



THE
LINCOLN
MANCHESTER



MANCHESTER'S FINEST

THIS IS THE LINCOLN

FLOORS AVAILABLE FROM 14,790 SQ FT

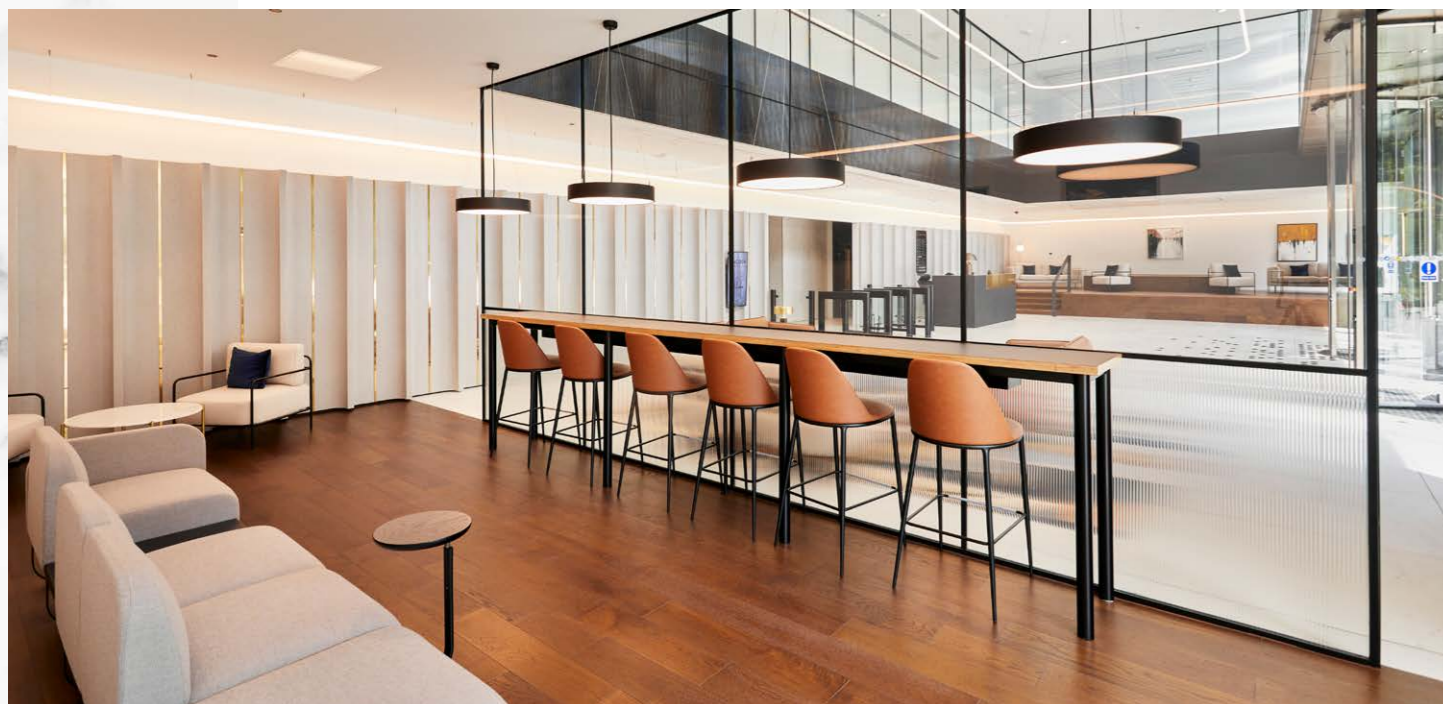


UNIQUE SPACE

The Lincoln sits at the very heart of Lincoln Square, a reimagined peace garden that provides an intimate pocket of calm amongst the hustle and bustle of the city centre. The new, regenerated Lincoln Square links Manchester Town Hall and Albert Square to Deansgate and Spinningfields.



