DAVIES HARRISON REAL ESTATE
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22 September 2025

Our Ref: JAH/SG

Mr M Gibson
GA Studio
44 Edge Street
Manchester
M4 1HN

Dear Martin

RE: ONE CITY ROAD, MANCHESTER

As per your request, I have outlined below the background behind the City Road site for inclusion with the imminent planning application.

Marshalls are the owners of the high-profile site, One City Road, Manchester in the heart of Manchester City Centre, where they intend to deliver a major new development. The scheme has been fully marketed since Easter 2023 by appointed agents, both to occupiers directly and to major institutional investors. While the national office market remains somewhat subdued, there are clear signs of renewed activity, particularly in the life sciences and technology sectors, which continue to view Manchester as a key growth location due to its highly skilled labour force. A number of active requirements are being tracked, and the developer is confident that terms will be agreed within the next 6-9 months, enabling construction of the consented scheme to commence.

In the meantime, Marshalls have been approached by Car Park Securities, a fully approved national operator, to use the site on a strictly short-term basis (12 months maximum, but potentially less) as a pay-and-display car park. This arrangement serves the practical purpose of keeping the site secure and deterring anti-social behaviour during the interim period before construction begins.

Davies Harrison are a retained agent on a number of Marshalls industrial schemes and also act for Car Park Securities and made the initial introduction between the parties to explore potential synergies.

Importantly, the agreement allows Marshalls to terminate the car park use at any time, with just one week's notice, ensuring that the commencement of building works will not be delayed once an occupied has been secured.

Marshalls remain fully committed to delivering the consented scheme, and the proposed temporary use as a car park is solely an interim measure. It is not intended, nor will it be permitted, to operate on a long-term basis.

If you require anything further, please do not hesitate to contact me.

Kind regards,

Yours sincerely

[redacted]

Direct dial: [redacted]
Mobile: [redacted]
Email: [redacted]