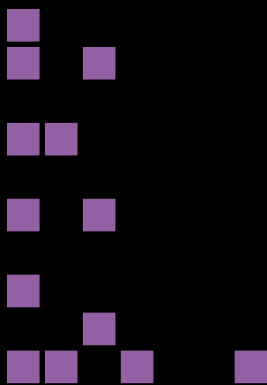


corner block

MANCHESTER M3 3HN



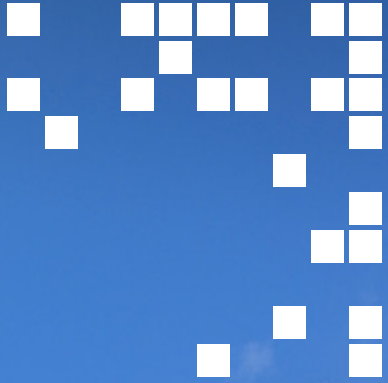
where heritage meets innovation

GRADE A DESIGN LED WORKSPACE



In the heart of a progressive city





Introducing corner block

WHERE HERITAGE MEETS INNOVATION

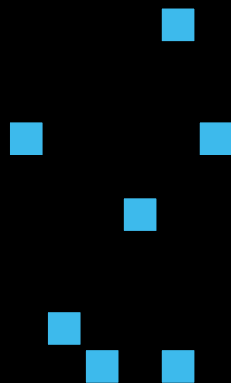
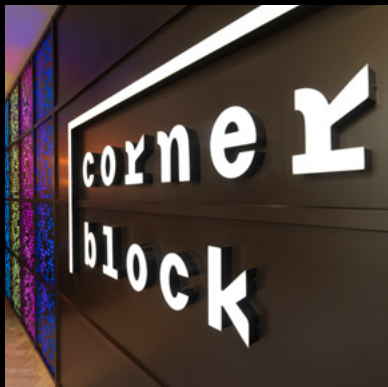
Corner Block stands prominently on the corner of Deansgate and Quays Street on the doorstep of Spinningfields. Surrounded by businesses from a range of sectors including global business from the professional, creative and tech sectors.

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

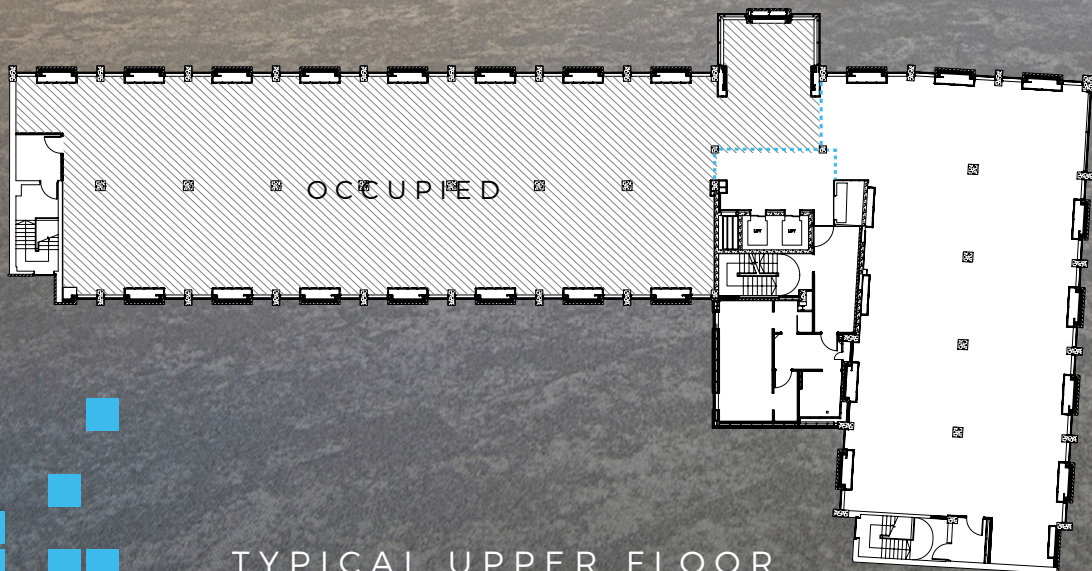
Internally, the building has been re-modelled, stripped back and comprises a bold, impressive look. Large, open and flexible floorplates allow the occupier to fully customise their environment to suit their needs.



