

WORK TO A DIFFERENT TUNE

**100
BARBIROLI
SQUARE**

Manchester M2 3AB

**62,958 sq ft
of available workspace**



A place where ambition finds its foothold. An environment that inspires growth, confidence, and the creation of something extraordinary.

Whether you're a trailblazer, a problem-solver, or part of a team shaping the future, 100 Barbirolli Square is where your ideas belong. This is more than a workplace, it's a setting designed to inspire and support progress.

With thoughtfully designed spaces that encourage focus and collaboration, to convert ideas into something greater.



Quality
GRADE A workspace with high ceilings, full raised access floors, and more



Flexible
Flexible KOBA workspaces with modern design, smart layouts



In-house café
Ground floor café serving fresh coffee to fuel meaningful collaboration



Outdoor space
Great views with an adjacent open space and canal lake



Location
Central location with great transport links across Manchester



Wellbeing
Fitness studio and end of journey facilities to promote wellbeing



Bar/Restaurant
An independent street food and craft beer venue on your doorstep



Sustainable
Retaining the existing high-quality envelope and structural frame

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A GRAND ENTRANCE





100 Barbirolli Square's stylish reception flows seamlessly into a vibrant business lounge and coffee hub, complete with meeting booths. All designed with the occupier-first approach to create an environment that inspires.



EXCELLENCE IN EVERY DETAIL

Full raised access floors



3.25m floor to ceiling height



Access control



Air conditioning



Café



Café wifi



Wellbeing studio



Lift access



Drying room



11 male and 11 female showers

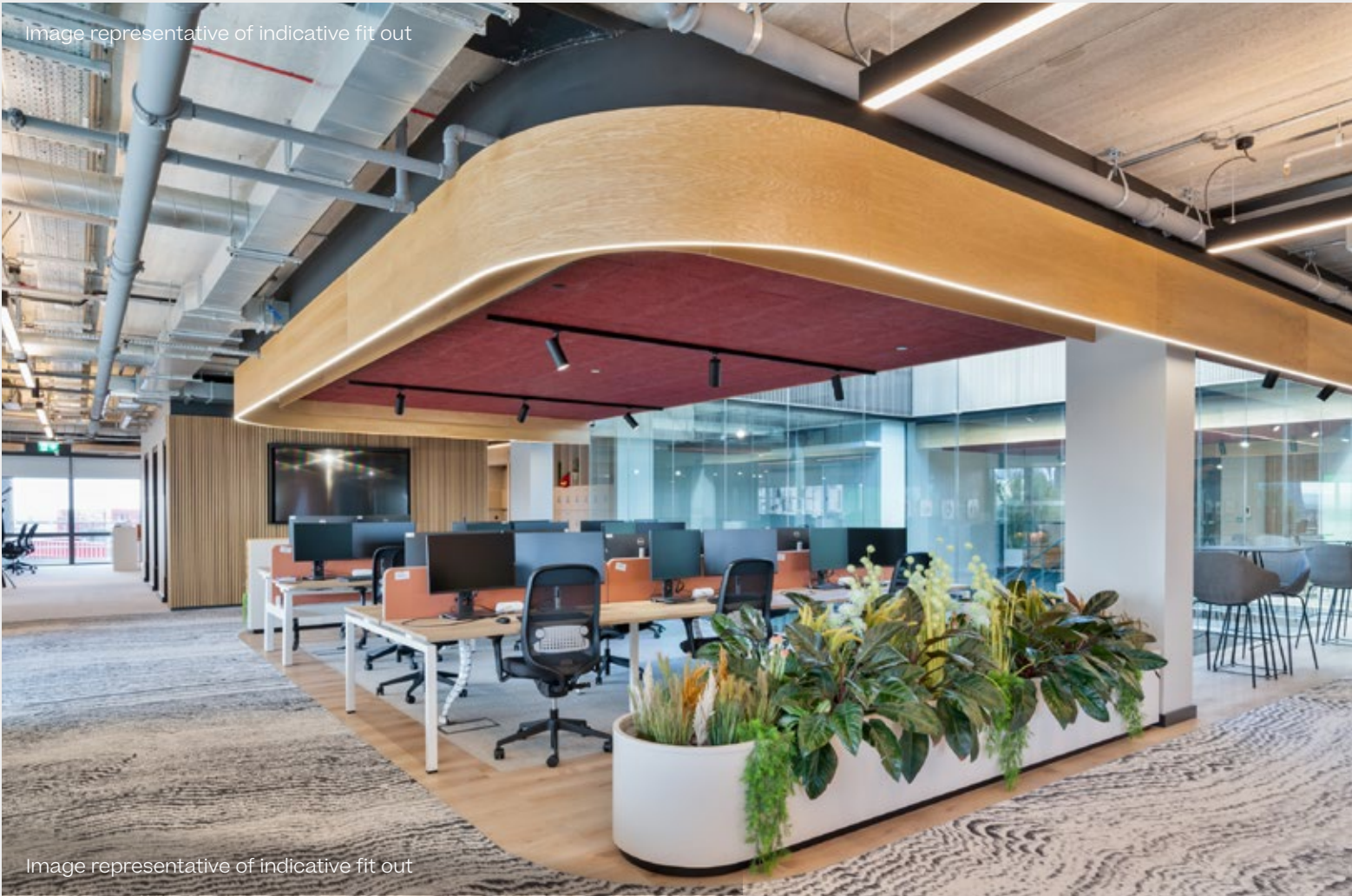


155 cycle spaces



53 car parking spaces







DESIGN

Architectural features		
←	South West Staircase	
	Central Atrium	→




TOUCHES

100 Barbirolli Square offers contemporary style with high-quality finishes throughout. Sleek, modern design creates an inviting workspace, while dedicated interconnecting staircases give occupiers seamless connectivity between floors.

