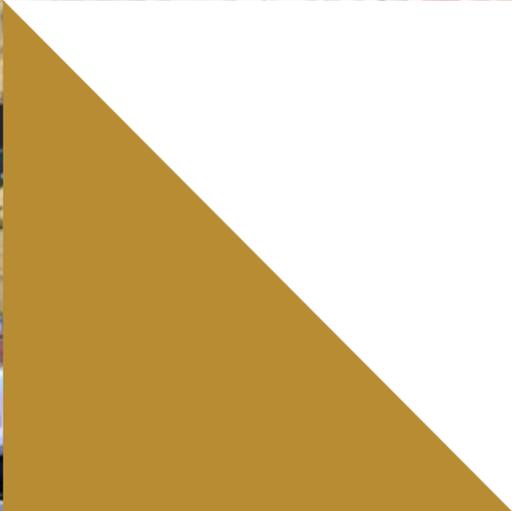
Rylands is undergoing a sensitive restoration that celebrates its elegant past, alongside the creation of contemporary office, retail, and leisure space designed for a new generation.

HAWKSFIELD

INTRODUCTION



manchester





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



ANCOATS

PICCADILLY

NORTHERN QUARTER

PICCADILLY

ST PETERS SQUARE

CENTRAL BUSINESS DISTRICT

MANCHESTER ARDALE

TOWN HALL

KING STREET

VICTORIA

ROYAL EXCHANGE

EXCHANGE SQUARE

NEW CATHEDRAL ST

ST ANNES SQ.

