

**corner  
block**

MANCHESTER



# corner block

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Corner Block will provide up to 55,057 sq ft of high specification, design led workspace for the forward thinking occupier looking for an environment to make their own.



## At The Forefront

Corner Block is positioned on one of Manchester's most recognisable streets providing a new contemporary, high quality and adaptable workspace. A striking contemporary façade showcases the raw materials of the original building with floor to ceiling windows allowing light to flood in to all levels. The 55,057 sq ft over seven floors benefits from large floor plates with flexible layouts allowing the occupier to fully customise their working environment to suit their needs.

Corner Block has been remodelled inside to suit innovative and successful companies of all kinds whilst maintaining the character of the original building. With a bold, stripped back interior showcasing its industrial detailing and exposed services, Corner Block will effortlessly accommodate any corporate identity.

## Go Grade A

- Exposed services
- LED energy efficient lighting throughout the building
- 2 x 10 person passenger lifts
- WC's, shower and changing facilities on each floor
- Low energy consumption air conditioning designed for 1 to 7 (base is 1 to 9)
- The latest technology Heat Pump System
- Easy access to all types of broadband providers
- 14 car parking spaces at the rear
- Cycle storage
- 24 hour access
- BREEAM Very Good





Floor	sq ft	sq m
1st Floor	9,068	842.4
2nd Floor	9,201	854.8
3rd Floor	9,199	854.6
4th Floor	9,197	854.4
5th Floor	9,193	884.1
6th Floor	9,199	854.6
<b>Total</b>	<b>55,057</b>	<b>5,114.9</b>

\*Measured in accordance with IPMS



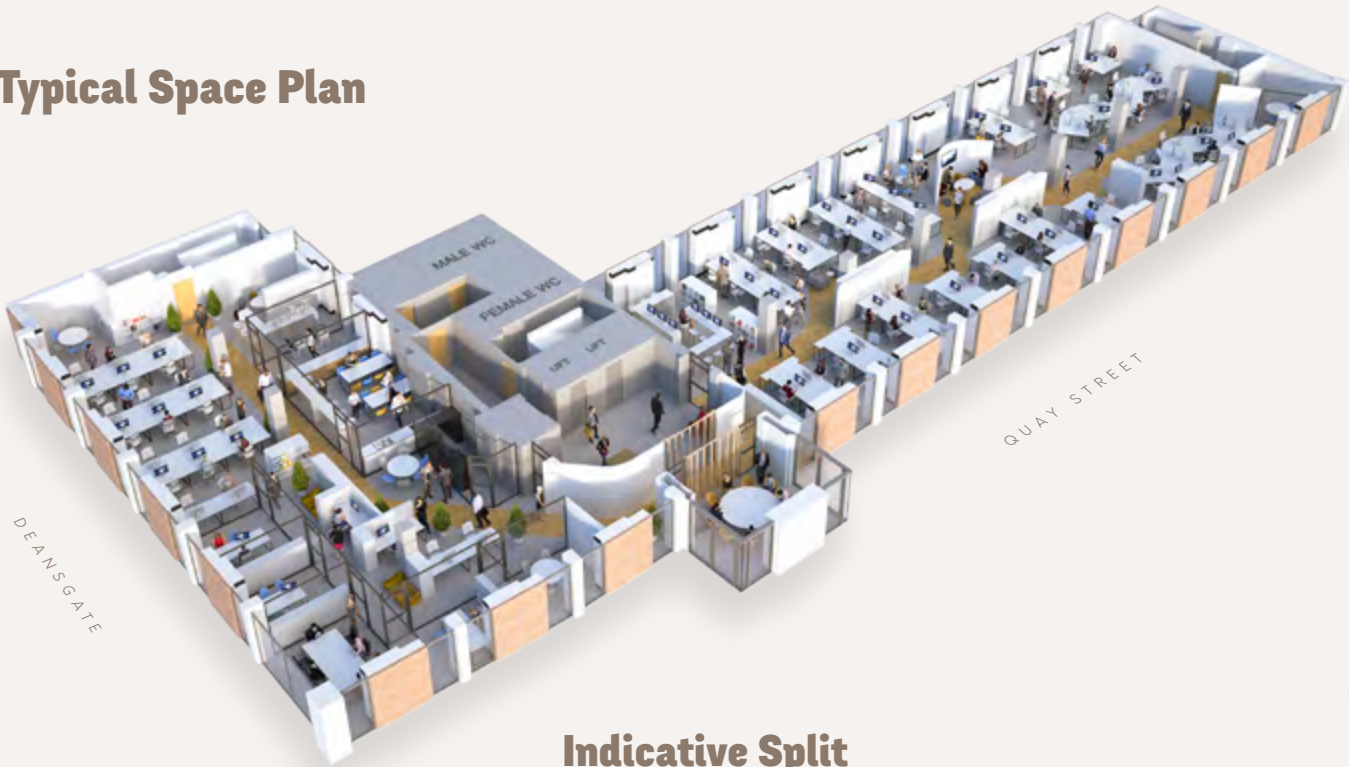
## A New Vision

As you enter Corner Block the high-quality specification and industrial edge are instantly apparent. Large windows allow light to flood in to the stylish reception area which is dressed in a carefully selected palette of materials. The same high quality has been carried throughout Corner Block to provide Grade A offices suited to the most pioneering of businesses.

