



VICTORIA BUILDINGS

ALBERT
SQUARE

2,658 SQ FT
OFFICE

FULLY FITTED
WORKSPACE

EPC B

MANCHESTER
M2 4DF





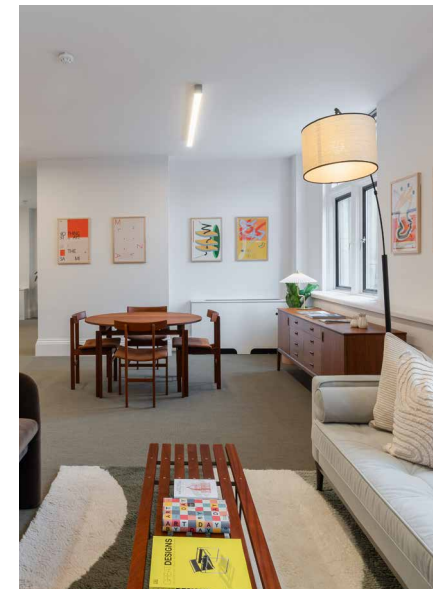
OFFICE SUMMARY

THIRD FLOOR FULLY FITTED WORKSPACE

TOTAL AREA: 2,658 sq ft

NUMBER OF WORKSTATIONS: 28

A beautiful, fully fitted and furnished workspace with 28 workstations, meeting, collaboration and informal seating. In addition to the outstanding location neighbouring Albert Square, surrounded by great hospitality and connectivity options, this office has been designed for occupiers seeking an inspiring and welcoming workspace.





**2,658 sq ft of fully furnished
workspace including:**

28 desks

Arrival space

Meeting room and phonebooth

Touchdown and collab tables

Kitchen and breakout area

Living plants and artwork

Power and data cabling

Flexible WIFI solutions

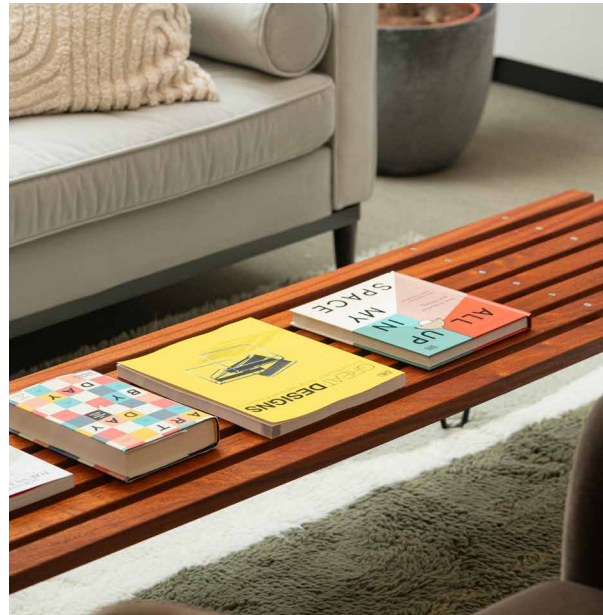
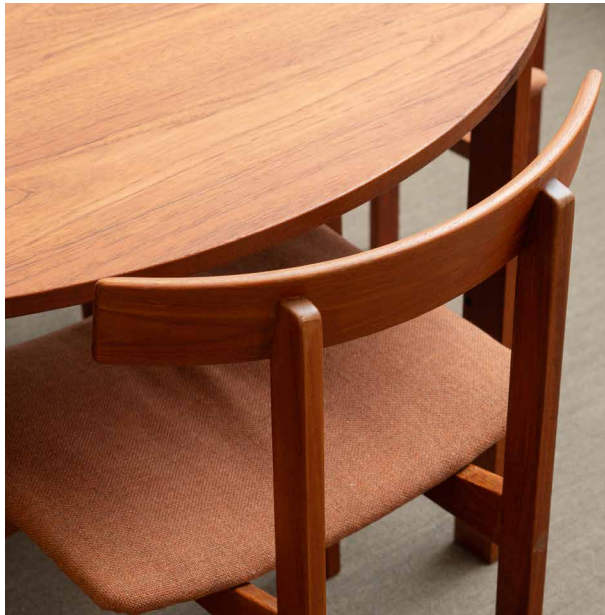
Heating & cooling air-con

