



M A N C H E S T E R

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THE NEW BENCHMARK FOR WORKSPACE

ONE CITY ROAD | MANCHESTER | M15 5JQ





# A new icon is emerging

at The Heart of  
Manchester's  
Southern  
Gateway





# The Vision

uno is a landmark office development situated prominently on Medlock Street at the heart of Manchester's Southern Gateway.

Uno sets a new standard in quality and experience, comprising 2 signature buildings of 205,000 sq ft and 170,000 sq ft set in extensive new public realm. The development captures the pioneering spirit of our remarkable city.

uno1 136,777 SQ FT

uno2 184,323 SQ FT



ELEVATING OFFICE EXCELLENCE

ONE CITY ROAD MANCHESTER M15 5JQ



A place to thrive,  
the space to evolve.

uno







DEANSGATE SQUARE

SALFORD QUAYS

DEANSGATE/  
CASTLEFIELD

HILTON HOTEL

SPINNINGFIELDS

MANCHESTER CENTRAL

FIRST STREET

ST MICHEALS

ST PETER'S SQUARE

MANCHESTER CITY CENTRE

OXFORD ROAD

NOMA

SISTER

PICCADILLY

CIRCLE SQUARE

A57(M)  
MANCUNIAN WAY

MANCHESTER  
METROPOLITAN  
UNIVERSITY

A5103  
PRINCESS ROAD

MANCHESTER  
METROPOLITAN  
UNIVERSITY

UNIVERSITY GREEN

MANCHESTER UNIVERSITY

MANCHESTER  
SCIENCE PARTNERSHIP  
MEDTECH CENTRE



ELEVATING OFFICE EXCELLENCE

ONE CITY ROAD MANCHESTER M15 5JQ





A5103  
PRINCESS ROAD

ONE  
MEDLOCK  
STREET

uno1

MEDLOCK STREET

CIPA  
MANCHESTER  
HUB

uno2

EIGHT  
FIRST  
STREET

FIRST STREET

ONE  
FIRST  
STREET

CITY ROAD EAST

Prominently located on Medlock Street the main arterial gateway route into Manchester from Princess Road (A5103)




The buildings are ideally positioned for rapid access to Manchester Airport and the wider south Manchester conurbation.



# The numero UNO place to locate

Local or global, UNO offers unrivalled quality, outstanding amenities and an effortless commute.



-  **20 MINUTES**  
Drive to Manchester International Airport
-  **50 MINUTES**  
Drive to Liverpool John Lennon Airport
-  **2 HOURS**  
By train from London Euston





# A Gateway Location

## RESTAURANT/BAR

1. Indian Tiffin Room
2. Gino D'Acampo
3. Wood Manchester
4. Salvis Deansgate
5. Medlock Canteen
6. Dukes 92
7. Evuna Deansgate
8. Peter Street Kitchen
9. Society
10. Pret A Manger
11. The Alchemist
12. The Oast House
13. Tattu Manchester
14. Australasia
15. Wagamama
16. Hawksmoor
17. Dishoom
18. Masons Restaurant Bar
19. Crazy Pedro's
20. Honest Burgers
21. Café Istanbul
22. San Carlo
23. Clochetti
24. Revolution
25. Goucho
26. Gusto
27. Revelizión de Cuba
28. Albert's Schloss
29. 20 Stories
30. The ivy Spinningfields
31. Home Bar & Kitchen
32. Gorilla
33. Sexy Fish
34. Slug & Lettuce Albert Sq

## HOTEL

1. INNSiDE by Meliá Manchester
2. The Ainscow Hotel
3. Marriott Victoria & Albert Hotel
4. Hilton Manchester Deansgate
5. Leonardo Hotel
6. The Midland Hotel

## RETAIL

1. Harvey Nichols
2. Forsyth Music Shop
3. Waterstones
4. Boodles

## TOURIST ATTRACTION

1. People's History Museum
2. Manchester Opera House
3. Manchester Central Library
4. Albert Hall
5. Avive Studios
6. Science and industry Museum
7. The Crystal Maze LIVE Experience