RENEWED EFFICIENCY

Sustainability built for occupiers. 100 Barbirolli Square's 2021 refurbishment saves around 20% of CO₂e over a 60-year lifecycle compared with a new-build of similar design. Occupiers benefit from a modern, efficient workspace that reduces carbon impact while meeting today's standards.

Structure and Envelope



The existing structural frame and envelope have been retained.

Thermal Performance




A new high-performance envelope has been added to top floor extension.

Atrium / Daylight




New frameless glazing system to atrium maximises daylight penetration to the floorplate, reducing lighting demand and improving well being

Re-Purposing



We converted the car park into Workspace space with natural daylight – leading to densification of existing building.

Green Amenities




Level -01 provides 155 cycle spaces and studio suite. Level -02 provides 10 electric car charging points.

Advanced Building Management System Software




This provides real-time feedback of air quality and adjusts to ensure internal environment is optimised where it needs to be.

Installation Adaptability




To suit tenants needs the lighting control and busbar system readily accepts adaptation. The ventilation and cooling system readily suits most tenants requirements with the need for little change, helping to reduce waste during tenant fit-out works.

LED lighting



Lighting is traditionally approximately upwards of 25% of the energy used in an Workspace building, the use of LED and intelligent controls reduces this by more than 50%.

Café / Terrace




Serving fair trade coffee in reusable and sustainable packaging.

Society



Re-activating public space with socially conscious restaurant in existing unit

Larger Loading Bay



Larger capacity requires fewer individual vehicle deliveries.

BREEAM®

Excellent

↓

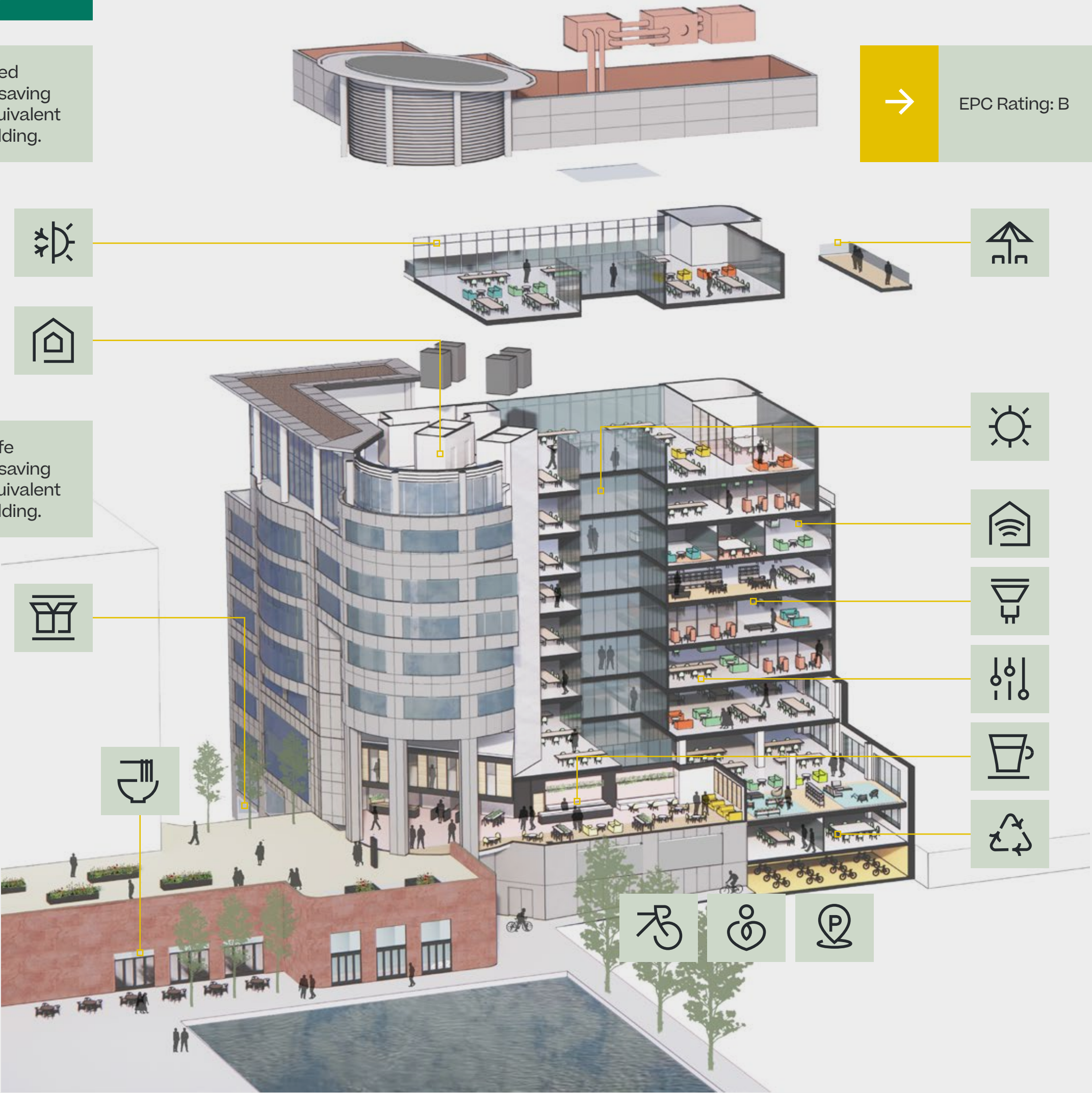
71%

Embodied carbon saving over equivalent new building.