LED Lighting

Lift access

Fob access control system

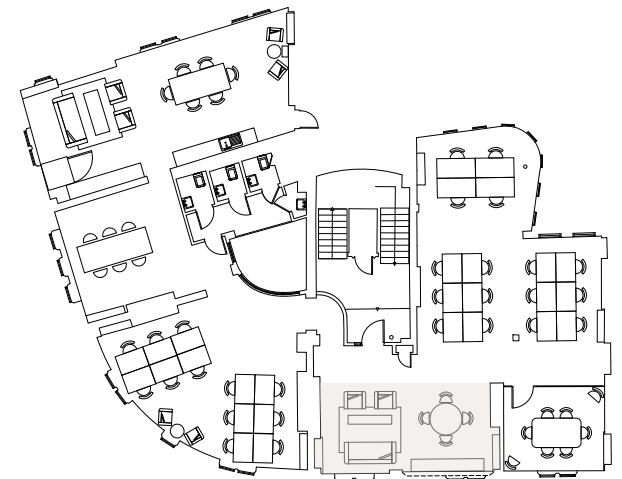
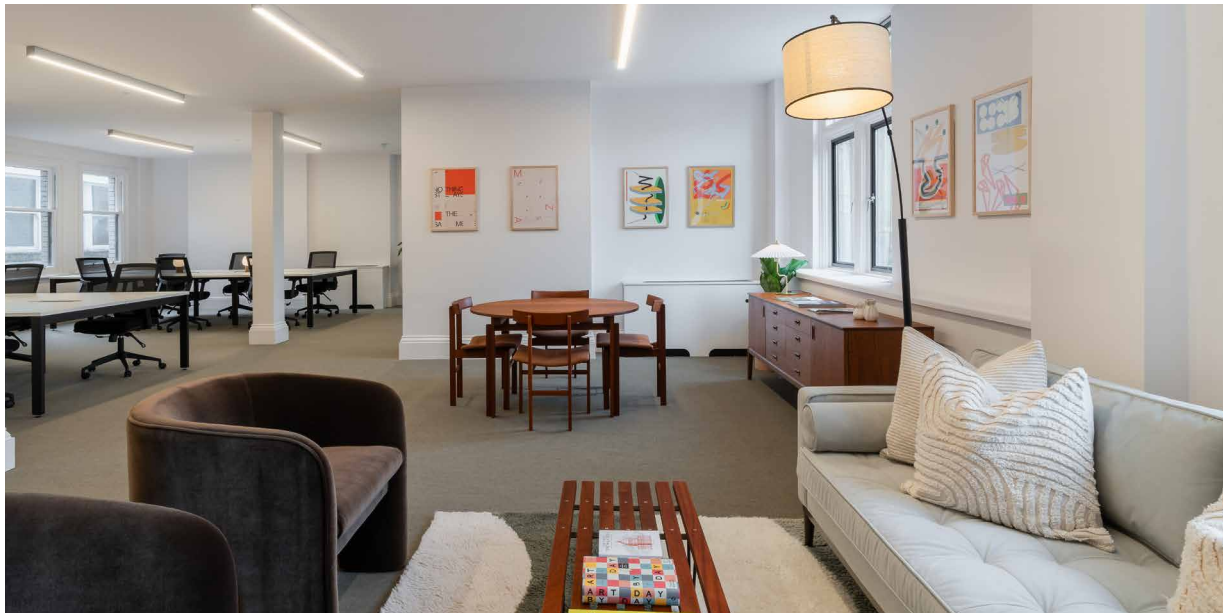
Self-contained WC's

