



ANGEL SQ.

NOMA | MANCHESTER



ANGEL SQ.

NOMA | MANCHESTER



NEW WORLD, NEW BENCHMARKS

4 ANGEL SQUARE IS A NET ZERO 200,000 SQ FT CONTEMPORARY OFFICE
IN THE HEART OF NOMA'S THRIVING BUSINESS COMMUNITY.
WHERE EXCELLENT TRANSPORT LINKS AND THE BEST OF MANCHESTER'S
FOOD, DRINK AND CULTURAL OFFERINGS COME AS STANDARD,
4 ANGEL SQUARE IS LEADING THE WAY IN CREATING SUSTAINABLE,
HEALTHY WORKPLACES FOR THE CITY AND FOR OUR FUTURE.

NOMA, PIONEERING PLACE



Designed by award winning Manchester-based architect SimpsonHaugh, 4 Angel Square sits on the corner of Corporation Street and Miller Street, forming a key part of the emerging business district within the NOMA neighbourhood.





LOCATION

Manchester Piccadilly Station

Angel Gardens

The Northern Quarter

Two Angel Square

Three Angel Square

Shudehill Transport Interchange

One Angel Square

Angel Square

The Printworks

Dantzic

Manchester Central

Hanover

Manchester Arndale

Exchange Square

National Football Museum

The Corn Exchange

Spinningfields

Manchester Victoria Station

Manchester Arena



NOMA

Sadler's Yard

Inner Ring Road

Corporation Street

Inner Ring Road

Angel Meadow Park



Manchester is recognised as the UK's fastest growing city and an economic powerhouse.

Home to one of Europe's largest commuter workforces and student populations, the city provides access to the UK's most fully evolved, scalable and sustainable talent pool and has been voted the Best UK City to Live by The Economist.

The 20 acre (8.08 hectare) NOMA scheme is situated between the city centre's largest green park (Angel Meadow), the main shopping and leisure destination (the Manchester Arndale Centre and Exchange Square) and two major transport hubs (Manchester Victoria Station and the Shudehill Transport Interchange).

Source: MIDAS

Indicative CGI of NOMA upon completion



PIONEERING PLACE



Historically, this area of the city is where the modern world began. That pioneering past is helping define it's future.

NOMA is a neighbourhood where people are proud to live and work. A place synonymous with success on both a business and community level.

It is somewhere that champions creativity and rewards fresh thinking. A living, breathing neighbourhood, driven by people, for people.

The team at NOMA are implementing ideas and methods that have never been used before and delivering a series of firsts for Manchester to engage communities, to build an exciting neighbourhood and to make the city a more interesting place to be for everyone.

People make this place, they shape its future, they drive the desire for civic space, or help build a pub, they build businesses, eat, socialise, keep fit and sleep. NOMA is interesting because its residents are interesting. It is a unique collective of individuals and companies helping drive and grow the neighbourhood.

This set up means it's powered by people from all walks of life who create somewhere filled with energy and enthusiasm.

This positivity and passion in turn makes NOMA a place where great things happen - big and small - for businesses, the community and individuals alike.

To bring the vision to life we focus on delivering firsts:

- The first place to build a community pub
- The first Northern city home for Amazon
- The first ever edible Christmas tree built with herbs
- The first Manchester large scale building to be rated 'Outstanding' by BREEAM (1 Angel Square)
- The first 'pop up' department store in Manchester



NOMA - MASTERPLAN

2.2 million
sq ft
Offices

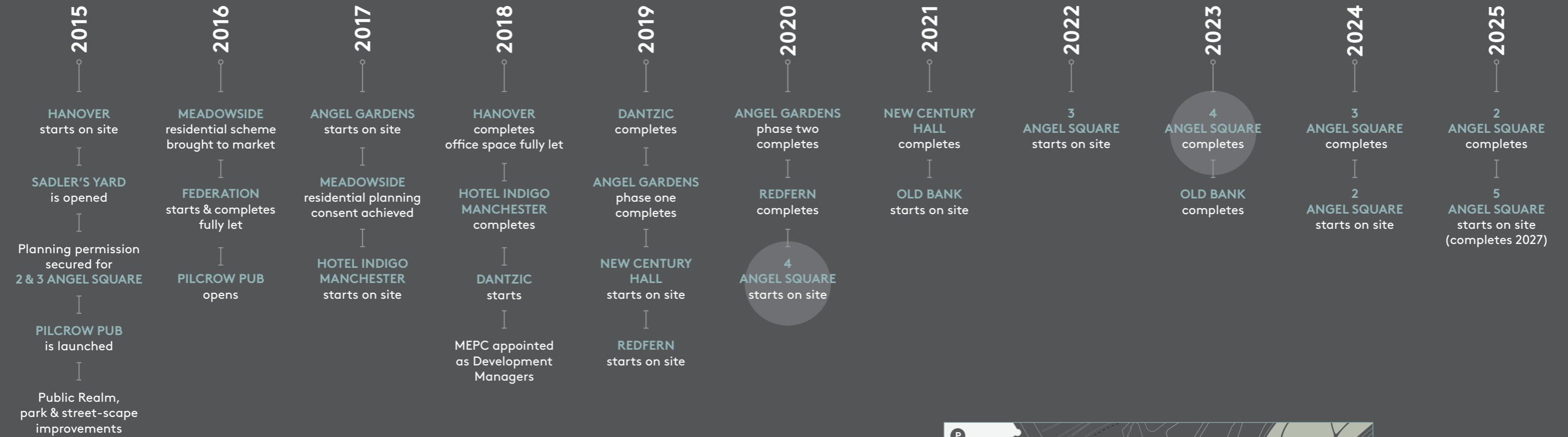
1 million
sq ft
Homes

200,000
sq ft
Shops, restaurants, bars

200,000
sq ft
Hotel

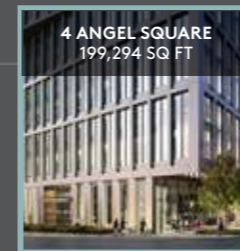
Four
acres
Outdoor space

TIME-LINE



NAME	USE
Hotel Indigo Manchester	Hotel
Hanover	Office, retail / leisure
Dantzic	Office
Federation	Office
Old Bank	Office, retail / leisure
New Century House / Hall	Office, entertainment / retail / leisure
Redfern	Office, retail / leisure
The Tower	Office
97 Shudehill	TBC
Car park	Car park

NAME	USE
Angel Gardens	Residential
5 Angel Square	Office
1 Angel Square	Office
MeadowSide	Residential
2 Angel Square	Office
3 Angel Square	Office
1 Miller Street	Office
2 Miller Street	Office
3 Miller Street	Office
4 Angel Square	Office, retail / leisure



- Refurbished Buildings
- New Buildings
- P** Parking
- Tram Stop
- Hotel
- Retail / Leisure



Inspired by the pioneering heritage of the area and the bustling mixed-use community of the present, 4 Angel Square raises the standard of sustainable offices for the future.

