

1 st michael's, manchester

category
client
date

Mixed use
Gary Neville/Relentless Group
2025

St. Michael's, for ex footballer and pundit, Gary Neville's Relentless Group, is a £300m mixed use development adjacent to Manchester's Civic Quarter.

Phase 1 is a mid-rise office building, comprising 180,000 sq ft workspace and 24,500 sq ft food and beverage. It incorporates the retained Old Police Station frontage on Southmill Street and makes a scale relationship with adjoining buildings in Jackson Row and Bootle Street.

A new public square at the heart of the development creates a new 'place' in the city and a new context for the retained Sir Ralph Abercromby pub.

No.1 St Michael's is the most sustainable

commercial space in the city. We're minimising carbon generation as far as possible then investing into an approved Gold Standard offset programme, endorsed by the United Nations.

The development has achieved NABERS 5*, BREEAM Outstanding, WELL certification, WiredScore Platinum and SmartScore Gold.

All of the office space for No 1 was pre let in advance of Practical Completion. The building has proven popular, breaking city rent records over the past 12 months and achieving the city's current headline rent of £44/sq ft.

'Hodder+Partners have delivered. They have crafted a very tall and very distinctive building that combines boldness with sensitivity'

*Jonathan Schofield
Manchester Confidential*

