

HYPHEN

75 MOSLEY ST / MANCHESTER

WWW.HYPHEN-MCR.UK

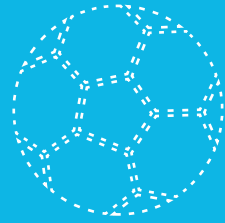


MAKING-A- CONNECTION

HYPHEN

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HYPHEN IS GAME — CHANGING

Hyphenated structure

Two buildings
become one

Flexible workspace

Hyphen grows
along with you

First-floor terrace

All fresco work and
downtime space

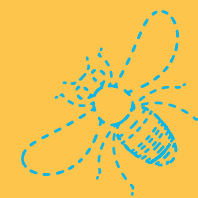
51,717 sq ft
Total space
available

HYPHEN+
Co-working and
events space

VIBE
On-site gym

On-site café





HYPHEN+ IS CROSS — POLLINATING

No truly modern office environment is complete without a co-working area. A concept originally pioneered by noughties tech start-ups is now finding its way into the mainstream, as the benefits of agile, open, informal workspaces become increasingly apparent.

Here at Hyphen, we're not merely paying lip service to co-working, we're fully committing to it with Hyphen+, a standalone first-floor space available to both tenants and fee-paying non-tenants. Hyphen+ offers a comfortable, stylish environment in which groups

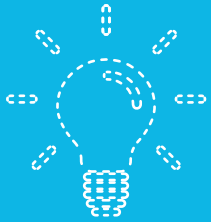
or individuals can break away from their desks, utilising light-speed WiFi, plentiful power sockets, and – should the mood take them – an outdoor balcony for breeze-kissed brainstorming.

Hyphen+ can be booked to accommodate events (yoga, anyone?) and there's an option for non-tenants to rent flexible desk-space on a month-by-month basis.

Best of all, Hyphen+ will help to foster links between Hyphen occupiers, many of which will doubtless prove to be invaluable. Because you never know where a little casual networking might lead...



Co-Work in Comfort
on the first floor at Hyphen+



HYPHEN IS WORK — ENHANCING

Hitting the aesthetic sweet spot between corporate and cool, Hyphen's all-new reception sets the tone for the rest of building.

As a nod to the contemporary blurring of the line between work-time and down-time, the team at 200° – Hyphen's casually hip, cosily welcoming

on-site café – will help you ease yourself into the day with a spot of flat-white-powered co-working.

And if you're the kind of person who finds that their best ideas arrive during high-impact exertion (or, hey, if you just like keeping in shape) then you'll be all over Hyphen's tenants-only gym, Vibe. Combining cutting-edge equipment with design-led décor, it's the evolution of the office workout space.



On-site cafe with dedicated access via reception



VIBE

On-site gym facility



HYPHEN IS HYPER — CONNECTED

Hyphen sits just off spectacular St. Peter's Square, the recent beneficiary of a £20m redevelopment programme that's elevated it into the most abundantly connected point in Manchester.

All Metrolink routes pass through the square's new twin-island station, and so within moments of exiting Hyphen you can be on a tram to MediaCityUK,

Old Trafford, Manchester Airport and Chorlton. On-your-doorstep connectivity gets no better. Piccadilly station, meanwhile, is a ten-minute stroll away.

At the opposite end of Mosley Street sits Piccadilly Gardens, itself undergoing a £10 million redevelopment. You couldn't be better positioned to benefit from Manchester's city-centre renaissance, and the ever-expanding array of dining, shopping and socialising options on offer.

HYPHEN





Arrive in Style
Nearby St. Peter's Square is as grand as transport hubs get





ULTRA-CENTRAL

- Salford
- Retail Sector
- Norther Quarter
- Central Core
- Piccadilly
- Portland Corridor
- Spinningfields
- Civic Quarter

