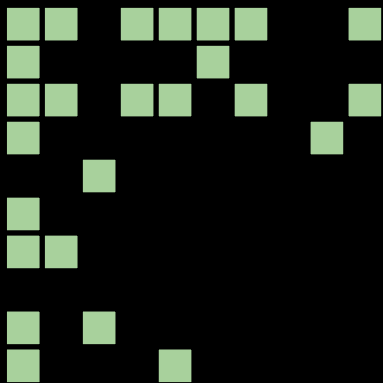
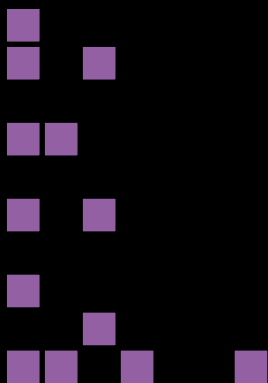




corner block

MANCHESTER M3 3HN



where heritage meets innovation

GRADE A DESIGN LED WORKSPACE



In the heart of
a progressive city



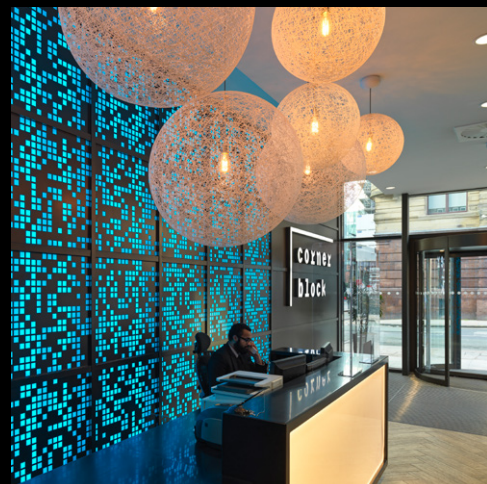
Introducing corner block

WHERE HERITAGE MEETS INNOVATION

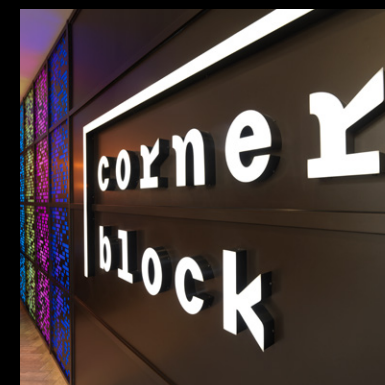
Corner Block stands prominently on the corner of Deansgate and Quays Street on the doorstep of Spinningfields. Surrounded by businesses from a range of sectors including global business from the professional, creative and tech sectors.

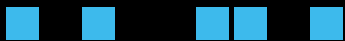
A striking external façade combines the raw materials of the original building with floor to ceiling glazing to give a contemporary edge.

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.