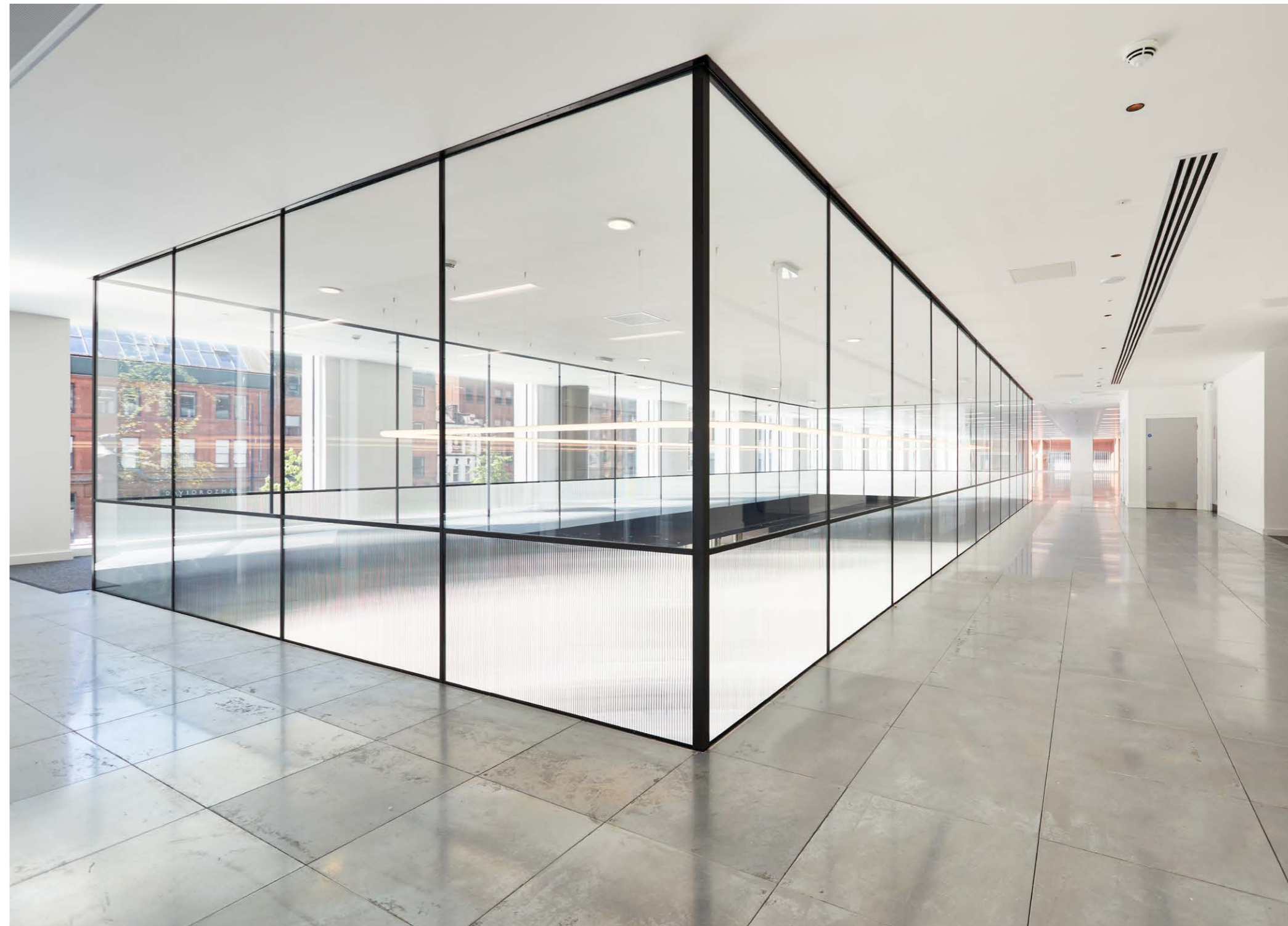
YOUR
ARRIVAL

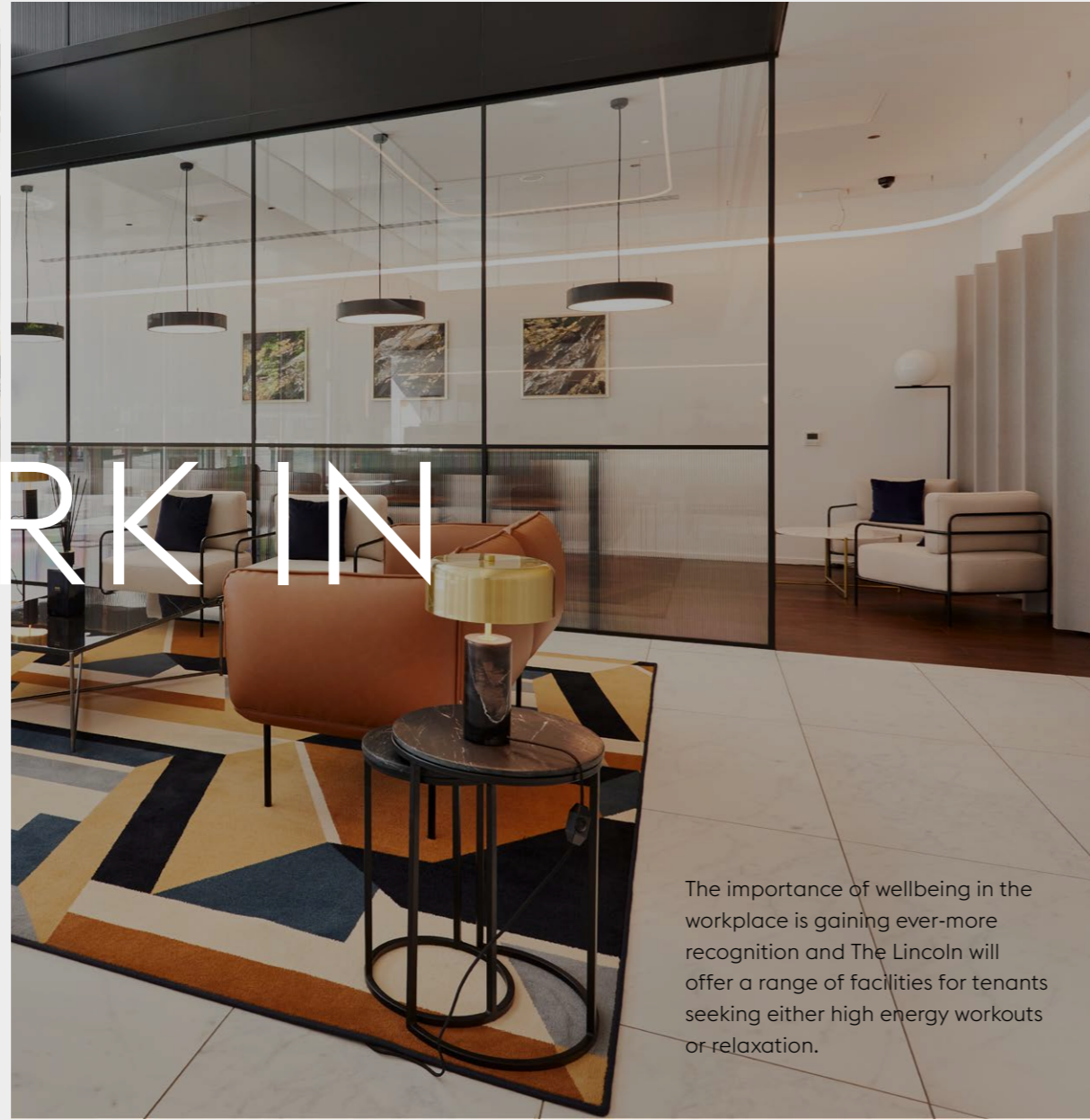




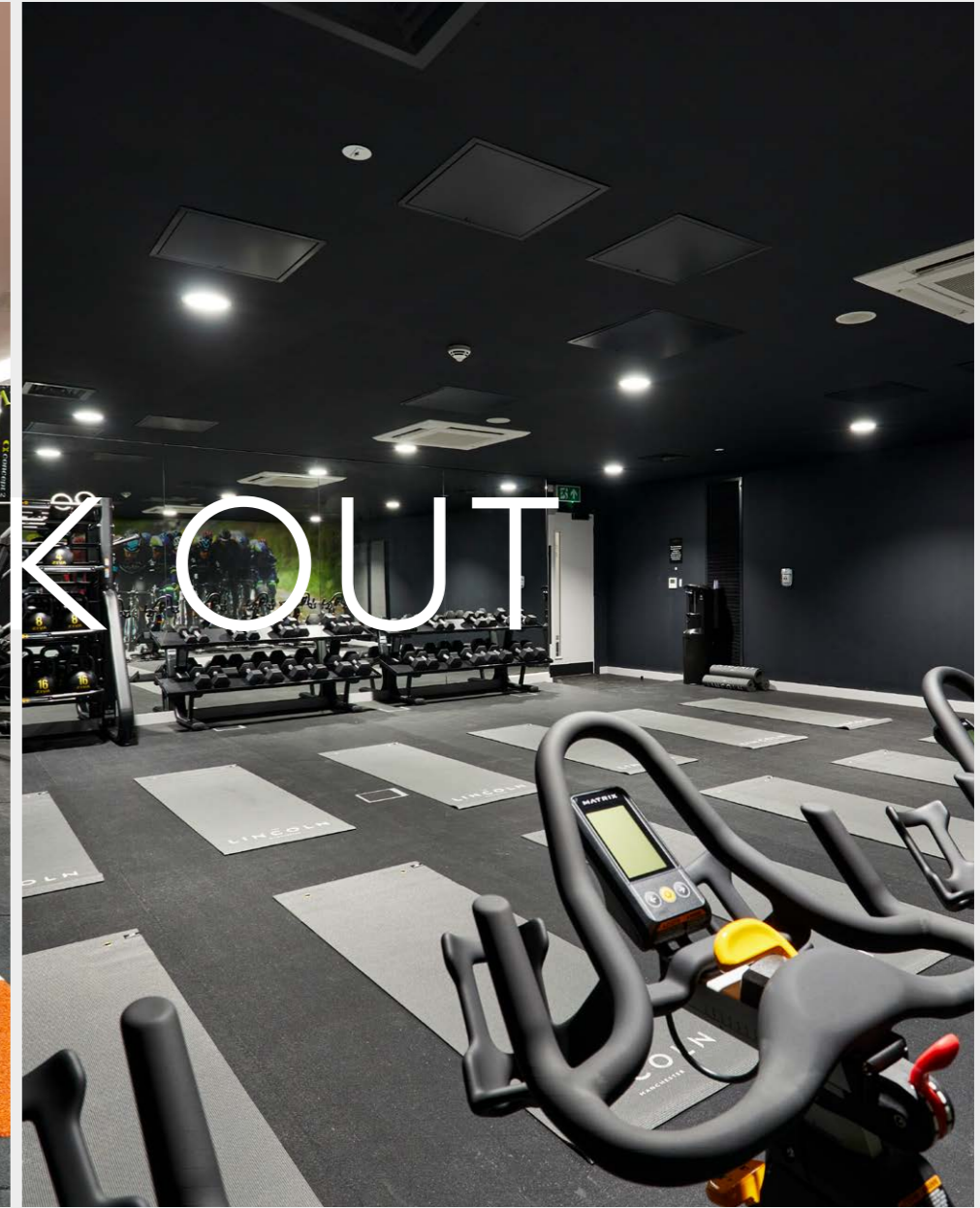
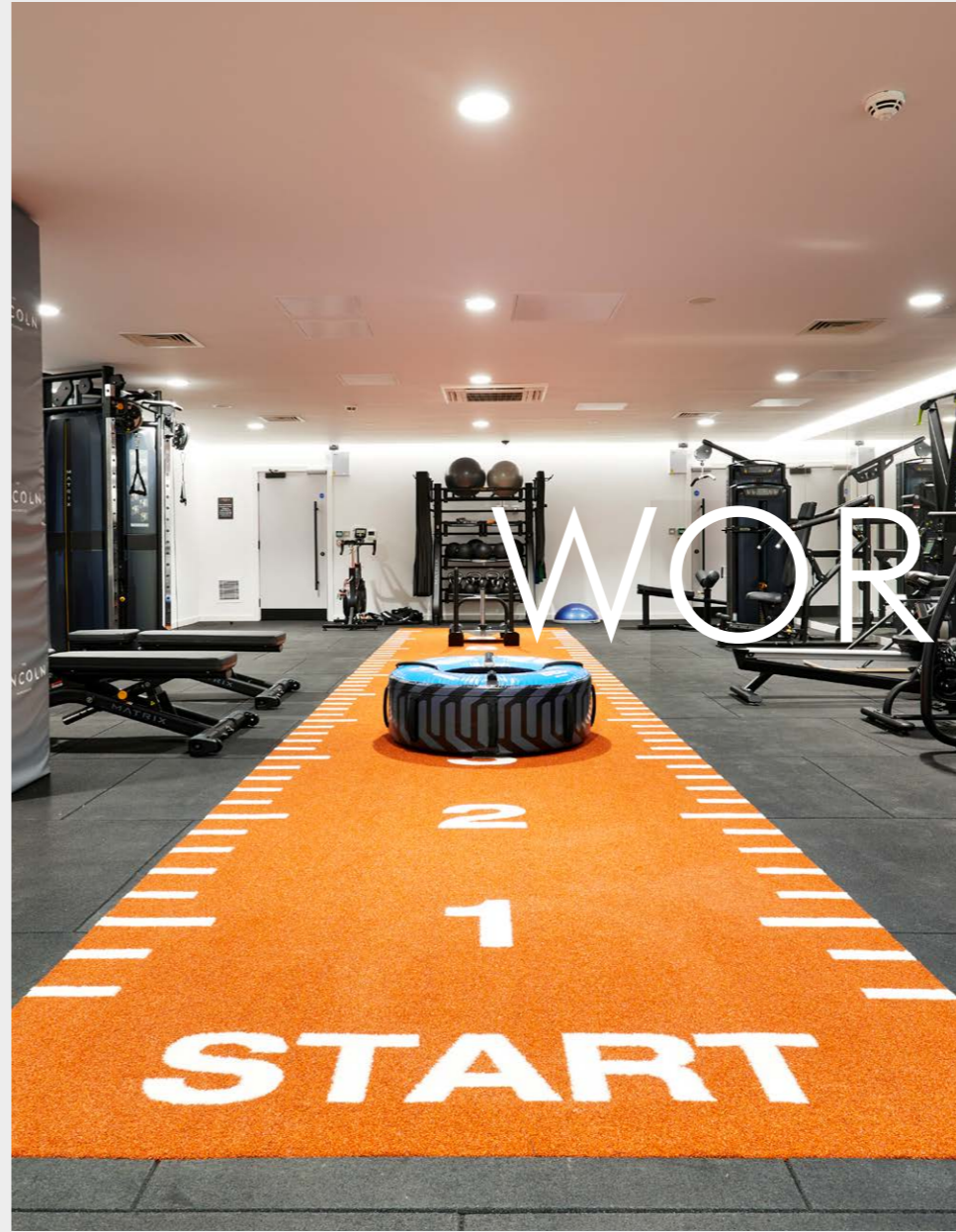
The reception gives a feeling of restrained luxury with a strong emphasis on quality of materials. The space offers a range of settings including break out areas and a business lounge, allowing tenants and visitors to work, collaborate and relax away from their normal place of work.