-  Train Station
-  Metro Stop



Connectivity

St Peters Square Metrolink

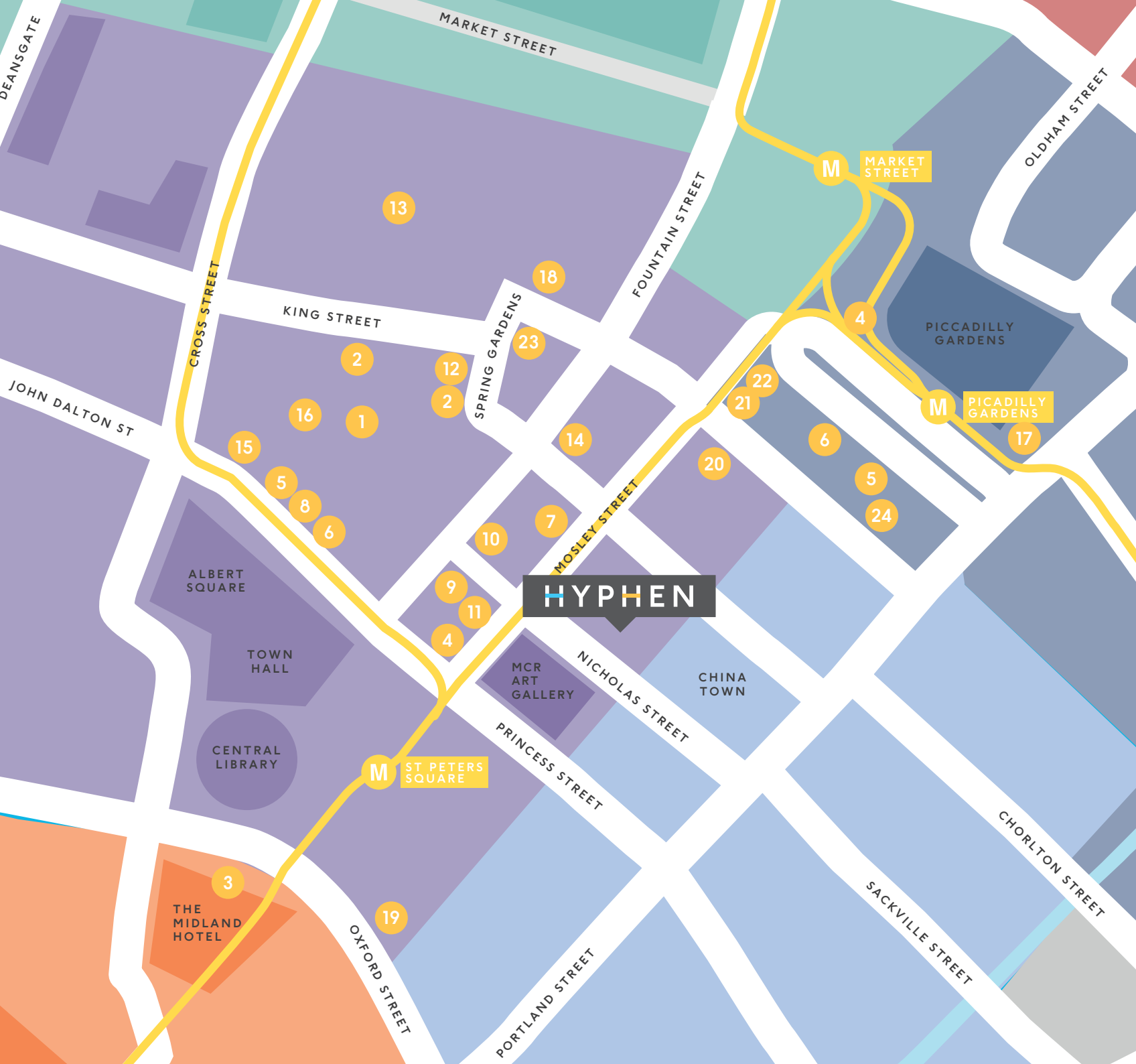
 1 min

- Trams to:
-  Piccadilly Station 4 mins
 -  Media City 10 mins
 -  Chorlton 15 mins
 -  Altrincham 25 mins
 -  Manchester Airport 35 mins

Piccadilly Train Station

 12 mins

- Trains to:
-  Stockport 10 mins
 -  Leeds 50 mins
 -  Liverpool 50 mins
 -  Birmingham 1 hr 35 mins
 -  London 2 hrs
 -  Edinburgh 4 hrs