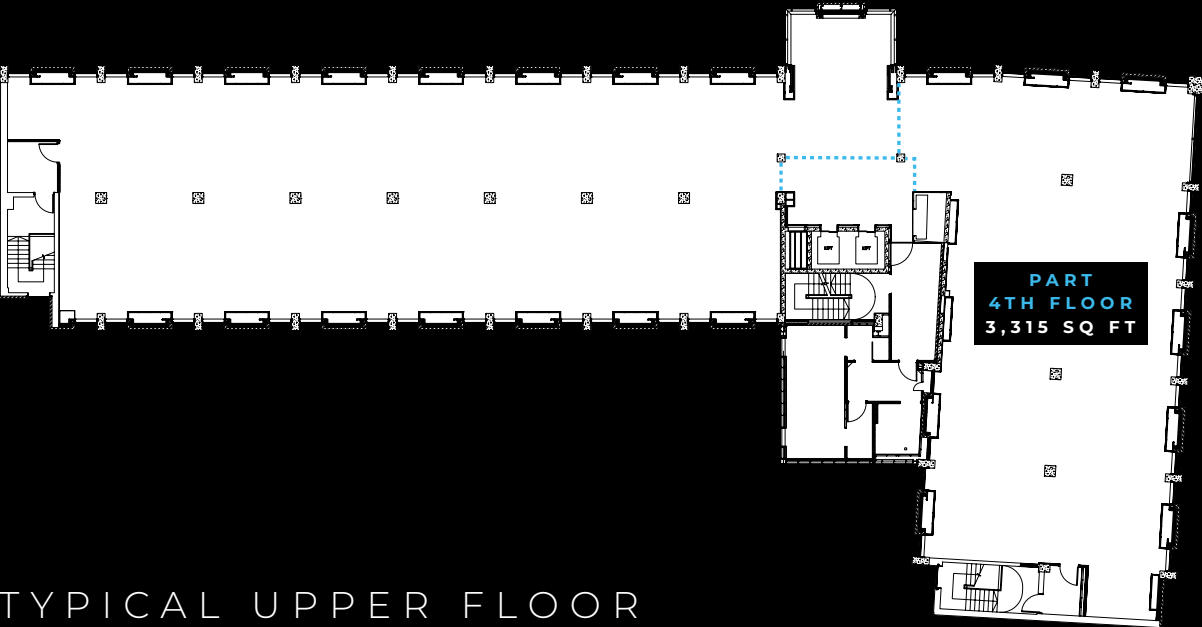


- Full concierge service
- Secure cycle storage
- Complimentary wi-fi in reception
- New VRF air-conditioning
- Full height glazing
- Iconic views of the city
- With a base occupancy ratio of 1:9 sq m (floors can be enhanced to 1:7 sq m)
- Backbone enabled building removing the need for wayleaves





Designed to accommodate the business of tomorrow



