



UNIVERSAL
SQUARE

Where work & lifestyle thrive

A blend of serviced and leased office space available to let.



Universal
Square



All You Need In One Place

Flexible Office
Space from 150 -
16,000 Sq Ft



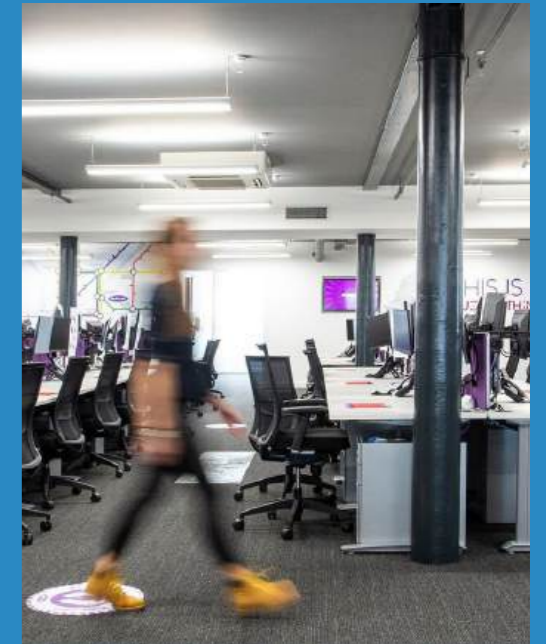
Universal Square offers a unique opportunity for businesses seeking a vibrant, fully refurbished office campus in the heart of Manchester. Spread across five modernised buildings, our campus is designed to meet the needs of forward-thinking businesses, whether you're a growing start-up, a thriving SME, or an established organisation.

Following a complete transformation, Universal Square now features sleek new windows and a striking exterior re-cladding that brings a fresh, contemporary look. Inside, we've reimaged the common areas to create a welcoming, dynamic environment. Our flexible office spaces—ranging from 150 sq ft to 16,000 sq ft—offer the perfect setup for teams of any size, with efficient, open-plan designs that inspire productivity and collaboration.