↓

20%

Whole life carbon saving over equivalent new building.







→

EPC Rating: B

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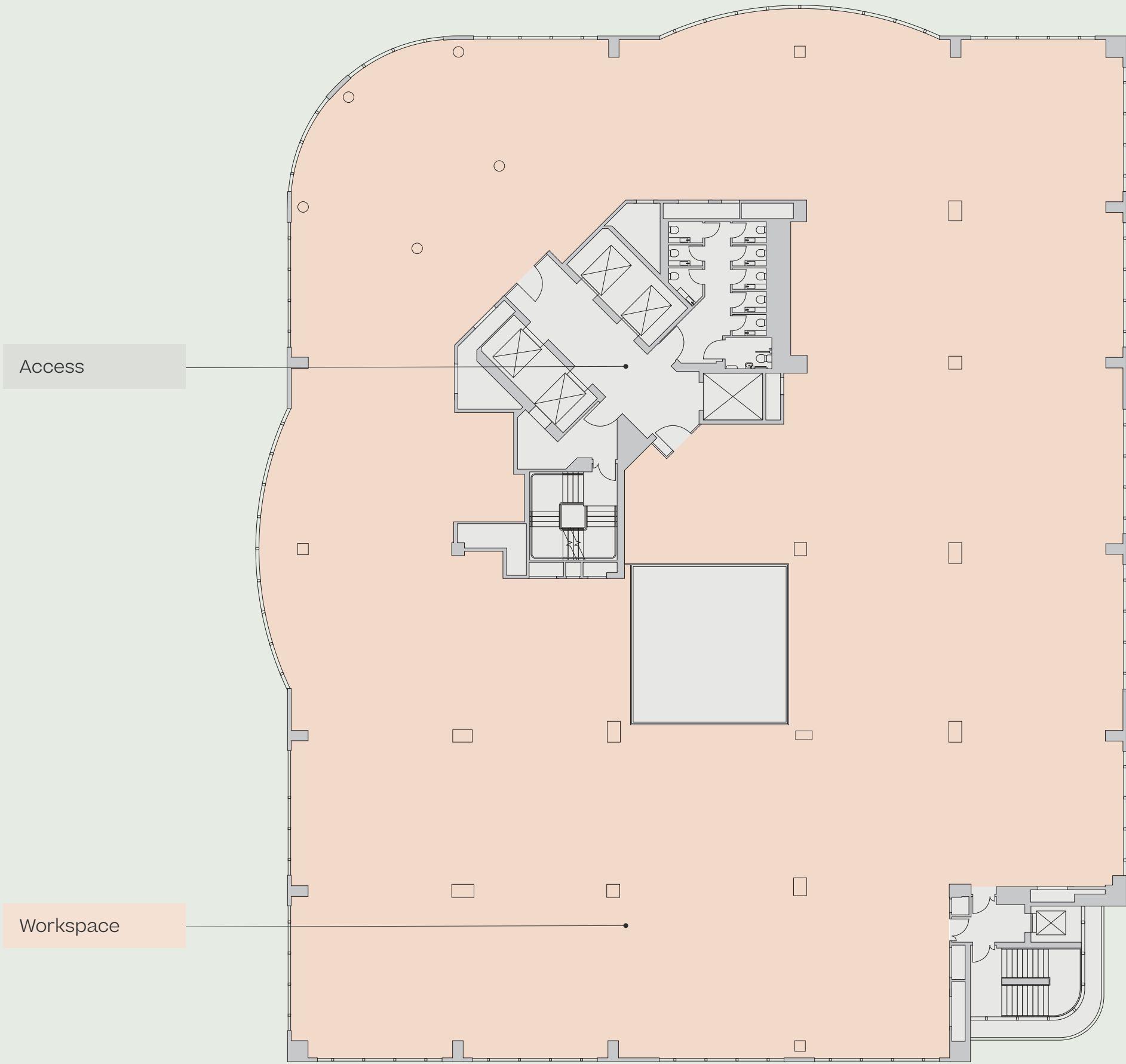


L9	Occupied	Workspace	Brabners	
L8	Occupied	Workspace	Brabners	
L7	Occupied	Workspace	 Stantec	
L6	Available	Workspace		Part availability 6,898 sq ft 641 sq m
L5	Available	Workspace		Part availability 3,778 sq ft 351 sq m
L4	Available	Workspace	18,064 sq ft 1,678 sq m	
L3	Available	Workspace	17,478 sq ft 1,624 sq m	
L2	Available	Workspace	16,740 sq ft 1,555 sq m	
L1	Occupied	Managed Workspace	koba*	
L0	Occupied	Managed Workspace	koba*	
L-1	Building amenity	Studio/Cycle Storage/Car Parking 14 standard & 5 EV charging spaces		
L-2	Building amenity	Car Parking 12 standard spaces available	STREET FOOD AND CRAFT BEER HALL	