TYPICAL UPPER FLOOR



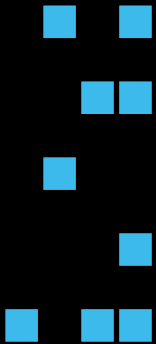
OPEN PLAN AND FULLY FITTED & FURNISHED SUITES FROM **C.3,315 SQ FT**

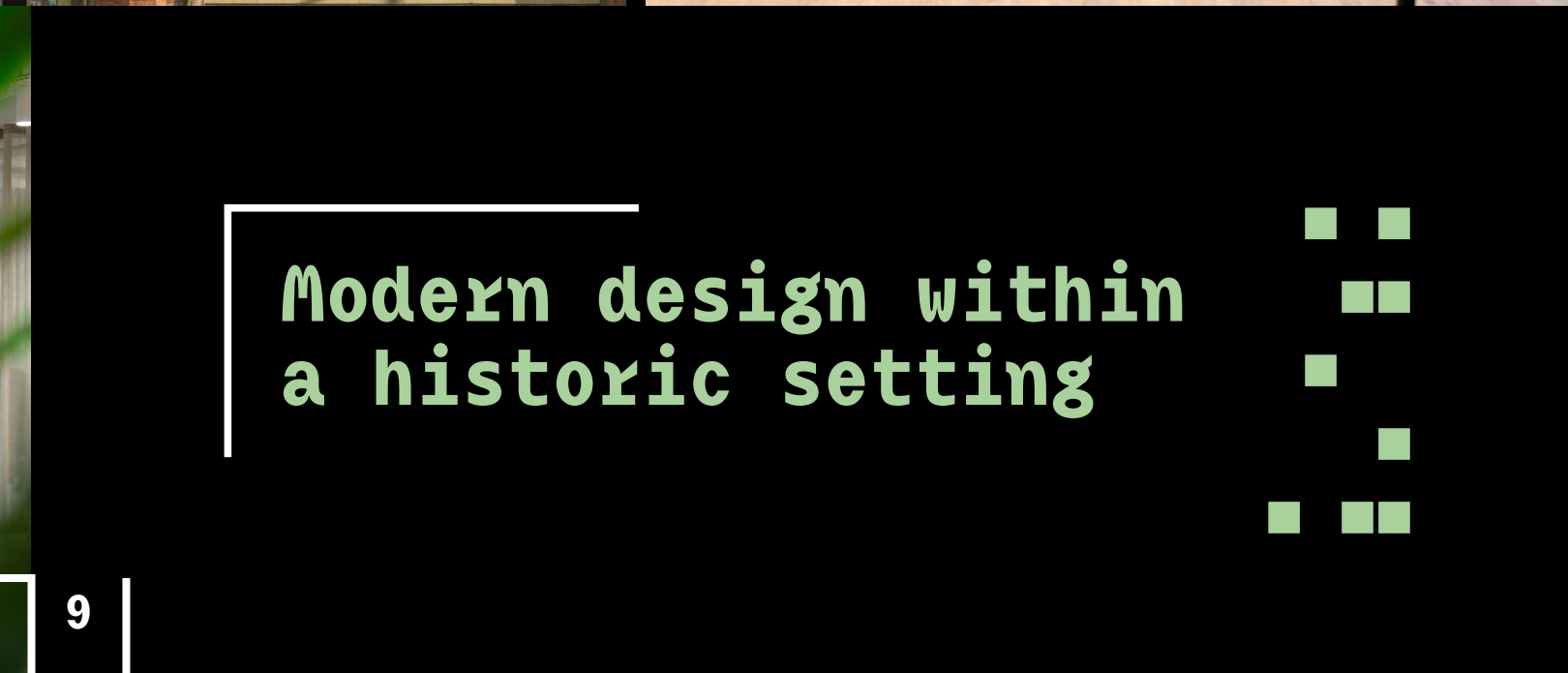
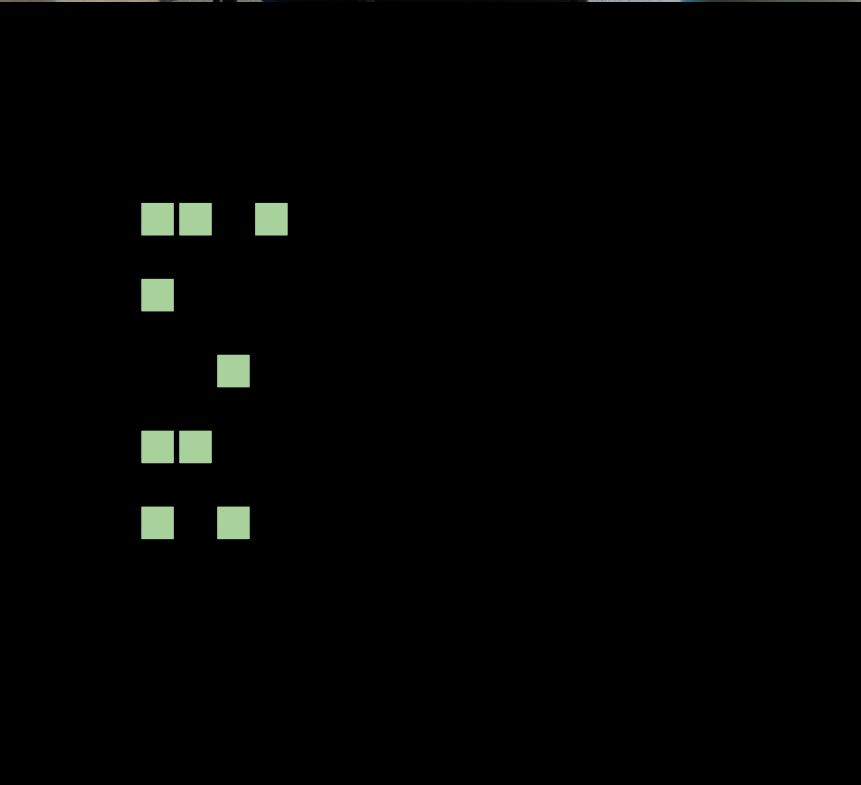
- BREEM 'Very Good'
- Exposed services
- 2 x 10 person passenger lifts
- Air conditioning
- WC's on each floor
- Shower & changing facilities
- LED Lighting
- Cycle storage