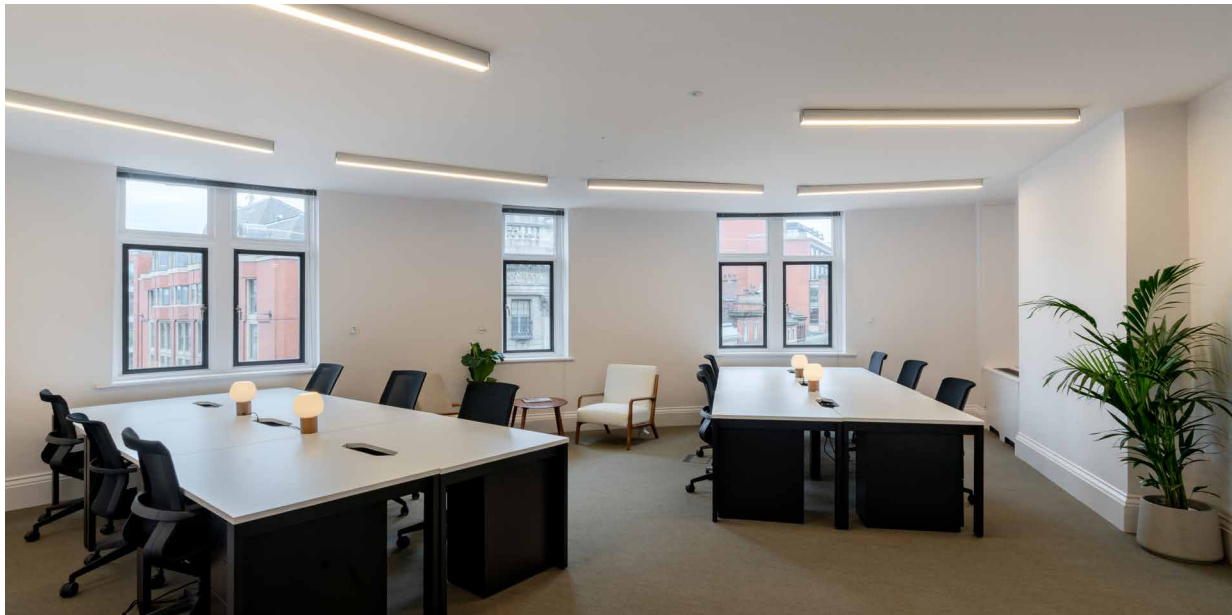
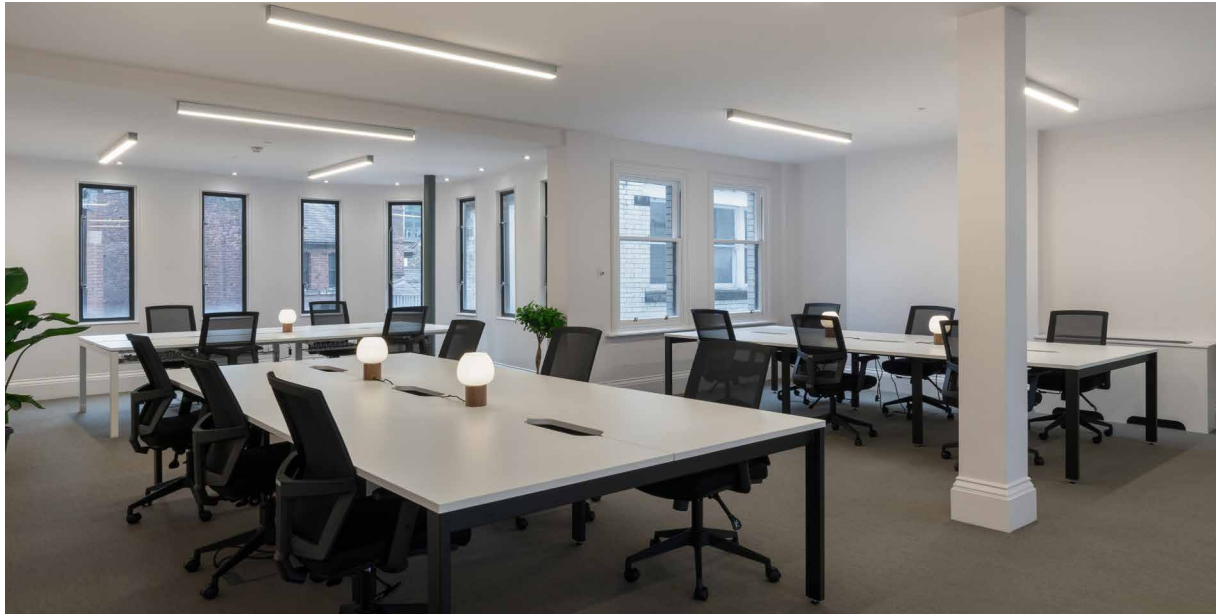


MID-CENTURY WELCOME

Ideal for initial impressions, client hosting and additional breakout space for your teams, this beautiful and adaptable area is the perfect addition to your new office.

A carefully restored Hans J Wegner table and sideboard are the centrepieces of the newly furnished arrival space with designer sofa, accompanying armchairs and coffee table.

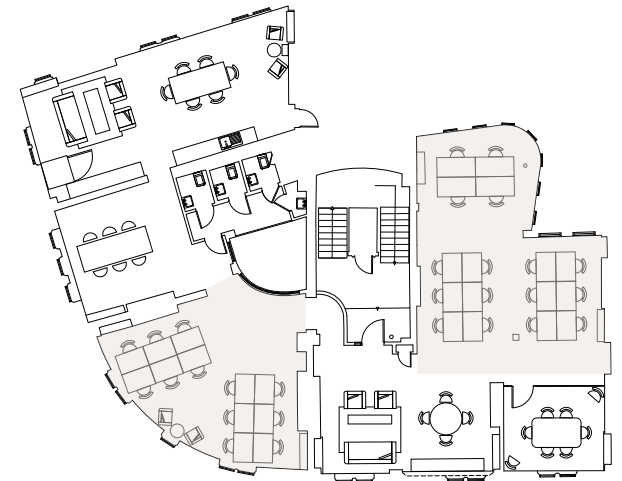




FOCUSED DESK SPACE

Totalling 28 desks with ergonomic office chairs and warm walnut desk lights; this office offers your teams a naturally lit environment to focus and do their best work.

UK made, minimalist designed white desks and black chairs are softened with living plants, khaki flat-woven carpet, artwork and various break out seating options.