With Manchester pledging to be carbon neutral by 2038, all new buildings will operate with net zero carbon emissions by 2028. 4 Angel Square is leading the way, ahead of target, towards a more stable climate and sustainable future.

A double height recess, formed in the façade, encapsulates the entrance, giving it prominence and a sense of arrival.

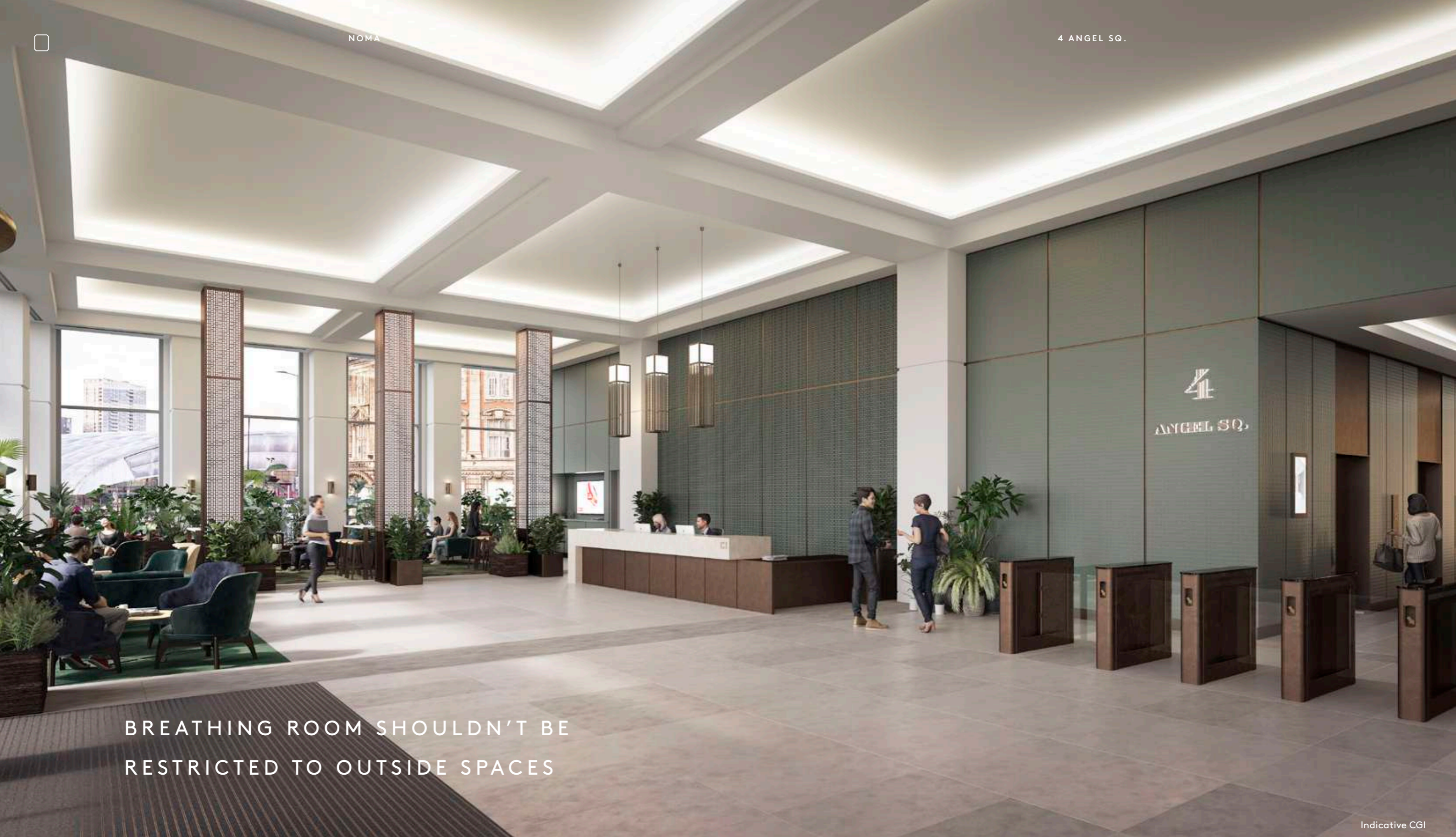
A BUILDING INSPIRED BY THE PAST
AND DESIGNED FOR THE FUTURE

Indicative CGI



WELCOME TO ONE OF MANCHESTER'S FIRST
NET ZERO OPERATIONAL CARBON BUILDINGS

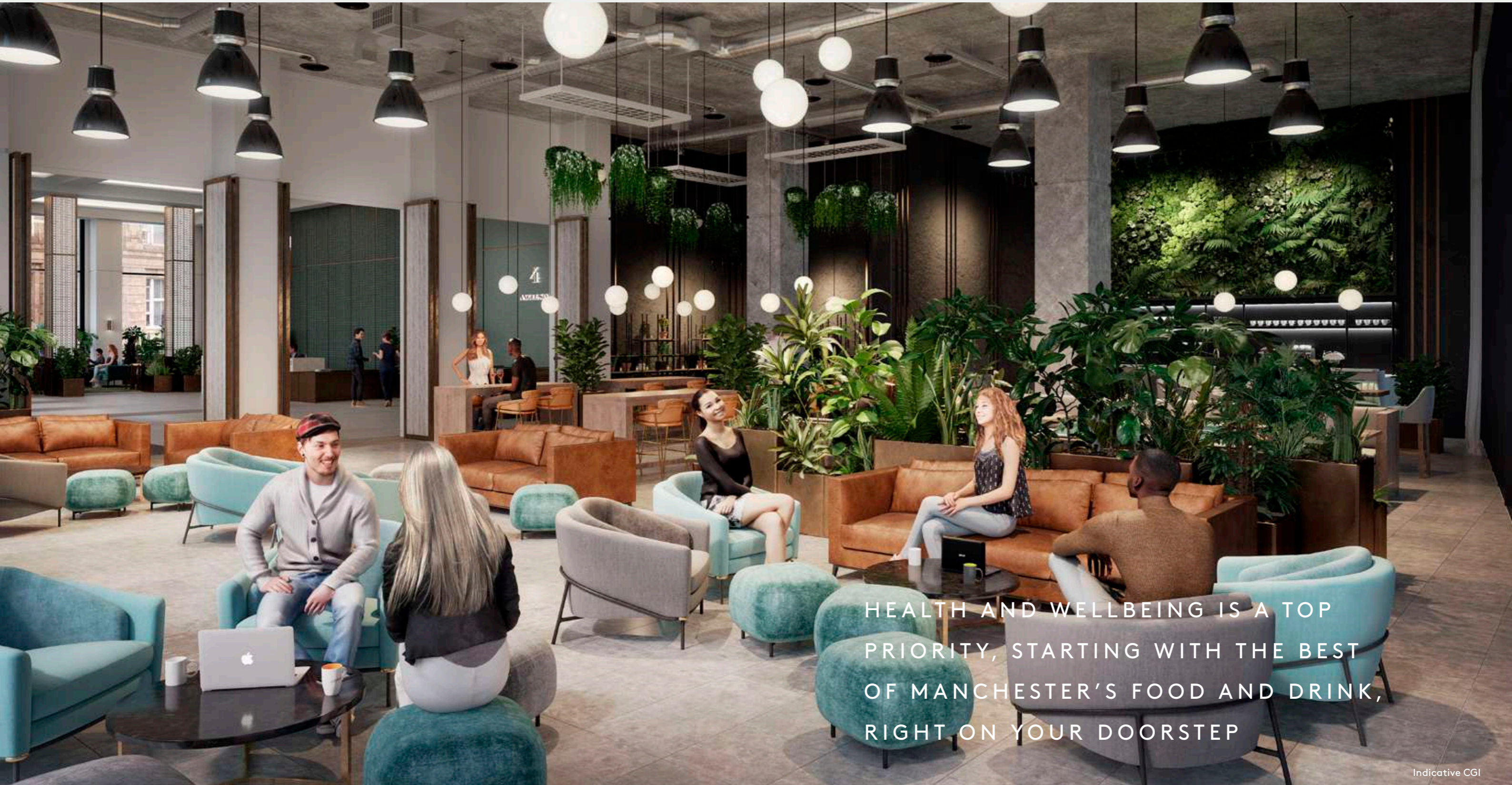
Indicative CGI



BREATHING ROOM SHOULDN'T BE
RESTRICTED TO OUTSIDE SPACES

Indicative CGI

The building features an open, hotel-style, entrance lobby. With an approximate six metre floor-to-ceiling height and large-scale glazing, the staffed reception area is flooded with natural light and includes a business lounge for visitors and informal meetings.



HEALTH AND WELLBEING IS A TOP
PRIORITY, STARTING WITH THE BEST
OF MANCHESTER'S FOOD AND DRINK,
RIGHT ON YOUR DOORSTEP

Indicative CGI

The design of the building also considers occupier and visitor wellbeing, ensuring a comfortable working environment with a variety of places for people to enjoy and amenities linking to new public realm and green outdoor spaces.



Indicative CGI



Indicative CGI