The double height reception further enhances the first floor workspace.





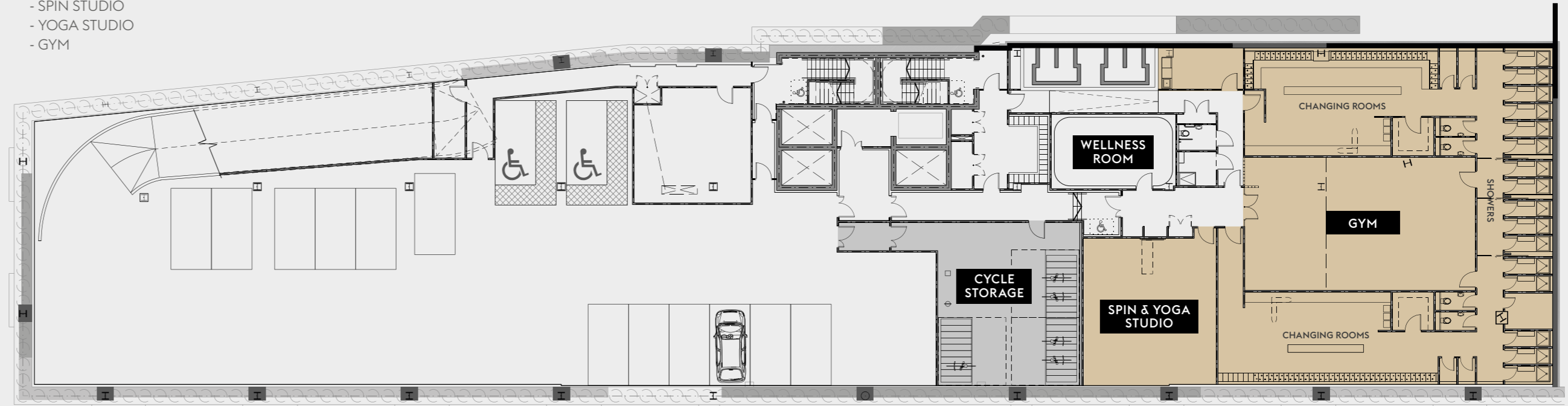
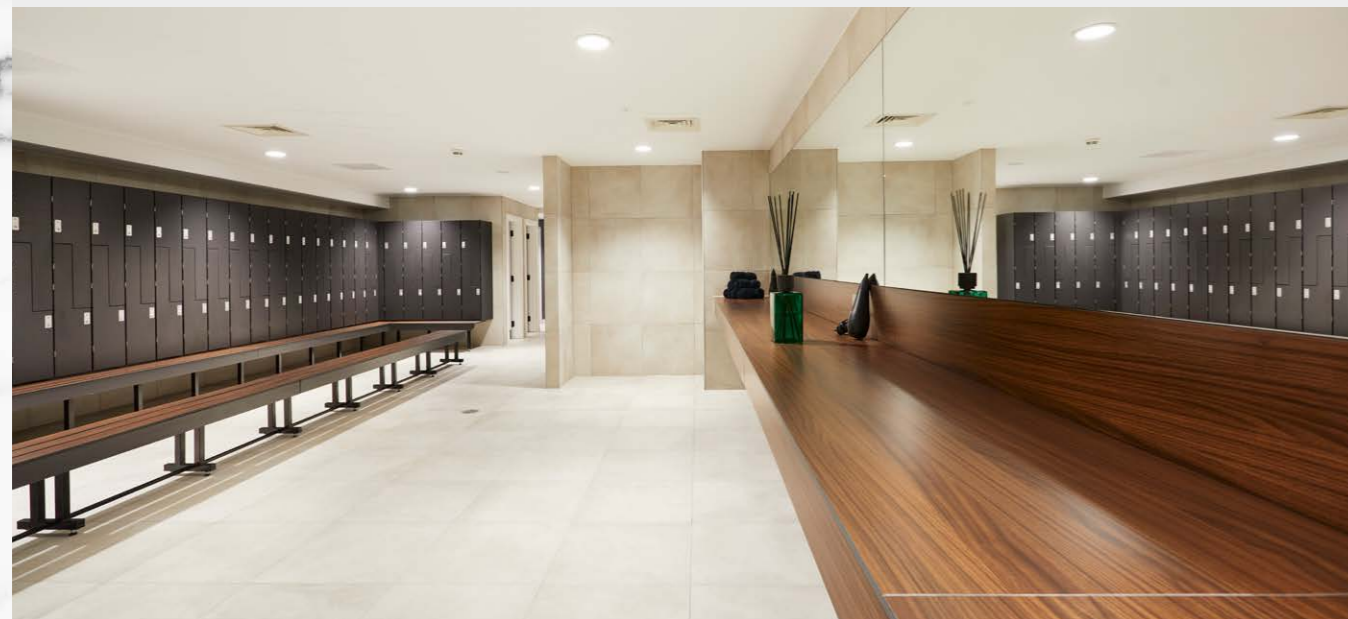
The importance of wellbeing in the workplace is gaining ever-more recognition and The Lincoln will offer a range of facilities for tenants seeking either high energy workouts or relaxation.



