



FEDERATION
&
DANTZIC

NOMA



**FEDERATION
&
DANTZIC**



136,756 SQ FT / 3,415 SQ M

Great creative workspace in one of
NOMA's historic warehouse buildings

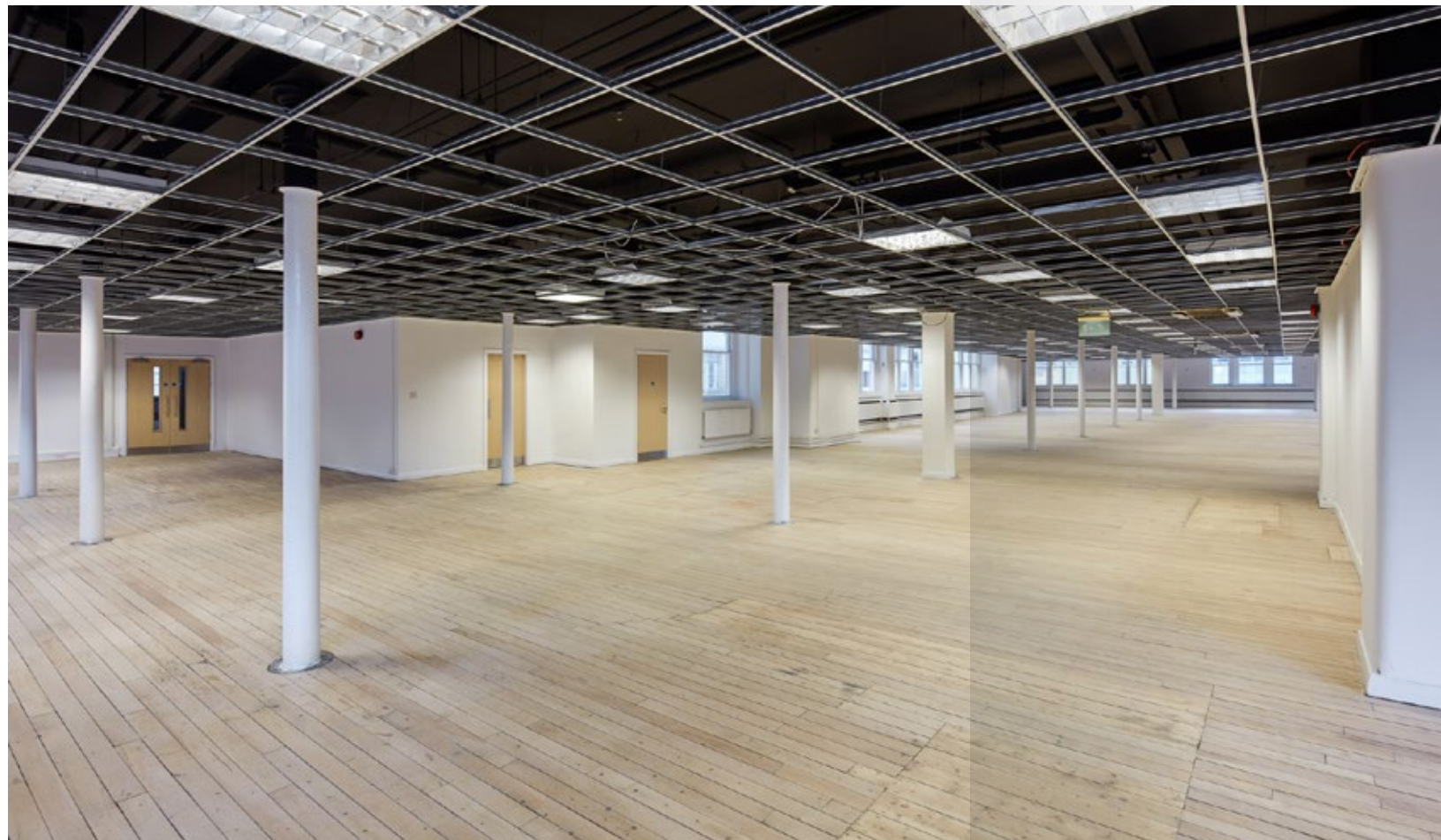


FEDERATION

Comprising six upper floors over a ground and basement level, Federation offers workspace that combines the best of both worlds – retaining original features with a blank canvas, ready to become whatever you can imagine....

Suitable for everyone from the smallest start-up to the corporate with character, this workspace has an honesty and freshness that will inspire a generation.