SOCIETY
STREET FOOD AND
CRAFT BEER HALL

TYPICAL FLOOR

17,478 sq ft
1,624 sq m



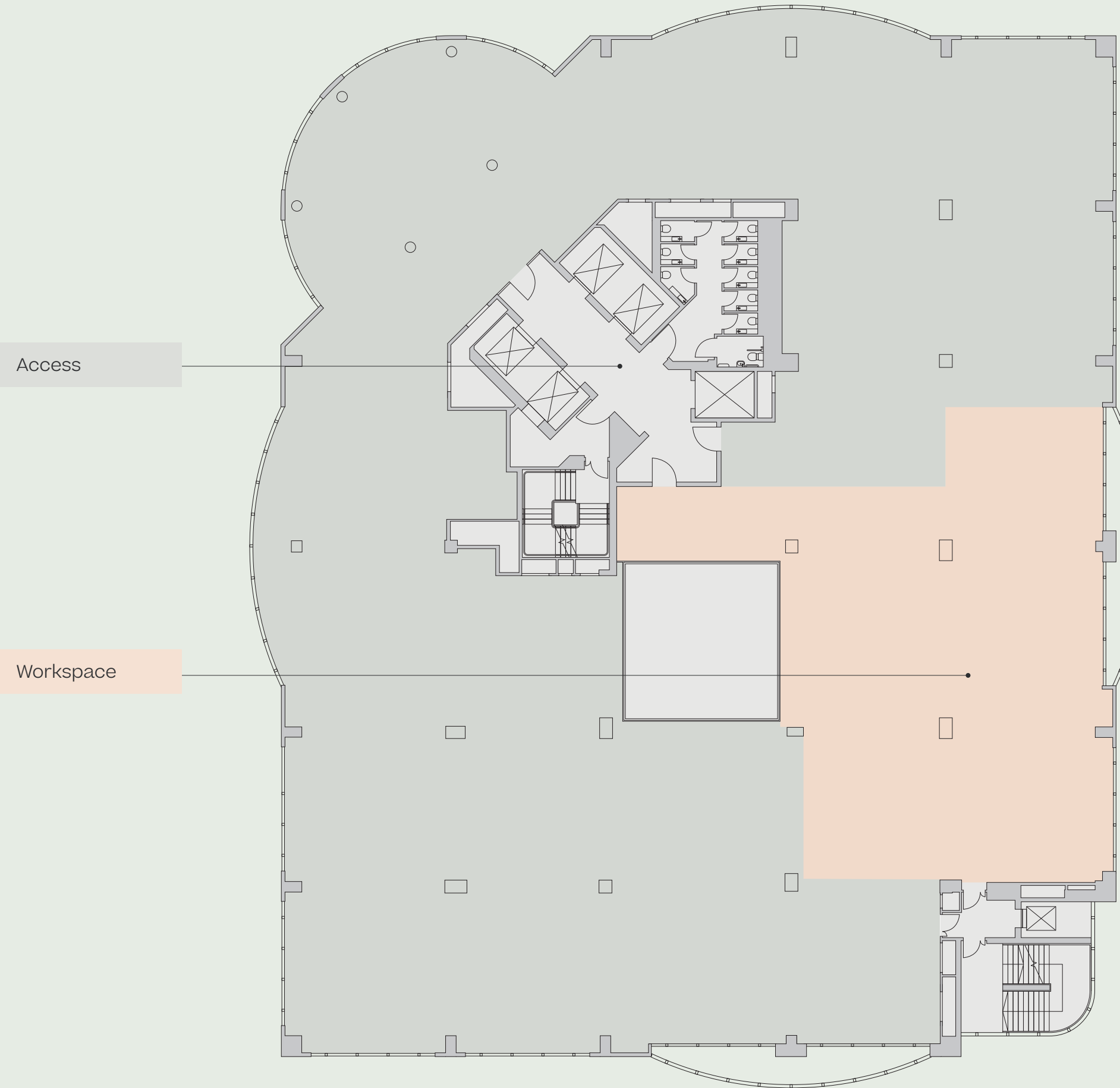
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○ Workspace ○ Core



