

THE LANDMARK

HIGH STREET, NORTHERN QUARTER, MANCHESTER, M4 1ES



TO LET FITTED & FURNISHED CHARACTER WORKSPACE FROM 1,430 SQ FT





COFFEE

| | |
|------------|-------|
| ESPRESSO | £2.10 |
| AMERICANO | £2.20 |
| MACCHIATO | £2.15 |
| ESPRESSO | £2.10 |
| MOCHA | £2.40 |
| LATTE | £2.40 |
| CAPPUCCINO | £2.40 |

SUKI TEA'S

| | |
|-----------------------|-------|
| FAIR-TRADE | £2.20 |
| WHIC | £2.20 |
| GREEN | £2.20 |
| ORGANIC CAMOMILE | £2.20 |
| APPLE LOVES MINT | £2.25 |
| BARK GREY BLUE FLOWER | £2.25 |

WINES & BEERS

| | |
|--------------------------------|-------|
| SPRING WATER | £2.00 |
| HARROGATE STILL/SPARKING | £2.00 |
| LEMONADE | £2.00 |
| COCA COLA | £2.00 |
| FENTIMANS 'GINGER BEER' | £2.60 |
| FENTIMANS 'VICTORIAN' LEMONADE | £2.60 |
| CRANBERRY | £2.20 |
| PINEAPPLE | £2.20 |
| APPLE | £2.20 |
| ORANGE | £2.00 |
| FRESHERS 100% PURE JUICES | £2.00 |

THE SPACE



4TH FLOOR SUITE ↑

SITUATED IN THE HEART OF THE THRIVING NORTHERN QUARTER, THE LANDMARK IS THE PERFECT LOCATION AND ONE YOU WILL BE PROUD TO CALL YOUR OWN.



4TH FLOOR SUITE ↑

SPACE PLAN

2ND FLOOR
2,707 SQ FT

- 1: 22 STATION WORKSPACE
- 2: COLLABORATION / BREAKOUT SPACE
- 3: KITCHEN AREA
- 4: WC'S
- 5: TOUCHDOWN AREA
- 6: 10 PERSON MEETING ROOM
- 7: 8 PERSON MEETING ROOM



FLOOR PLAN

3RD FLOOR
2,707 SQ FT

- 1: WORKSPACE
- 2: KITCHEN ZONE
- 3: WC'S



FLOOR PLAN



4TH FLOOR

1,430 SQ FT

- 1: WORKSPACE
- 2: KITCHEN ZONE
- 3: WC'S

4: PRIVATE TERRACE



4TH FLOOR TERRACE

SPECIFICATION



3RD FLOOR SUITE ↑

THE SPACE IS IDEAL FOR CREATIVITY TO FLOURISH WHETHER YOU'RE IN MEDIA, FASHION, MARKETING, PHOTOGRAPHY OR FILM.



LOCATION

METROLINK

- M1.** DEANSGATE-CASTLEFIELD
- M2.** ST PETER'S SQUARE
- M3.** PICCADILLY GARDENS
- M4.** MARKET STREET
- M5.** EXCHANGE SQUARE
- M6.** SHUDEHILL