More Than Just an Office Space

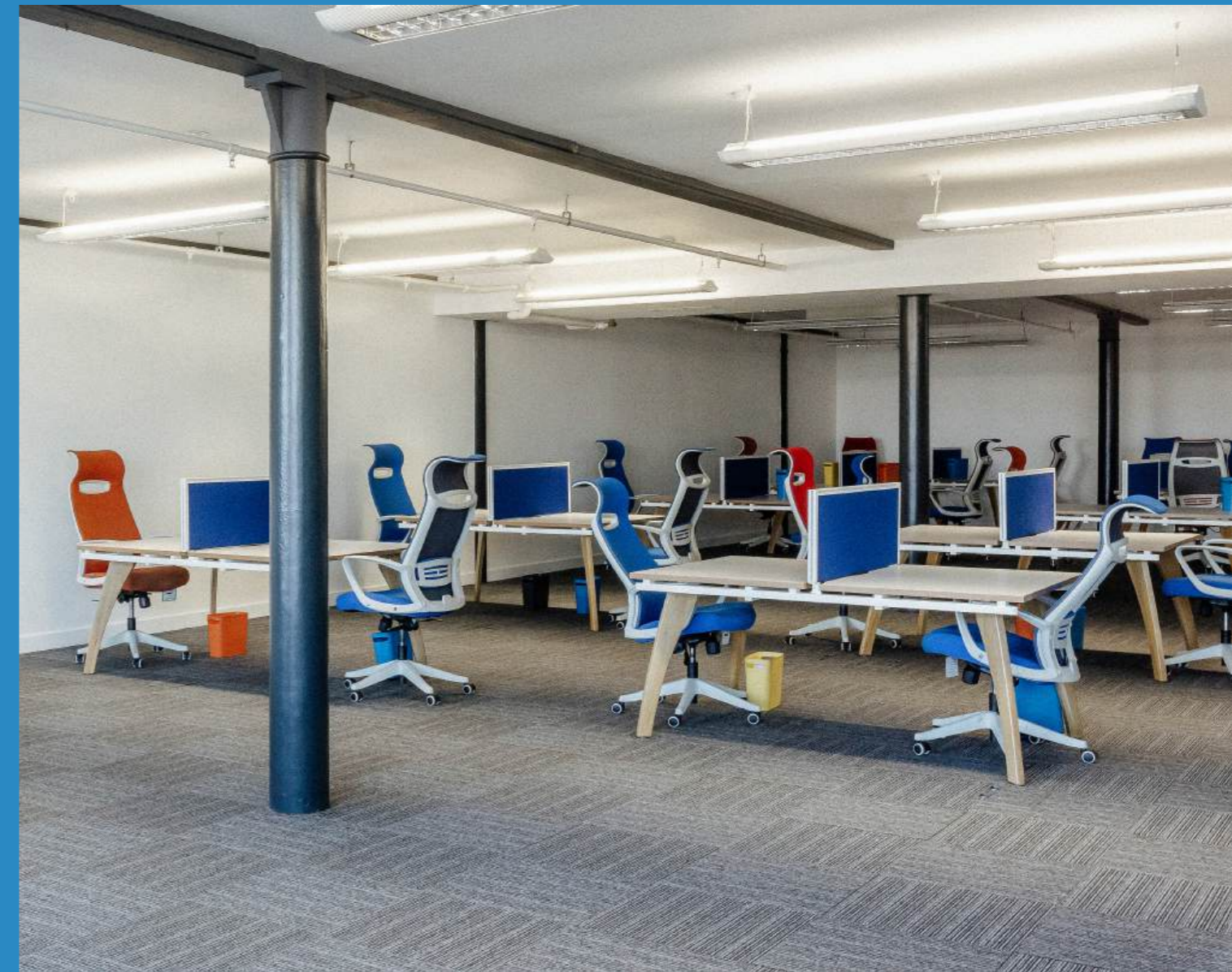
At Universal Square, we believe in fostering community and convenience. Our 20,000 sq ft business center offers furnished, ready-to-move-in office suites with dedicated reception and administrative support. You'll also enjoy ultra-fast broadband and meeting facilities that meet the demands of a modern business.



Why Choose Universal Square?