## CAFÉ

1. Open Kitchen Café &, Bar
2. Caffè Nero
3. Foley's
4. Starbucks
5. 92 Degrees Coffee

## LEISURE & WELLBEING

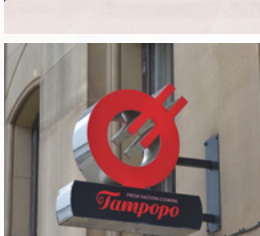
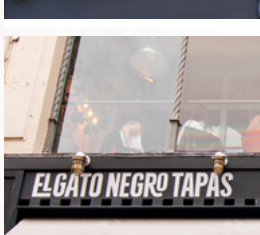
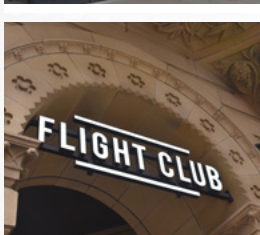
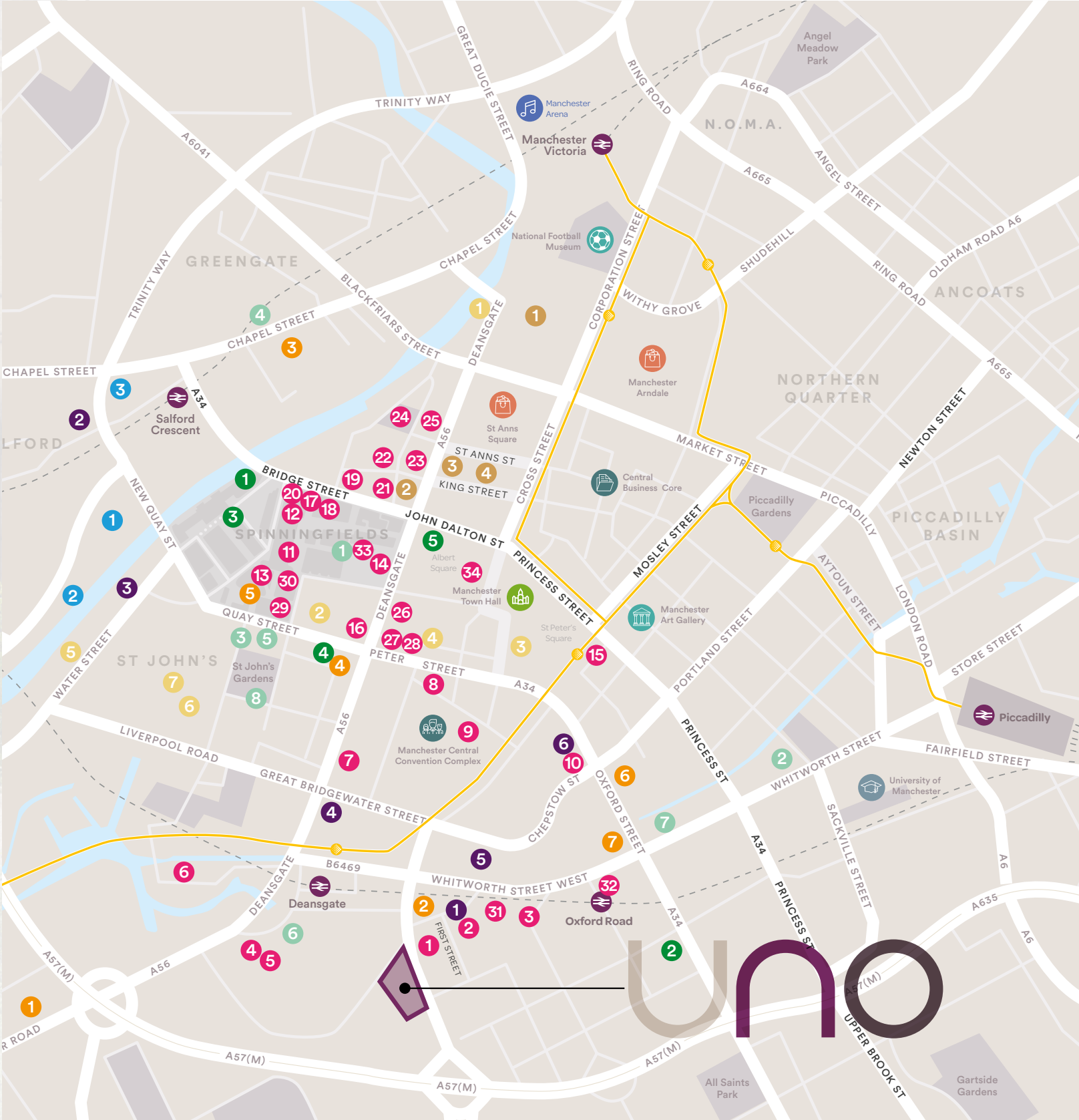
1. PureGym
2. Bannatyne Health Cub
3. Barry's Bootcamp
4. F45 Salford Central
5. Everyman Cinema
6. Club de Padel
7. JD Gyms Manchester
8. St John's Gardens