The main entrance to the building is strategically located on Miller Street to provide maximum visibility from the surrounding area. The new pedestrian link between New Century Hall and House from Sadler's Yard connects the building with the rest of the neighbourhood.

Creating an inspirational workspace as part of a bustling environment was the blueprint for the ground floor design. The two retail amenity spaces are accessed via the pedestrianised colonnade and connect the new public square which links to the existing public realm surrounding One Angel Square. There is also a separate office suite, ideal for a start-up or small business, accessed from the main core.

Consideration of the health and wellbeing of the occupier helps to reduce the footprint of a commute by providing 212 secure bike spaces, accessed via a landscaped area off Corporation Street which provides access into the lower ground floor car parking area.



PLANS

LEVEL	NIA (SQ FT)	NIA (SQ M)
ELEVEN	-	-
TEN OFFICE	16,839	1,564
NINE OFFICE	19,028	1,768
EIGHT OFFICE	19,028	1,768
SEVEN OFFICE	19,028	1,768
SIX OFFICE	19,027	1,768
FIVE OFFICE	19,027	1,768
FOUR OFFICE	19,027	1,768
THREE OFFICE	19,027	1,768
TWO OFFICE	19,027	1,768
ONE OFFICE	19,027	1,768
GROUND OFFICE	4,087	380
GROUND RECEPTION	-	-
GROUND RETAIL	7,118	661
LWR GROUND	-	-
TOTAL OFFICES	192,175	17,854
TOTAL (EXCL. LWR GROUND)	199,294	18,515
CAR PARKING SPACES		56
CYCLE STORAGE SPACES		212

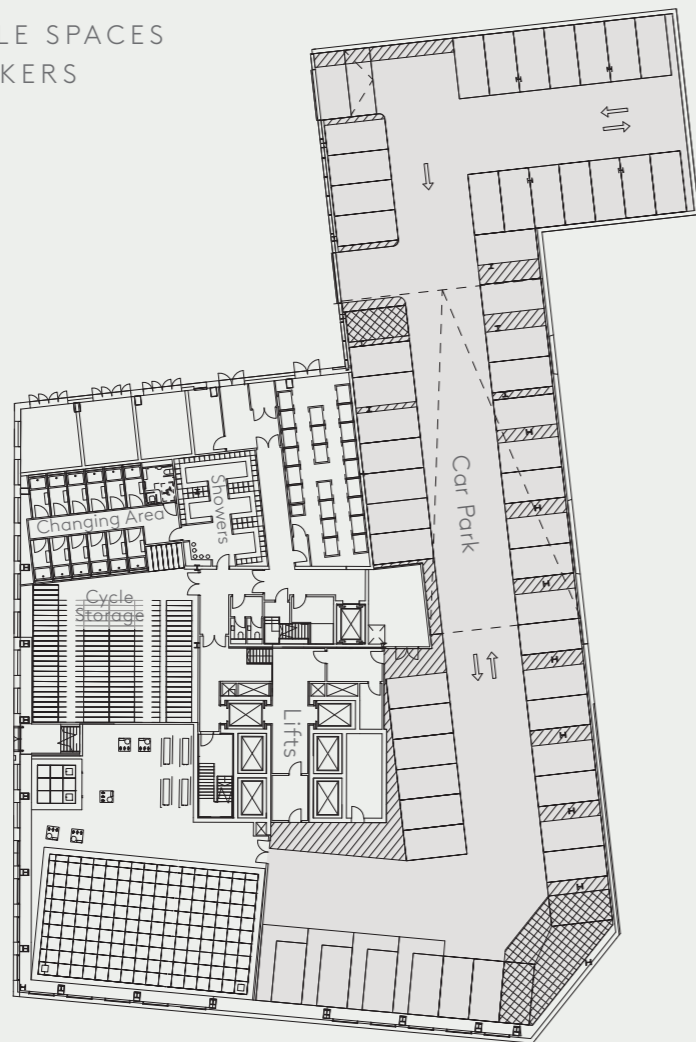


Not to scale. Indicative only.



