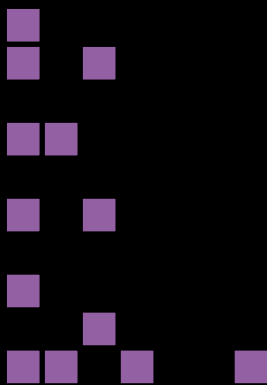


# corner block

MANCHESTER M3 3HN



where heritage meets innovation

GRADE A DESIGN LED WORKSPACE



In the heart of  
a progressive city



# Introducing corner block

WHERE HERITAGE MEETS INNOVATION

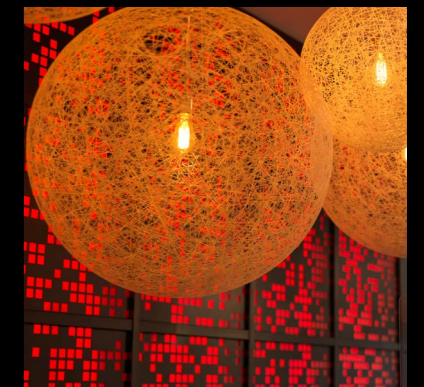
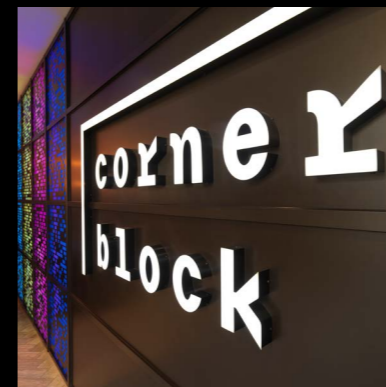
Corner Block stands prominently on the corner of Deansgate and Quays Street on the doorstep of Spinningfields. Surrounded by businesses from a range of sectors including global business from the professional, creative and tech sectors.

A striking external façade combines the raw materials of the original building with floor to ceiling glazing to give a contemporary edge.

Internally, the building has been re-modelled, stripped back and comprises a bold, impressive look. Large, open and flexible floorplates allow the occupier to fully customise their environment to suit their needs.



- Full concierge service
- Secure cycle storage
- Complimentary wi-fi in reception
- New VRF air-conditioning
- Full height glazing
- Iconic views of the city
- With a base occupancy ratio of 1:9 sq m (floors can be enhanced to 1:7 sq m)
- Backbone enabled building removing the need for wayleaves



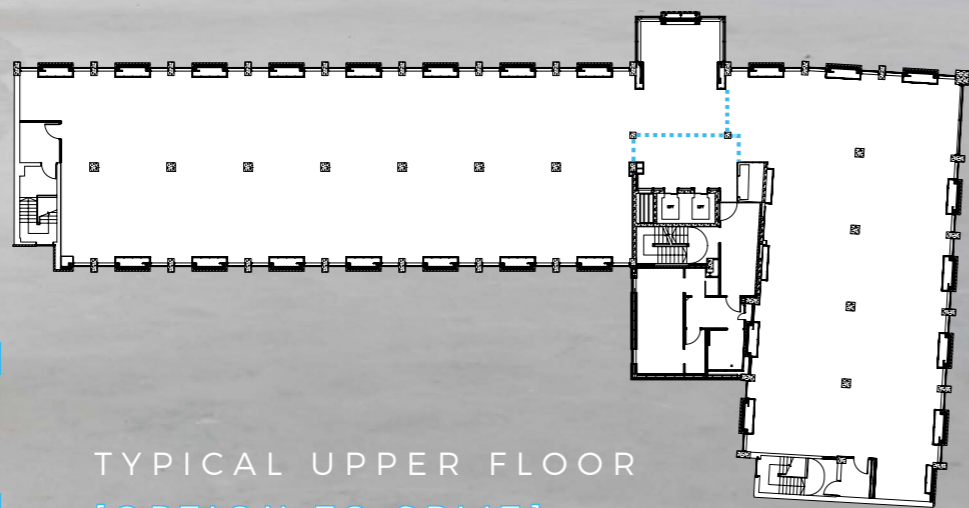


5

Stunning contemporary interior design



# Designed to accommodate the business of tomorrow



TYPICAL UPPER FLOOR  
[OPTION TO SPLIT]