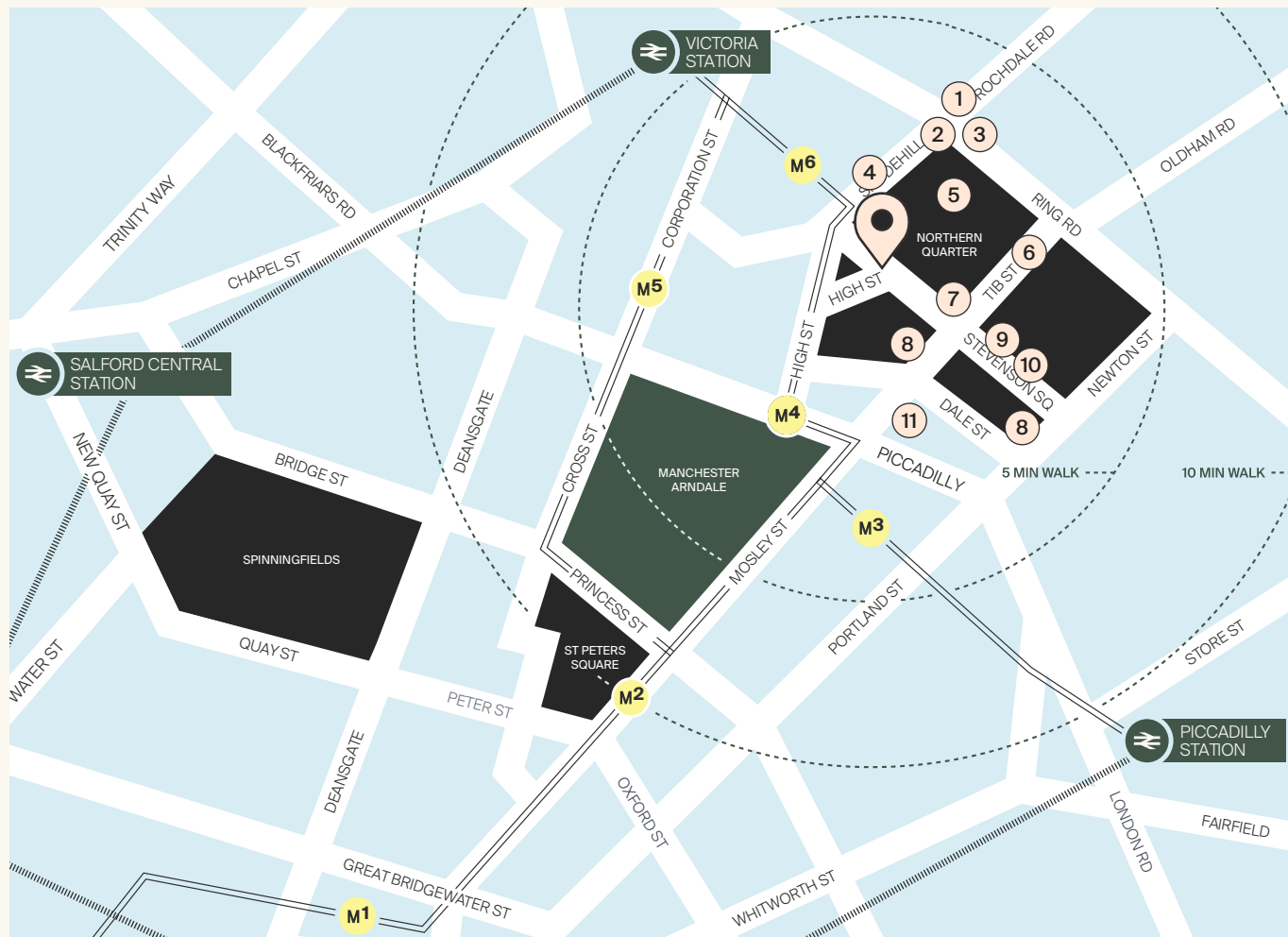
AMENITY

- | | |
|---------------------------|------------------------------|
| 1. MACKIE MAYOR | 7. NOHO |
| 2. ALMOST FAMOUS | 8. COTTONOPOLIS |
| 3. YARD AND COOP | 9. FRED ALDOUS |
| 4. TROF | 10. FOUNDATION COFFEE |
| 5. HOME SWEET HOME | 11. MORRISONS |
| 6. TURTLE BAY | 12. COTTONOPOLIS |

THE LANDMARK IS PERFECTLY LOCATED ACROSS THE ROAD FROM THE ARNDALE AND JUST FEW MINUTES WALK BOTH VICTORIA STATION AND SHUDEHILL METROLINK



SHUDEHILL METROLINK



VICTORIA STATION



VICTORIA STATION
5 MINS WALK AWAY

NQ

IN THE HEART OF THE
NORTHERN QUARTER



MANCHESTER ARNDALE
LESS THAN 2 MINS AWAY

LOCAL AMENITY

HUNDREDS OF INDEPENDENT RESTAURANTS,
BARS AND RETAILERS ON YOUR DOORSTEP



SHACK // 69 HIGH STREET



PICCADILLY RECORDS // 53 OLDHAM ST



ARNDALE // MANCHESTER



STEVENSON SQUARE ↑

WELCOME TO THE
NORTHERN QUARTER.
A PLACE FILLED TO THE
BRIM WITH CULTURE.



EDGE STREET



TURTLE BAY // 46-50 OLDHAM STREET



FLOK // 5 STEVENSON SQUARE



FRED ALDOUS // 37 LEVER STREET

LEASE

THE PREMISE ARE TO BE MADE AVAILABLE ON THE BASIS OF A NEW LEASE FOR A TERM TO BE AGREED ON FULL REPAIRING AND INSURING TERMS.

SERVICE CHARGE

A SERVICE CHARGE WILL BE PAYABLE.

VAT

ALL PRICES QUOTED ARE EXCLUDING BUT MAY BE LIABLE TO VAT

EPC

THE BUILDING HAS AN EPC RATING OF C-74. A CERTIFICATE CAN BE PROVIDED ON REQUEST.



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LETS START A CONVERSATION

FOR FURTHER INFORMATION, OR TO ARRANGE A
VIEWING, PLEASE CONTACT THE LETTING AGENTS:

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