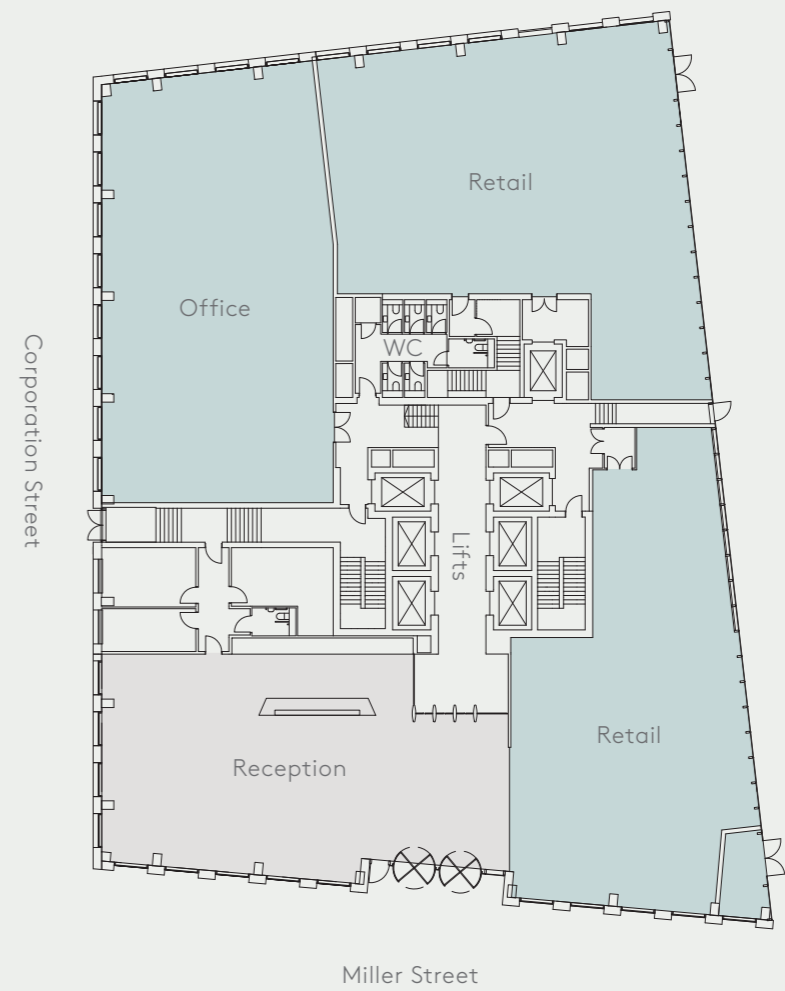
LOWER GROUND

56 CAR SPACES
212 SECURE CYCLE SPACES
SHOWERS & LOCKERS



GROUND

11,205 SQ FT / 1,041 SQ M



Plans not to scale. Indicative only.





BLANK CANVAS OFFICE FLOOR PLATES
FOR YOU TO PUT YOUR STAMP ON

The office accommodation is designed to exceed the standards set out in the British Council for Offices Best Practice in the Specification for Offices, 2014.

With structural elements incorporated into the external façade and central core, the building maximises the column free space with efficient floor plates of 19,000 sq ft.

Full height glazing and a 2.8m floor-to-ceiling height maximises views out and natural light penetration into the office floor plate on all four sides.



TAKING THE LEAD

4 Angel Square is combining the best of the world's sustainability design, health and wellbeing knowledge to create a building that delivers lower occupational costs and a future proofed working environment for your business and our world.

Delivered by MEPC, leaders in responsible commercial property development and asset management and funded by investment manager Federated Hermes, 4 Angel Square is designed to be:



Net Zero
Operational Carbon



A Design for Performance
Pioneer Project



Healthy for
occupants



Part of a bigger city
sustainability story...