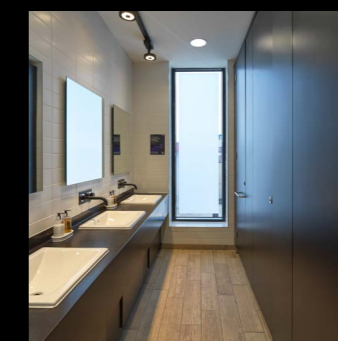
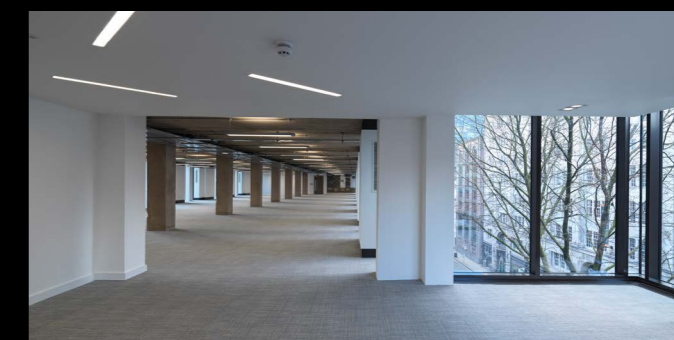


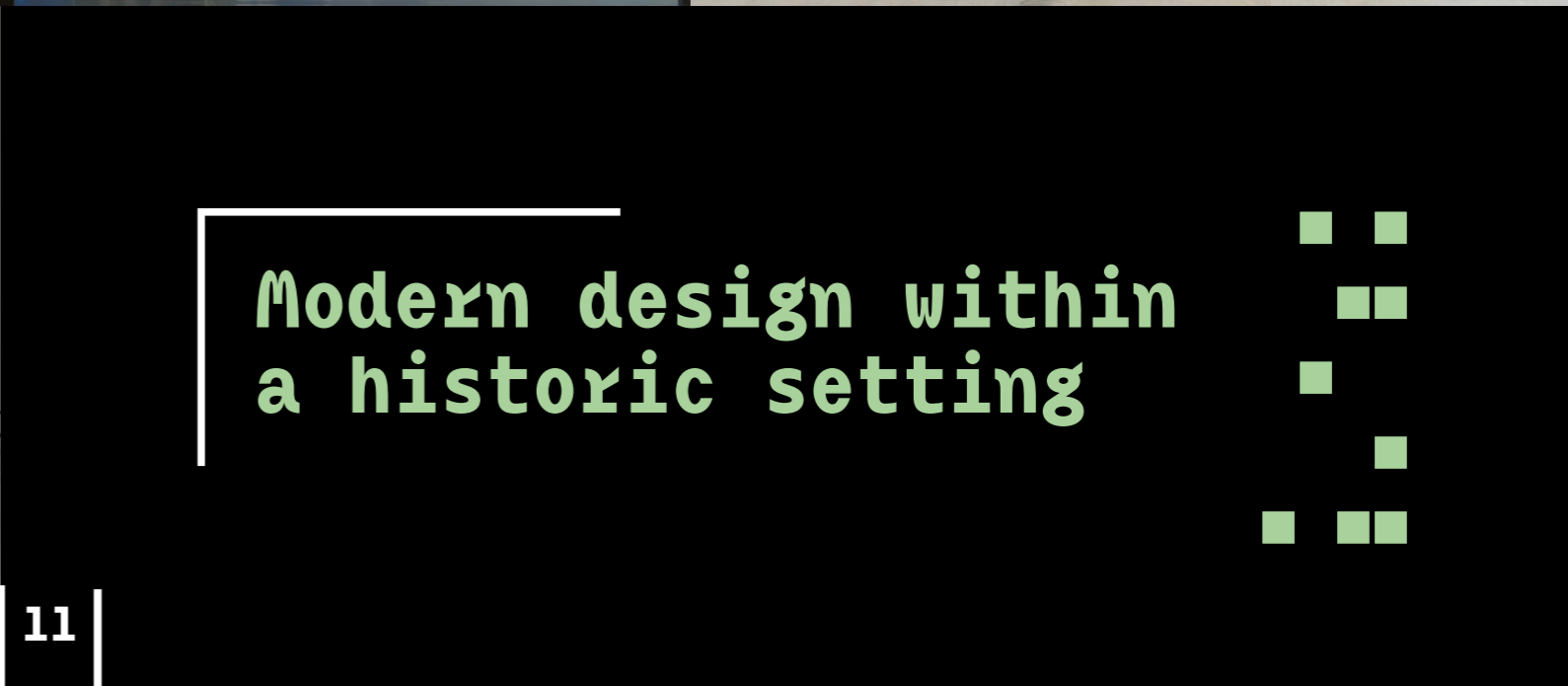