LEVEL 05

3,778 sq ft
351 sq m



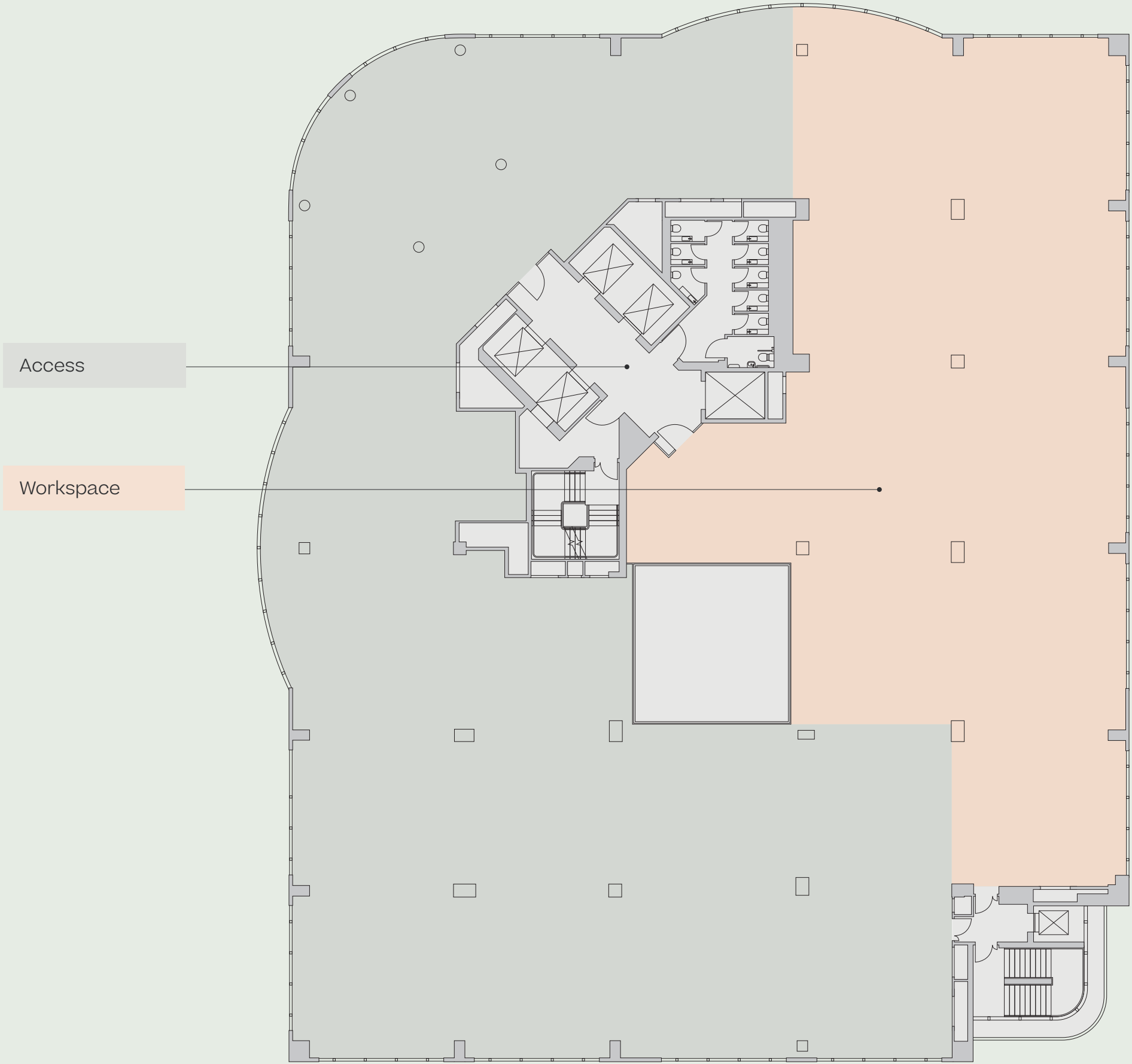
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○ Occupied workspace ○ Workspace