HYPHEN

Local Amenities

HOTELS

1. King Street Townhouse
2. Hotel Gotham
3. Midland Hotel

CAFES AND CONVENIENCE

4. Caffé Nero
5. Starbucks
6. Tesco
7. Sainsbury's
8. Costa Coffee

BARS AND RESTAURANTS

9. Salut
10. The Directors Box
11. Vienna Coffee House
12. Jamie's Italian
13. Grafene
14. Moose Coffee
15. Caffé Grande Piccolino
16. Croma
17. Pizza Express
18. Browns
19. Fumo
20. The Alchemist
21. Nudo Sushi
22. M&S Food
23. Rosso
24. Grill on NY Street

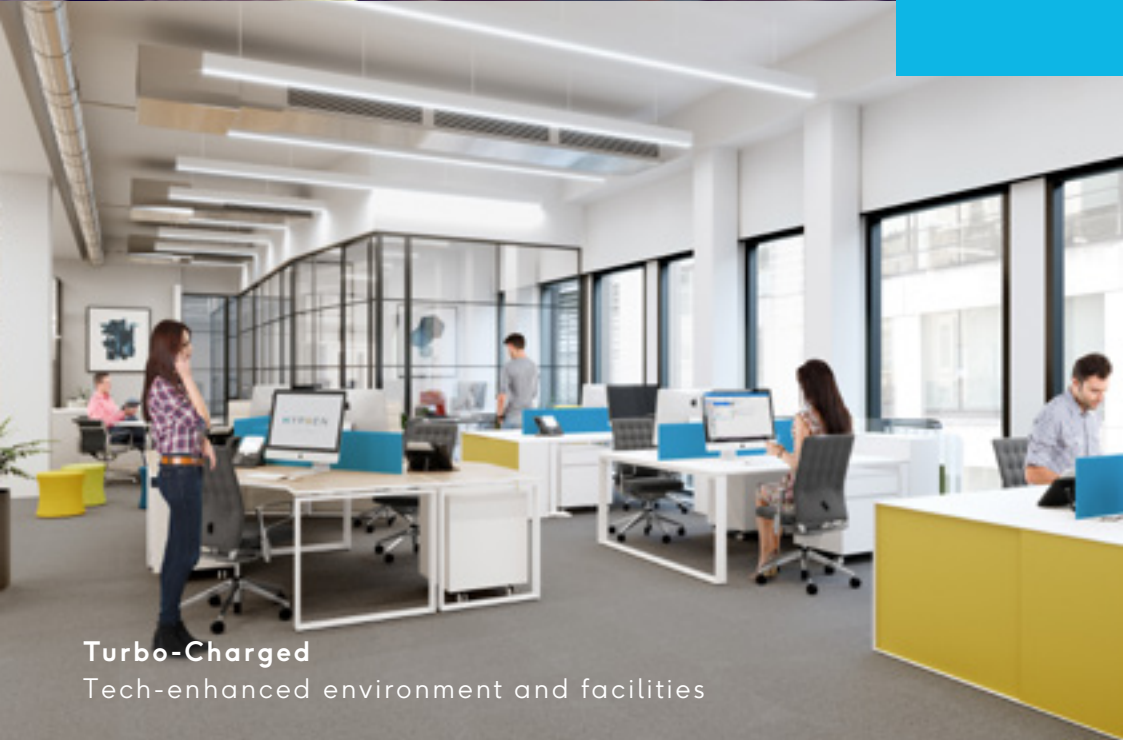
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HYPHEN IS PEOPLE — FRIENDLY