WELLNESS SUITE

Healthy body means healthy mind and with a dedicated well-being space located within the building you won't need to go far to get your fitness fix.

- 60 CYCLE SPACES
- 166 LOCKERS
- 16 SHOWERS
- WELLNESS ROOM
- RELAXATION ROOM
- SPIN STUDIO
- YOGA STUDIO
- GYM

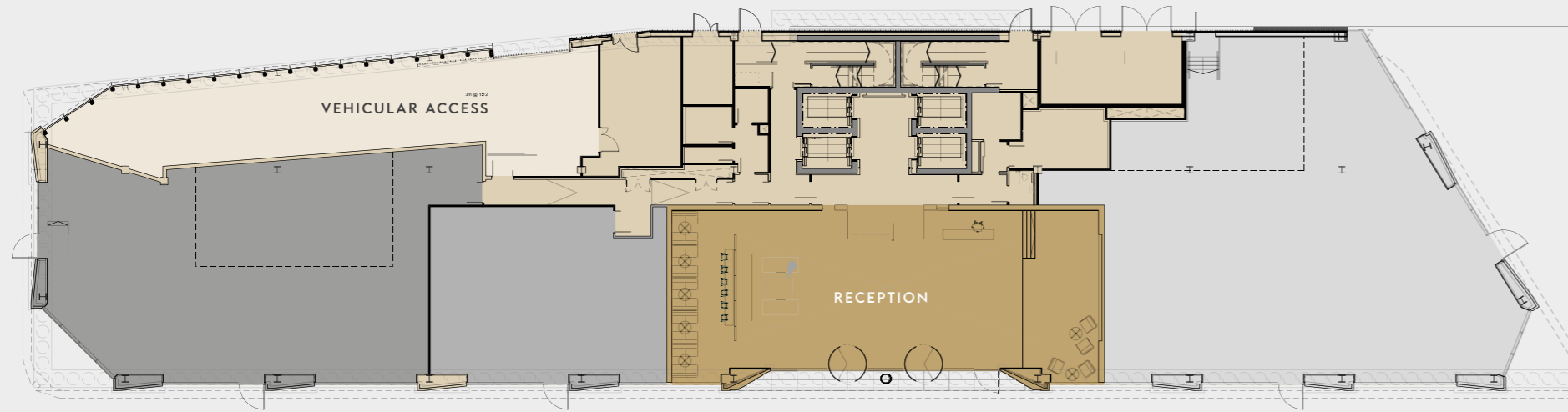


12 parking spaces and 2 accessible parking spaces all with EV charging facilities

LINCOLN SQUARE

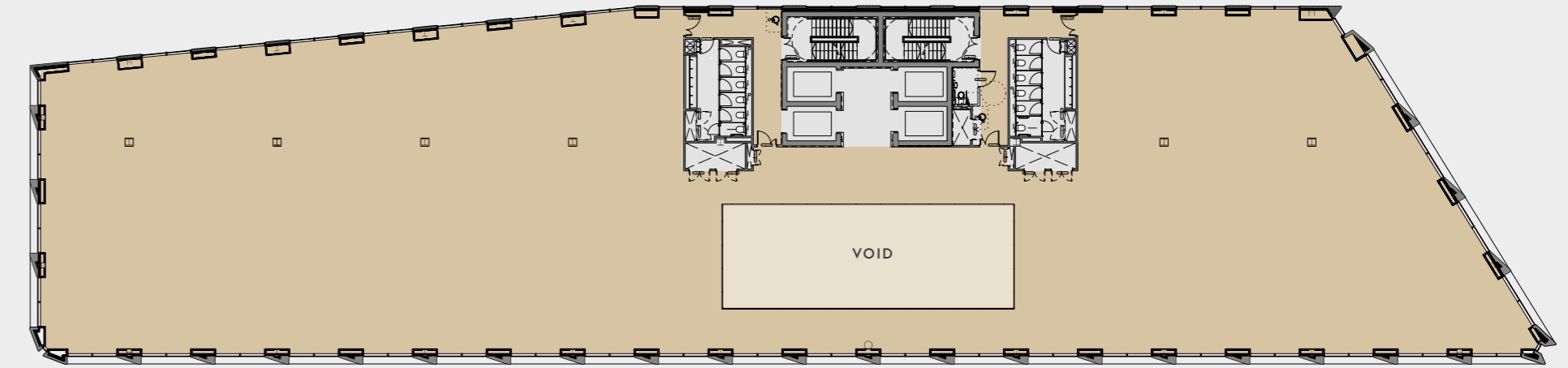
GROUND

	SQ M (NIA)	SQ FT (NIA)
RECEPTION	182	1,959



FIRST

	SQ M (NIA)	SQ FT (NIA)
OFFICE	1,374	14,790



GROUND

	SQ M (NIA)	SQ FT (NIA)
RECEPTION	182	1,959

FIRST

	SQ M (NIA)	SQ FT (NIA)
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SECOND - FIFTH

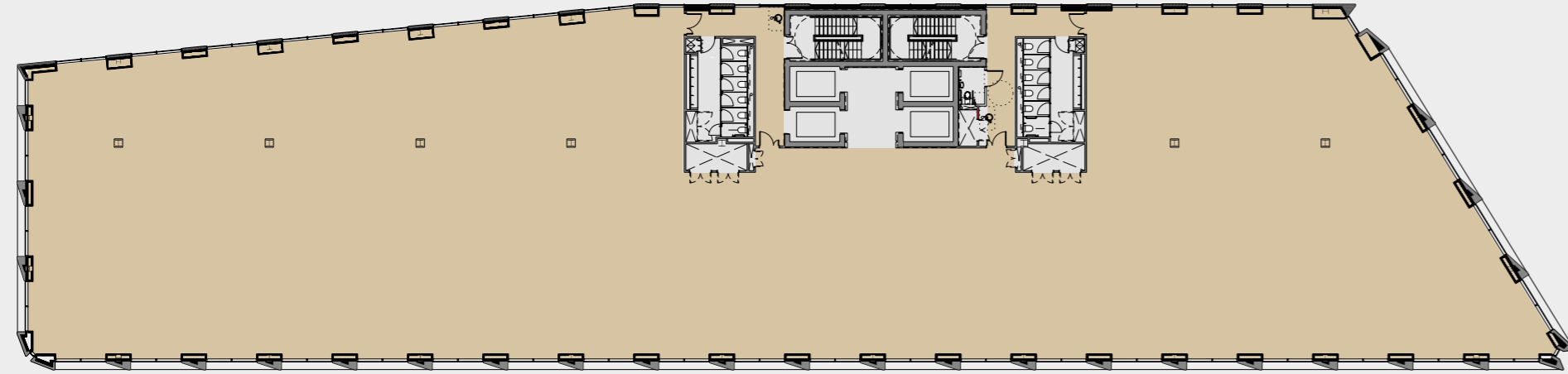
	SQ M (NIA)	SQ FT (NIA)
2ND	1,487	16,006
3RD	1,487	16,006
4TH	1,487	16,006
5TH	1,487	16,006