LEVEL 06

6,898 sq ft
641 sq m

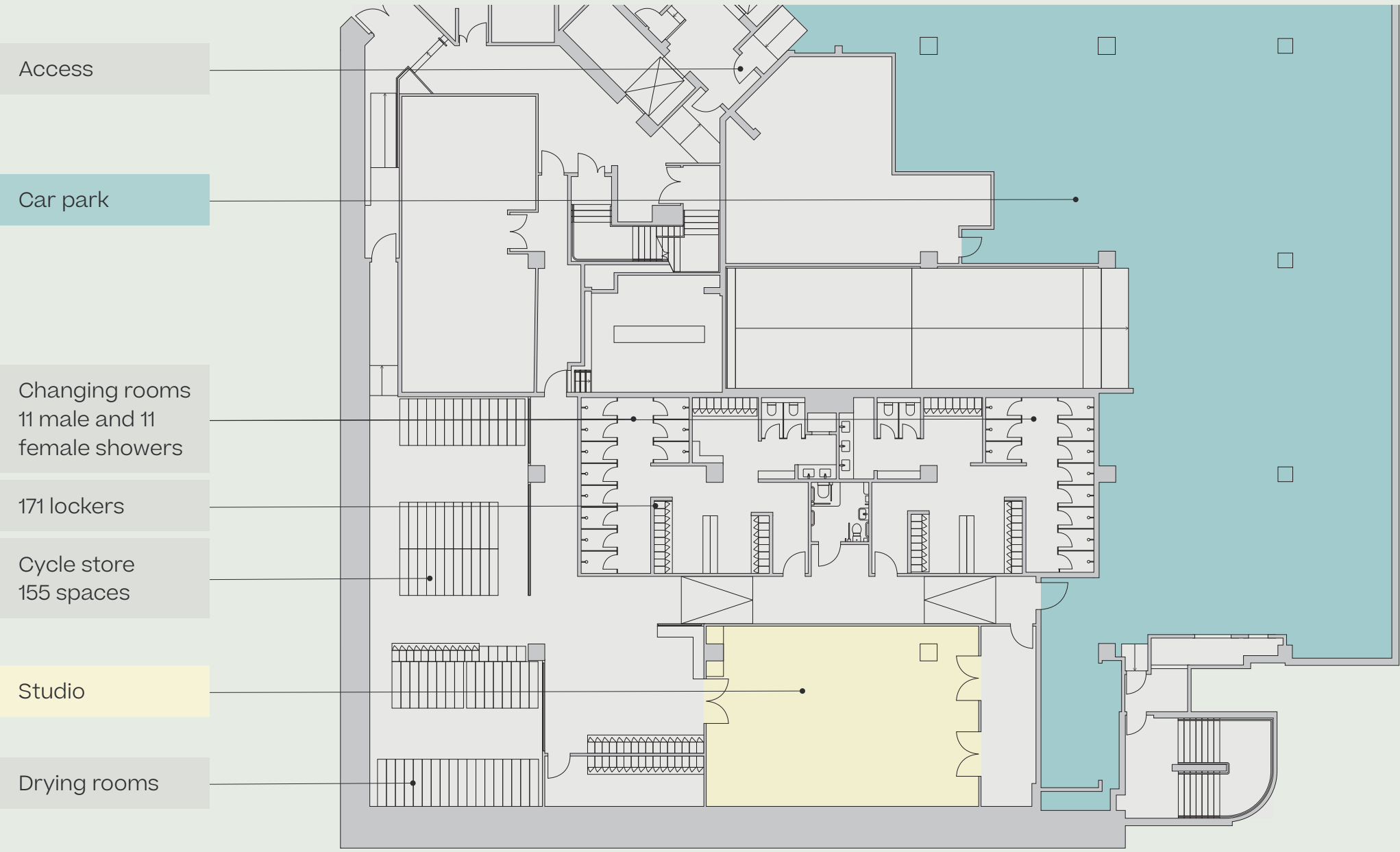


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Occupied workspace Workspace