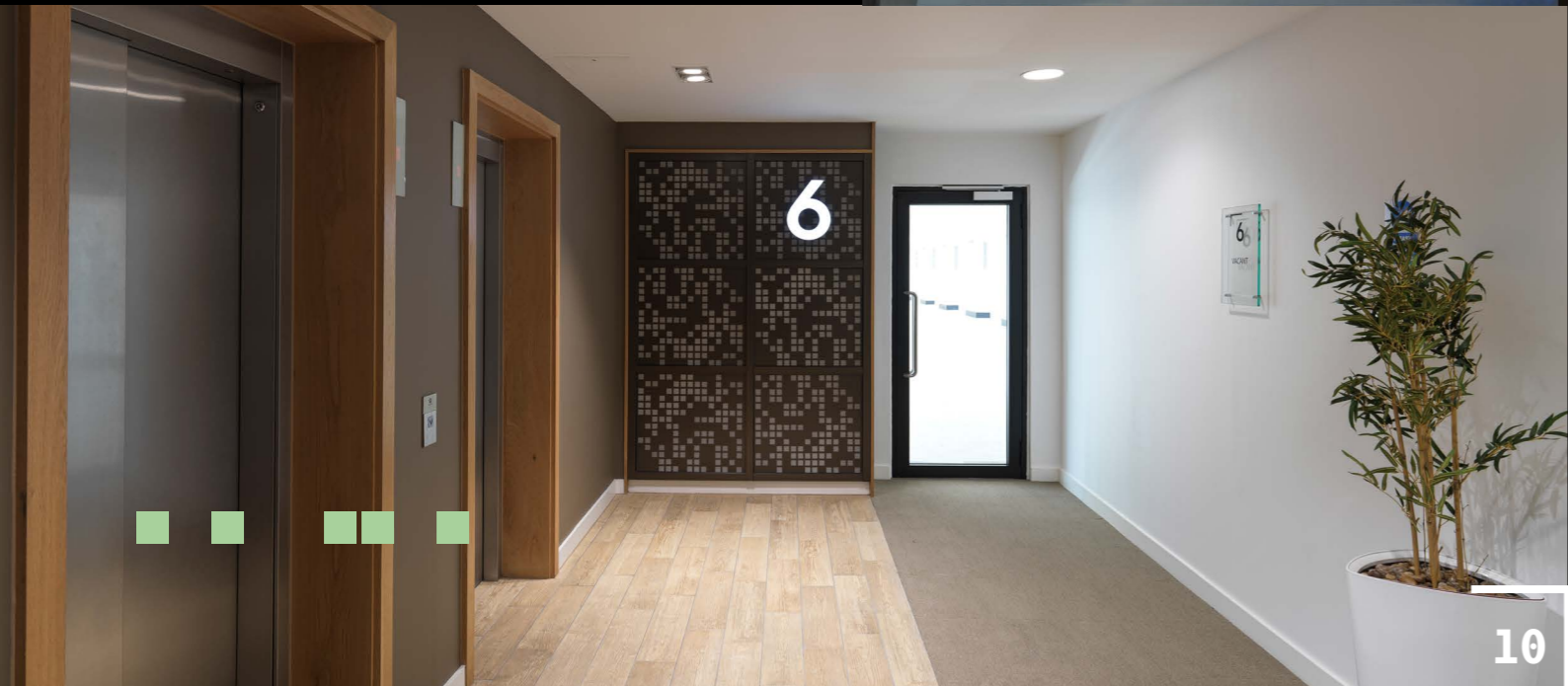
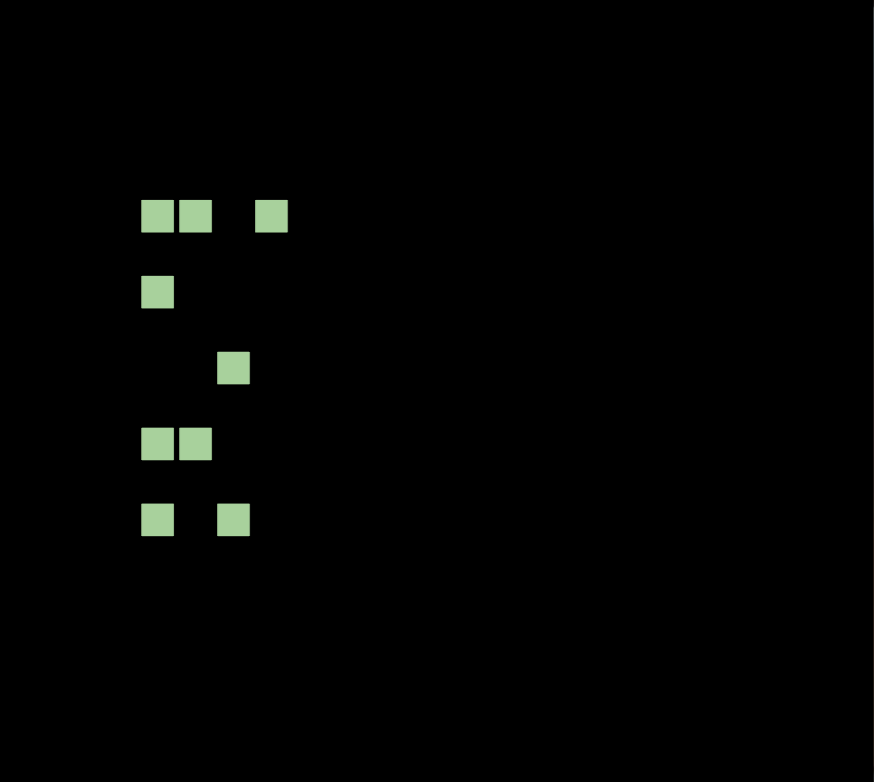
A SUITE OF **c.3,200 SQ FT**  
TO A SELF-CONTAINED  
FLOOR OF **9,173 SQ FT**

