

**DANTZIC**

NOMA | MANCHESTER

**6,603 SQ FT  
FITTED & FURNISHED  
FLEXIBLE WORKSPACE**

AVAILABLE NOW

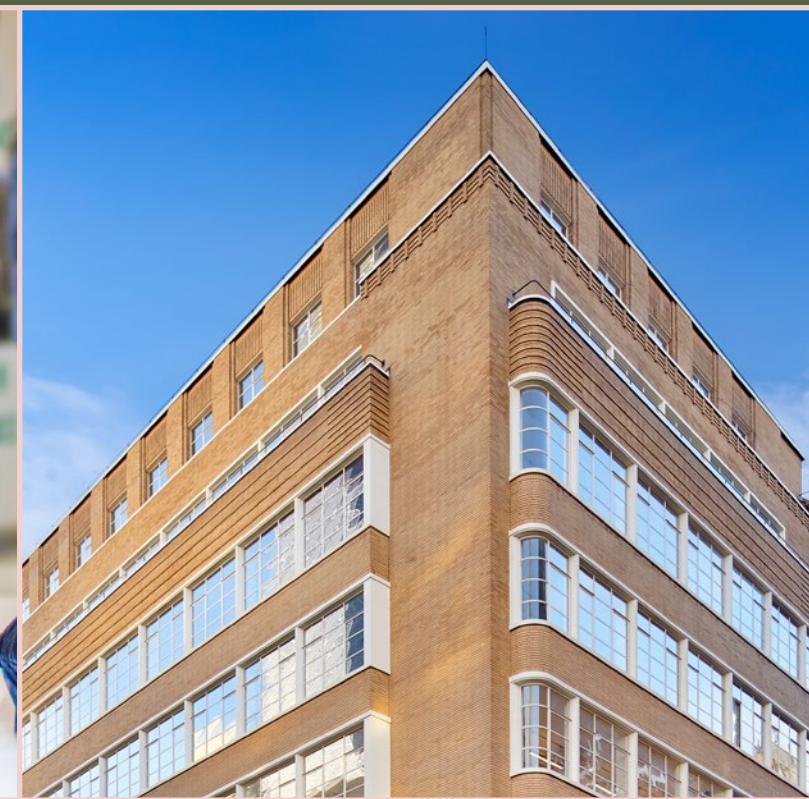
**NOMA**




6,603 SQ FT OF  
FITTED AND FURNISHED  
FLEXIBLE WORKSPACE  
READY TO GO NOW

WITH THE BEST TRANSPORT  
CONNECTIONS ON YOUR  
DOORSTEP FROM SHUDEHILL  
INTERCHANGE AND  
MANCHESTER VICTORIA

  
IN A BEAUTIFUL  
GRADE II LISTED  
BUILDING



  
PLACING YOU  
IN THE HEART OF NOMA,  
THE GROWING  
NEIGHBOURHOOD

  
AMONG A GROWING  
BUSINESS COMMUNITY  
INCLUDING  
ARCADIS IBI GROUP  
AND ADANOLA

# IN THE HEART OF NOMA THE GROWING NEIGHBOURHOOD



On Dantzic's doorstep is Sadler's Yard, a popular meeting place for weekday lunches and after work get-togethers, with its own curated events programme. NOMA brings together the community for a host of special happenings.

The city's food and drink scene is hugely diverse, it ranges from the mass market bars and restaurants at The Printworks through to destination locations such as Deansgate, King Street and the Northern Quarter — renowned for its independent eateries and bars.