FLOOR	SQ FT	SQ M
1st Floor (Fully fitted & furnished)	5,090	473
4th Floor (Open plan)	3,315	308
TOTAL	8,405	781

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





Ideally located for the work/life balance

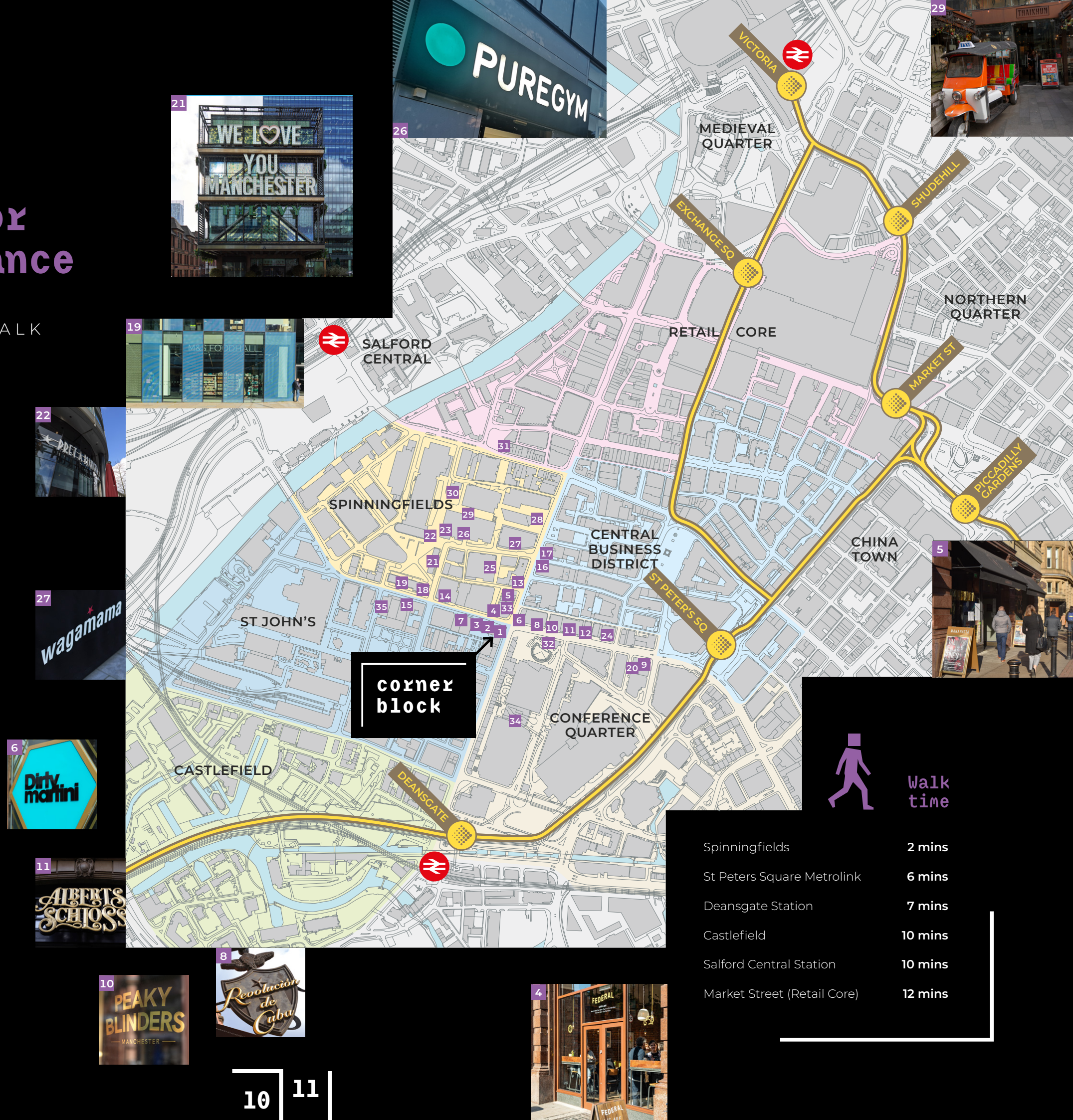
ALL CITY LIFE WITHIN A SHORT WALK

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 | 19 M&S Foodhall |
| 2 Starbucks | 20 Exhibition |
| 3 Tesco | 21 The Ivy |
| 4 Federal | 22 Pret A Manger |
| 5 Manahatta | 23 The Alchemist |
| 6 Dirty Martini | 24 Blacklock |
| 7 The Blues Kitchen | 25 Nando's |
| 8 Revolution De Cuba | 26 PureGym |
| 9 Haunt | 27 Wagamama |
| 10 Peaky Blinders Bar | 28 Australasia |
| 11 Albert Schloss | 29 Thaikhun |
| 12 Rudy's Neapolitan Pizza | 30 The Oast House |
| 13 Hawksmoor | 31 Crazy Pedro's |
| 13 Opera House Theatre | 32 Impossible Bar |
| 15 Everyman Cinema | 33 Flay Iron |
| 16 Gusto | 34 Odeon Cinema |
| 17 Cafe Nero | 35 Barry Gym |
| 18 20 Stories | |

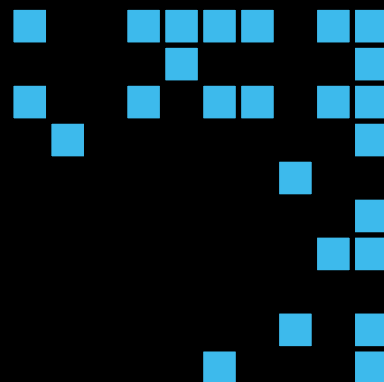


Walk
time

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



Scott Shufflebottom
scott@sixteenrealestate.com

Daniel Barnes
dbarnes@savills.com

Sixteen.

sixteenrealestate.com

0161 461 1616

savills.co.uk

savills

0161 236 8644

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

Design and production by RB&Co 0161 833 0555. www.richardbarber.co.uk