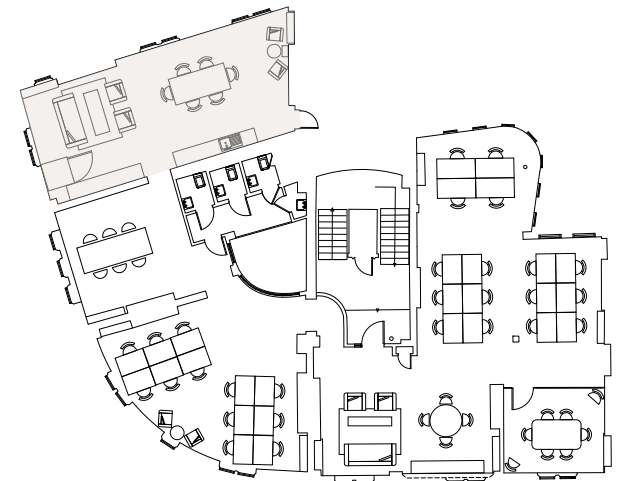


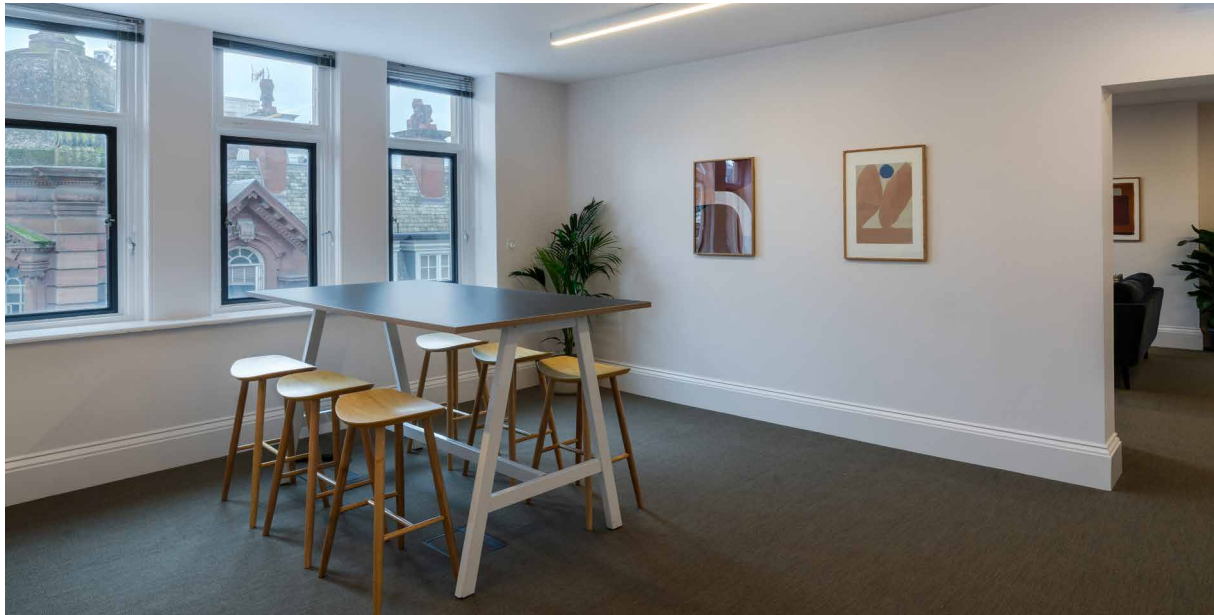


KITCHEN & BREAKOUT

The bright and generous kitchen and breakout space comes ready for your teams to rest and recharge over a cuppa or light lunch.

Soundproof phonebooth, soft armchairs, dining table and sofa provide different options for your teams to use freely as part of their daily routines.