## NOMA HIGHLIGHTS

POT KETTLE BLACK  
@ ANGEL GARDENS

NEW CENTURY KITCHEN  
SADLER'S CAT  
PULP COFFEE  
ALLPRESS ESPRESSO  
@ SADLER'S YARD

COMING SOON  
SKOF BY TOM BARNES  
@ HANOVER

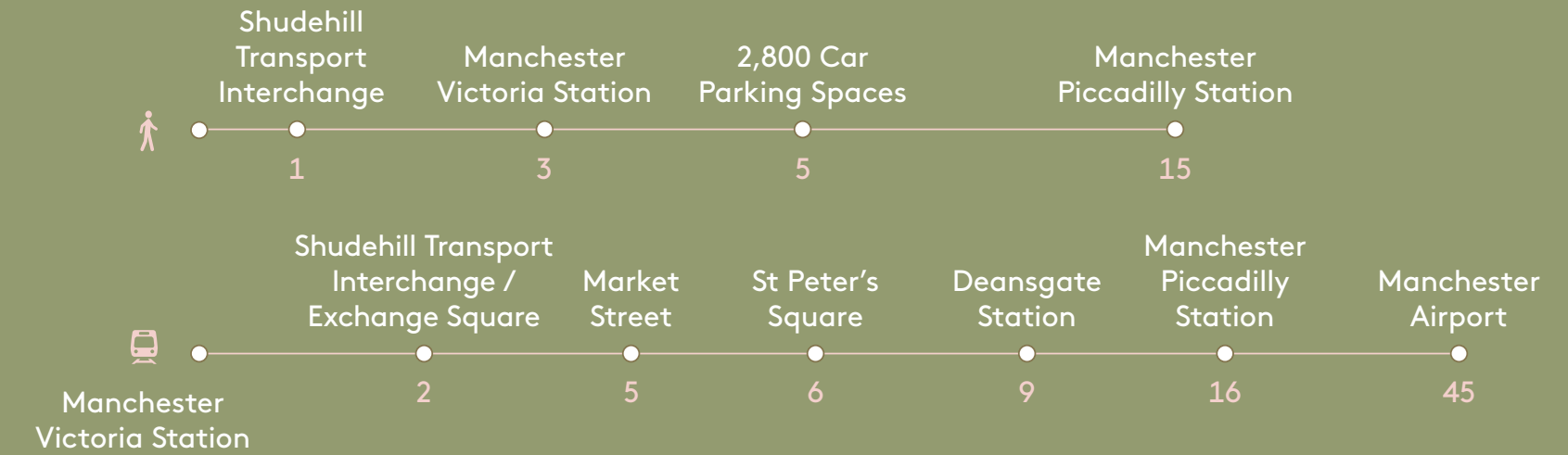
ZENO HEALTH CLUB  
@ ANGEL GARDENS



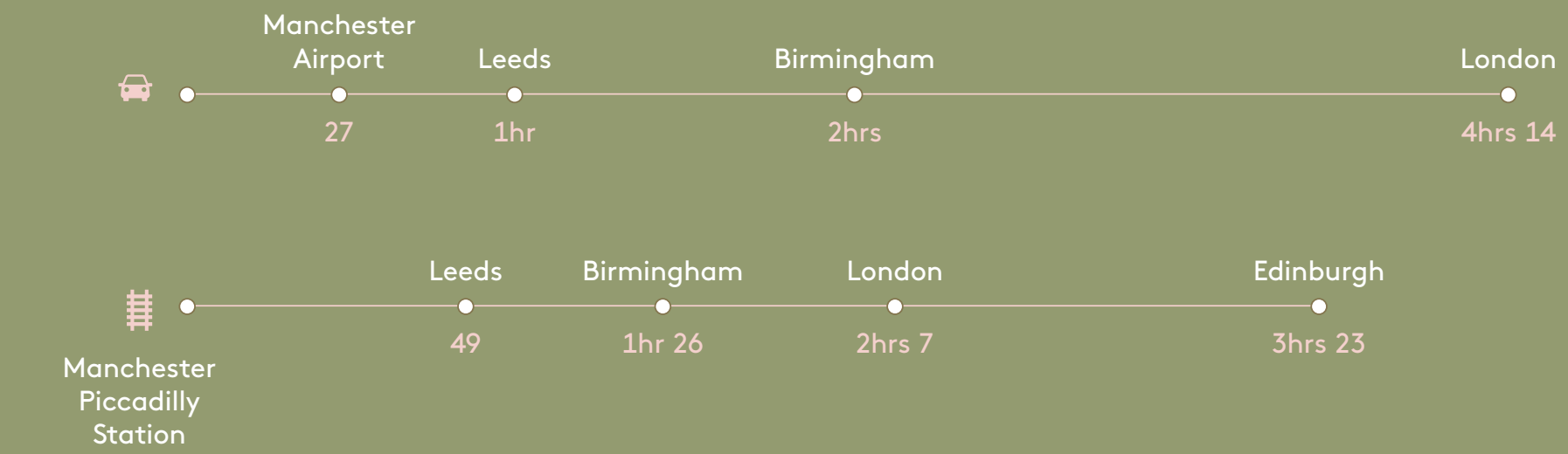


**KEY**  
 M Metrolink & stops  
 Ordsall Chord  
 P Parking

**WALK / TRAM TIMES (MINS)**



**DRIVE / TRAIN TIMES (MINS)**



Located between two of Manchester's main transport hubs – Manchester Victoria Station and Shudehill Transport Interchange – Dantzig is within three minutes walk of train, Metrolink and bus connections that serve the city, the North West and beyond.

Manchester Piccadilly, just a 15 minute walk away, is two hours from London by train, with three trains per hour. The inner city ring road is adjacent to NOMA, offering easy car access.



 DANTZIC

# ONE OF NOMA'S HISTORIC WAREHOUSE BUILDINGS



NOMA



Business lounge

FURNISHED & FURNISHED



Reception

  
DANTZIC



# READY TO GO FITTED & FURNISHED FLEXIBLE WORKSPACE



- ❑ Original parquet flooring
- ❑ LED feature pendant lighting
- ❑ Two new passenger lifts
- ❑ New WC and shower facilities
- ❑ Natural ventilation through new openable double-glazed windows
- ❑ VRF heating and cooling
- ❑ Cycle storage facilities
- ❑ EPC C rating
- ❑ BREEM 'Very Good'
- ❑ Wirescore 'Platinum'