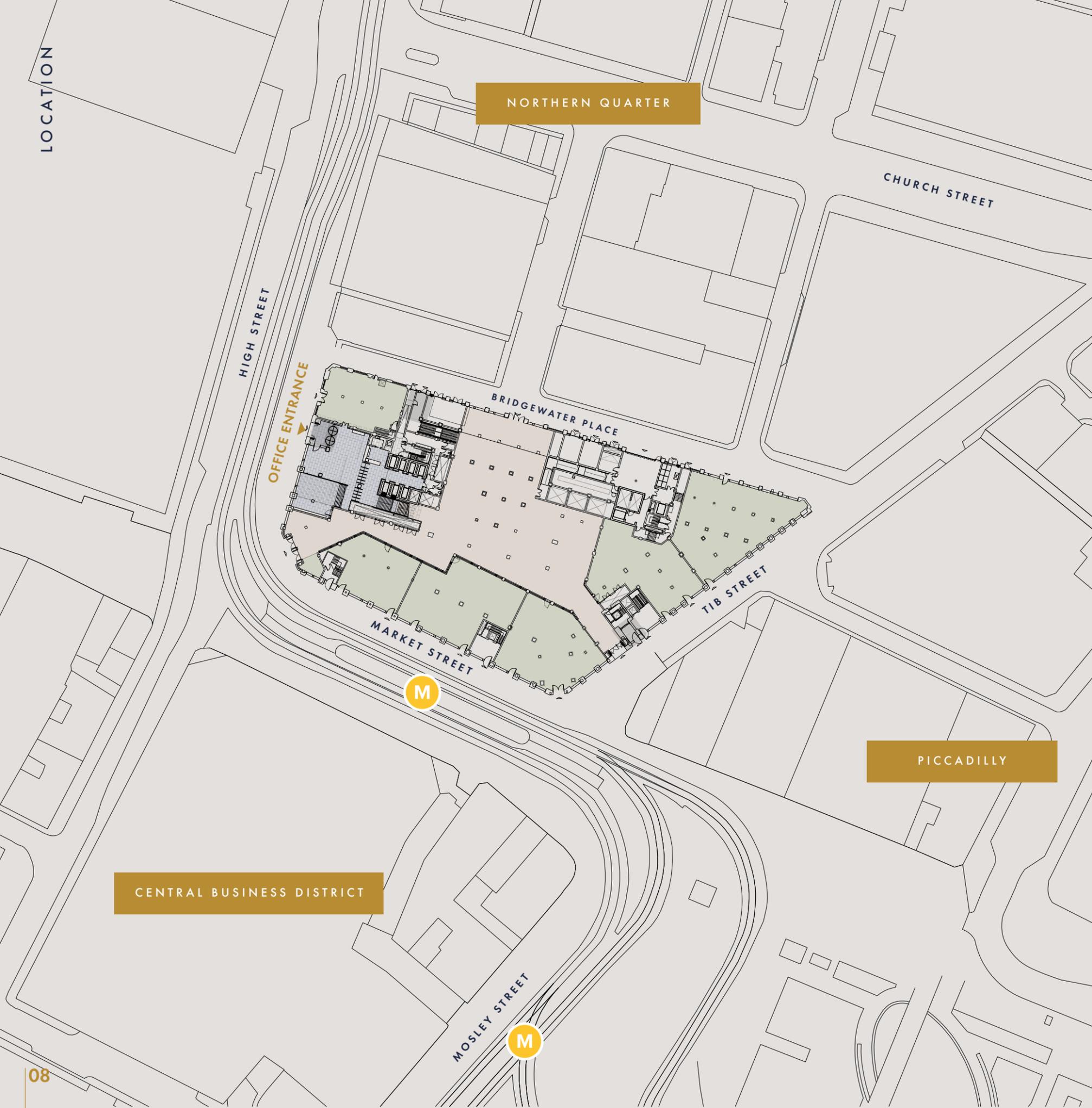
LOCATION

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

LOCATION



LOCATION



NORTHERN QUARTER

PICCADILLY

CENTRAL BUSINESS DISTRICT

MICRO LOCATION