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Key Features

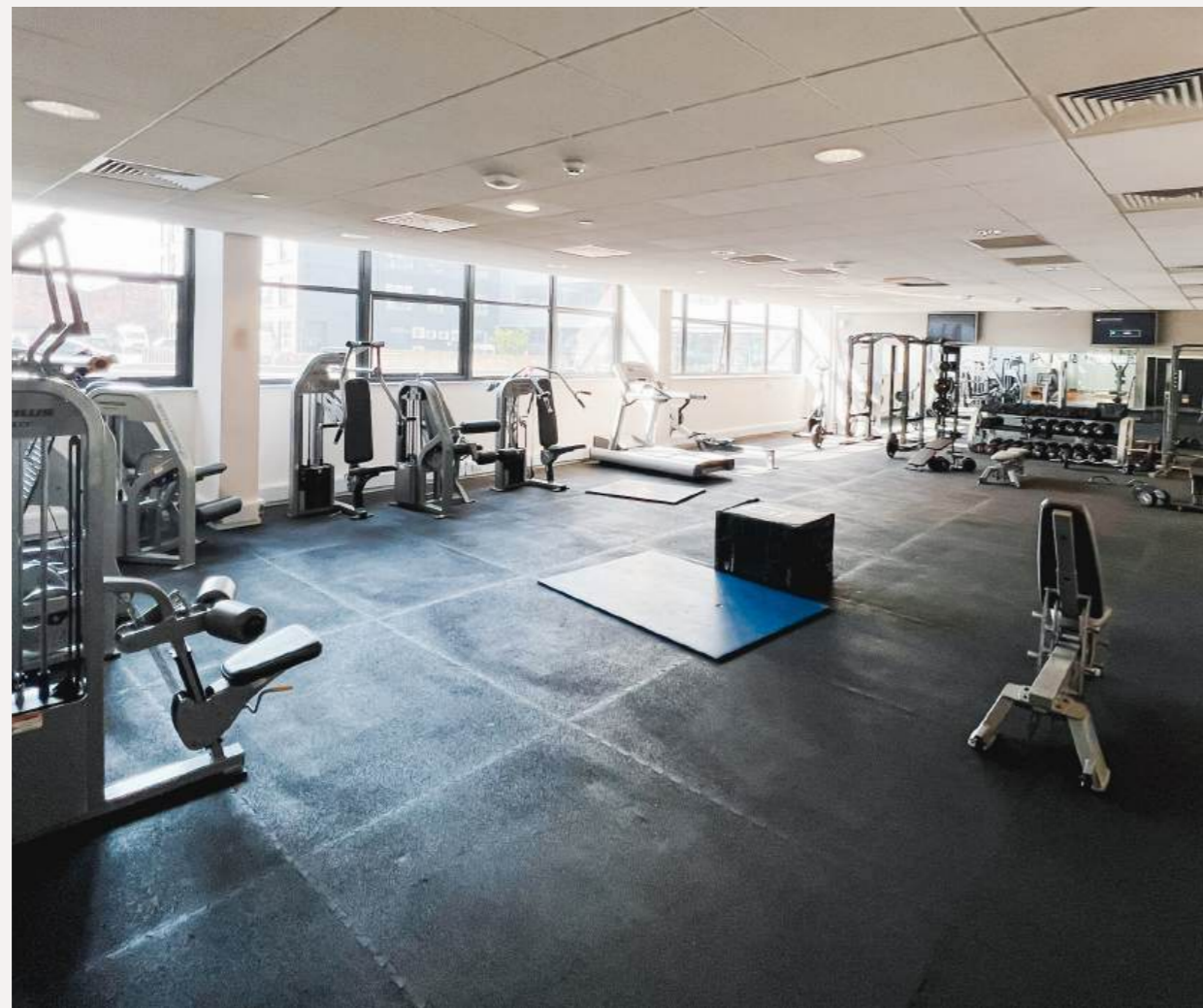
24 Hour Access

Lift Access

On-site Maintenance Team

DDA-compliant access

Bicycle Storage



On Site Gym & Showers



Restaurant/Café



Extensive Car Park



Meeting/Conference Facilities



Outdoor Breakout Areas



Free Shuttle Bus to City Centre



Seamless Access to the City Centre

Universal Square boasts a prime location on the eastern fringe of Manchester's city center, offering unparalleled convenience while maintaining the feel of a standalone business community. Situated just minutes from the heart of Manchester, it provides easy access to the city's fashionable, gentrified areas such as the Northern Quarter and Ancoats, as well as Piccadilly, connecting your business to both retail and commercial hubs.

The area around Universal Square is set for significant transformation, with major redevelopment projects between Piccadilly and the site. The highly anticipated arrival of HS2 and the redevelopment of the 24-acre Mayfield Depot introduces new residential spaces, hotels, leisure amenities, and additional workspaces. These projects will further integrate Universal Square with Manchester's thriving city center, making it an even more connected and desirable location for businesses. The surrounding amenities, combined with upcoming developments, will create a vibrant environment for businesses to flourish.