Targeting WiredScore
Platinum



Targeting EPC A



Targeting BREEAM
Outstanding



SPECIFICATION



Double-height entrance

An impressive reception



Exposed services

Modern workspace option



Breakout spaces

Business lounge for touchdown working and meeting



Air source heat pumps

Energy efficient heating system

1:8

Column-free space occupancy 1:8

Spacious, open floors



BCO Grade A finishes

No compromise in quality



56 parking spaces

Including 26 with electric car charging points



212 cycle spaces

Secure cycle storage space and showers



Raised access floor

Allowing building services to be routed in the floor void



LED lighting

Reducing carbon footprint



Terrace Views

Tenth floor terrace with cityscape views



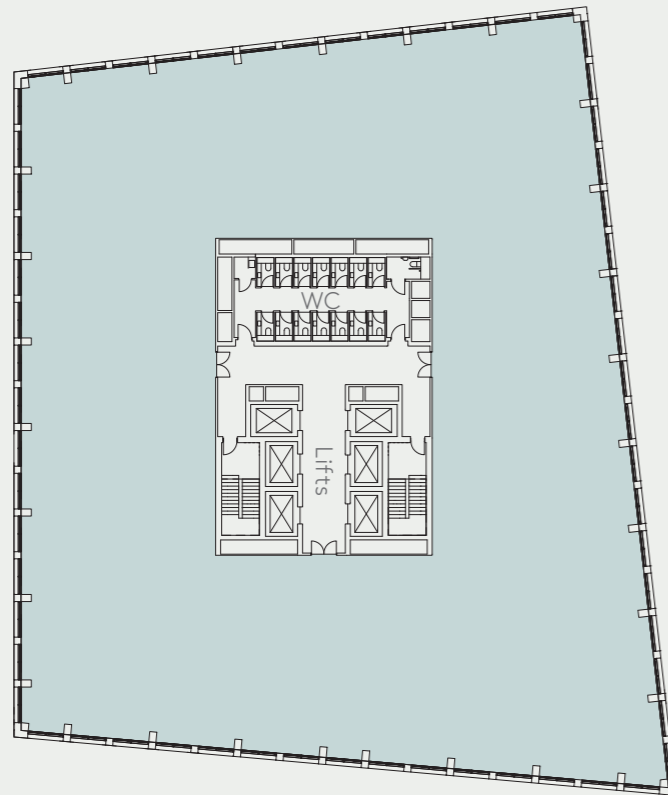
Smart App

Smart enabled building and neighbourhood App in development



FIRST-SIXTH

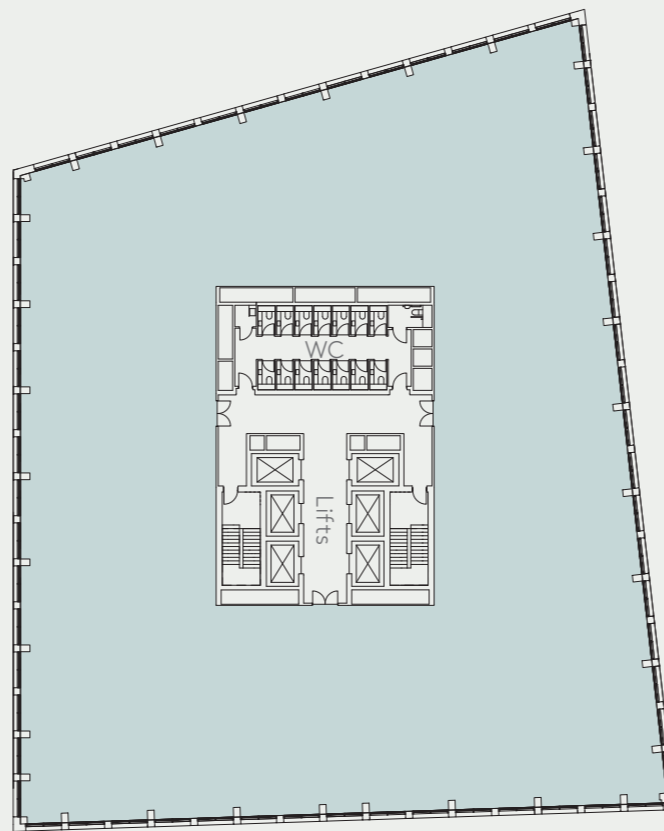
19,027 SQ FT / 1,768 SQ M



Miller Street

SEVENTH-NINTH

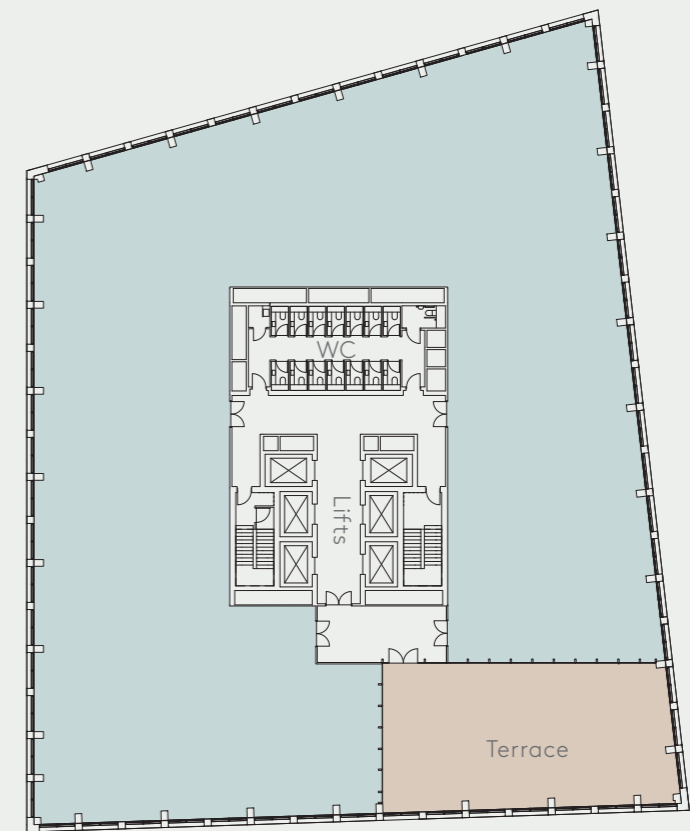
19,028 SQ FT / 1,768 SQ M



Miller Street

TENTH

16,839 SQ FT / 1,564 SQ M



Miller Street

Plans not to scale. Indicative only.





A TERRACE SPACE WHERE
THE SKY IS THE LIMIT ON
BREATH-TAKING VIEWS

The c.2,500 sq ft terrace offers a tranquil oasis of calm on the tenth floor. Enclosed by the building façade, the open roof lets fresh air and light into the space and offers spectacular views of Manchester.