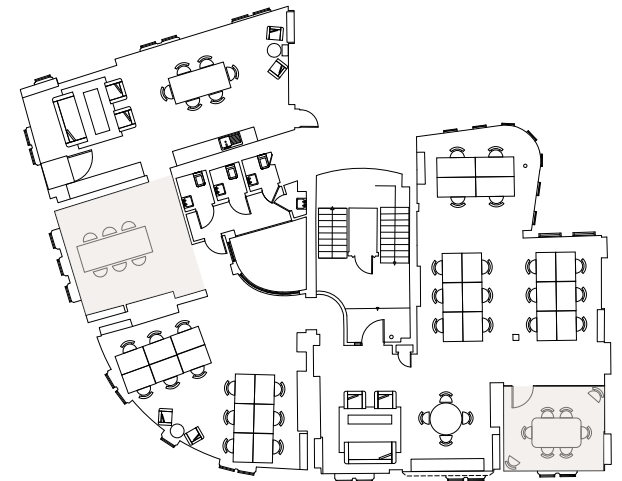
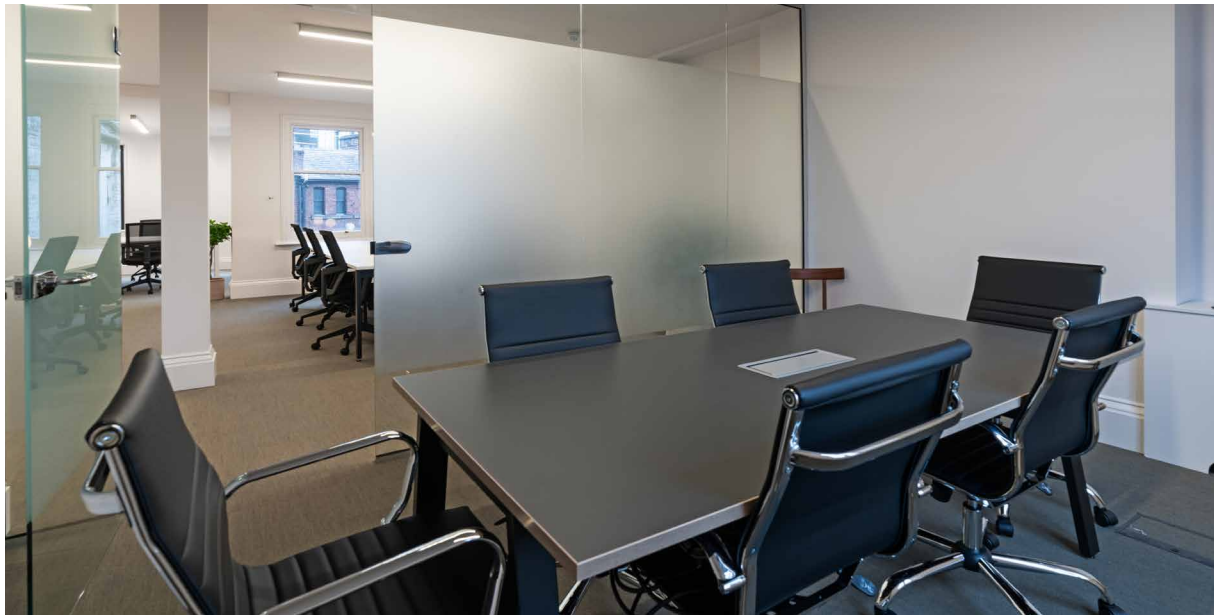




MEETING & TOUCHDOWN

Recognising the role of the office as an environment to enable collaboration amongst your teams, this office comes with dedicated touchdown space and private boardroom for all types of meeting.

AV-equipped, the boardroom has everything you need to pitch to clients, workshop solutions or update your wider team on your ambitions for the coming year.



