

Title North West's first office development of 2025 breaks ground as part of major extension to Mayfield Park, Manchester
From Landsec
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Construction has begun on the first new office within Manchester's award-winning Mayfield Park. This marks the start of a major new phase for Landsec in growing the Mayfield district, which will deliver park-side working for thousands, hundreds of high-quality homes, and a significant expansion of the city's greenest public space.

The Republic is the first office building in the North West to break ground in 2025 and is set to become the city's first office within a public park. It will offer a unique place to work for around 2,000 people and boost Manchester's economy by over £100 million a year.

It is the first building in the continued transformation of the formerly derelict 24-acre site, next to Piccadilly station, into a thriving, green, mixed-use district. This first phase of development will see Mayfield Park increase in size by 40% to 10.2 acres, providing 879 high-quality homes and a pioneering transport hub which will become the city's biggest cycle store and EV charging point.

Through the construction of The Republic, led by main contractor Bowmer + Kirkland, over 1,600 construction jobs will be created. This includes at least 13 apprenticeships across Greater Manchester. The building is due to complete in 2028.

Henrietta Nowne, Development Director at Landsec, said: "The Republic kickstarts the next phase of growth at Mayfield with the delivery of quality workspaces that the city needs, and gets us closer to delivering much-needed new homes."

"This is a unique place for forward-thinking businesses looking to create the best environment for their talent. At Mayfield you will get unrivalled connectivity as one of the closest new offices to Piccadilly Station. That, coupled with the immense health and wellbeing benefits of the Park, make this an opportunity unlike anywhere else in Manchester."

Cllr Bev Craig, Leader of Manchester City Council added: "Mayfield is facilitating transformational change at the eastern gateway of Manchester's city centre. The start on site of The Republic marks an exciting new chapter in Mayfield's transformation."

"The Republic will be one of the most sustainable office buildings in the city, maintaining our momentum as the UK's fastest growing city and a leading business destination, as well as supporting the growth of our strengths across the likes of digital, cyber and AI."

"The Republic not only supports the growing demand for high-quality office space but also adds to the vibrancy of Mayfield, creating jobs, boosting our economy, and making Manchester an even more attractive destination for businesses and talent."

Recently described as “the park of the future” by RHS Garden Magazine, Mayfield Park is fast becoming a benchmark for nature-first urban development.

Today, Mayfield Park received its second Green Flag Award for the best green spaces in the UK, along with a first Heritage Award for the way in which Mayfield’s industrial past is recognised and celebrated in the park.

The park sits at the centre of a 24-acre district being brought to life by Landsec on behalf of the Mayfield Partnership, a public-private collaboration between Manchester City Council, Transport for Greater Manchester, London & Continental Railways (LCR), and Landsec.

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This is how we’ve created the UK’s leading portfolio of urban places and one of the largest real estate companies in Europe.

Our £10 billion portfolio is built around premium workplaces, the country’s pre-eminent retail platform, and a residential pipeline that will redefine urban life.

We’ve honed this ability over 80 years. Spotting the opportunities, building the partnerships, and continually adapting to shape the places that meet the needs of a changing world.

Places where life happens. Where businesses grow. And where cities are defined.

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