## CONVENIENCE STORES

1. Tesco Express
2. Sainsbury's First St
3. Co-op
4. Sainsbury's Deansgate
5. M&S Food Hall
6. Tesco Express
7. Sainsbury's Oxford St

## RESIDENTIAL

1. The Slate Yard - New Bailey
2. Novella - New Bailey
3. The Filaments







Whether its culture, leisure, retail or high quality apartments, from **Uno** it couldn't be easier to access the very best Manchester has to offer.



Ranked as the 2nd best city in Europe for connectivity



225 direct flight destinations from Manchester Airport



59 trains daily between Manchester and London



TFGM recently launched the Bee Network, providing an integrated transport system



2-hour journey from Manchester to London



100,000 people living in central Manchester



7 million population within one hour's drive – largest travel to work area outside of London



Manchester's Metrolink is the UK's largest light rail system with almost 100 stops

# Superbly located & well connected

## NEARBY TRANSPORT LINKS

**Uno comes with all the transports benefits you'd expect to find in a world-class city centre.**

From the train to the tram and the bike to the bus, all the connections you need are nearby. It's also incredibly easy to access this part of the city by car, the Mancunian Way and Princess Road are within close proximity. Plentiful car parking is available nearby.

ELEVATING OFFICE EXCELLENCE



### WALKING

For an international city, Manchester has a super compact centre, meaning you can walk anywhere and everywhere without minimal fuss.



### CYCLE

Uno is ideal for cyclists, the building has 224 bike racks, 22 showers (10 male, 10 female, 1 accessible, 1 gender neutral) with 82 lockers and drying rooms. Manchester has an extensive network of cycle lanes, the facilities at Uno ensure cyclists can commute door to door with ease.



### TRAM

Enjoy a smooth ride through the heart of the city on Manchester's famous Metrolink. With frequent services across the centre and out to suburbs including Rochdale, Oldham, Salford Quays, Eccles, Bury and Altrincham.



### BUS

There's a bus stop only 1 minute's walk from Uno. From here, you can access Manchester's exceptional bus services across the city and beyond, with thousands of routes, reasonable fares and frequent timetabling.



### TRAIN

Uno is on the doorstep of Deansgate Station and only a few minutes' walk from Oxford Road Station, access to Manchester's rail network is incredibly easy.



### DRIVE

Located at a main gateway in and out of the city centre, coming by car couldn't be easier. You can also park nearby in a 700 space secure multi storey car park.

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# Building specification and features



Reception

Uno has been designed to meet the ever-increasing need for more sustainable, progressive workspaces that prioritise people and the planet as much as they do productivity.

Uno is built on key principles of sustainability, wellbeing, quality, technology and experience. Uno is designed to be a BREEAM Outstanding, WELL Platinum and achieve a NABERS UK performance rating of 5 stars.

Designed by Jon Matthews Architects public areas exude quality, cutting-edge design and technology drive energy and carbon efficiency, making Uno the leading sustainable office development in Manchester



Bright, welcoming atrium reception space with security access gates



Fully raised access flooring



EPC A BREEAM Outstanding. Targeting NABERS 5\*



Energy saving glazing throughout the offices



Smart lighting system



82 lockers & drying facilities



Smart air conditioning system



8 person passenger lifts



Unrivalled on-site amenity



Landscaped courtyard with seating



Premium end of journey facilities 22 showers



Yoga studio & Gym



224 bike racks



highly efficient floorplates of 15,000 sq ft



2.8m floor to ceiling height



M&E designed to support occupational density of 1:10 sq m



Electric car charging points



Smart Tech Enabled



Roof Terraces



Roof Terraces



Gym



Breakout Area



# uno

# momento...



**Escape** to a calm place for  
relaxation and peace of mind

Position Only



# Sustainability Features



## Green

- Green Corridors & Rain Gardens enhancing urban biodiversity
- Active Travel Infrastructure with cyclist-first access
- Air-Tight Construction with low air permeability
- Embodied Carbon Reduction through prefabricated systems
- Blue Roof SuDS Strategy