THE STUDIO

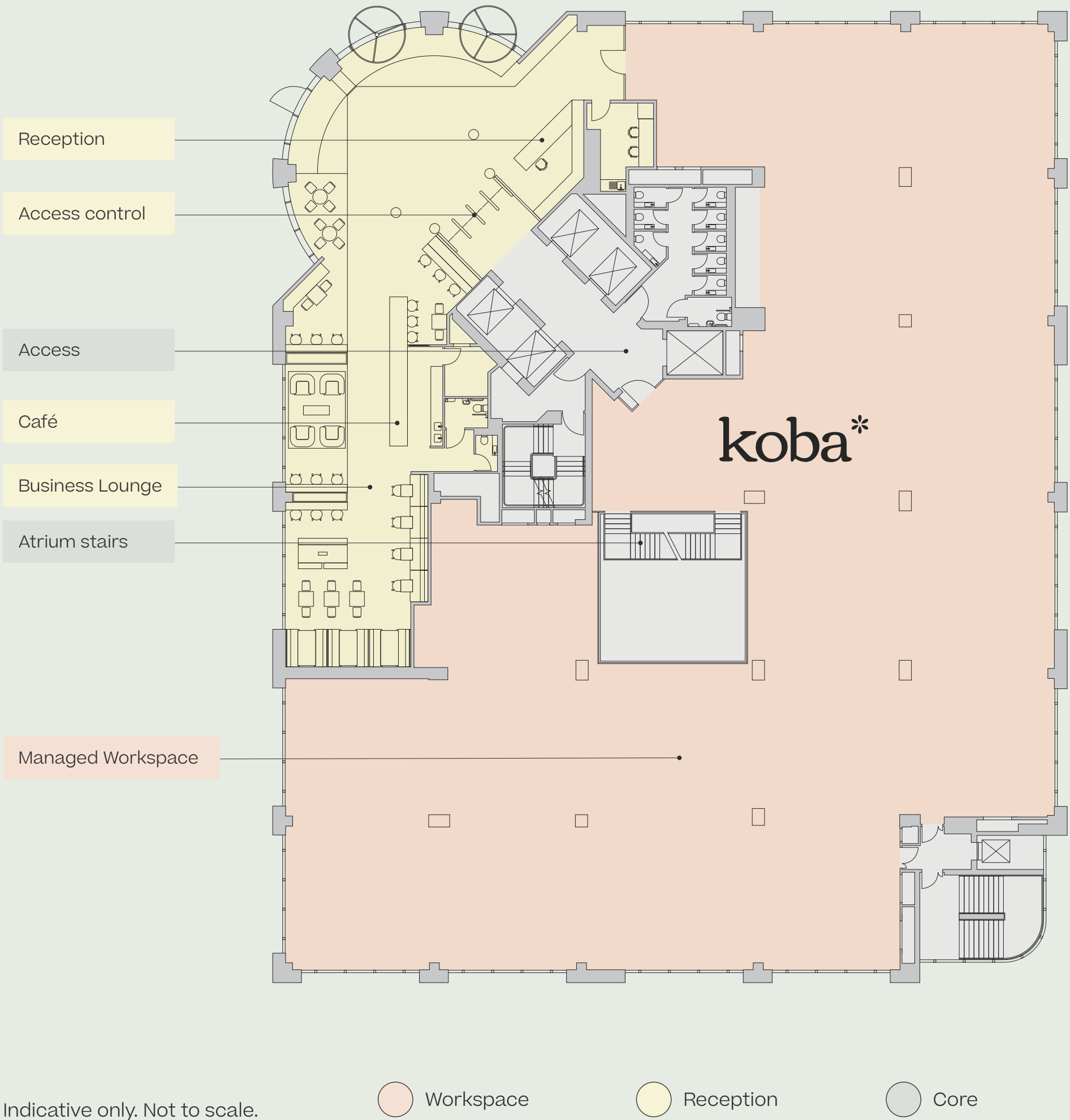


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Car Park Studio Core



LEVEL 01



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WHERE COLLABORATION THRIVES



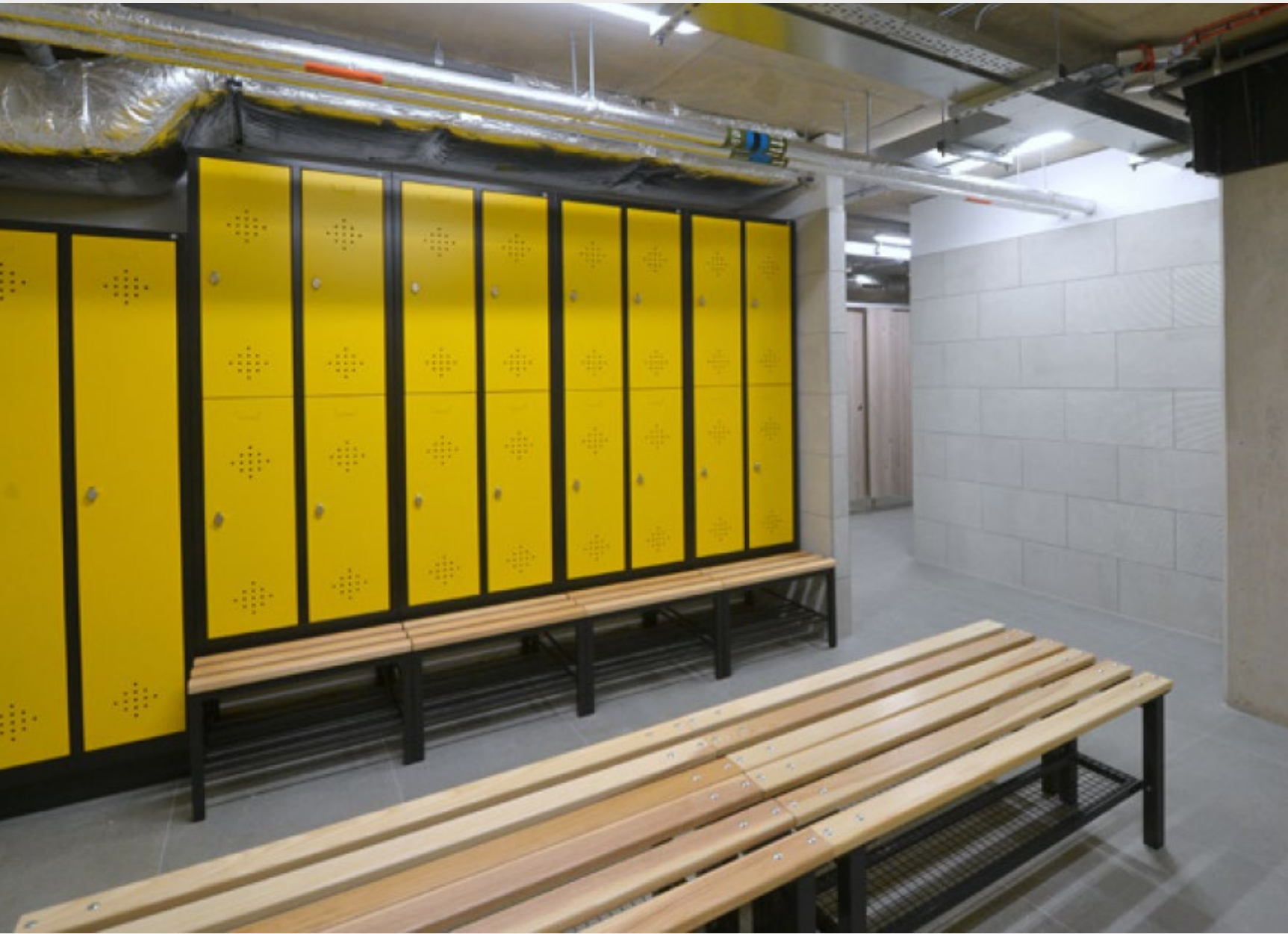
koba*



Koba's workspace is designed for collaboration, focus, and productivity. With a shared commitment to sustainability, Koba provides tailored events, wellness initiatives, and thoughtfully curated food and beverage options, giving occupiers the space and resources to connect, recharge, and thrive.



WELLBEING AT WORK



100 Barbirolli Square provides onsite facilities designed to keep occupiers active.. Secure basement bicycle storage, high-quality male and female changing rooms, and a bike maintenance station make cycling to work easy. For other fitness needs, the state-of-the-art exercise and yoga studio offers the perfect space to recharge before or after the day.





AN UNDERGROUND SOCIETY



↑ Global street foods

— In house amenity

The freshest flavours from five independent kitchens

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: from the towering burgers of Slap + Pickle pan-Asian specialists Manzoku Street Food, flavoursome Indian street food from Chaat Cart, indulgent pizzas from Dokes Pizzeria and experts in Korean street food, Yoki Social Table. All of which is open 7 days a week right on 100 Barbirolli's doorstep.

Located at

100 BARBIROLLI SQUARE

→ societymanchester.com

→ Craft beer and cocktails



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Enjoy stunning city views and easy access to the vibrant canal basin, where a variety of independent food and drink outlets are on offer year-round. It's a neighbourhood designed to keep your workday inspired, connected, and most importantly, happy.