SIXTH

	SQ M (NIA)	SQ FT (NIA)
OFFICE	1,315	14,155
TERRACE	139	1,490

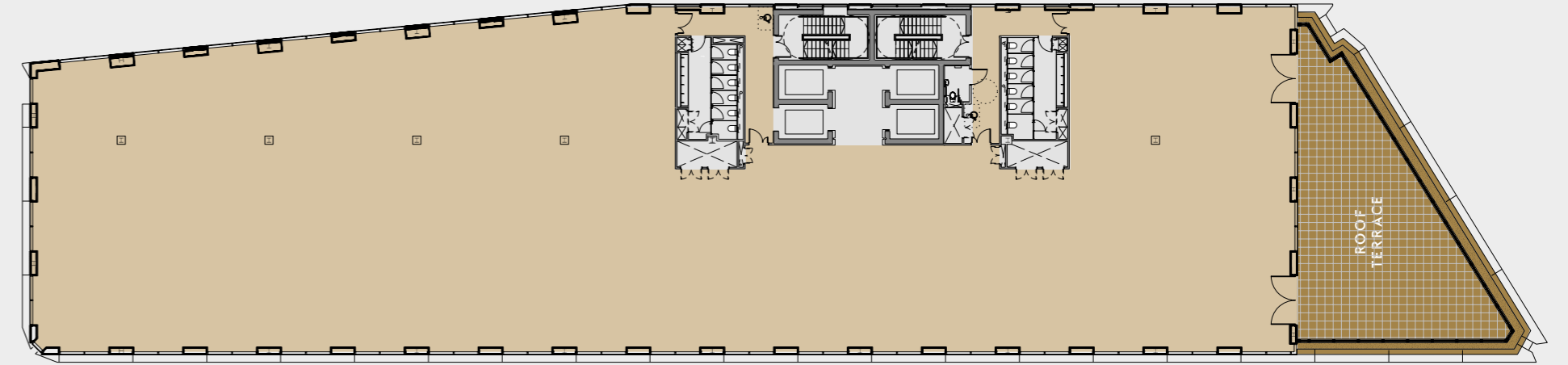
SECOND - FIFTH

	SQ M (NIA)	SQ FT (NIA)
2ND	1,487	16,006
3RD	1,487	16,006
4TH	1,487	16,006
5TH	1,487	16,006

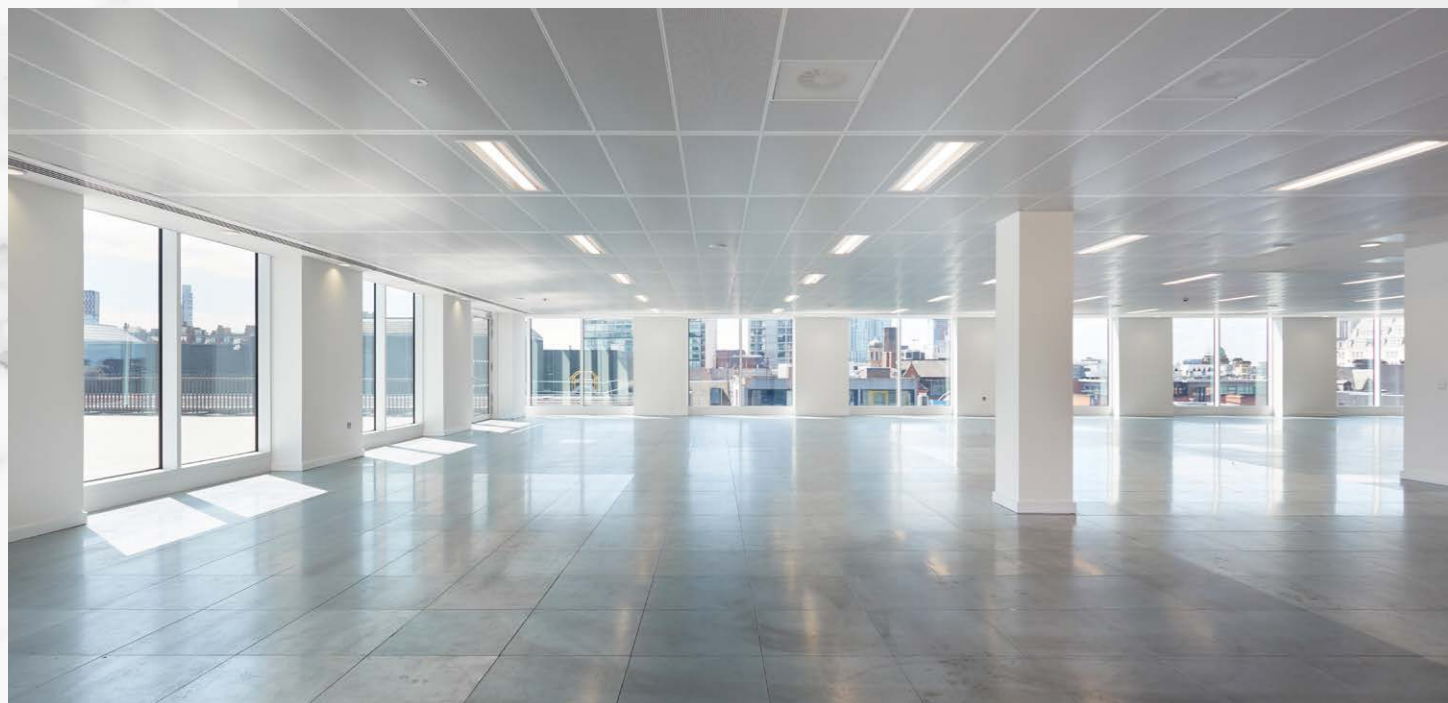


SIXTH

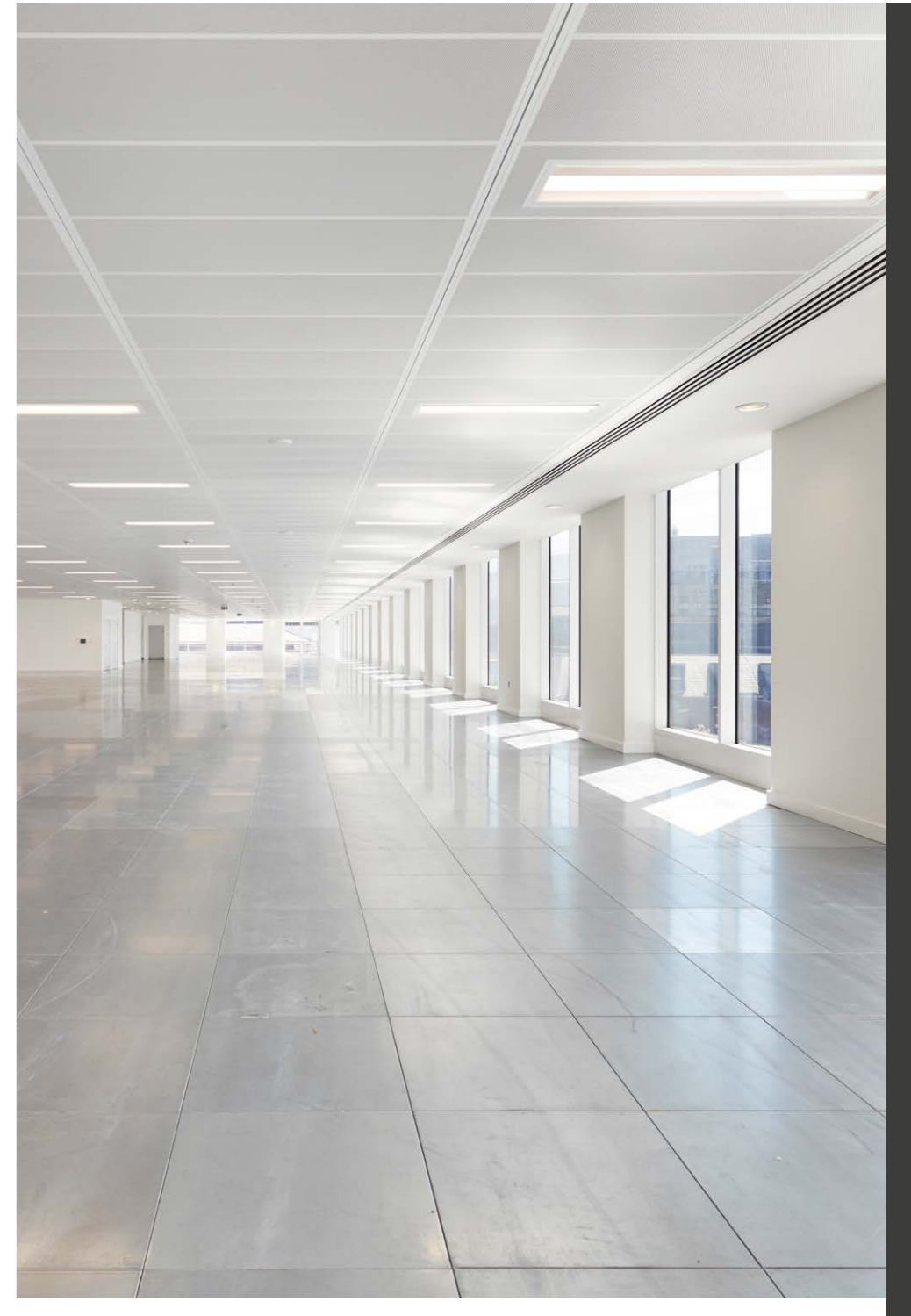
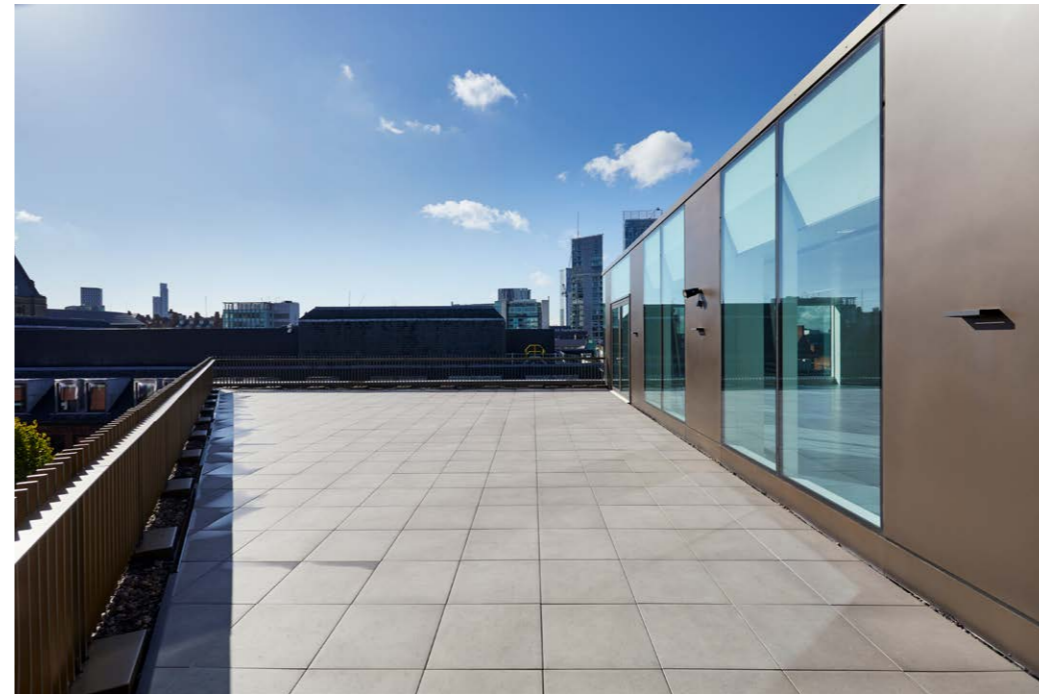
	SQ M (NIA)	SQ FT (NIA)
OFFICE	1,315	14,155
TERRACE	139	1,49



ANOTHER
LEVEL



SPACE TO WORK



SPACE PLANNER

The Lincoln's highly efficient office floorplates allows for flexible space planning. Whether your business is seeking an open plan, collaborative arrangement or a more cellular office environment the building can accommodate a wide variety of space plan design.

TECH HUB KEY

DESKING MONOLITHIC BENCH SYSTEM 1400 X 800 PER PERSON 1600 x 800 FOCUS DESK (CELLULAR) 1000 x 600 FOCUS POD (OPENPLAN) STORAGE 1000(w) x 500(d) x 1100(h) STORAGE UNIT 500(w) x 500(d) x 2000(h) LOCKER UNIT (5 units per bay) 3500(w) x 500(d) x 2000(h) OPEN DISPLAY / STORAGE UNIT	RECEPTION 1800 x 800 CONCIERGE POINT MEETING FURNITURE FORMAL MEETING 1800 x 1000 TABLE & CHAIRS VIDEO CONFERENCE 1500 x 1800 TABLE & CHAIRS INFORMAL MEETING LOUNGE SETTING SOFA, COFFEE TABLE, ARMCHAIRS & STOOLS	AGILE FURNITURE TEAM REVIEW SPACE HIGH BACK SOFA & STOOLS TEAM REVIEW OPEN ENCLOSURE HIGH TABLE & STOOLS TEAM REVIEW HIGH TABLE & STOOLS TEAM MEETING / TOUCHDOWN TABLE & SEATING 6 PERSON OPEN BOOTH	TEAM REVIEW MEDIA WALL WITH HIGH TABLE & STOOLS 1 PERSON HIGH BACK PHONE CHAIR 1-2-1 REVIEW DISCUSSION POINT TEAM REVIEW HIGH TABLE & STOOLS BANQUETTE SEATING & DINING TABLES
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FINANCIAL KEY

DESKING 1600 x 800 WORKSTATION 3000 x 1400 TOUCH-DOWN BENCH 1800 x 800 FOCUS DESK (CELLULAR) 1000 x 600 FOCUS DESK (OPENPLAN)	STORAGE 1000(w) x 500(d) x 1100(h) STORAGE UNIT 500(w) x 500(d) x 2000(h) LOCKER UNIT (5 units per bay) 3500(w) x 500(d) x 2000(h) OPEN DISPLAY / STORAGE UNIT RECEPTION 2500 x 800 RECEPTION DESK WAITING AREA LOUNGE SETTING SOFA, COFFEE TABLE & ARMCHAIRS	MEETING FURNITURE INFORMAL MEETING 10000 TABLE & SOFT CHAIRS FORMAL MEETING 15000 TABLE & CHAIRS FORMAL MEETING 2400 X 1200 TABLE & CHAIRS FLEXIBLE MEETING 1600 X 800 FOLDING TABLE & CHAIRS INFORMAL MEETING LOUNGE SETTING SOFA, COFFEE TABLE & ARMCHAIRS	AGILE FURNITURE TEAM REVIEW SPACE HIGH BACK SOFA & STOOLS UPHOLSTERED 6 PERSON MEETING BOOTH WITH TABLE UPHOLSTERED 1 PERSON HIGH BACK PHONE CHAIR TEAM REVIEW HIGH TABLE & STOOLS TEAM REVIEW MEDIA WALL & HIGH TABLE TEAM MEETING / TOUCHDOWN TABLE & SEATING
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FIRST: TECH HUB