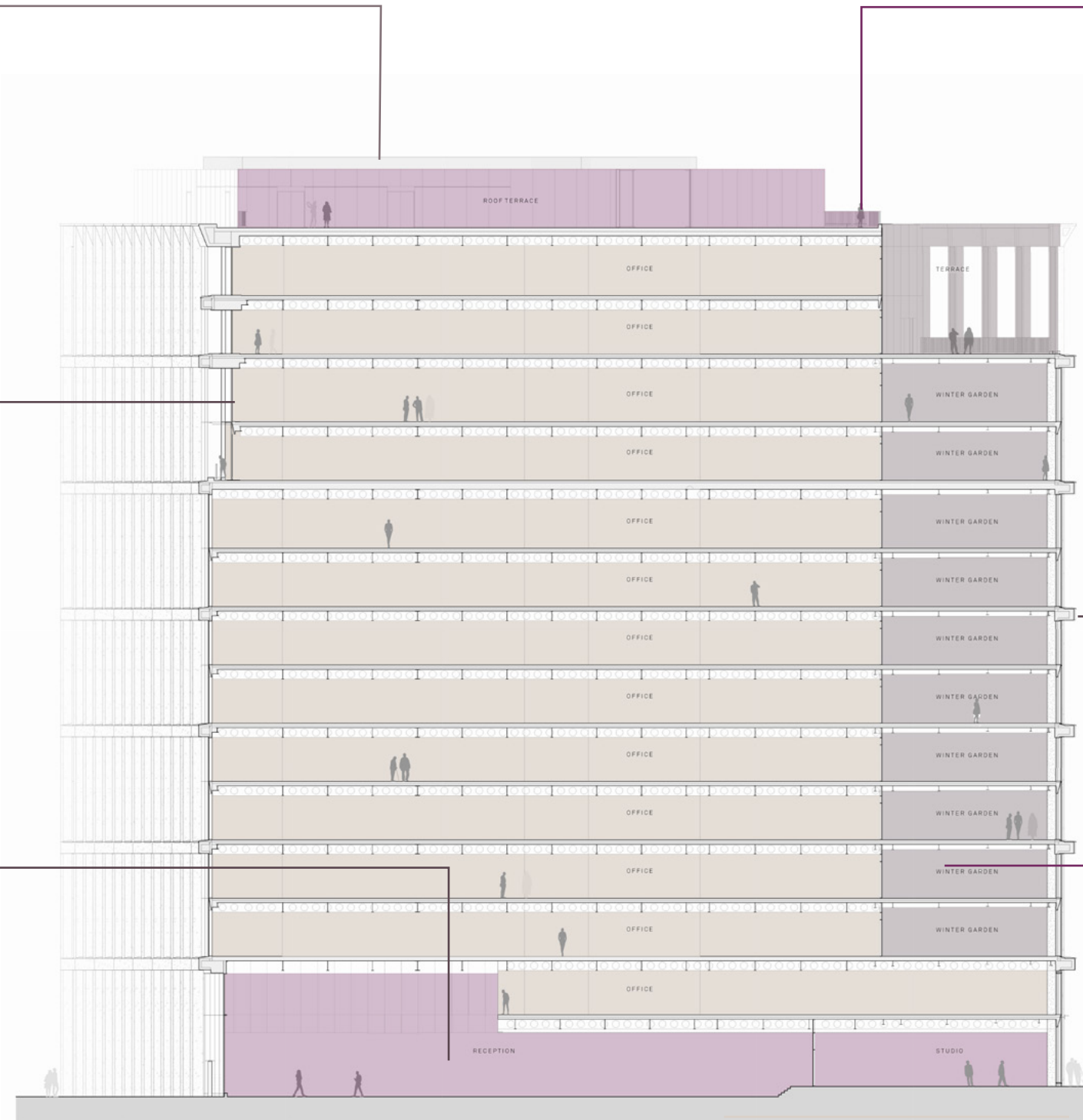
## Façade

- Fabric-First Approach/ Low-Carbon Construction Approach to energy efficiency
- Resilient, Long-Life Construction
- Pre-Cast Façade Efficiency for reduced embodied carbon
- Passive Solar Design & Natural Ventilation through massing articulation and winter gardens
- Enhanced Thermal Performance through advanced building envelope solutions



## Mechanic & Electrical

- Photovoltaic-Ready Roofscape
- Mixed-Mode & Hybrid Ventilation
- Low and Zero Carbon Technologies integration
- Smart Energy Controls including presence-detection lighting
- High-Efficiency VRF Heat Pump Systems
- Mechanical Ventilation with Heat Recovery (MVHR)
- Low-Flow Sanitaryware to reduce potable water use



## Other

- People-Centred, Inclusive Architecture
- Access to external space: Terraces/ Roof space and winter gardens
- Flexible, Building Community-Focused shared spaces
- Communal pavilion and a generous external terrace, benefiting from a southerly aspect and views across the city.
- Shared workspace on arrival as an informal space for office tenants
- Wellness focussed facilities: Gym, generous changing facilities, and cycle store
- Focus on locally sourced interior finishes with low embodied carbon.