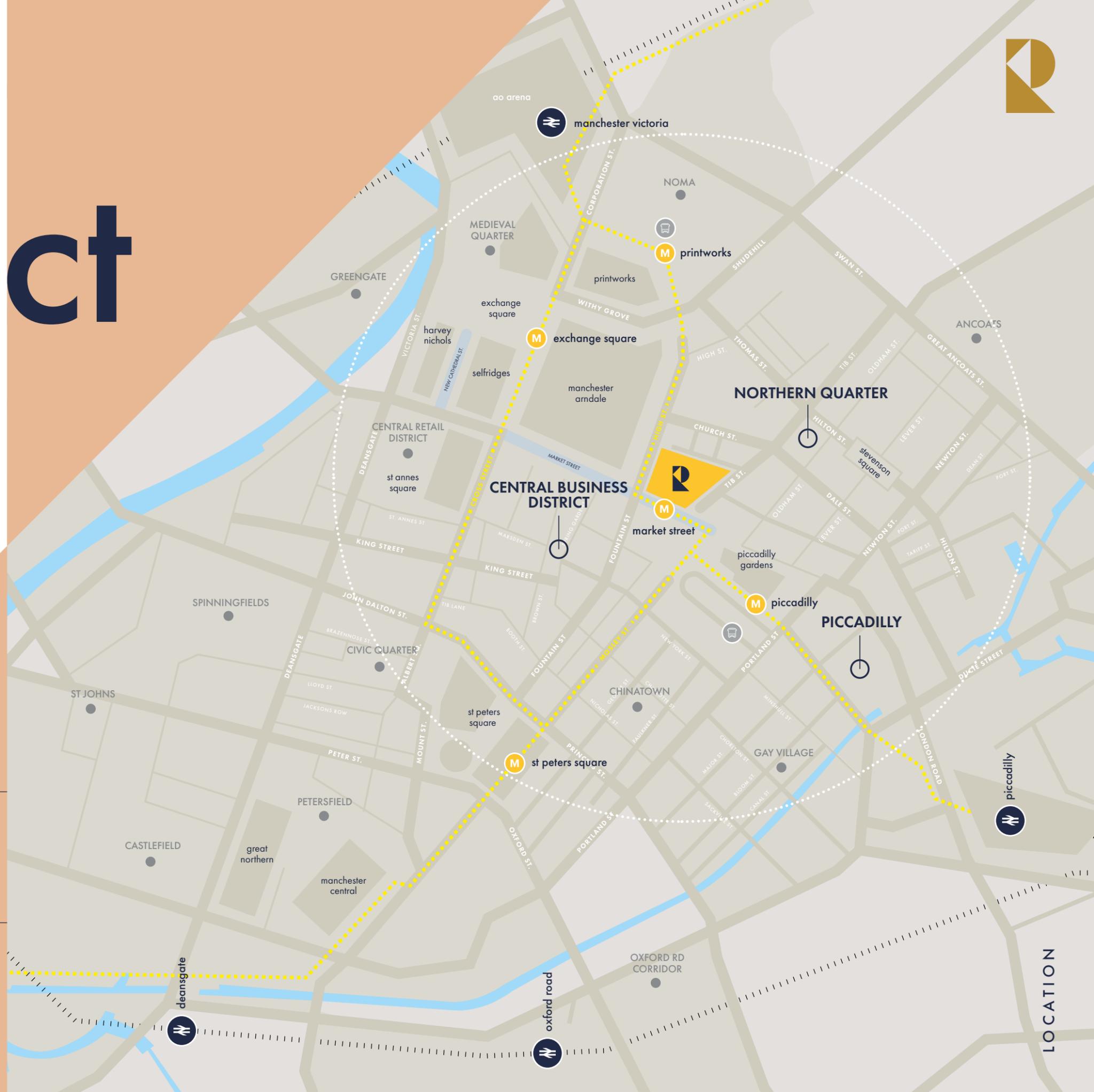
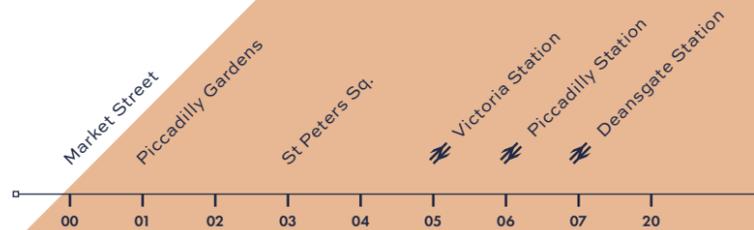
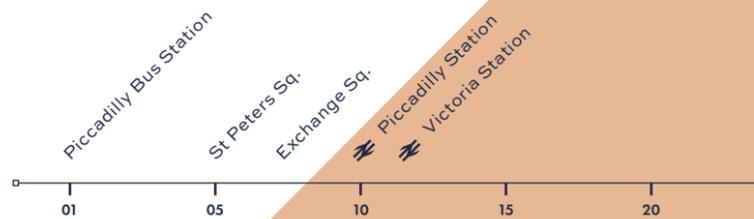
Perfectly located in the heart of Central Manchester, Rylands provides a gateway to retail, culture and commerce.