- BREEM 'Very Good'
- Exposed services
- 2 x 10 person passenger lifts
- Air conditioning
- WC's on each floor
- Shower & changing facilities
- LED Lighting
- Cycle storage

FLOOR	SQ FT	SQ M
4th Floor	5,090	472.9
5th Floor (can split)	9,193 (c.3,000)	854.1 (c. 278.7)
6th Floor	5,090	472.9
<b>TOTAL</b>	<b>19,373</b>	<b>1,799.9</b>

\*NIA measured in accordance with RICS code of measuring practice 6th edition





# Ideally located for the work/life balance

ALL CITY LIFE WITHIN A SHORT WALK

Corner Block is ideally located to benefit from the vast array of amenities that the City has to offer.

Whether it be a grab and go, a quick bite with a friend at lunch or a formal dinner in the evening, you've got everything from convenience to high end restaurants on the doorstep.

With Spinningfields adjacent and the main retail core only a short walk away, your retail opportunities are endless. Furthermore there are a number of gyms nearby for those who like to work out.

- |                            |                   |
|----------------------------|-------------------|
| 1 Sainsbury's              | 18 20 Stories     |
| 2 Starbucks                | 19 M&S Foodhall   |
| 3 Tesco                    | 20 Carluccio's    |
| 4 Federal                  | 21 The Ivy        |
| 5 Manhatta                 | 22 Pret A Manger  |
| 6 Dirty Martini            | 23 The Alchemist  |
| 7 The Blues Kitchen        | 24 Ibérica        |
| 8 Revolution De Cuba       | 25 Nando's        |
| 9 Bannatyne's              | 26 PureGym        |
| 10 Peaky Blinders Bar      | 27 Wagamama       |
| 11 Albert Schloss          | 28 Australasia    |
| 12 Rudy's Neapolitan Pizza | 29 ThaiKhun       |
| 13 Hawksmoor               | 30 The Oast House |
| 13 Opera House Theatre     | 31 Crazy Pedro's  |
| 15 Everyman Cinema         | 32 Impossible Bar |
| 16 Custo                   | 33 Almost Famous  |
| 17 Cafe Nero               | 34 Odeon Cinema   |

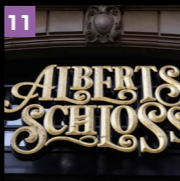


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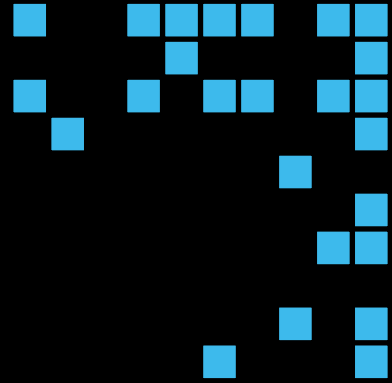
Walk time

Spinningfields	2 mins
St Peters Square Metrolink	6 mins
Deansgate Station	7 mins
Castlefield	10 mins
Salford Central Station	10 mins
Market Street (Retail Core)	12 mins



# corner block

MANCHESTER M3 3HN



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