## Materials

- Responsibly Sourced Materials with low-carbon credentials
- Construction Waste Minimisation through off-site manufacturing



## Certification

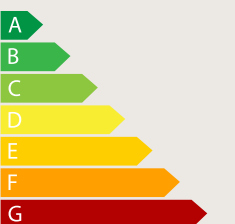
- BREEM 'Outstanding' Aspirations
- NABERS Target rating of 5\*
- Whole-Life Carbon Conscious Design
- Compliance with BCO 2023
- Climate-Conscious Massing & Site Orientation
- WiredScore - Platinum
- Well International
- Smart Score
- Secure-by-Design



**BREEM**  
OUTSTANDING



**WiredScore**  
PLATINUM



EPC A RATING



# World-class amenities on the doorstep





# Why Manchester...

Greater Manchester is the largest and fastest growing city region economy outside of London, generating wealth greater than Leeds, Liverpool and Sheffield combined with a Gross Value Added of **£74.8bn**



Ranked the Best City in UK for Economic Potential, Connectivity and Business Friendliness  
The Financial Times 2025



Forecast fastest growing of the UK's major cities between 2022 and 2025, with annual growth of 3.2%  
Ernst & Young 2025



Voted the Most Liveable City in the UK  
The Economist 2025



Over 1.3m people in employment



Economy that has almost doubled in size in the last 20 years



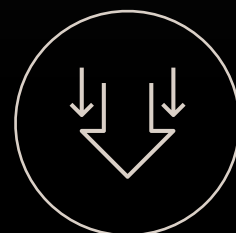
One of the largest student populations in Europe with over 105,000 students across five leading universities



Home to 5 unicorn tech companies



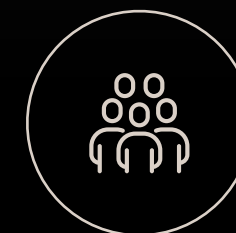
More than 80 of the FTSE 100 represented in Manchester



Up to 40% lower operating costs than London



Highest graduate retention outside of London, with 51% of students choosing to remain in Manchester



500,000+ population aged 20 – 34; the largest regional millennial population



£9.0bn tourism economy





# 16 floors with panoramic roof terraces



## UNO 1

FLOOR	NIA (SQ FT)
Ground	-
First	6,501
Second	15,694
Third	15,694
Fourth	15,694
Fifth	15,694
Sixth	15,694
Seventh	15,694
Eighth	15,694
Ninth	15,694
Tenth	15,694
Eleventh	15,694
Twelfth	10,441
Thirteenth	10,441
Total	184,323

## UNO 2

FLOOR	NIA (SQ FT)
Ground	-
First	15,543
Second	15,543
Third	15,543
Fourth	15,543
Fifth	15,543
Sixth	15,543
Seventh	15,543
Eighth	15,543
Ninth	10,764
Tenth	10,764
Total	136,777