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.



LOCATION

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^M

Greater Manchester 2025 Population



Largest regional FPBS industry outside of London

£90^{BN}

Manchester GDP



World-renowned universities including the University of Manchester

£2.9^{BN}

Manchester economy to grow before 2028



£5BN digital eco system

£78.7^{BN}

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.

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



spec

ification

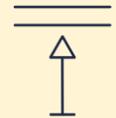
GENERAL SPECIFICATION



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

KEY SUSTAINABILITY

BREEAM
EXCELLENT

BREEAM
Excellent



No Fossil Fuel
to be used

NABERS

NABERS
5*



Restoration of an
iconic Grade II
listed building



Central atrium to
increase natural
light levels

EPC A

Latest low energy
systems and
controls.



Hybrid VRF systems
that heat and cool using
the minimum energy



Photovoltaic
solar panels

0%

Net Zero Carbon
project in line with
Manchester's 2038
Strategy

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...



RYLANDS



AMENITIES

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



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



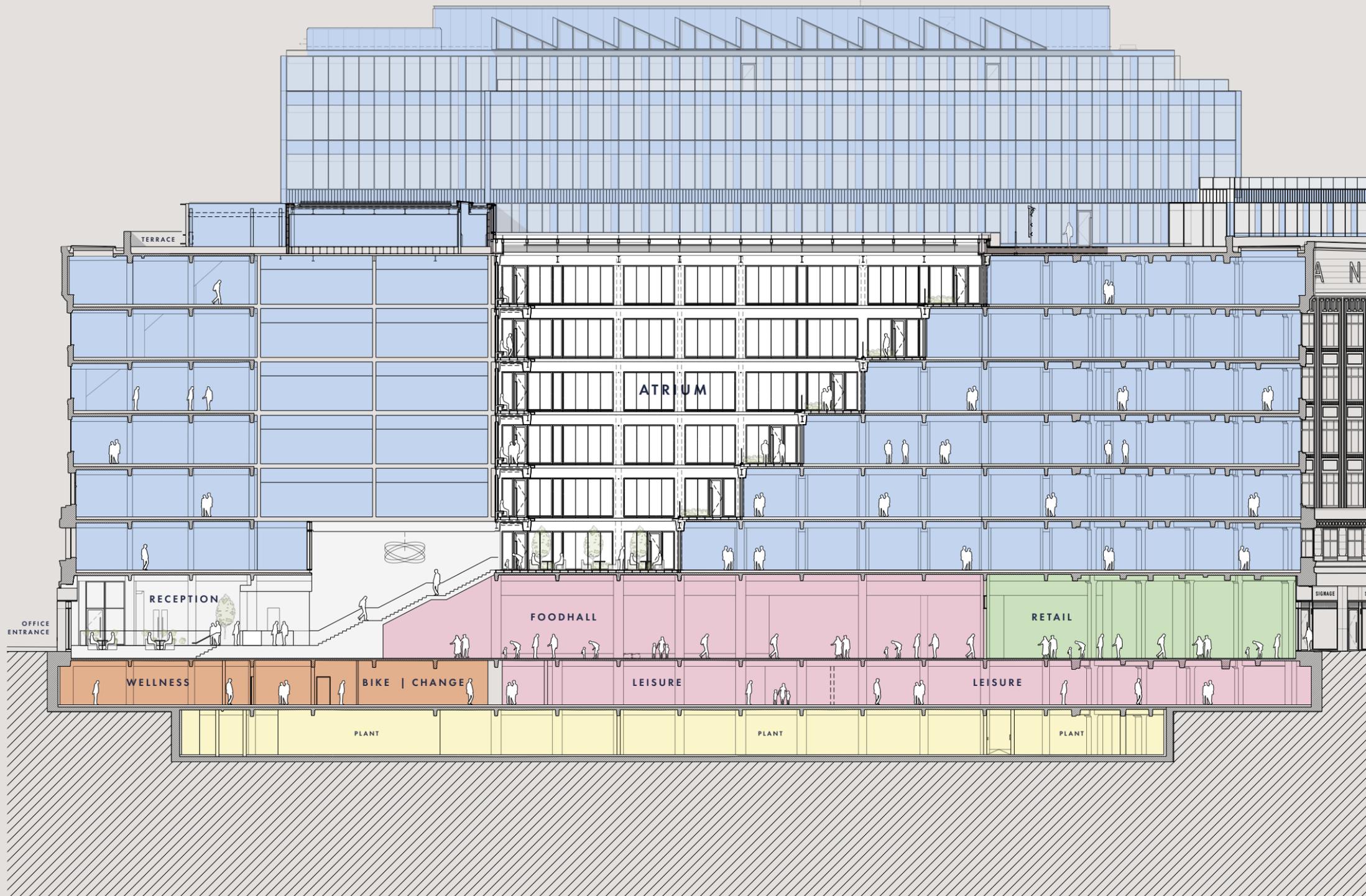
→
Changing and locker facilities



→
Welcome lounge



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



USE	SQ FT (NIA)	SQ M (NIA)	FLOOR
WORKSPACE	6,103	567	10
WORKSPACE	11,302	1,050	09
WORKSPACE	11,302	1,050	08
WORKSPACE	24,467	2,273	07
WORKSPACE	39,051	3,628	06
WORKSPACE	41,463	3,852	05
WORKSPACE	42,324	3,932	04
WORKSPACE	42,948	3,990	03
WORKSPACE	43,077	4,002	02
WORKSPACE	43,120	4,006	01
FOODHALL RETAIL	Let to Market Place To Let		G
LEISURE WELLNESS BIKE STORE CHANGING	To Let		B



BRIDGEWATER PLACE



FLOOR:

BASEMENT

- KEY:
- LEISURE
 - CYCLE / WELLNESS
 - RETAIL
 - BUILDING MANAGEMENT

- AMENITIES KEY:
- Bike Stands: 349
 - Male: 16
Female: 16



BRIDGEWATER PLACE



FLOOR: _____

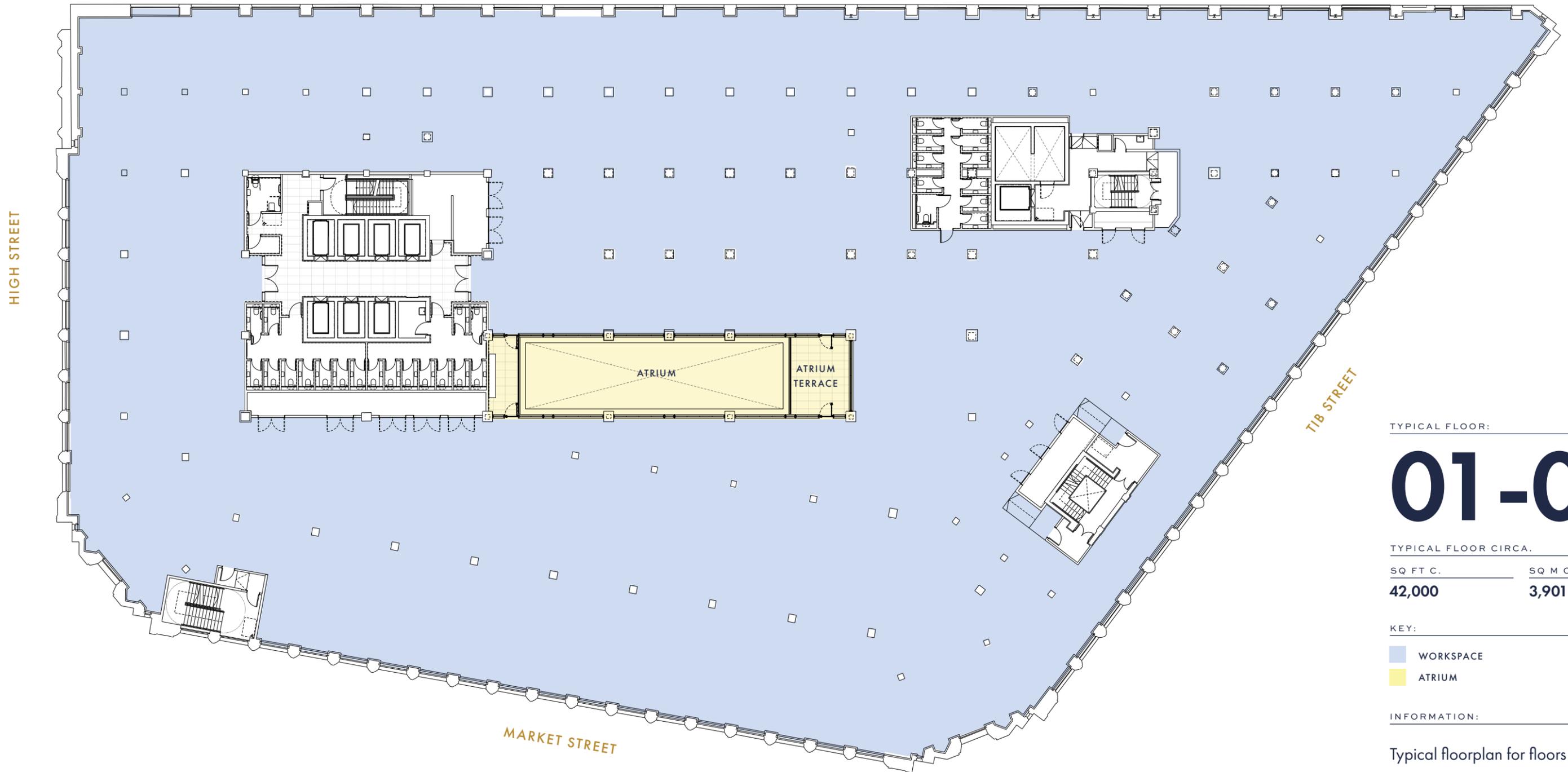
GROUND

KEY: _____

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



BRIDGEWATER PLACE



TYPICAL FLOOR:

01-06

TYPICAL FLOOR CIRCA.

SQ FT C.	SQ M C.
42,000	3,901

KEY:

- WORKSPACE
- ATRIUM

INFORMATION:

Typical floorplan for floors 01-06.
Atrium increases in size moving up the building. Please contact our letting agents for further information



→ space



FLOOR:

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.



