

101 EMBANKMENT

# THE HUB

To Let Brand new self contained  
Grade A office space | 3,917 sq ft

Creative character with mezzanine floor



# CREATIVE CHARACTER

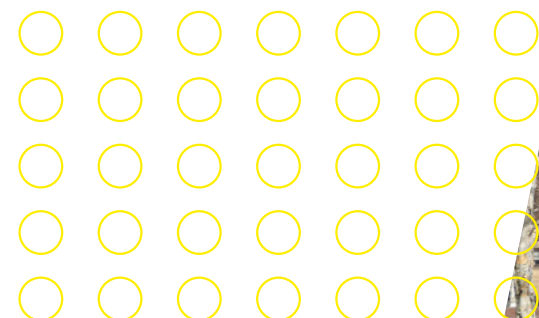




# IN THE HEART OF MANCHESTER

**101 Embankment is a remarkable building in the heart of Manchester close to Victoria Train station and exchange square.**

The modern 9-storey building sits on the edge of Manchester's Medieval Quarter with superb views of Manchester Cathedral.

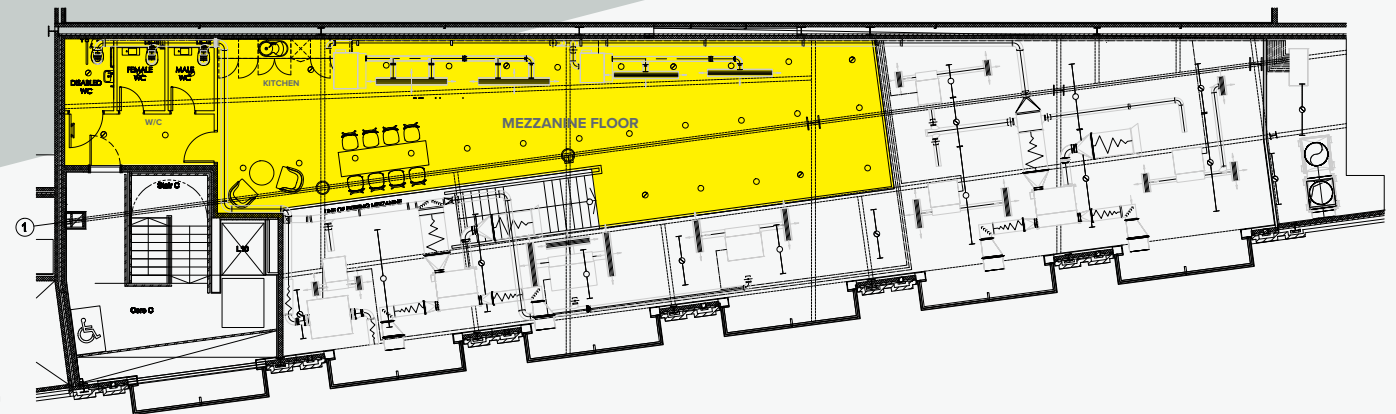


# 3,917 sq ft OFFICE SPACE

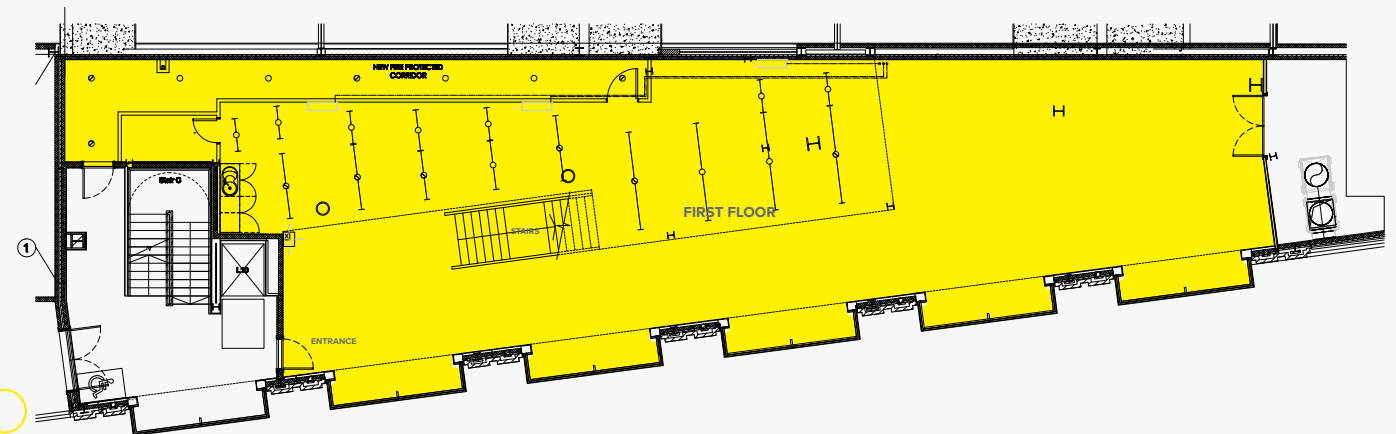
## SPECIFICATION

- Brand new self contained grade A office space
- Creative character with mezzanine floor
- 3,917 sq ft
- 2 x kitchens
- 2 x bathrooms
- 1 x lift access

**Mezzanine Floor**

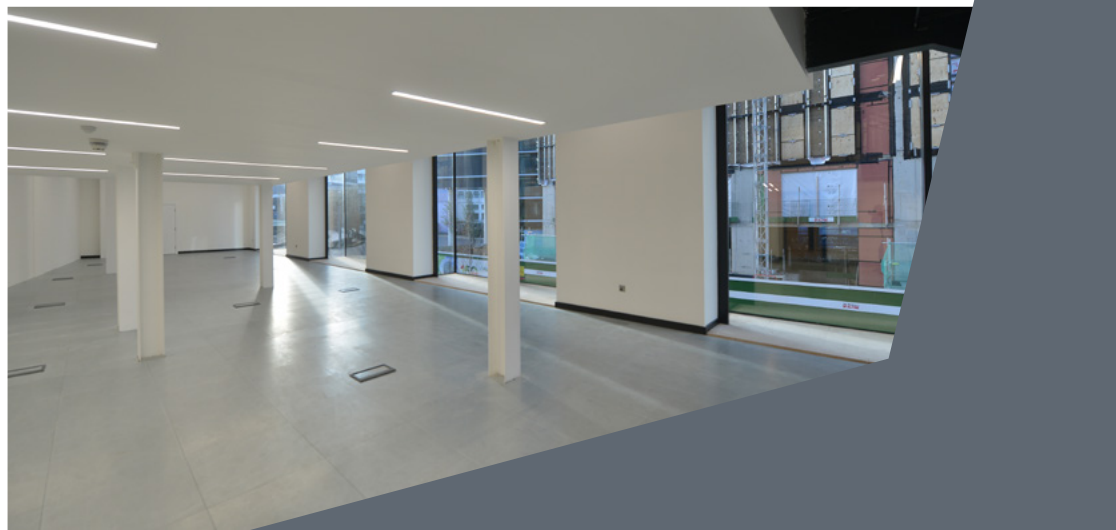
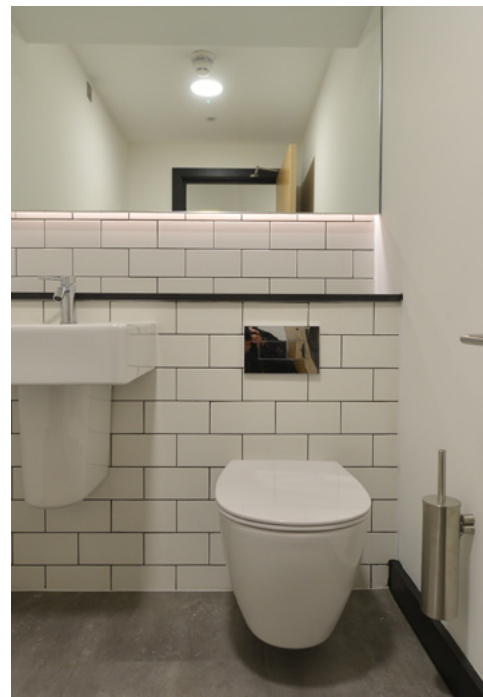