- 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



Designed to accommodate
the business of tomorrow



TYPICAL UPPER FLOOR



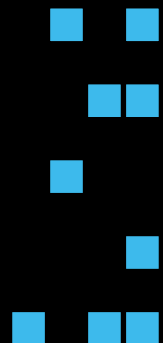
OPEN PLAN AND
FULLY FITTED & FURNISHED
SUITES OF **C.3,315 SQ FT**

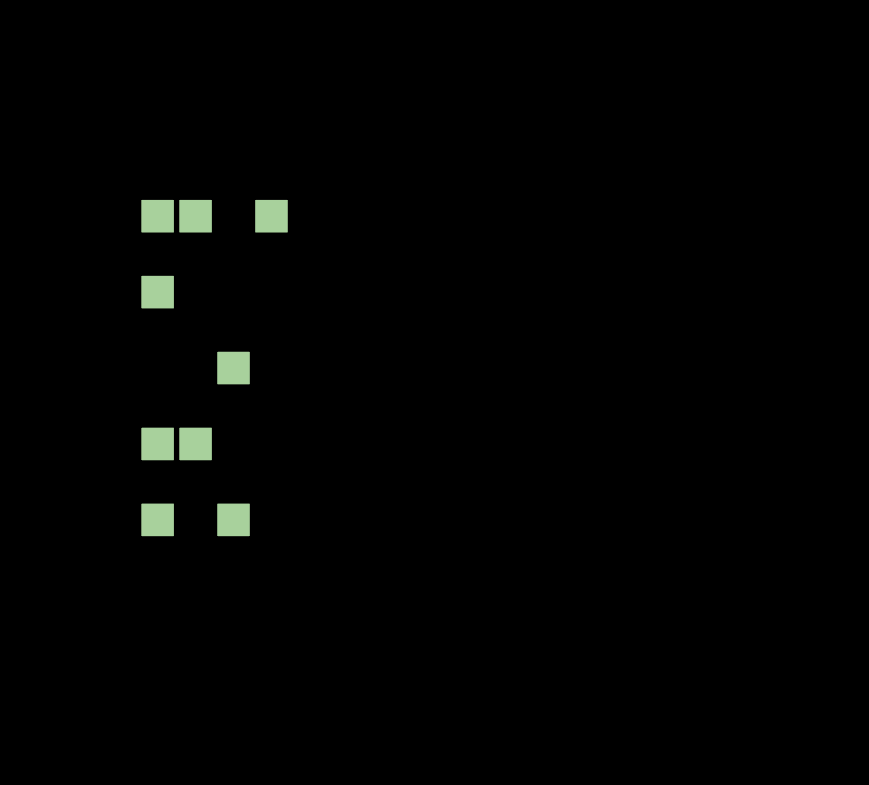
- BREEM 'Very Good'
- Exposed services
- 2 x 10 person passenger lifts
- Air conditioning
- WC's on each floor
- Shower & changing facilities
- LED Lighting
- Cycle storage



FLOOR	SQ FT	SQ M
4th Floor Open plan	3,315	308
5th Floor Fully fitted & furnished	3,315	308
TOTAL	6,630	616

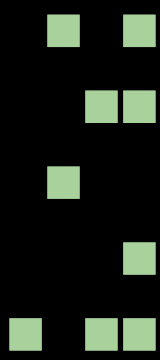
*NIA measured in accordance with RICS code of measuring practice 6th edition







Modern design within
a historic setting



Ideally located for the work/life balance

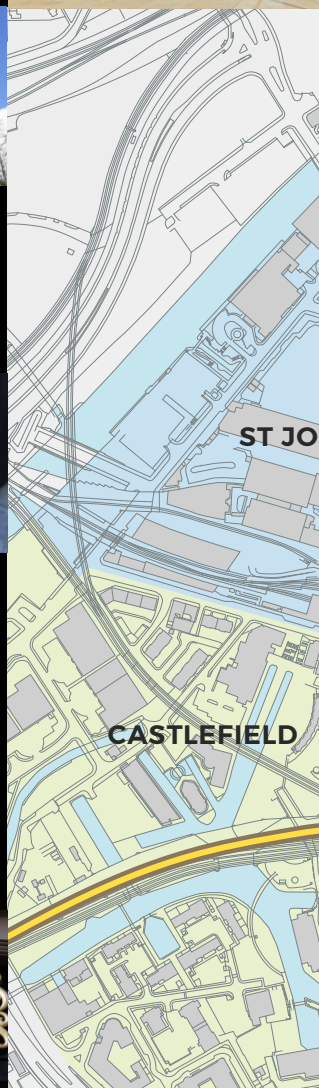
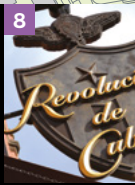
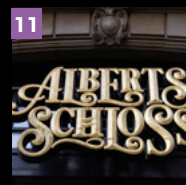
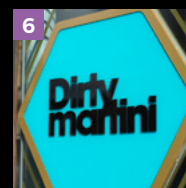
ALL CITY LIFE WITHIN A SHORT WALK

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 Manahatta | 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 Gusto | 33 Almost Famous |
| 17 Cafe Nero | 34 Odeon Cinema |





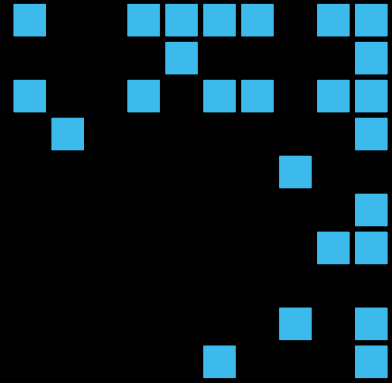
Walk time

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

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