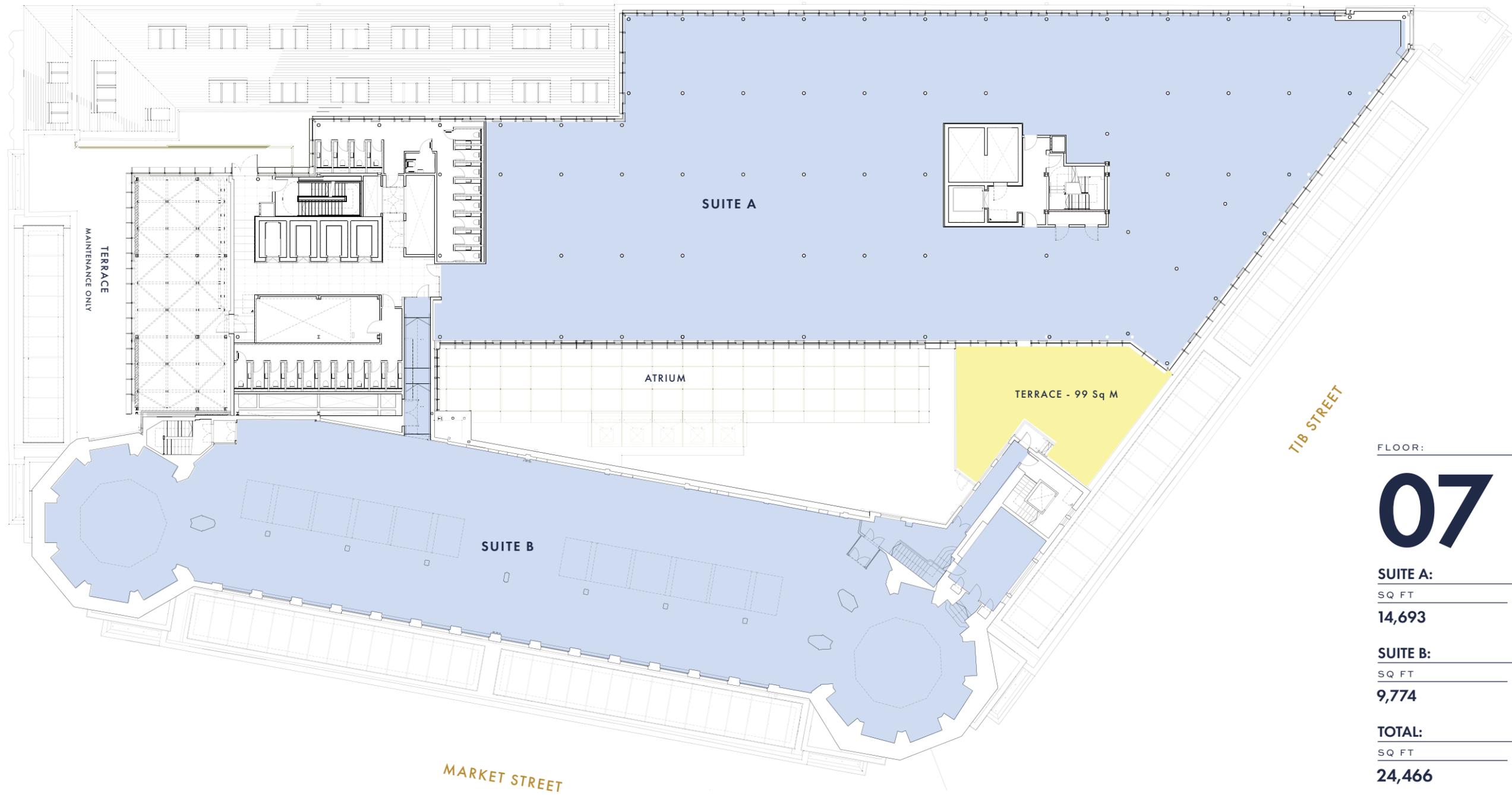
THE WORKSPACE

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

HIGH STREET



TIB STREET

MARKET STREET

FLOOR:

07

SUITE A:	
SQ FT	SQ M
14,693	1,365

SUITE B:	
SQ FT	SQ M
9,774	908

TOTAL:	
SQ FT	SQ M
24,466	2,273

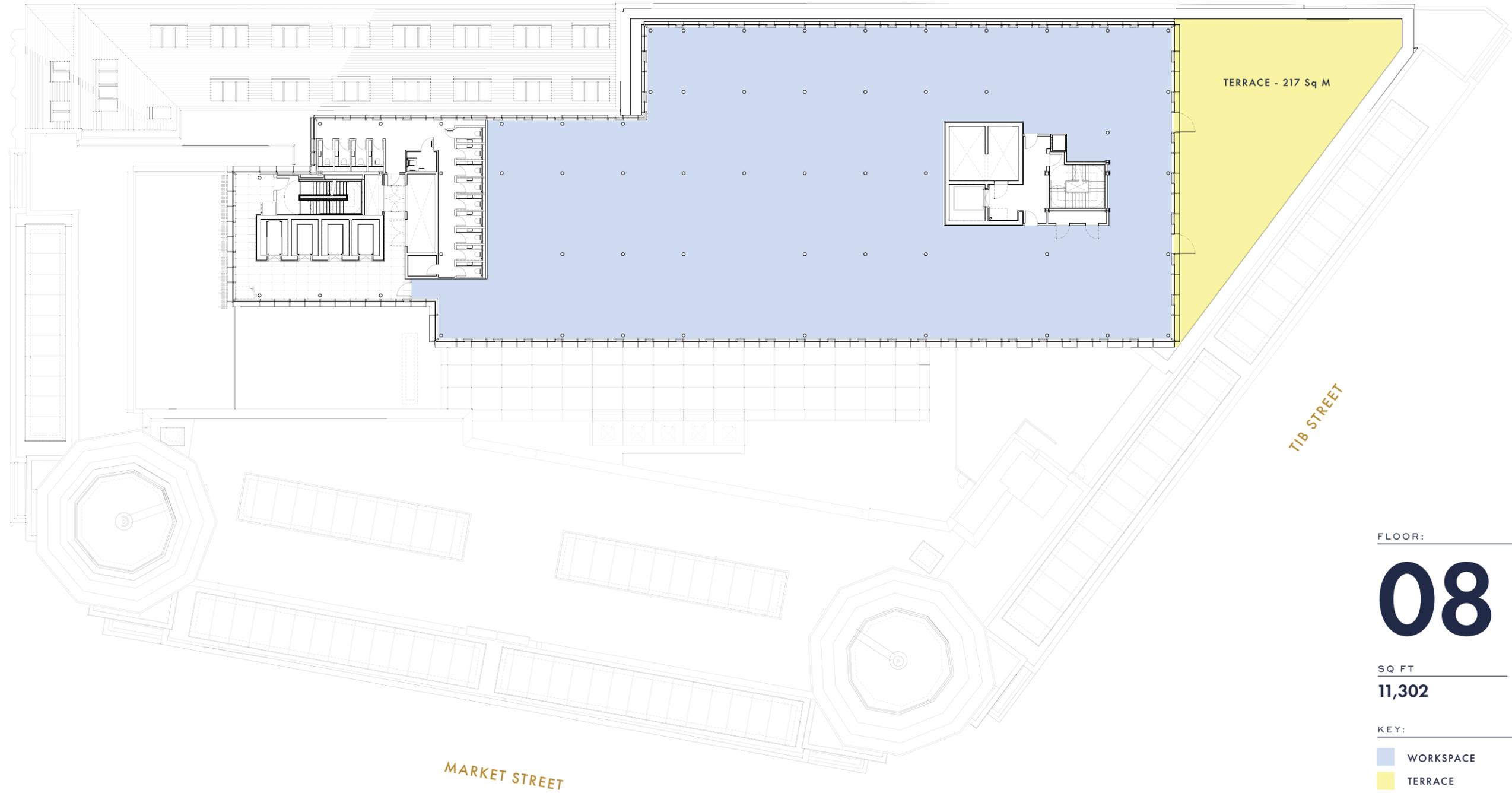
KEY:

- WORKSPACE
- TERRACE



BRIDGEWATER PLACE

HIGH STREET



TERRACE - 217 Sq M

TIB STREET

MARKET STREET

FLOOR:

08

SQ FT
11,302

SQ M
1,050

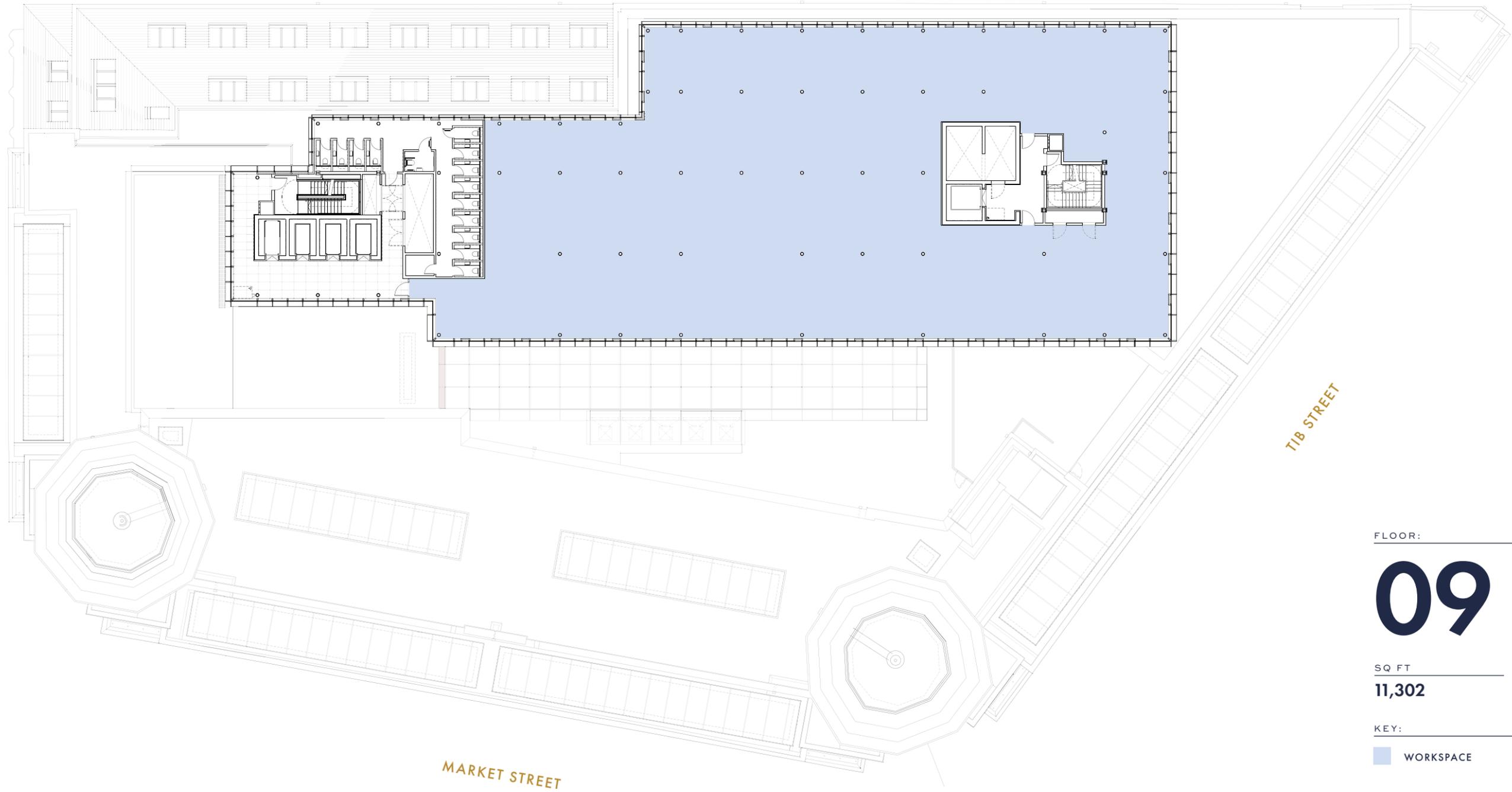
KEY:

- WORKSPACE
- TERRACE



BRIDGEWATER PLACE

HIGH STREET



TIB STREET

MARKET STREET

FLOOR:

09

SQ FT
11,302

SQ M
1,050

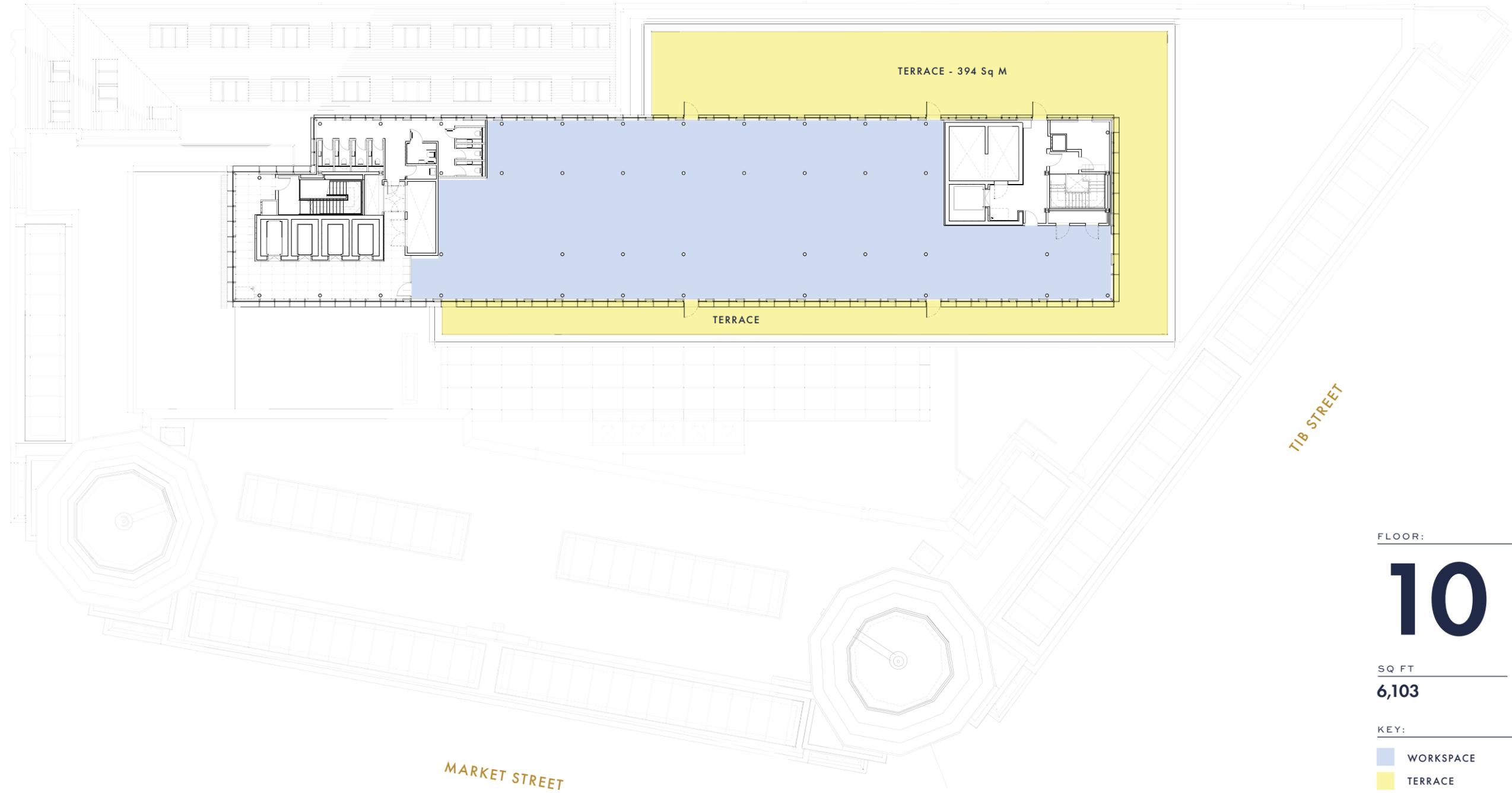
KEY:

WORKSPACE



BRIDGEWATER PLACE

HIGH STREET



FLOOR:

10

SQ FT
6,103

SQ M
567

KEY:

- WORKSPACE
- TERRACE



ROOF TERRACES

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

THE VISION

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.



A BUILDING OF
AM ALPHA

OWNER & DEVELOPER

MAIN CONTRACTOR



ARCHITECTS



PROJECT MANAGER & COST CONSULTANT



STRUCTURAL ENGINEER



MEP AND NET ZERO CARBON CONSULTANT

MAX FORDHAM

PLANNERS



HERITAGE CONSULTANT & ARCHITECTS



PROJECT & TEAM



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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DEVELOPMENT BY:



VIEWINGS

Viewing by appointment through the joint letting agents.

VAT | EPC

All figures are exclusive of but liable to VAT. EPC on request.

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