

# Linley House

21 DICKINSON STREET / MANCHESTER



Office suites available  
from 4,373 – 24,463 sq ft



# Space to inspire



## The Building

Linley House has undergone a recent refurbishment and now provides new office space that can be tailored to meet your needs.

The building provides a range of fit out options that gives you flexibility and allows your business to grow.

- 1 Exterior
- 2 Reception







# Relax and take five at the Two Hands Café



## Two Hands Café

Available exclusively for Clockwise members and building tenants, the Two Hands Café serves barista-crafted coffee along with a selection of exciting food options.

## Clockwise

Clockwise occupies a number of floors at Linley House, offering a fully serviced workspace solution with event spaces and multiple meeting rooms available for hire.

1 Two Hands Café  
2 Clockwise Meeting Room

# Occupier wellbeing at the fore

The building has been designed to a high specification with the tenant in mind. All things have been considered, from the arrival experience through to the end-of-journey facilities.



**New VRF  
air conditioning**



**On site security  
& commissionaire**



**Cycle  
storage**



**Exposed  
services**



**Lockers &  
drying room**



**Disabled  
access**



**Full access  
raised flooring**



**Secure  
parking**



**Showers**



# ESG

Linley House uses 100% green energy which makes it a highly environmentally efficient building.



- WiredScore 'Gold'
- BREEAM 'Very Good'
- 100% Green energy
- EPC Rating B
- Environmentally sourced cleaning products



# Wellbeing

The building has been equipped with everything an occupier could need, providing a comfortable yet productive workplace.



- Bicycle storage
- ActiveScore 'Silver'
- On-site café
- Communal breakout areas
- Shower facilities

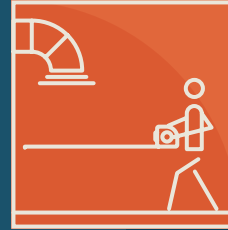
# Space your way

## Ready to Fit Space

**A blank slate to make the space your own.**

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture.

Simple.



## Fitted Space

**A traditional lease but with the benefit of an initial fit out already done for you.**

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.



## Fitted & Furnished Space

**We'll provide the furniture, you just bring your team and their tech and you're ready to go.**

With all furnishings included, there's nothing left to do apart from move in – top quality workspace allowing for a seamless transition.



## Managed Space

**Why not let us take care of maintaining your space?**

Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, maintaining printers and even all the health and safety of running a commercial space – not to mention the internet and utilities – let us do all that for you so you can get on with what you do best.