122 workstations



SIXTH: FINANCIAL

Sixth Floor 56 workstations



TYPICAL FINANCIAL

96 workstations



FIFTH: FINANCIAL

Fifth Floor 56 workstations



SPECIFICATION



ESG

BREEAM®

BREEAM EXCELLENT RATING



SOLAR GAIN REDUCTION GLAZING



ENERGY MONITORING SYSTEM



AUTOMATED LED LIGHTING CONTROL



CENTRAL AIR HANDLING SYSTEM



EV CHARGING POINTS

BUILDING FEATURES



CCTV



24/7 FOB ACCESS



4 x 17 PERSON PASSENGER LIFTS



MANNED RECEPTION



LARGE DOUBLE HEIGHT RECEPTION



BUILDING OCCUPANCY DESIGNED TO 1:8 SQ M



WIRED CERTIFIED PLATINUM



FLOOR TO CEILING HEIGHT 2.75M



ROOF TERRACE TO 6TH FLOOR

AMENITIES



14 BASEMENT PARKING SPACES WITH EV CHARGING



60 CYCLE STORAGE SPACES



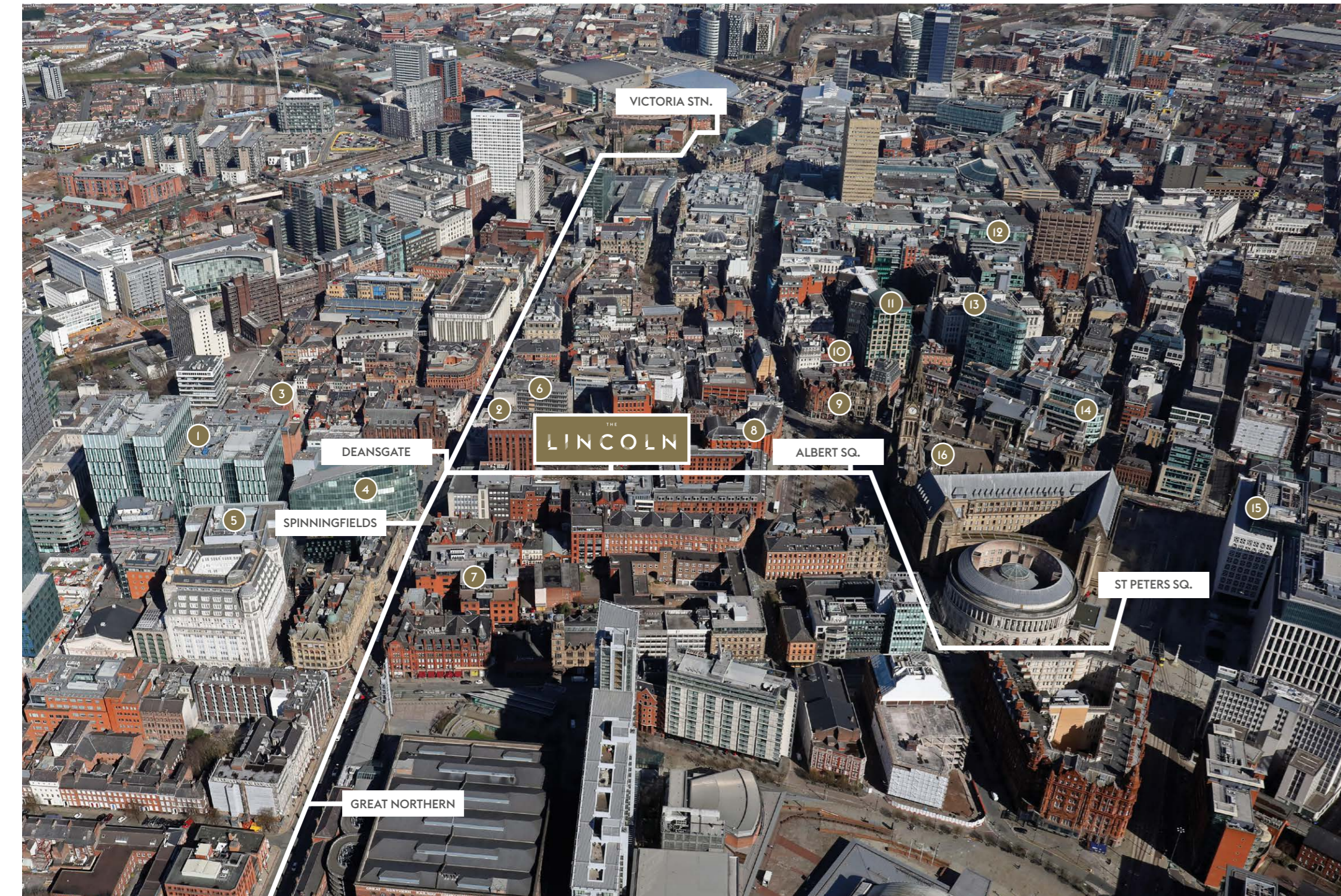
CHANGING & LOCKER FACILITIES (166 LOCKERS)