Total Size	321,100
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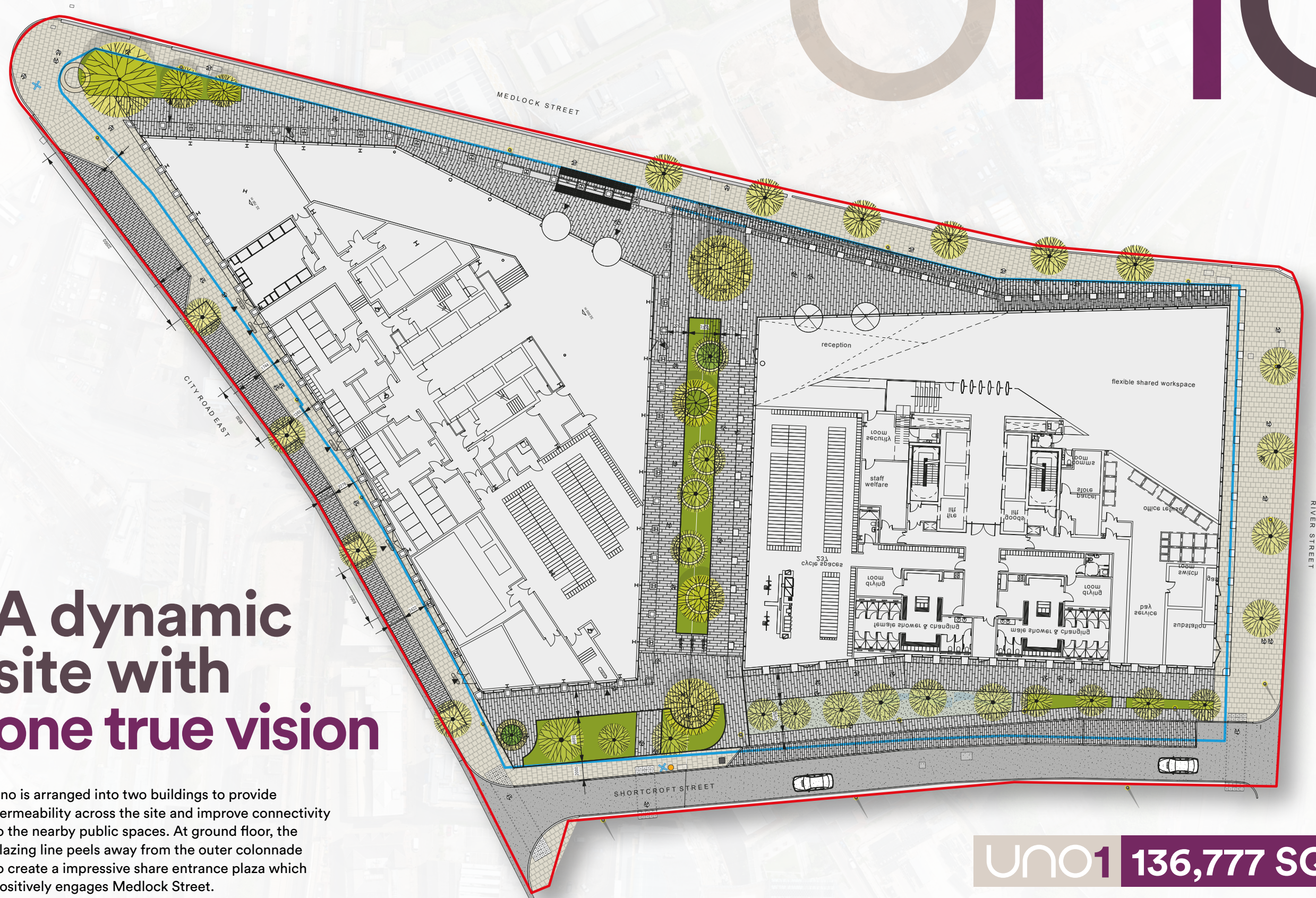


# Our Plan

uno2 184,323 SQ FT

## A dynamic site with one true vision

Uno is arranged into two buildings to provide permeability across the site and improve connectivity to the nearby public spaces. At ground floor, the glazing line peels away from the outer colonnade to create a impressive share entrance plaza which positively engages Medlock Street.