Fully fitted  
and ready  
to go





The smarter  
way to work

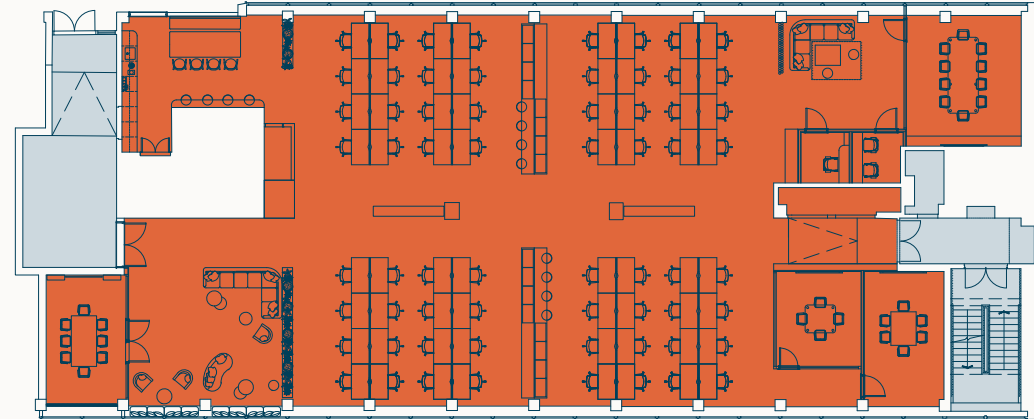




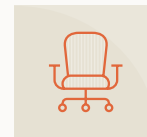
# Flexible space

## Third Floor Space Plan 4,373 Sq Ft / 406.3 Sq M

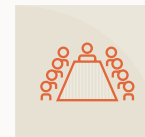
Dickinson Street



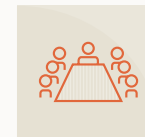
Floor	Unit	Sq Ft	Sq M	Finish	Availability
6th	6	9,906	920.3	CAT A+	Now
5th	5	10,184	946.1	CAT A	Now
3rd	3b	4,373	406.3	Fully Fitted	Feb 2024
<b>Total</b>		<b>24,463</b>	<b>2,272.7</b>		



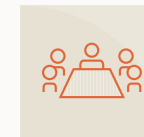
64 open plan workstations



10 person boardroom



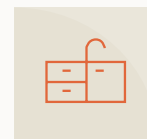
8 person meeting room



6 person meeting room



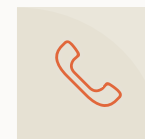
4 person meeting room



Kitchen



2 x breakout areas



2 x phone booths



Collaboration area

North

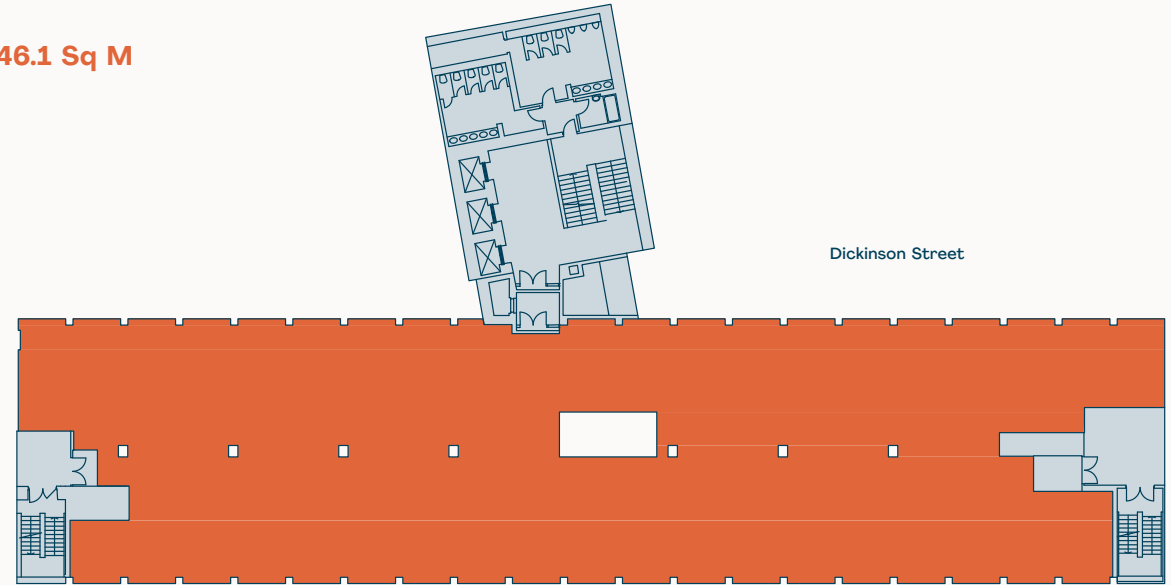


For indicative purposes only. Not to scale.