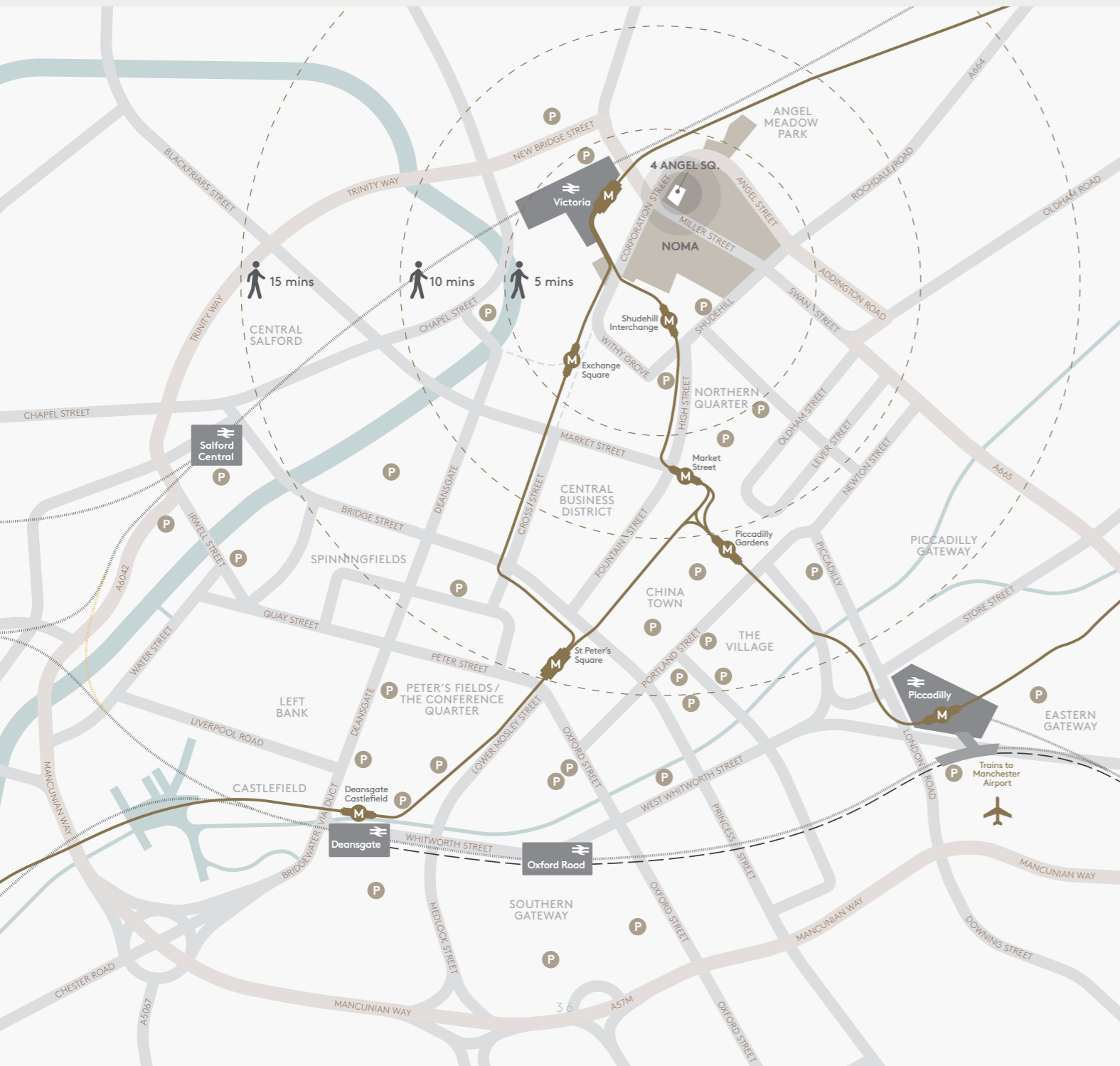
CONNECTIVITY

Located between two of Manchester's main transport hubs – Manchester Victoria Station and Shudehill Transport Interchange – 4 Angel Square is within three minutes walk of train, Metrolink and bus connections that serve the city, the North West and beyond.

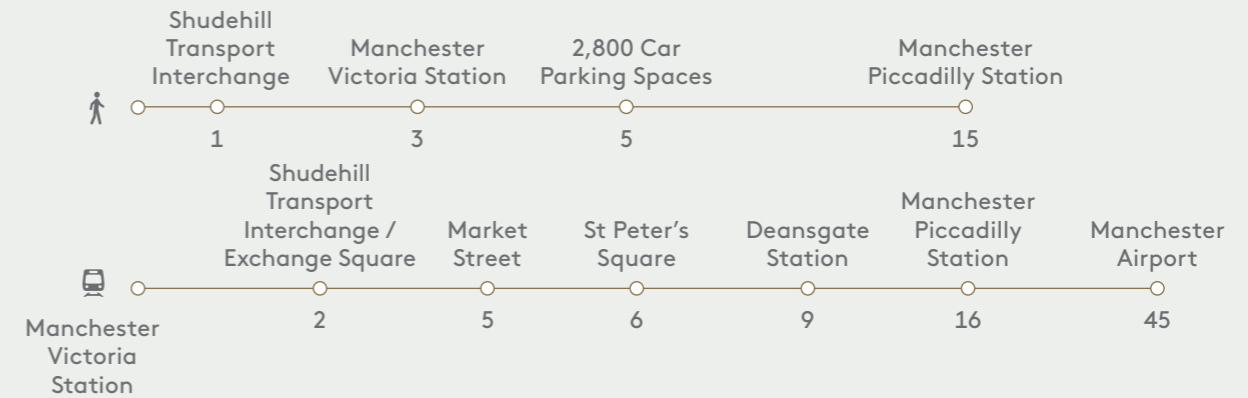
Manchester Piccadilly, just a 15-minute walk away, is two hours from London by train, with three trains per hour. The inner city ring road is adjacent to NOMA, offering easy car access.

The neighbourhood is also well served by multi-storey and surface car parks with more than 2,800 parking spaces five minutes away.

With a state-of-the-art fibre optic network built into NOMA's infrastructure, the neighbourhood and the building offer future-proof carrier diverse connectivity services to tenants.



WALK / TRAM TIMES (MINS)



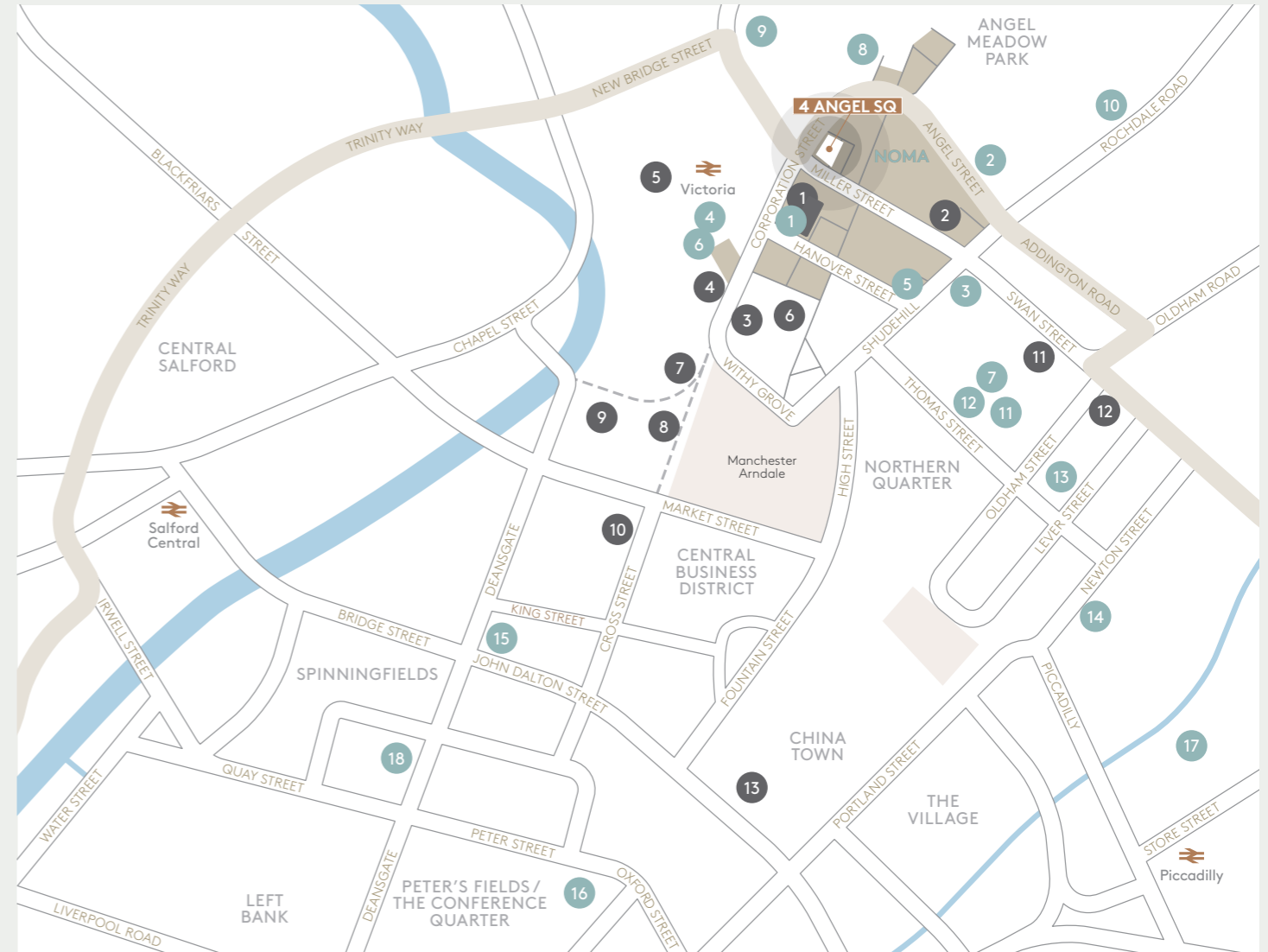
DRIVE / TRAIN TIMES (MINS)