DESIGN-LED WORKSPACE IN THE HEART OF MANCHESTER

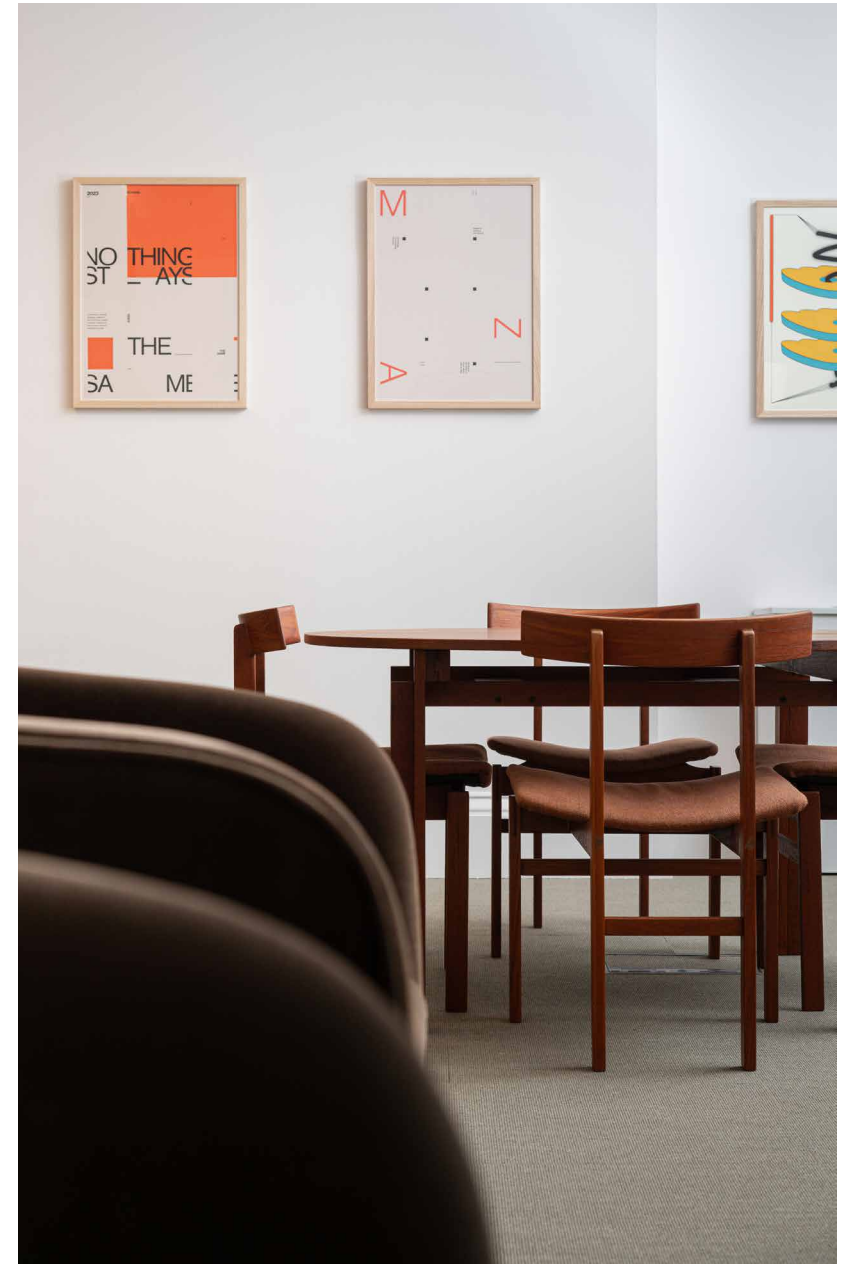


FOR COMPANIES WHO THINK DIFFERENTLY

Welcome to Victoria Buildings, home to beautifully curated workspaces ready for ideas and teams to flourish.

Dating back to 1877, this exceptional building overlooks the iconic Albert Square, home to the city's Town Hall, well connected to transport, leisure, retail and more.

We are inviting businesses to join us at Victoria Buildings to continue Manchester's story of pioneers.



BUILDING SUSTAINABILITY

EPC B

GREEN ELECTRICITY

RETROFITTED OFFICE BUILDING

GREEN COMMUTE OPTIONS

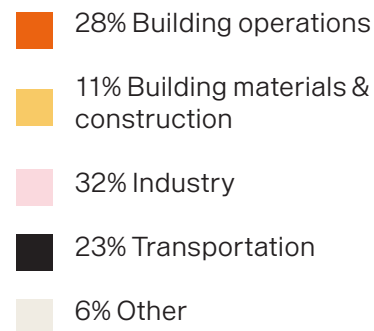
EFFICIENT LIGHTING AND HEATING



THREE SIMPLE AND COMPELLING REASONS TO CHOOSE RETROFITTED WORKSPACE

1. CARBON EMISSIONS

39% of carbon emissions are from property.



Source: UKGBC, UN IPCC and IEA



2. WASTE

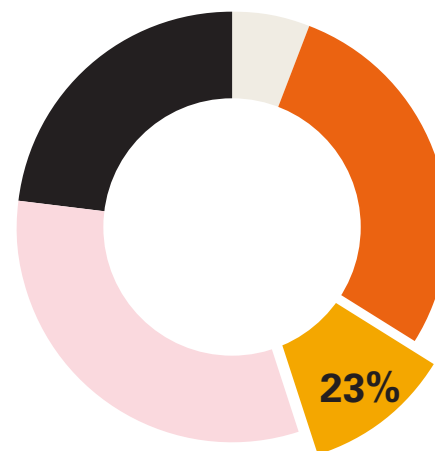
The UK loses more than 50,000 buildings a year through demolition and 62% of the UK's waste is from construction (138 million tonnes).