MANCHESTER



100
BARBIROLI
SQUARE





- | | |
|-------------------------------|-------------------------|
| 1. Mr Cooper's House & Garden | 13. Society |
| 2. Steak & Lobster | 14. Chotto Matte |
| 3. Albert's Schloss | 15. Rain Bar |
| 4. Radisson Edwardian Hotel | 16. Peveril of the Peak |
| 5. Hawksmoor | 17. Pret A Manger |
| 6. Albert's Chop House | 18. Circolo Popolare |
| 7. Caffe Grand Piccolino | 19. Junction |
| 8. Wagamama | 20. Tesco Express |
| 9. The Anthologist | 21. The Refuge by Volta |
| 10. Fumo, San Carlo | 22. Principal Hotel |
| 11. Don Giovanni's | 23. Grind |
| 12. Costa Coffee | |

FEATURED

Junction

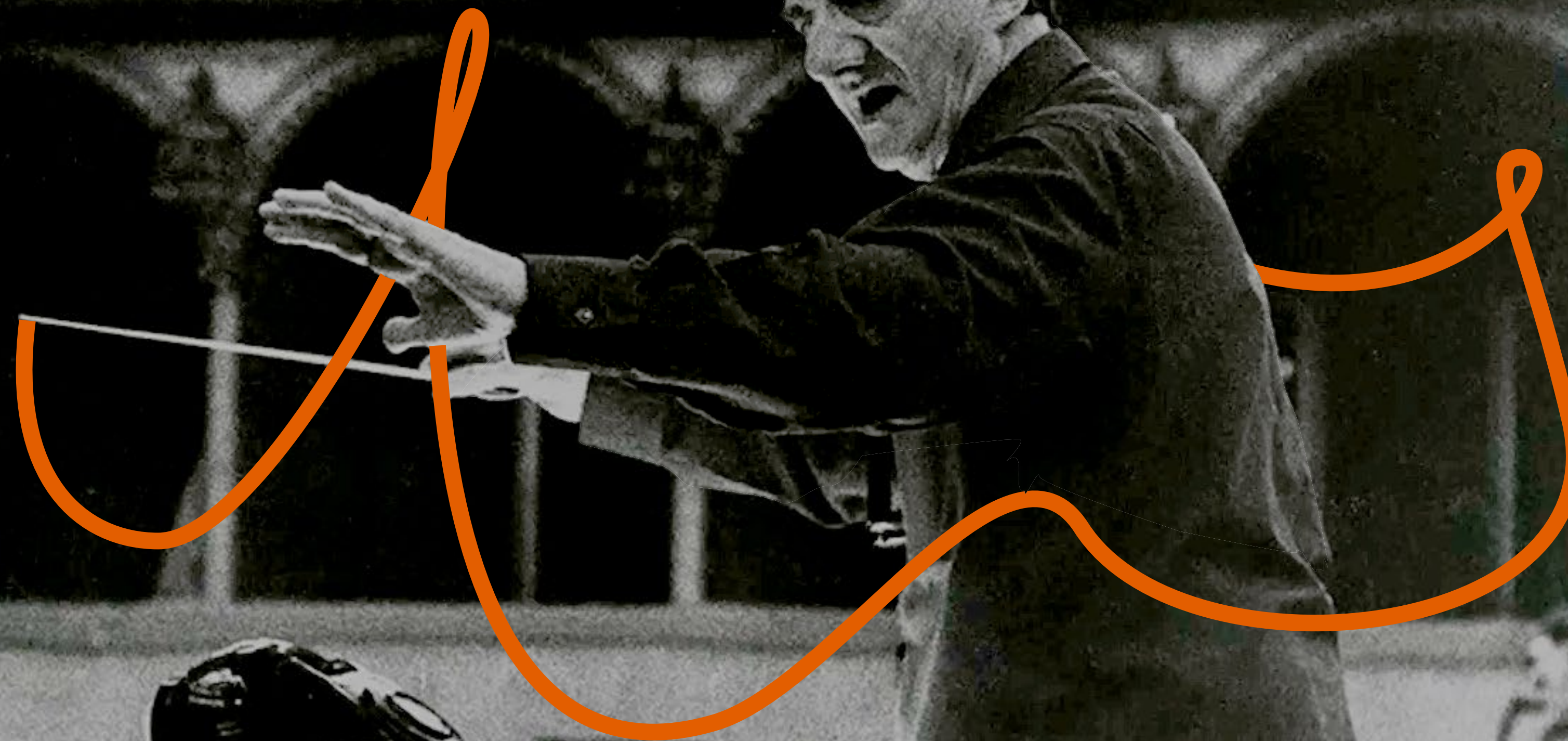




INSPIRED BY BARBIROLI

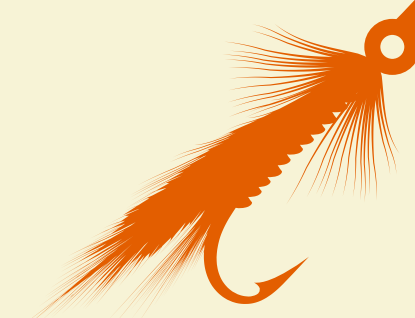
As Sir John Barbirolli, conductor of the Hallé Orchestra in Manchester, brought people and ideas together through music, 100 Barbirolli Square is designed to bring people together to share ideas, make lasting connections, and a sustainable future.

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