16 SHOWERS

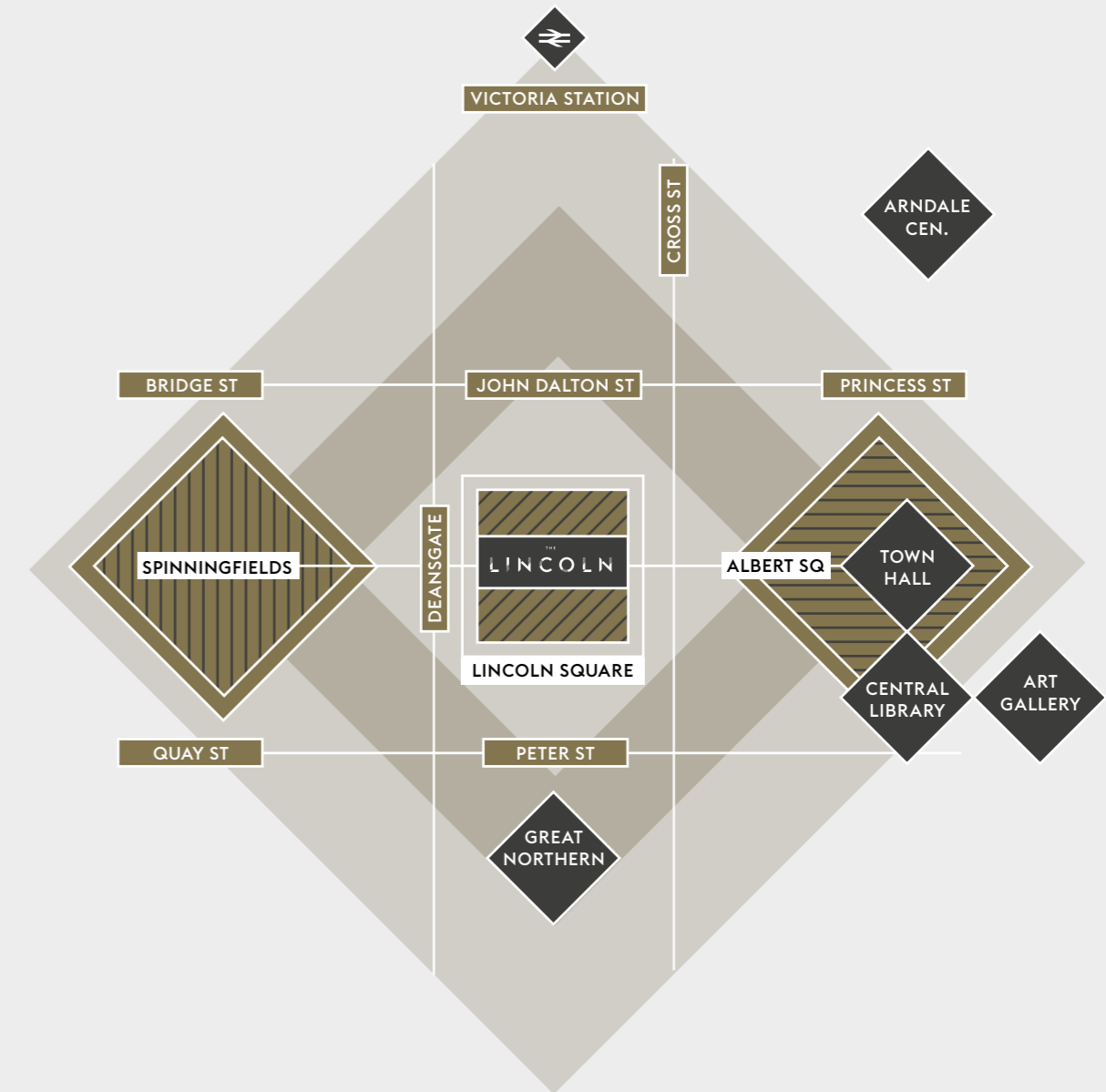
A
VIEW
ON
HISTORY

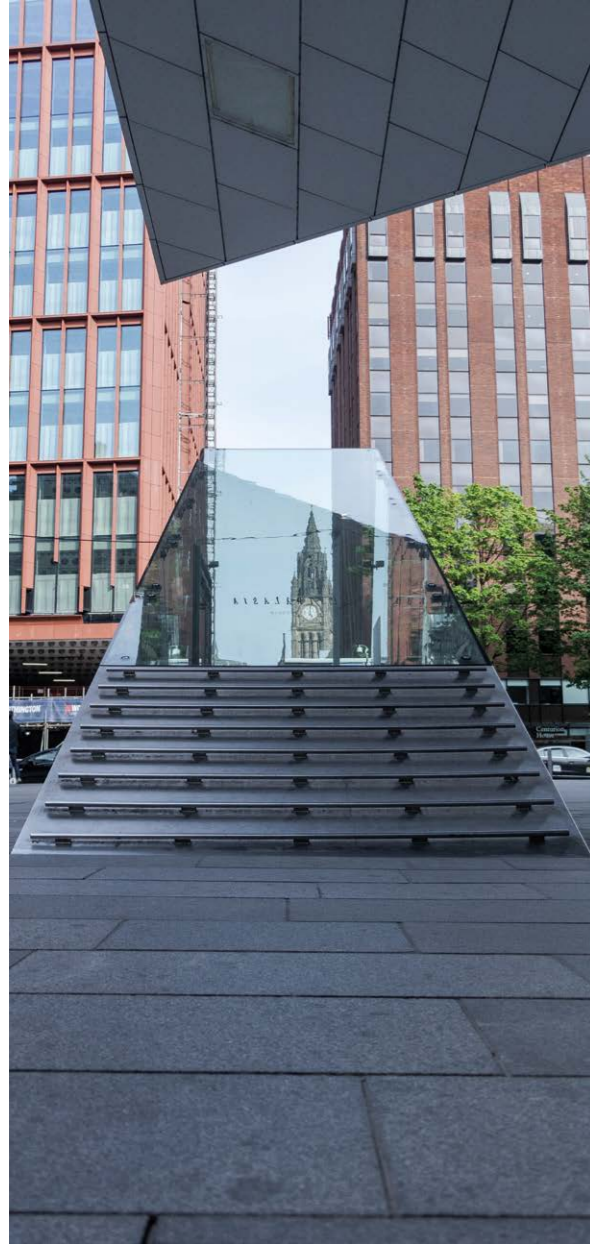




Taking centre stage in Manchester's business district this is where global business goes to work.

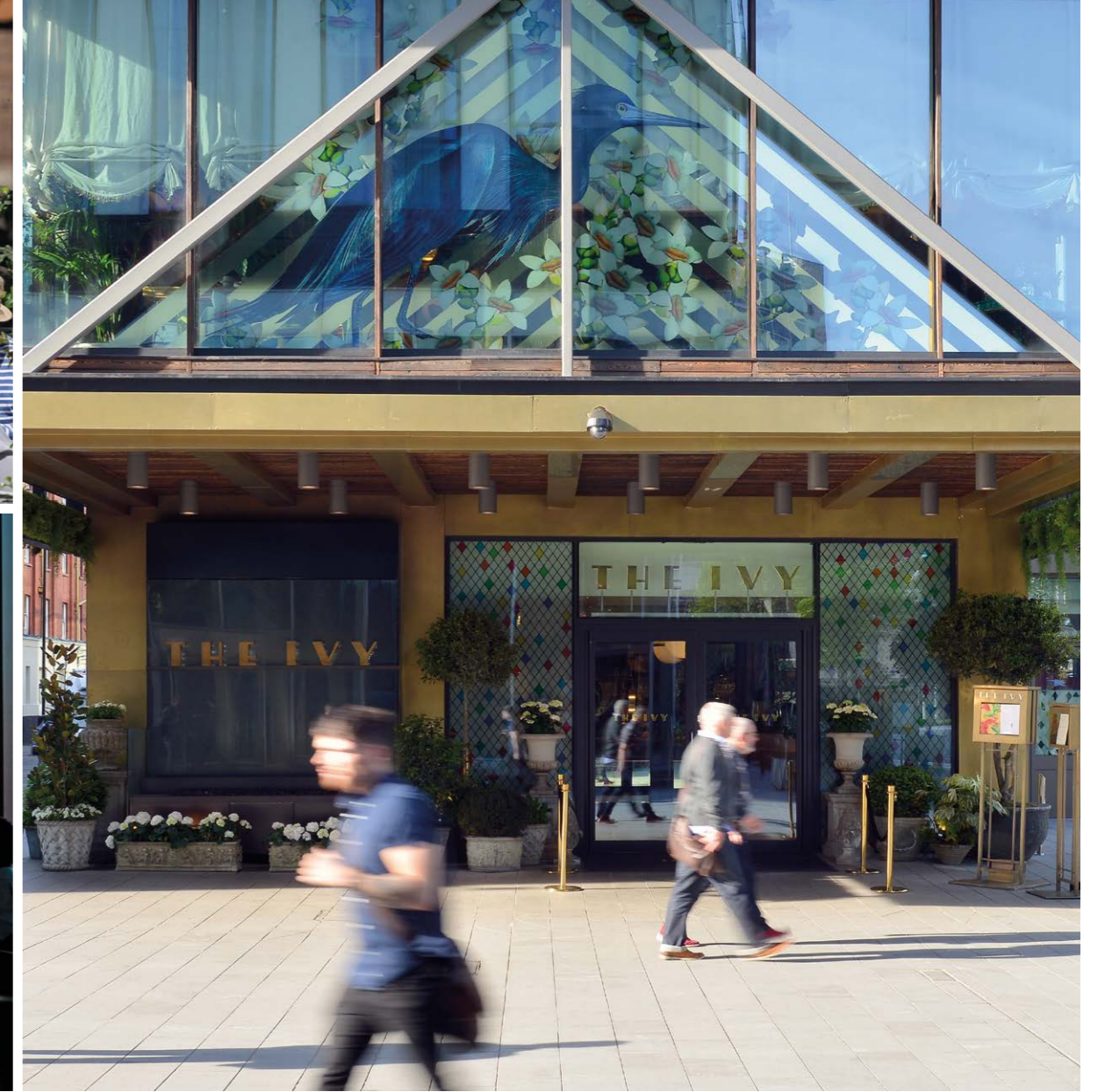
- 1 BARCLAYS, BDO, GMC, PINSENT MASON, DAC BEACHCROFT.
- 2 SPACES.
- 3 CMS, BREWIN, DOLPHIN.
- 4 NAT WEST, RBS.
- 5 DWF.
- 6 YO HOTEL.
- 7 AIG.
- 8 BRUNTWOOD.
- 9 FAR EAST CONSORTIUM.
- 10 BLCF.
- 11 ZEUS CAPITAL, LIVINGBRIDGE.
- 12 BET 365.
- 13 QBE.
- 14 MARSH & MCLENNAN.
- 15 KPMG, ADDLESHAW, DLA PIPER, EY, MAZARS.
- 16 MANCHESTER CITY COUNCIL.





WELL CATERED FOR

The Lincoln is perfectly positioned to take advantage of a vibrant and eclectic mix of bars, restaurants, retail and hotels.



THE
LINCOLN
MANCHESTER

THELINCOLNMCR.CO.UK

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