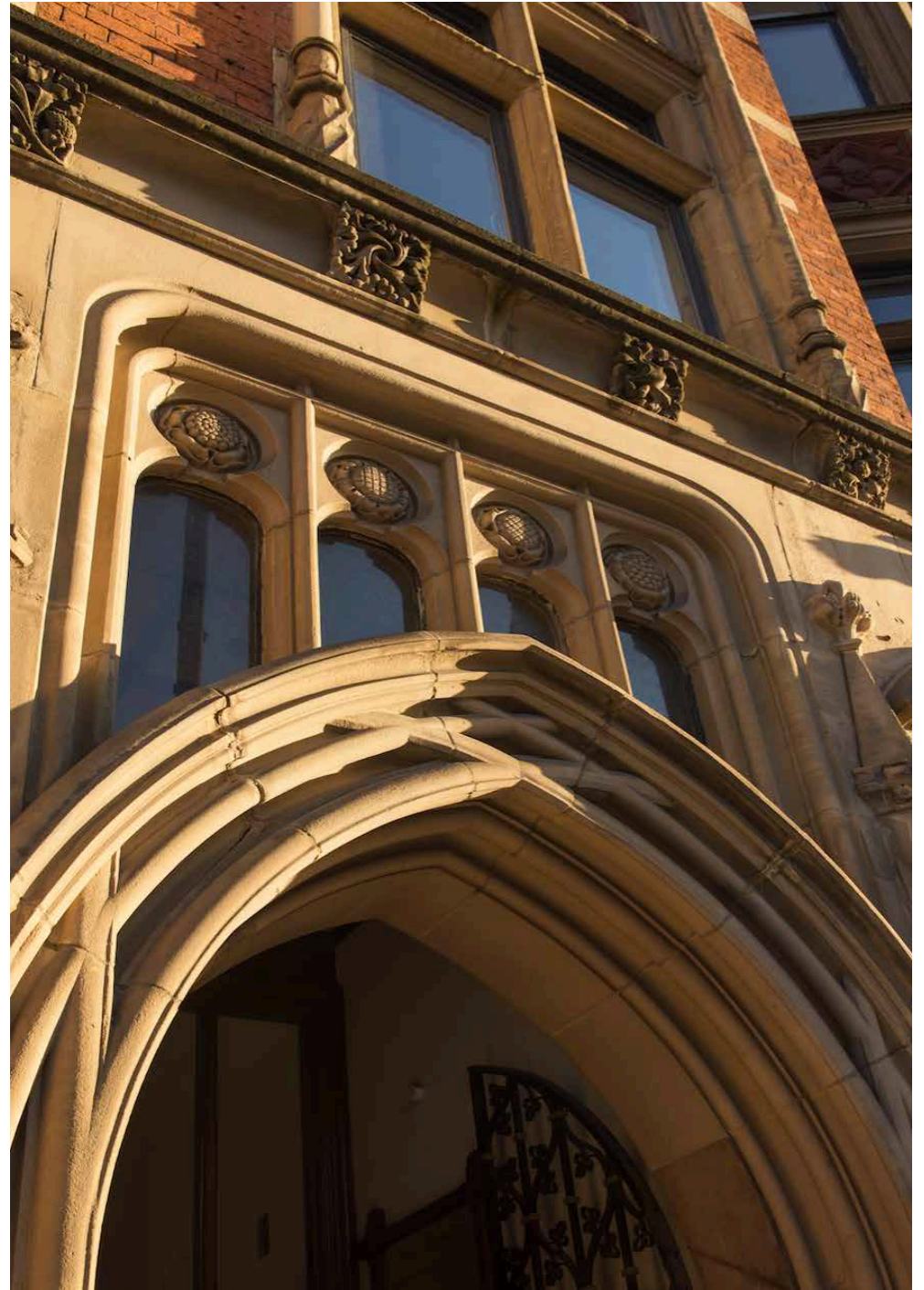
3. RAW MATERIAL EXTRACTION

Just three materials - concrete, steel, and aluminium — are responsible for 23% of total global carbon emissions.

Concrete	11%
Steel	10%
Aluminium	2%

Source: UK Gov Waste Report, Architecture 2030





A CENTRE IN EVERY SENSE

Albert Square is the geographical, political and social centre of Manchester. The city's people know it, interact with it and enjoy it, and the city's transport flows to it.