FEDERATION

KEY FEATURES



- Open plan blank canvas work space
- Exposed and refurbished timber floors
- New w/c facilities
- Lift access
- Feature ceiling grid
- Perimeter wet heating system



FEDERATION

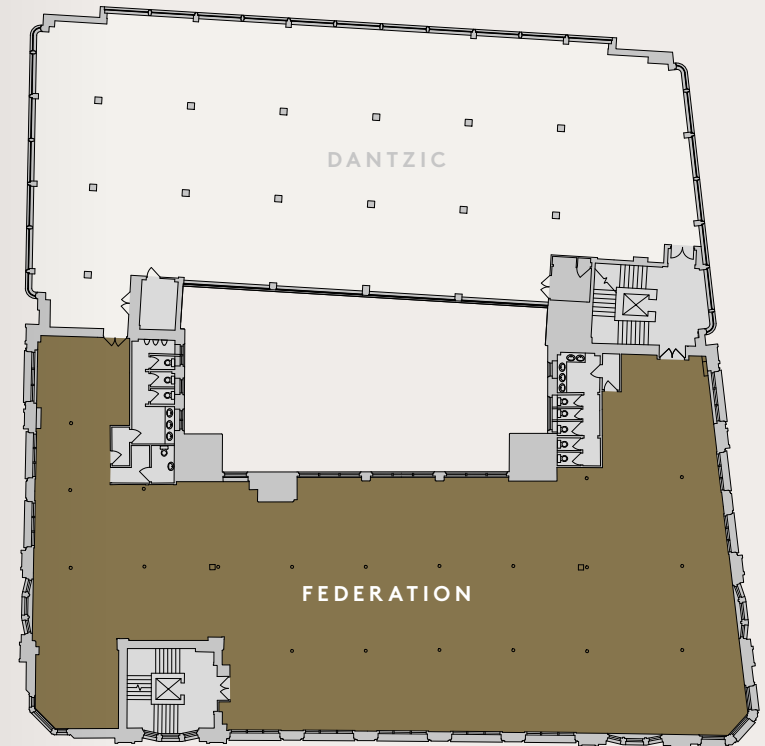
FLOOR PLANS

SCHEDULE OF AREAS

FLOOR	NIA (SQ M)	NIA (SQ FT)
Sixth	715	7,700
Fifth	788	8,483
Fourth	780	8,608
Third	791	8,516
Second	773	8,319
First	763	8,208
Ground	624	6,713
Lower Ground	473	5,092
Basement	902	9,707
Total	6,628	71,346

TYPICAL UPPER (THIRD)

8,516 sq ft



*Plans not to scale. Indicative only.



DANTZIC

Adjoining Federation, Dantzig is a fine example of art deco design and comprises six upper floors of unique workspace with real character.

For businesses with the ambition to try something different, Dantzig provides an environment that invigorates the mind and challenges the conventional.





DANTZIC

KEY FEATURES



- Open plan blank canvas work space
- Refurbished original parquet flooring
- Exposed soffit and original ceiling detail
- Feature pendant lighting
- Lift access
- New w/c facilities
- Perimeter wet heating system