- KEY
- Metrolink & stops
 - Ordsall Chord
 - Parking



(01)



AMENITIES

4 Angel Square is adjacent to Manchester’s leisure and retail core.

The city’s food and drink scene is hugely diverse, with something for every occasion and budget. 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.

New Cathedral Street boasts a selection of high-end retail names including Selfridges and Harvey Nichols, with Exchange Square offering a focal point for seasonal markets and city events. The Manchester Arndale, home to over 200 stores, is the UK’s largest inner city shopping centre, attracting 42 million visitors annually.

Also on 4 Angel Square’s doorstep is Sadler’s Yard, a popular meeting place for weekday lunches and after work get-togethers, with its own curated events programme and The Pilcrow Pub. Also part of NOMA’s unique offering is The Old Bank Residency, a collaborative project inhabiting a fantastic historic building that is bringing together creatives and the community for a host of special happenings.



(02)

(01) **The Pilcrow Pub, Sadler’s Yard**
From modern and seasonal craft ale, to loose leaf teas and locally sourced coffee.
Hanover Street, M60 0AB

(02) **Teacup Kitchen**
Award winning café and restaurant at the heart of Manchester’s Northern Quarter.
53–55 Thomas Street, M4 1NA

CULTURE, ENTERTAINMENT & LEISURE

- 1 **The Old Bank Residency** 1 min
- 2 **Hero** 2 mins
- 3 **Nuffield Gym** 3 mins
- 4 **National Football Museum** 3 mins
- 5 **Manchester Arena** 3 mins
- 6 **The Printworks** 3 mins
- 7 **The Corn Exchange** 4 mins
- 8 **Selfridges** 5 mins
- 9 **Harvey Nichols** 6 mins
- 10 **Royal Exchange Theatre** 7 mins
- 11 **Band on the Wall** 7 mins
- 12 **The Frog & Bucket** 8 mins
- 13 **Manchester Art Gallery** 13 mins

EATING & DRINKING

- 1 **The Pilcrow Pub** 1 min
Destination craft ale pub
- 2 **The Co-op** 1 min
Convenience shop
- 3 **Porter + Cole** 2 mins
Coffee and eatery
- 4 **M&S** 2 mins
Simply food
- 5 **The Pasta Factory** 2 mins
A real Italian experience
- 6 **Mamucium Restaurant & Bar** 2 mins
Serving high-end locally-sourced food
- 7 **The Mackie Mayor Food and Beer Hall** 3 mins
With communal eating
- 8 **Pop-up Bike Shop** 4 mins
Coffee and bike repair
- 9 **RBG Bar & Grill** 5 mins
Premiere restaurant within the Park Inn by Radisson
- 10 **The Marble Arch** 6 mins
Real ale Gastropub
- 11 **Common** 6 mins
US diner-style classics and bakery
- 12 **Teacup Kitchen** 6 mins
Award-winning restaurant and tearoom
- 13 **Pie & Ale** 10 mins
Handmade pies, cask ales & fine spirits
- 14 **Cottonopolis** 11 mins
Asian fusion bar/restaurant
- 15 **La Bandera** 11 mins
Classic Spanish cuisine
- 16 **The French** 15 mins
Modern British food by chef Adam Reid
- 17 **Cultureplex** 15 mins
Relaxed menus and good cocktails
- 18 **Hawksmoor** 18 mins
Steakhouse

(01) **Mowgli**
 Authentic Indian street food in the city.
 The Corn Exchange, M4 3TR

(02) **Banyan Bar & Kitchen**
 A stylish and genuine bar serving beautiful
 food and drink all day long.
 The Corn Exchange, M4 3TR

(03) **Cane & Grain**
 A hidden hideaway in Manchester's Northern
 Quarter — serving up ribs, rum, bourbon and
 beer — spread across three themed floors.
 49-51 Thomas St, M4 1NA



(01)



(02)



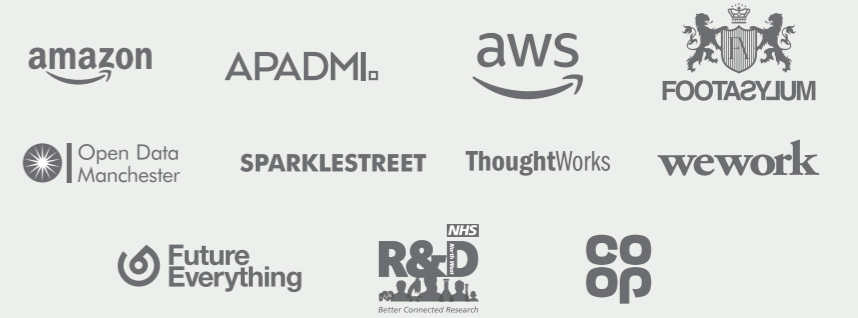
(03)



THE NOMA STORY — ALREADY HOME TO...