KEY

- VICTORIA BUILDINGS
- ◆ METROLINK STOPS
- P NCP CAR PARKS
- TRAIN STATIONS

COFFEE

- 1 BOLD STREET
- 2 GAILS
- 3 92 DEGREES
- 4 DITTO
- 5 FEDERAL
- 6 KNOOPS

LUNCH

- 7 CAFFEE GRANDE
- 8 MARAY
- 9 WRIGHT'S
- 10 HAWKSMOOR
- 11 FRANCO MANCA
- 12 WAGAMAMAS

DRINKS

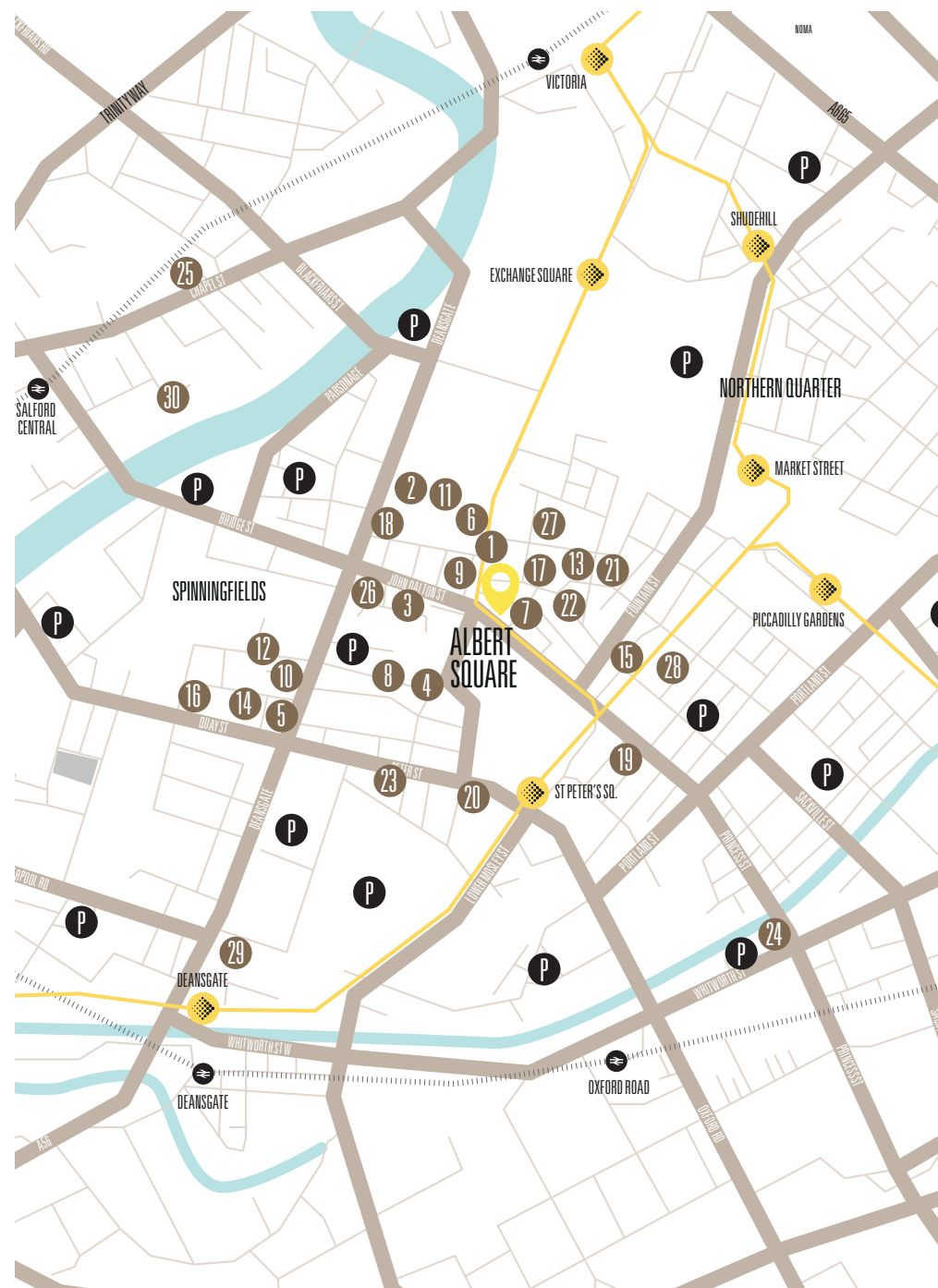
- 13 FLIGHT CLUB
- 14 SCHOFIELDS
- 15 SALUT WINES
- 16 20 STORIES
- 17 HUDSON SOCIAL
- 18 ARCANÉ

SLEEP

- 19 THE ALAN
- 20 THE MIDLAND
- 21 HOTEL GOTHAM
- 22 KING ST TOWNHOUSE
- 23 THE EDWARDIAN
- 24 WHITWORTH LOCKE

HEALTH

- 25 F45
- 26 TRIB3
- 27 KING ST GYM
- 28 LIFESTYLE FITNESS
- 29 LIVINGWELL
- 30 FORM



IDEAL LOCATION FOR TEAMS

A large selection of high quality restaurants, coffee shops, cafes and supermarkets mean your team are never far away from their new regular.

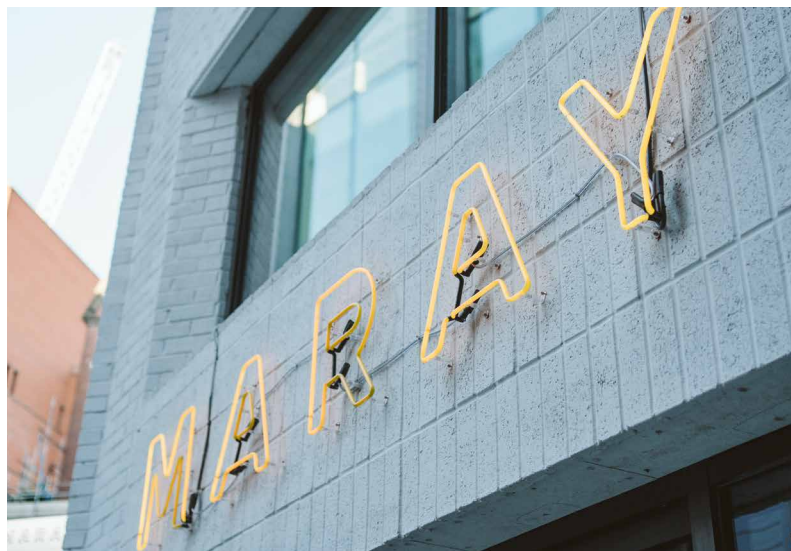
Bold Street Coffee	1min walk
Ditto Coffee	1min walk
Knoops	2mins walk
Blank Street Coffee	2mins walk
Gails Bakery	3mins walk



Gails Bakery



Knoops



Maray Restaurant



Bold Street Coffee



Ditto Coffee



THE NEW ALBERT SQUARE

The offices at Victoria Buildings overlook one of Europe's most impressive gathering places, Albert Square. Currently undergoing a complete transformation, this focal point in Manchester will once again be full of life, activity and opportunity.

(CGI designs for the new square)





CONTACT

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