

X LINCOLN EXCHANGE

TO LET

MANCHESTER CITY CENTRE · GRADE A REFURBISHMENT

Lincoln Exchange

Queen Street, Manchester, M2 5HX

12,500

SQ FT TOTAL

7,641

SQ FT AVAILABLE

3

FLOORS TO LET

2nd-4th

FLOOR RANGE



ARRIVAL & LOBBY



THE OPPORTUNITY

A landmark refurbishment in the city's core

Lincoln Exchange occupies a striking red-brick building on Queen Street, in the heart of Manchester's commercial core. A comprehensive strip-out and refit is transforming the scheme into contemporary workspace, wrapped in the character of the original façade.

Inside, warm walnut, brushed brass and dark bottle-green joinery set a considered, hospitality-led tone — designed to give occupiers a workplace that feels distinct from the standard city-centre offer.

It's prestigious company, too — No.10 North, the Prime Minister's new Northern Office, sits just two doors away.

M2 5HX	5	2,547	POA
POSTCODE	STOREYS	SQ FT / FLOOR	TERMS

THE FIT-OUT



BOARDROOM



BREAKOUT SPACE



KITCHEN & BREAKOUT



MEETING SPACE



FOCUS PODS

AVAILABILITY

Three floors, ready to fit out

Floors 2–4 are available as a whole or individually, each offering full-floor, self-contained space with the flexibility to suit a range of occupier requirements.

7,641 sq ft

TOTAL AVAILABLE (NIA)

FLOOR	AREA	STATUS
4th	2,547 sq ft	AVAILABLE
3rd	2,547 sq ft	AVAILABLE
2nd	2,547 sq ft	AVAILABLE
TOTAL BUILDING	12,500 sq ft	

Floors may be combined or let individually. Terms available on application.

FLOOR PLANS

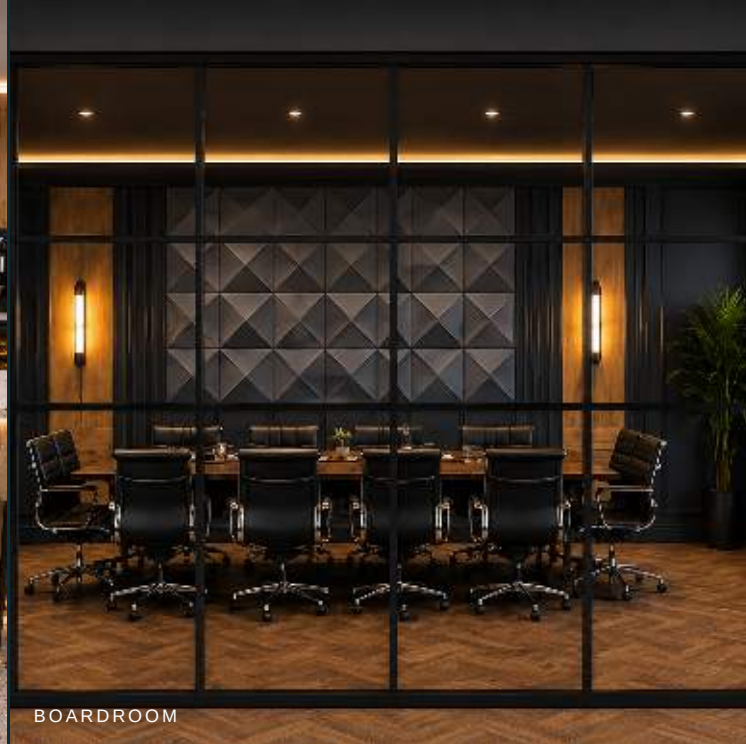
An example floorplate

2nd, 3rd & 4th Floors Available

2,547 sq ft Each Floor



Representative layout — each of the three available floors follows a similar plan. Indicative only, not to scale; furniture layout illustrative.



KITCHEN & SOCIAL HUB

BOARDROOM

FOCUS PODS

SPECIFICATION

Designed for modern business

Each floor is being delivered to the same considered standard, from a full mechanical and electrical upgrade through to bespoke joinery and finishes.

- 01 Boutique Fit-Out**
 Bespoke joinery, brass detailing and a warm material palette throughout.
- 02 Boardroom & Meeting Suites**
 Dedicated meeting and boardroom space across the floors.
- 03 Breakout & Kitchen**
 Social kitchen and breakout areas for informal work and downtime.
- 04 Focus Pods**
 Private pods for calls and heads-down work.
- 05 Refurbished Lobby & Lifts**
 New arrival experience with passenger lift access to all floors.
- 06 Private WCs**
 Newly refurbished facilities, demised for the occupier's sole use.
- 07 LED Lighting**
 Energy-efficient LED lighting installed throughout.
- 08 Neighbours with No.10 North**
 Just two doors from the Prime Minister's new Northern Office.
- 09 Sustainable Materials**
 Environmentally considered materials used throughout the fit-out.
- 10 Superfast Connectivity**
 Superfast internet connectivity throughout.

LOCATION & CONNECTIVITY

You won't find a better address

Lincoln Exchange sits on Queen Street, right in Manchester's Central Business District — on the doorstep of King Street, St Ann's Square and Spinningfields, with Manchester Town Hall and St Peter's Square just a few minutes' walk away.

Few occupiers get a more central footing in the city: everything from the civic heart of Manchester to its established banking and legal district is within easy walking distance of the front door.



Neighbours with No.10 North

The Prime Minister's new Northern Office sits just two doors away.