— In The Area



— Mayfield Park 15min



— New Islington Marina 20min



— o2 Apollo 10min



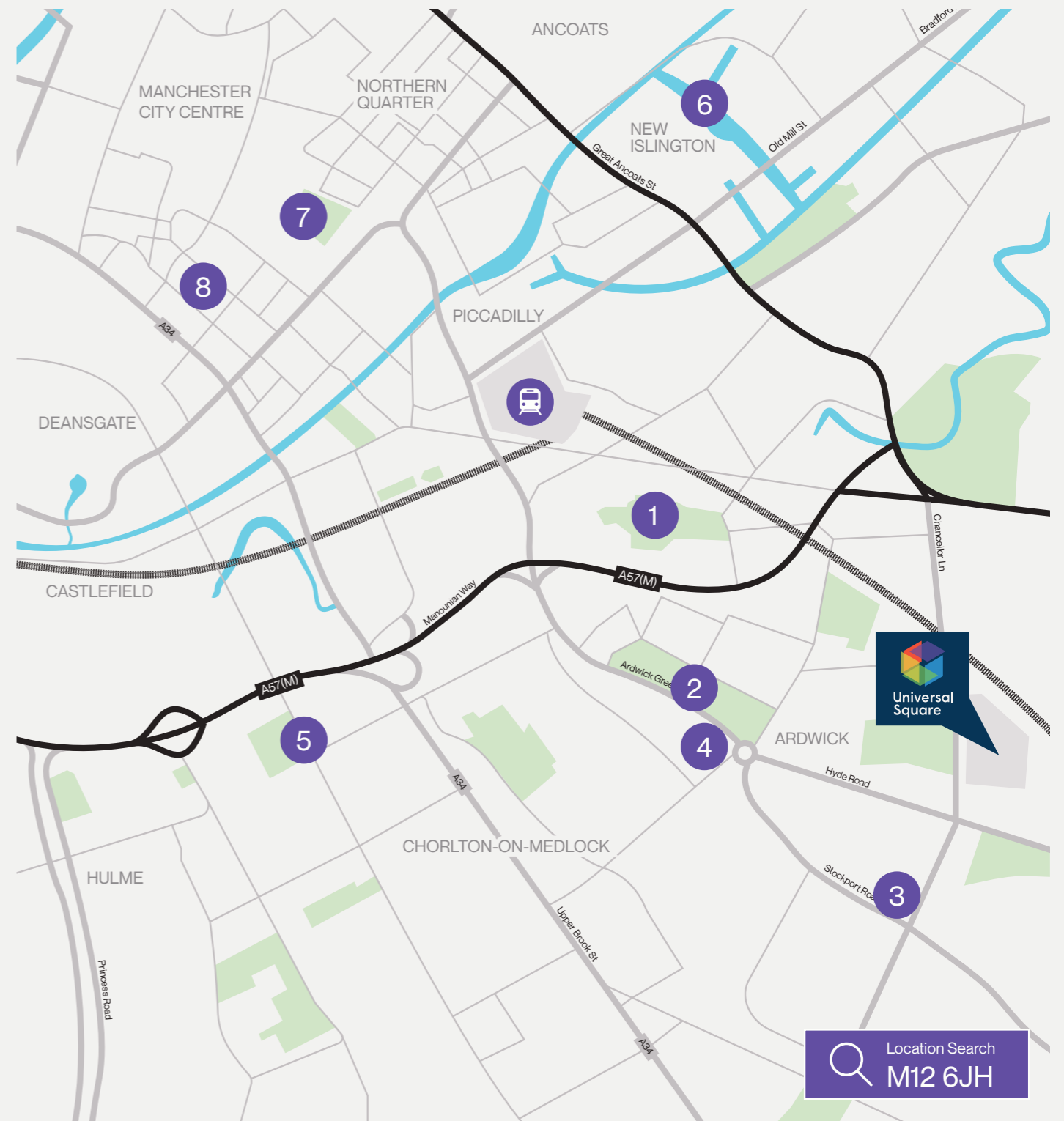
— Piccadilly Station 20min




— Powerleague 5min



— McDonald's 10min



- | | | | | | |
|---|--------------------|---|------------------------------------|---|----------------------|
| 1 | Mayfield Park | 3 | McDonald's | 6 | New Islington Marina |
| 2 | Ardwick Green Park | 4 | Tesco Express | 7 | Piccadilly Gardens |
|  | Piccadilly Station | 5 | Manchester Metropolitan University | 8 | St Peter's Square |

Serviced Offices

Universal Square's serviced offices offer maximum flexibility making them the perfect solution for businesses with evolving needs. Whether you're setting up a short-term project hub or need a temporary space while expanding, our flexible approach allows you to scale your office as your team grows.

This is an ideal option for start-ups, rapidly growing businesses, or companies looking for a convenient satellite office near Manchester's city center. Our serviced offices give you the freedom to focus on your business goals while providing a professional and modern workspace that adapts to your changing needs.