The new, large open working environment is a blank canvas that can be adapted to your individual corporate identity. This is teamed with on-site car parking, cycle storage, shower and changing facilities and fantastic transport links.



# Typical Space Plan

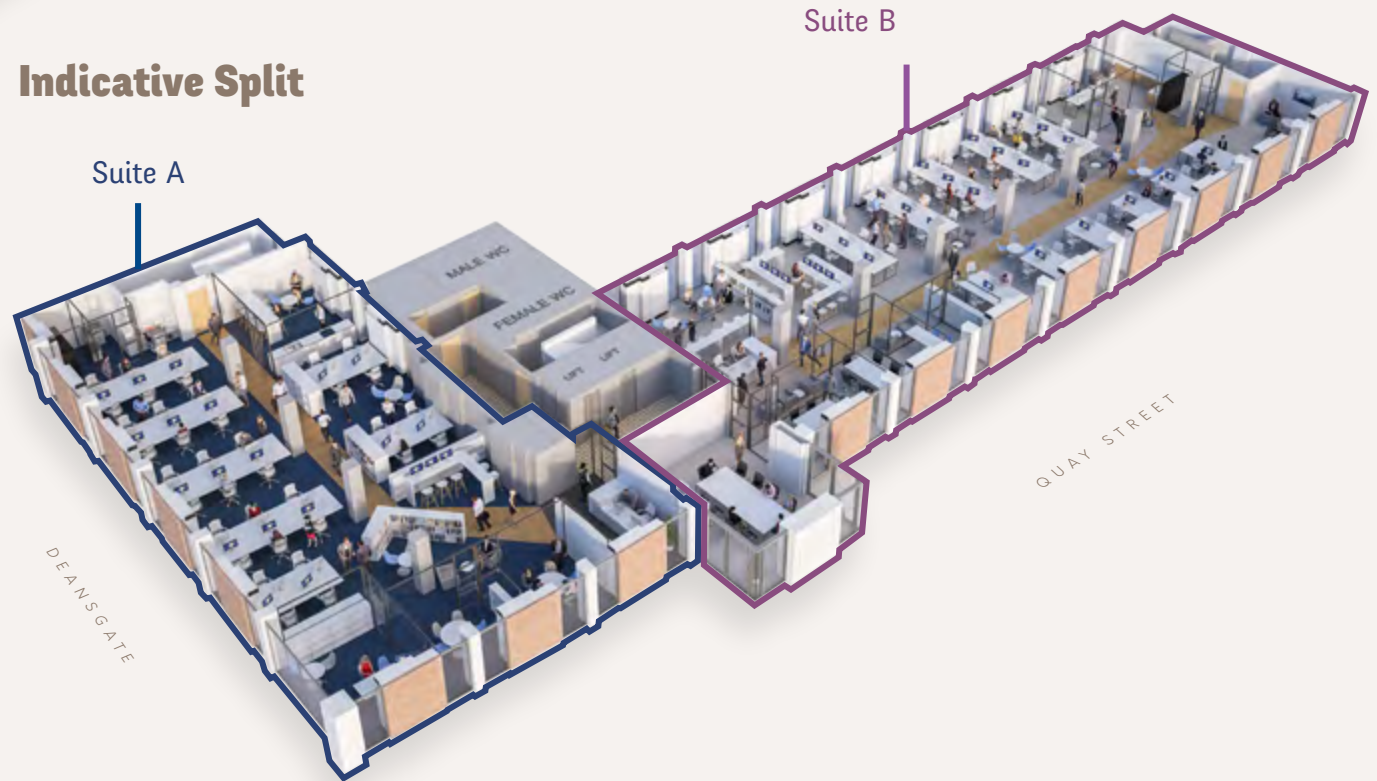


Indicative Layout Plan	
Main office:	60 seats
Boardroom:	1
6 person meeting room:	2
Smaller meeting room:	4
Single person office:	2
Kitchen/breakout area:	1
Comms room:	1
Reception area:	1

**Floors ranging in sizes from a wing of 3,200 sq ft to a full self contained building of 55,057 sq ft**

## Indicative Split

(Roll over Suite's to highlight)





## Characterful & Current

Positioned on a prominent junction on Deansgate in the centre of Manchester, Corner Block benefits from a wide array of local amenities with both Sainsbury's and Starbucks situated on the ground floor of the building itself. Peter Street, Deansgate, Quay Street and the impressive Spinningfields area are on your doorstep where you'll discover an abundance of shops, gyms, cafés, bars and restaurants all within walking distance.

Corner Block's location capitalises on Manchester's fantastic transport system with Salford Central Railway Station and Deansgate-Castlefield Metrolink Station only a nine minute walk away. The new second city crossing now links St. Peter's square tram station, a five minute walk from Corner Block, to the extensive Manchester tram network servicing MediaCityUK, Manchester Airport, Manchester railway stations and other key areas of the City. Corner Block also boasts two levels of secure parking to the rear together with cycle storage.



(Roll over stations to highlight)

-  Train Line
-  Metro Line







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[www.cornerblockmanchester.co.uk](http://www.cornerblockmanchester.co.uk)

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