DANTZIC

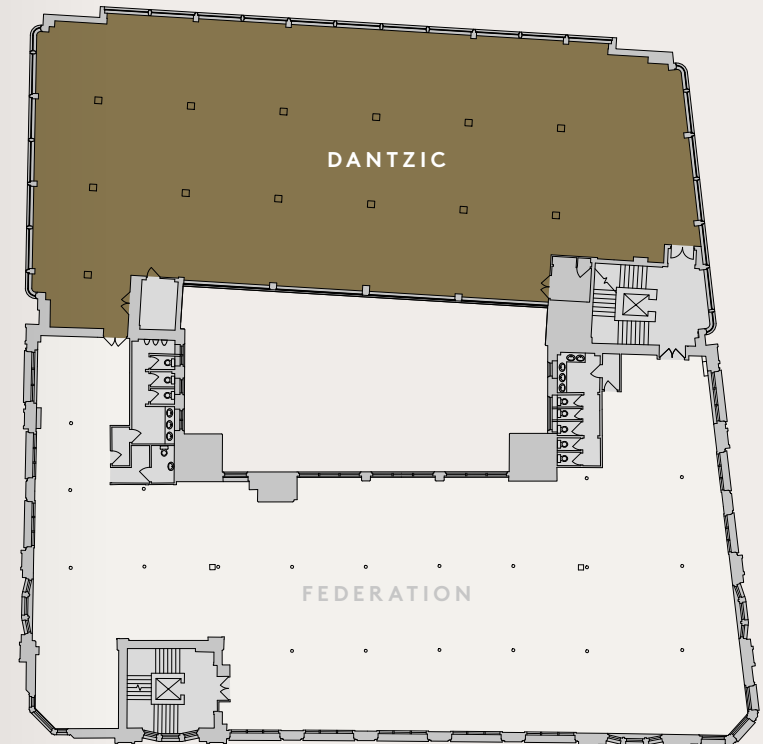
FLOOR PLANS

SCHEDULE OF AREAS

FLOOR	NIA (SQ M)	NIA (SQ FT)
Sixth	594	6,399
Fifth	641	6,903
Fourth	699	7,519
Third	692	7,450
Second	694	7,466
First	694	7,467
Ground	622	6,697
Lower Ground	602	6,479
Basement	839	9,030
Total	6,077	65,410

TYPICAL UPPER (THIRD)

7,450 sq ft



*Plans not to scale. Indicative only.



AMENITIES

CULTURE, ENTERTAINMENT & LEISURE

- 1 **ANGEL MEADOW** 🚶 2 mins
Manchesters only green city centre park
- 2 **NATIONAL FOOTBALL MUSEUM** 🚶 3 mins
- 3 **MANCHESTER ARENA** 🚶 3 mins
Largest indoor arena in Europe
- 4 **THE PRINTWORKS** 🚶 3 mins
Odeon IMAX Cinema
- 5 **THE FROG & BUCKET** 🚶 5 mins
Comedy Club
- 6 **BAND ON THE WALL** 🚶 5 mins
Famous indie venue
- 7 **ROYAL EXCHANGE THEATRE** 🚶 12 mins

EATING, DRINKING & SHOPPING

- 8 **SADLER'S YARD** 🚶 2 mins
NOMA's public square, home to The Pilcrow Pub, artizan coffee, street-food and events
- 9 **THE PRINTWORKS** 🚶 4 mins
Odeon cinema, restaurant and bar complex
- 10 **MANCHESTER ARNDALE** 🚶 5 mins
UK's largest inner city shopping centre for all high street brands
- 11 **NORTHERN QUARTER** 🚶 5 mins
Manchester's creative quarter full of independent bars, eateries, art and shops
- 12 **THE CORN EXCHANGE** 🚶 6 mins
Manchester's new destination for food lovers
- 13 **NEW CATHEDRAL ST** 🚶 6 mins
Selfridges, Harvey Nichols and other high end retailers
- 13 **SPINNINGFIELDS** 🚶 15 mins
Restaurants and bars
- 13 **GREAT NORTHERN** 🚶 15 mins
Cinema, restaurants and bars