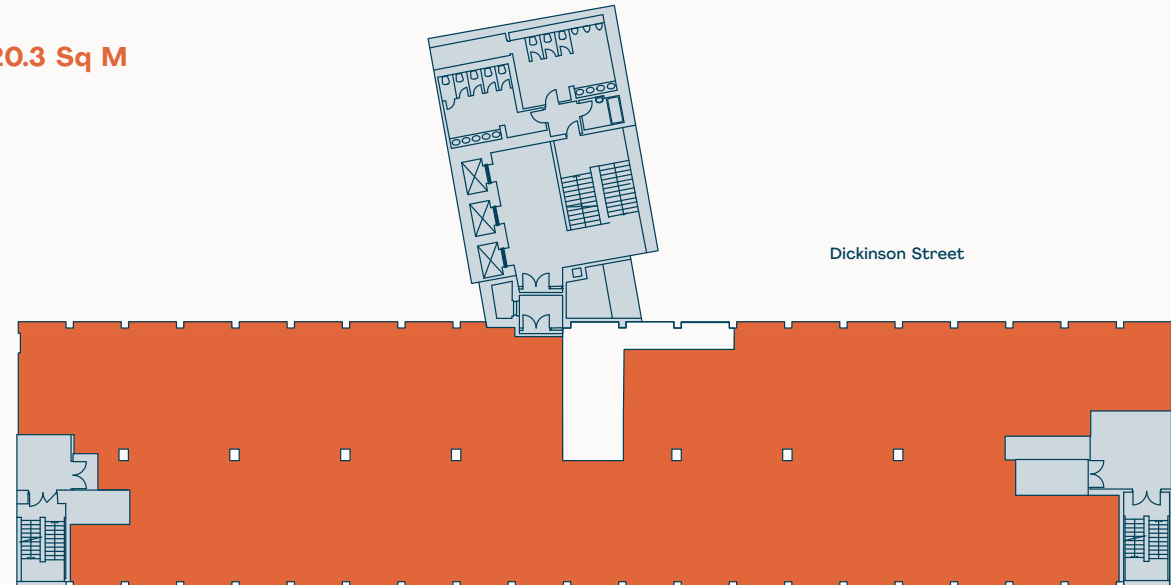


# Bright & open

**Fifth Floor Plan**  
10,184 Sq Ft / 946.1 Sq M



**Sixth Floor Plan**  
9,906 Sq Ft / 920.3 Sq M



North

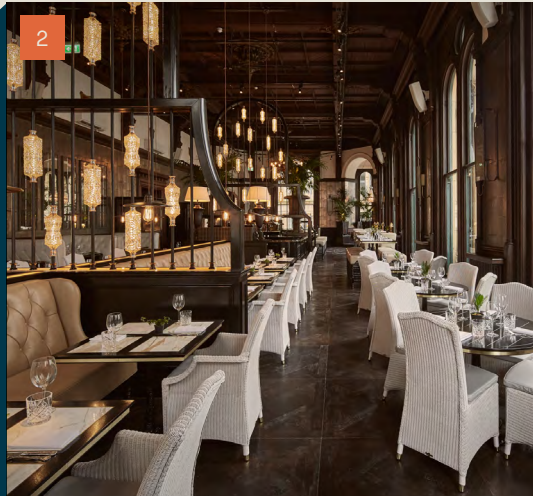


For indicative purposes only. Not to scale.



# Amongst the hustle & bustle of city life

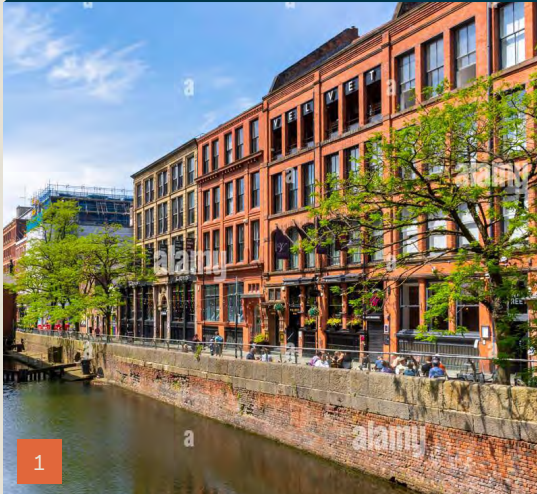
- 1 Canal Street
- 2 Grand Pacific
- 3 Mana
- 4 Mackie Mayors
- 5 St Peters Square
- 6 New Century



## Local area

Located in the heart of Manchester, Linley House is minutes away from the city's must-see sights and cultural institutions.

Manchester has a vibrant social scene, with a host of renowned food and drink options all at your fingertips.