# SPECIFICATION



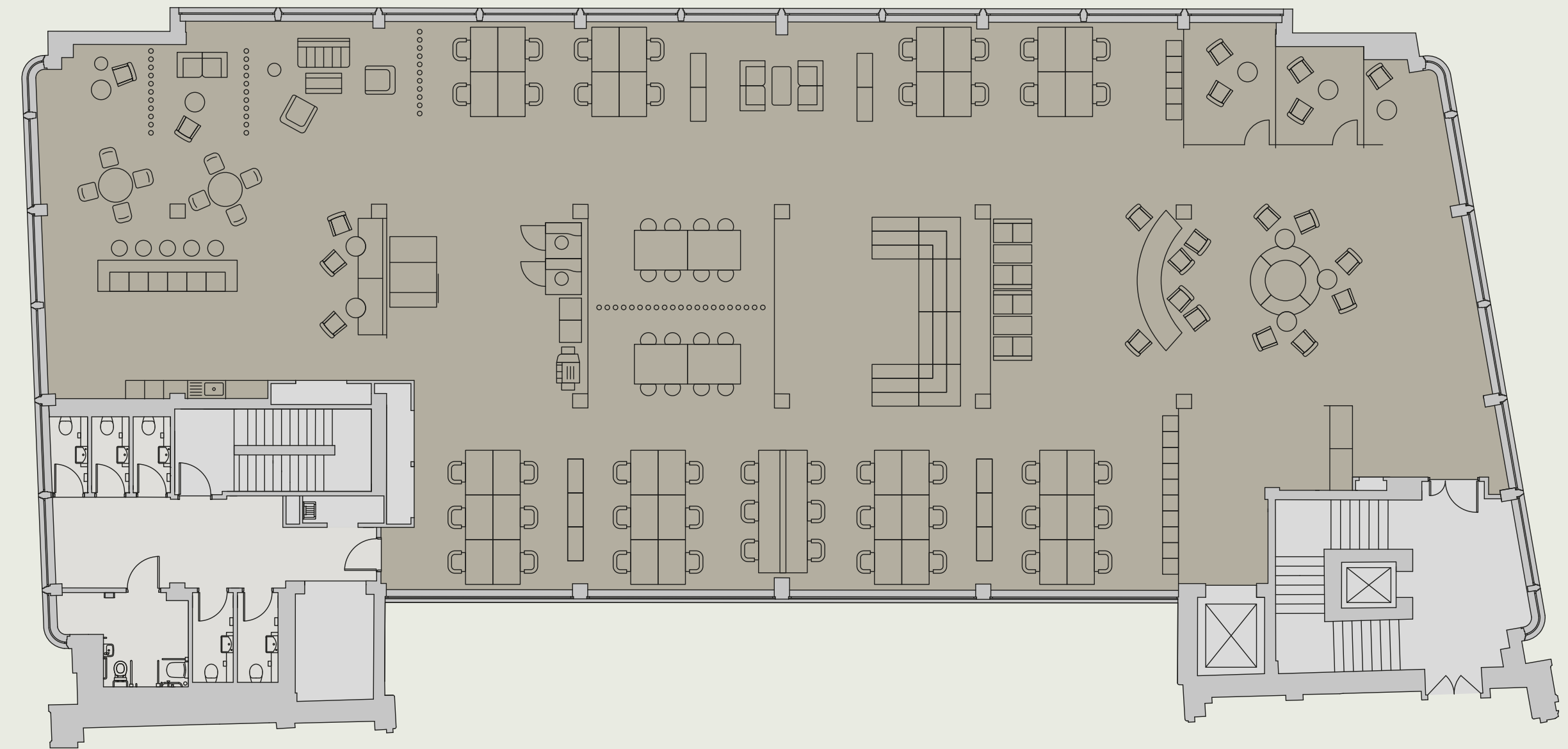
- ❑ 40 fixed workstations
- ❑ 6 touch-down workstations
- ❑ Bespoke concierge tech bar reception
- ❑ Social café island
- ❑ Auditorium presentation space
- ❑ Kitchen and social café
- ❑ Lounge and booth seating
- ❑ Informal meeting space with acoustic curtains
- ❑ 2 x 8 – person collaborative meeting spaces
- ❑ 2 x 2 – person meeting rooms
- ❑ 1 – person meeting room
- ❑ Focus room
- ❑ 2 Phone booths
- ❑ Locker and cloakroom facilities
- ❑ Structured IT cabling throughout comprising a comms cabinet
- ❑ CAT 5 cabling to the desks
- ❑ CAT 6 Wi-Fi cabling



# AVAILABILITY

OFFICES		NIA (SQ FT)	NIA (SQ M)
Sixth floor	Available	5,600	520
Fifth floor	Available	6,014	559
Fourth floor	Let to Arcadis IBI Group	6,604	613
<b>Third floor</b>	<b>Fitted &amp; furnished Available Now</b>	<b>6,603</b>	<b>613</b>
Second floor	Available	6,601	613
First floor	Let to Adanola	6,601	613
Ground floor	Let to Adanola	4,802	446
<b>Total offices</b>		<b>42,825</b>	<b>3,977</b>

# THIRD FLOOR



WORKSTATIONS	40	FOCUS ROOMS	3
TOUCHDOWN WORKSTATIONS	6	CONCIERGE TECH BAR	1
AUDITORIUM	1	SOCIAL CAFE SPACE	1
MEETING ROOM	3	LOUNGE BREAKOUT	1
INFORMAL MEETING AREA	2	BOOTH SEATING	2







## CONTACT

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