uno1 136,777 SQ FT



# Floor plans

## Ground

uno2 184,323 SQ FT



uno

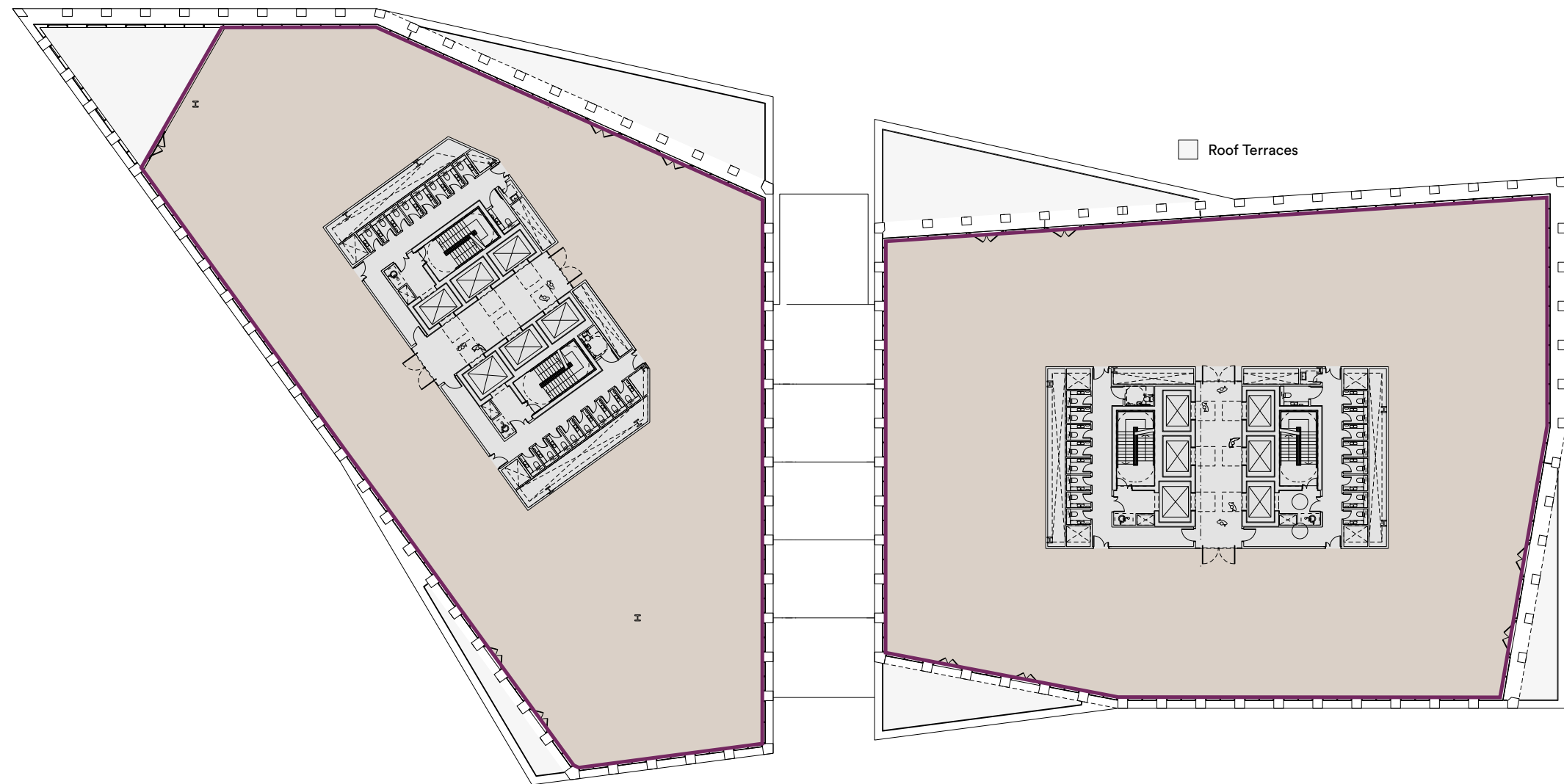
uno1 136,777 SQ FT



# Floor plans

uno2 184,323 SQ FT

uno



Typical  
upper floors

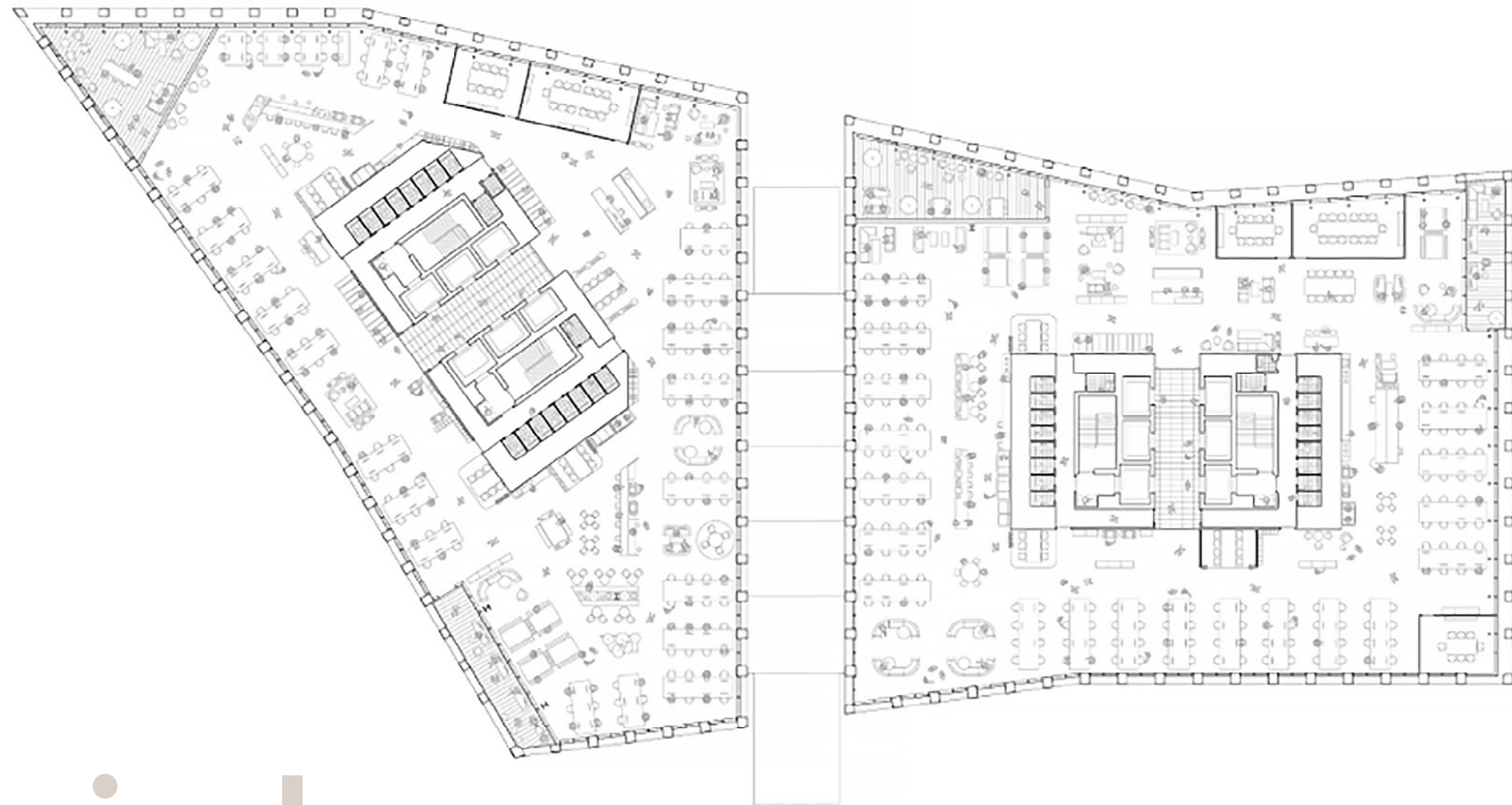
uno1 136,777 SQ FT



# Space plans

## Typical space

uno2 184,323 SQ FT



uno1 136,777 SQ FT

uno



# Our Track Record

Marshall CDP have been at the forefront of quality building for over 120 years

## Hotel Gotham, 100 King Street, Manchester

- 5 Star Luxury Hotel
- 60 Bedrooms ( 55 Bedrooms / 5 Luxury Suites )
- 3 Restaurants / Bars



## Lincoln, Lincoln Square, Manchester

- Grade A Headquarters Office Building
- 102,000 sq ft High Specification Offices
- Grade A fit out
- Bream Excellent
- EPC - A



## Hotel Brooklyn, Portland Street, Manchester

- 4 Star Luxury Hotel
- 189 Bedrooms
- Restaurants / Bars / Business Centre

## 6 Queen Street Leeds

- Grade A Headquarters Office Building
- 71,000 sq ft High Specification Offices
- Grade A fit out
- Bream Excellent
- EPC - A



## Northwest Hub, Birchwood Park, Warrington

- Grade A Headquarters Office Building
- 126,000 sq ft High specification Offices
- Grade A fit out

## Hotel Brooklyn, Welfare Road, Leicester

- 4 Star Luxury Hotel
- 191 Bedrooms / 7 Luxury Suites
- Restaurants / Bars / Business Centre

## Guinness Northern Counties, Hollingwood, Oldham

- Grade A Headquarters Office Building
- 45,000 sq ft High Specification Offices
- Grade A fit out

UNO is joining the family





Visit [uno-manchester.co.uk](https://uno-manchester.co.uk) to find out more

Check in on our social media channels for up to date information about our progress.

 [@uno-manchester](https://twitter.com/uno-manchester)

 [/uno-manchester](https://www.instagram.com/uno-manchester)

 [watch our video here](#)

 [download our brochure](#)

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