# Keeping you connected

## The Location

The area is well served by numerous local amenities and transport links, with Manchester Oxford Road and Manchester Piccadilly stations both a short walk away. The Metrolink tram network is easily accessed at nearby St Peter's Square, connecting the rest of the city.



### Bars & Restaurants

- 01 WOOD
- 02 Erst
- 03 Higher Ground
- 04 Mana
- 05 Six by Nico
- 06 Dishoom
- 07 Yuzu
- 08 Mackie Mayors
- 09 The Ivy Spinningfields
- 10 Refuge

### Culture

- 11 Palace Theatre
- 12 Manchester Art Gallery
- 13 New Century
- 14 HOME
- 15 The Ritz

### Coffee


- 16 ASAP Coffee
- 17 Bold Street Coffee
- 18 Foundation Coffee House
- 19 Black Sheep
- 20 Fort Coffee

### Fitness


- 21 BLOK
- 22 Pure Gym
- 23 F45
- 24 TRIB3
- 25 Barry's

### Hotels

- 26 The Midland
- 27 Hotel Brooklyn
- 28 Double Tree by Hilton
- 29 Hilton Manchester
- 30 Hotel Gotham

  
**05**  
 minutes  
 St Peter's Square  
 Tram Stop

  
**06**  
 minutes  
 Oxford Road  
 Station

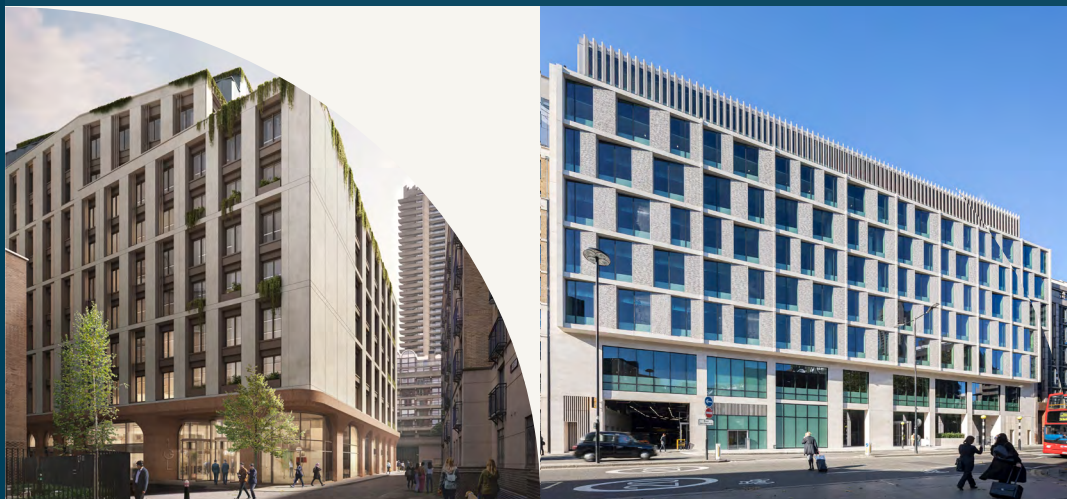
  
**10**  
 minutes  
 Market Street  
 Tram Stop

  
**13**  
 minutes  
 Manchester  
 Piccadilly



Founded in 2010, we are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



### Our ESG focus

**Environmental, social and governance factors are embedded in our investment process which not only reduces risk but also generates value for our investors.**

Select examples in practice are:

- socially responsible business plans that integrate our local communities
- active consultation with and responsiveness to local stakeholders

- revitalising heritage buildings and improving local landscapes
- providing spaces or funds for local community use
- improving building quality to provide greater energy efficiency and disabled accessibility



## Further Information

### Viewings

Strictly through the joint sole letting agents:



#### James Devany

t 07525 582 901  
e [james.devany@eu.jll.com](mailto:james.devany@eu.jll.com)

## Sixteen.

#### Nick Nelson

t 07842 714 043  
e [nick@sixteenrealestate.com](mailto:nick@sixteenrealestate.com)

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