5 min

ST PETER'S SQUARE
METROLINK

10 min

VICTORIA &
DEANSGATE
STATIONS

20 min

MANCHESTER
PICCADILLY



Location

Queen Street, Manchester, M2 5HX

///locked.repay.tops

Local Amenities

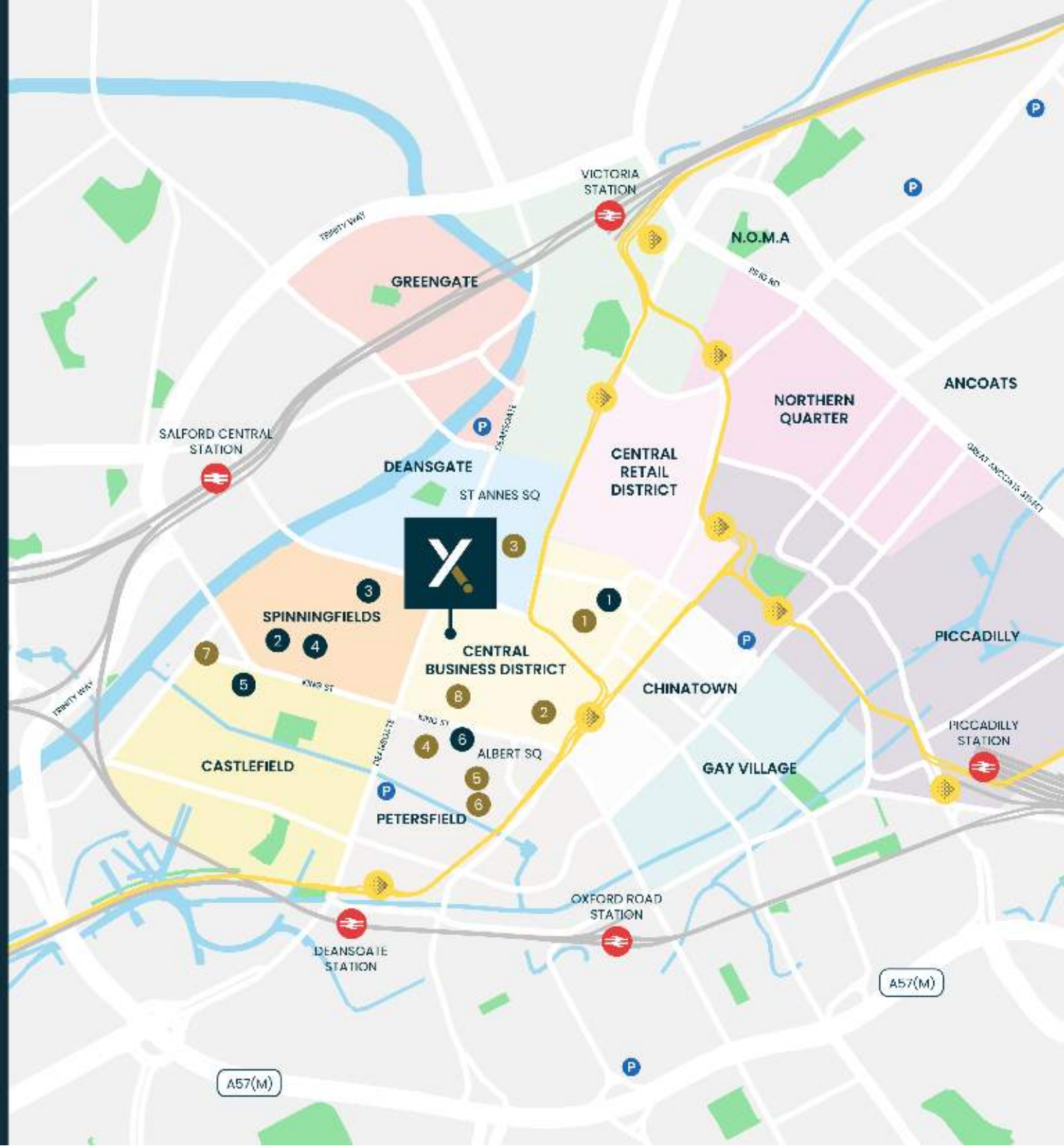
- | | |
|--------------------------|---|
| 1 King Street Gym | 5 The Midland Hotel |
| 2 Manchester Town Hall | 6 Manchester Central |
| 3 Royal Exchange Theatre | 7 Aviva Studios (Factory International) |
| 4 Central Library | 8 No10 North |

Places to Eat

- | | |
|------------------------------|------------------------|
| 1 Lucky Cat by Gordon Ramsay | 4 Louis Restaurant |
| 2 Tattu | 5 Fenix |
| 3 Sexy Fish | 6 Peter Street Kitchen |

Trains and Trams

- | | |
|---|---|
|  | 10 minutes
walk to Manchester Victoria Station |
|  | 10 minutes
walk to Deansgate Station |
|  | 10 minutes
walk to Oxford Road Station |
|  | 15 minutes
walk to Piccadilly Station |
|  | 5 minutes
walk to Piccadilly Gardens Metrolink |
|  | 5 minutes
walk to Deansgate Metrolink |
|  | 5 minutes
walk to St Peter's Square Metrolink |



GET IN TOUCH

lincoln exchange.

Lincoln Exchange is owned and managed in-house, with lettings handled directly by the team below.

ARRANGE A VIEWING

OWNER · MANAGER · AGENT

Matt Healey Yates

07949 593129 · matt.hy@senecaproperty.com
Seneca Property

Central Office · 0800 012 9088

MANAGED BY



LINCOLN EXCHANGE · QUEEN STREET · MANCHESTER · M2 5HX