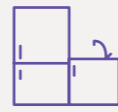
Flexible Lease Terms



Air Conditioning



Excellent Natural Light



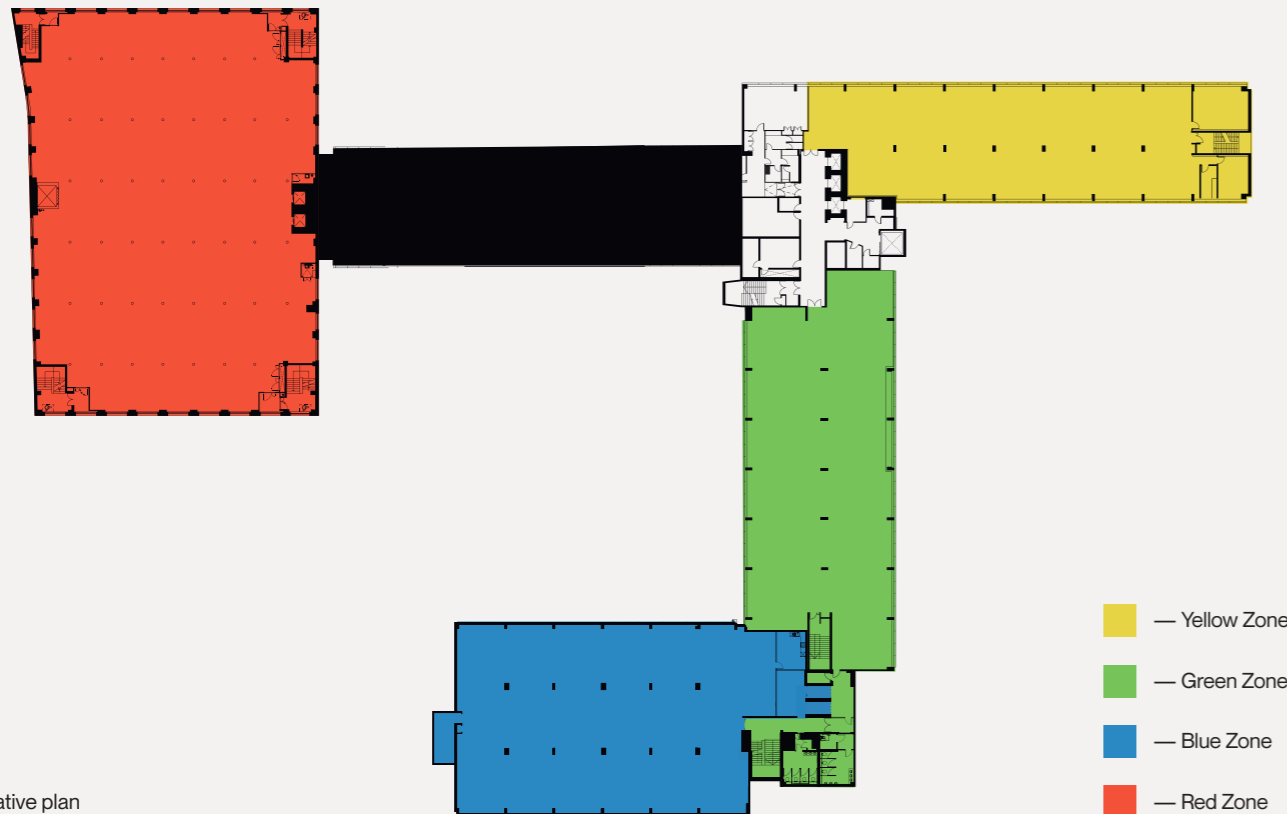
Communal Kitchen



Raised Access Floor



Open Space Plan



*Indicative plan





Business Centre

The Business Centre at Universal Square offers fully serviced office suites tailored for small and medium-sized businesses, spread across four floors in a modern, professional environment. Each office is fully furnished with desks, chairs, and lockable storage, ensuring your team can start working productively from day one.

Along with high-speed broadband and dedicated reception services, businesses also benefit from access to well-equipped meeting rooms, perfect for client presentations or team discussions. Designed for flexibility and growth, the Business Centre provides an ideal workspace for businesses seeking a professional, fully serviced office in a prime location close to Manchester's city center.



Superfast WiFi



Dedicated Meeting Rooms



Fully Furnished Suites



Dedicated Reception



Ready to move ASAP? So are we!



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