**First Floor**





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**THE HUB**



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## THE HUB



### Cafe society... from a lingering latte to a hasty espresso, every option's available.

The Corn Exchange offers food lovers many top-name restaurants, under one historic roof. Many other dining, drinking and entertainment options are close at hand, too.

There are shopping options aplenty, with the Arndale Centre just a few minutes' walk away and high end brands available at Selfridges and Harvey Nichols.

#### BARS AND RESTAURANTS

- |                         |                       |
|-------------------------|-----------------------|
| 1. Grindsmith           | 11. TGI Fridays       |
| 2. Hanging Ditch        | 12. Gaucho            |
| 3. Starbucks            | 13. Pret a Manger     |
| 4. Sinclairs Oyster Bar | 14. Pilcrow Pub       |
| 5. Corn Exchange        | 15. The Bull and Bear |
| 6. Dom's Tavola Calda   | 16. San Carlo         |
| 7. East Z East          | 17. El Gato Negro     |
| 8. Slug & Lettuce       | 18. Grand Pacific     |
| 9. Barton Arcade        | 19. Trof              |
| 10. Printworks          | 20. Mackie Major      |

#### SHOPPING

1. Harvey Nichols
2. Selfridges
3. M&S
4. Arndale Centre
5. Boots
6. House of Fraser
7. Debenhams

#### SUPERMARKETS

1. Sainsbury's Local
2. M&S Food
3. Tesco Express
4. The Co-operative Food

# ON YOUR DOORSTEP

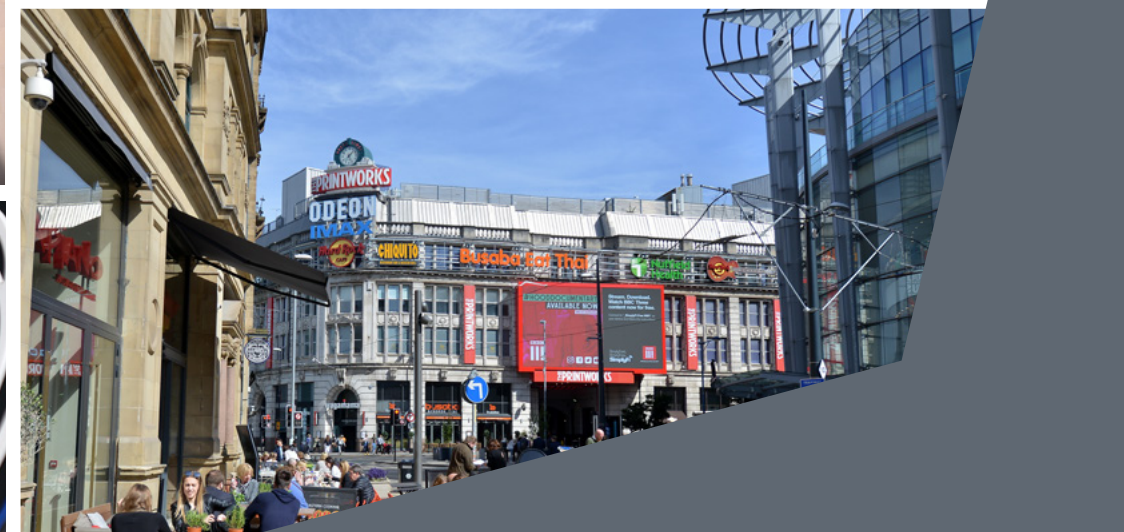
**M** METROLINK

**R** RAIL



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## Contact

For further information or to arrange a viewing please contact:

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