LIFESTYLE



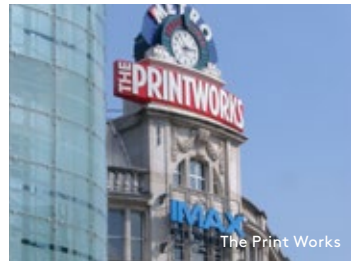
Sadler's Yard



Northern Quarter



The Pilcrow Pub



The Print Works



Sadler's Yard



The Royal Exchange Theatre



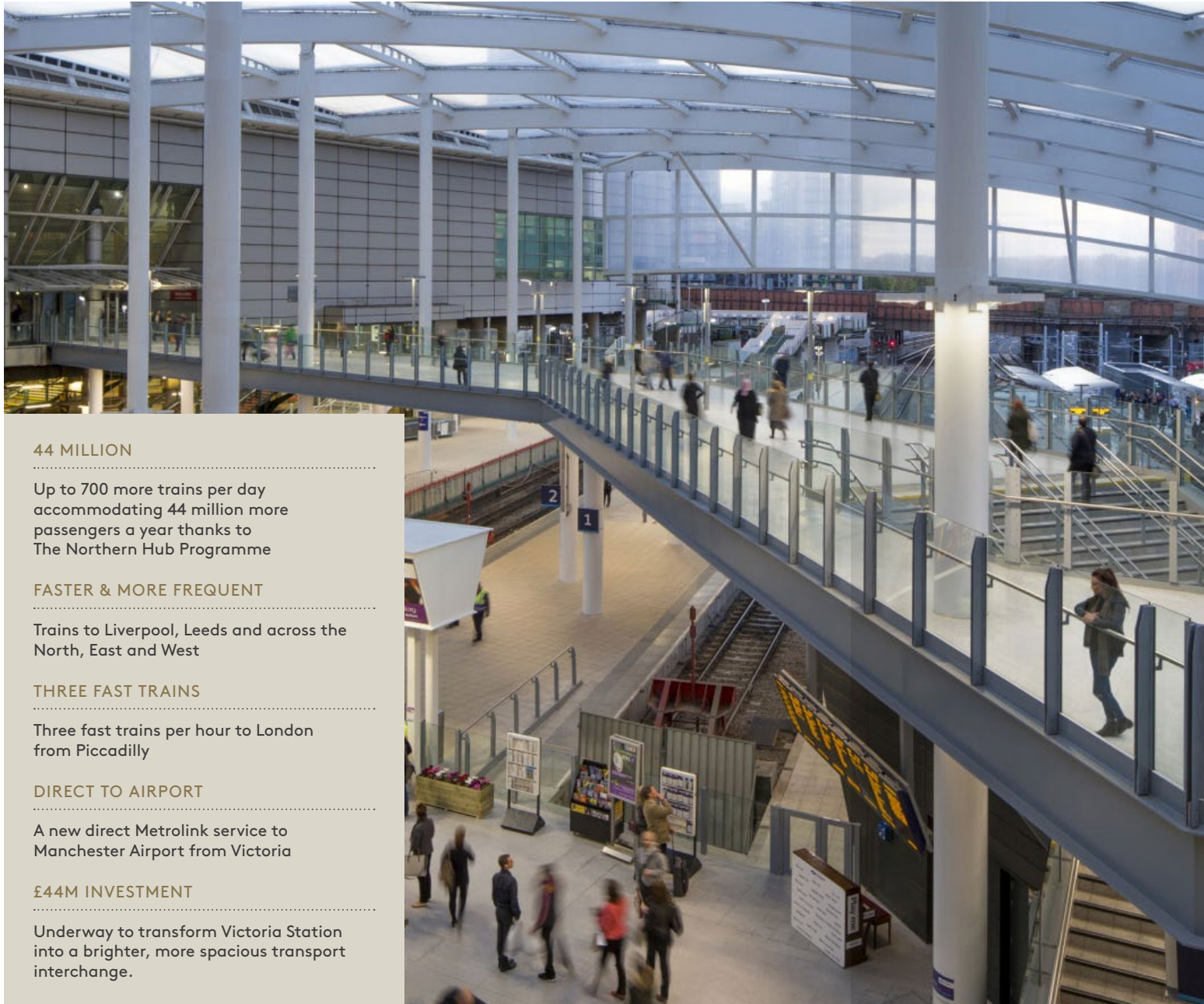
National Football Museum



Band on the Wall



CONNECTIVITY



44 MILLION

Up to 700 more trains per day accommodating 44 million more passengers a year thanks to The Northern Hub Programme

FASTER & MORE FREQUENT

Trains to Liverpool, Leeds and across the North, East and West

THREE FAST TRAINS

Three fast trains per hour to London from Piccadilly

DIRECT TO AIRPORT

A new direct Metrolink service to Manchester Airport from Victoria

£44M INVESTMENT

Underway to transform Victoria Station into a brighter, more spacious transport interchange.

FEDERATION AND DANTZIC



SHUDEHILL TRANSPORT INTERCHANGE
02 MINUTES WALK



MANCHESTER VICTORIA STATION
03 MINUTES WALK



CAR PARKING
2,800 SPACES
05 MINUTES WALK



MANCHESTER PICCADILLY STATION
18 MINUTES WALK
05 MINUTES BY TRAM
(FROM SHUDEHILL)



MANCHESTER AIRPORT
45 MINUTES BY FOOT & TRAIN
(VIA PICCADILLY STATION)
30 MINUTES BY CAR
25 MINUTES BY TRAM'S
SECOND CITY CROSSING
(FROM 2017)



THE NOMA STORY



20
ACRES

Made up of new homes, offices, hotels, retail and leisure space around vibrant urban spaces and public realm

4M
SQ FT



The best connected city centre location in Manchester



Access to 1GBps wifi speeds



Site of the world's first steam powered mill, home to the Co-op for more than 160 years, next to the city centre's only green park Angel Meadow



A joint venture partnership between The Co-op, the UK's largest mutual, and Hermes Investment Management, one of the UK's largest pension fund

6,000

6,000 people currently work in NOMA



The Pilcrow pub: Built from scratch by the people of Manchester, and a team of mastercraftsmen



0161
831
3300

www.colliers.com/uk/offices



0161 828 6440

jll.co.uk/property



NOMA

NOMA Digital Blueprint
is available on iPad.



noma-manchester.com

 [@noma_mcr](https://twitter.com/noma_mcr)