Hanover



Federation



Dantzie

AMAZON WEB SERVICES

Their first headquarters outside of London, creating 600 Technology Research and Development jobs. Also in Hanover are WeWork, who create inspiring office space for growing technology businesses.

THE FEDERATION

The innovation lab and community co-working space driving new products, services and culture as part of The Co-op brand and Manchester's digital economy. Home to over fifty businesses and innovators with a community focused ethos.

THE CO-OP

Headquarters of the UK's largest community food retailer and a BREEAM 'Outstanding' office building.

SPARKLESTREET

An exciting events and entertainment company driving Manchester's reputation as a city at the forefront of cultural creativity.

CURATING A NEIGHBOURHOOD, THE NOMA STORY



20
ACRES
Made up of new homes, offices, hotels, retail and leisure space around vibrant urban spaces and public realm

4M
SQ FT
The best connected city centre location in Manchester

Access to 1GBps wi-fi speeds

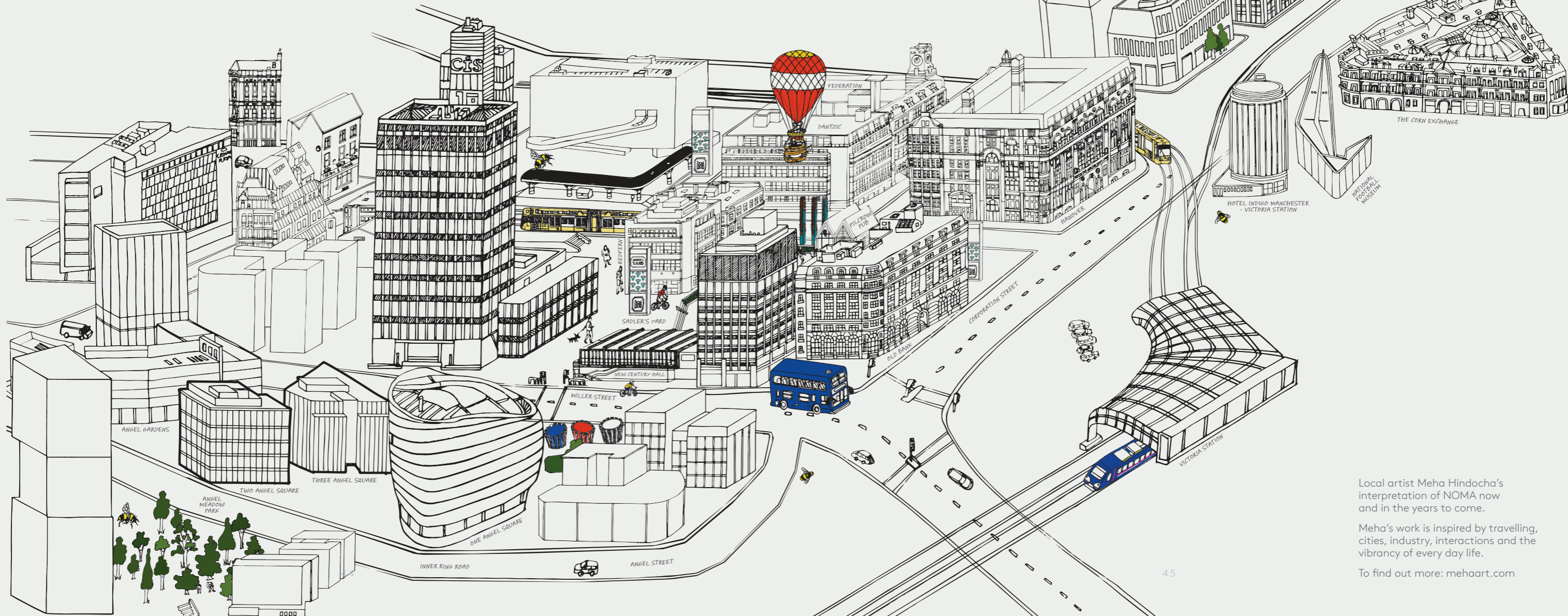
6,000
6,000 people currently work in NOMA
Site of the world's first steam-powered mill, home to The Co-op for more than 160 years, next to the city centre's only green park — Angel Meadow

9
The Pilcrow Pub: Built from scratch by the people of Manchester, and a team of master craftsmen
thepilcrowpub.com
[@thepilcrowpub](https://twitter.com/thepilcrowpub)

OLD BANK NOMA
A place for people using business as a force for good. Home to a B Corp collective and NOMA's community activity base.
oldbanknoma.com
[@oldbanknoma](https://twitter.com/oldbanknoma)

Our 20-acre masterplan is creating new homes, offices, hotels, shops, restaurants and bars around vibrant urban spaces and public realm.

This is underpinned by a forward-thinking, neighbourhood-led approach to placemaking that champions the idea that places are better when people are involved in making them.



Local artist Meha Hindocha's interpretation of NOMA now and in the years to come.

Meha's work is inspired by travelling, cities, industry, interactions and the vibrancy of every day life.

To find out more: mehaart.com



A Development by



Address

4 Angel Square
NOMA
Manchester

CONTACT



0161 831 3300
www.colliers.com/uk



Peter Gallagher
peter.gallagher@colliers.com
D +44 161 831 3361
M +44 7812 971560

James Devany
james.devany@eu.jll.com
D +44 161 238 6233
M +44 7525 582901



NOMA

NOMA Digital Blueprint
is available on iPad.



#WeLoveMCR

Misrepresentation Act: Colliers and Jones Lang LaSalle and for themselves and for the vendor/lessor as agents for the vendor/lessor give notice that:
1. The information in these particulars is intended as a general outline only for the guidance of intending purchasers/lessees and neither Colliers, Jones Lang LaSalle nor the vendor/lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. Any intending purchaser/lessee should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to their correctness. All floor areas and other measurements are approximate. 2. These particulars do not form, or form any part of, any offer or contract. 3. Neither Colliers, Jones Lang LaSalle nor any of their employees has any authority, either orally or in writing, to make or give any representations or warranties in relation to the property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. February 2021.

The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website: www.commercialleasecodeew.co.uk

Siren | +44 (0)20 7478 8300 | sirendesign.co.uk | 5011135



[NOMA-MANCHESTER.COM/4ANGELSQ](https://noma-manchester.com/4angelsq)