Turbo-Charged
Tech-enhanced environment and facilities

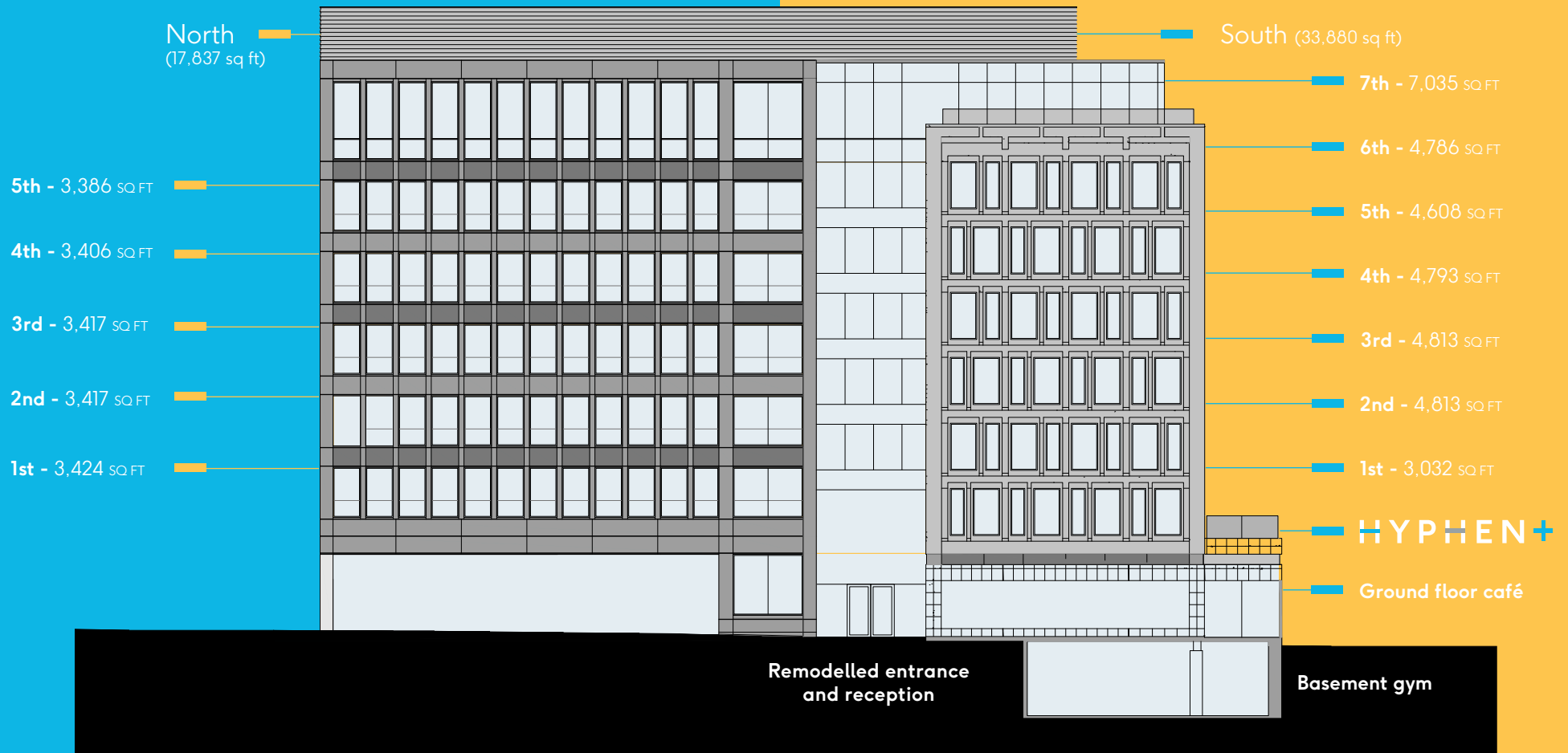
Hyphen is designed to make your workdays frictionless, stress-free and productive. Turbo-charged digital connectivity is always at your team's fingertips, while widescreen views and natural light keep them focused and energised.

A happy team is an effective team, and Hyphen has been designed with that truth in mind.

Functionality doesn't come at the expense of form: all the on-site facilities blend perfectly into their surroundings – there when you need them, fading subtly into the background when you don't.

HYPHEN IS TAILOR —MADE

Total Floor Area
51,717 SQ FT





HYPHEN IS FUTURE — PROOF

Hyphen starts out flexible and stays that way. It's a living, breathing ecosystem of companies growing alongside each other – and if your company's growth becomes so exponential that you find yourselves needing more space, Hyphen will accommodate that.

Because where you are in Year One won't be the same place as where you are in Year Five – and we want to share that exciting journey with you.



Start-up to Blue Chip

Hyphen has spaces to suit – from 3,302 sq ft up to 7,035 sq ft

Specification

- Full CAT A building refurbishment
- New configured double height entrance and reception
- New high performance floor to ceiling double glazing throughout
- Exposed style services incorporating LG7 compliant LED lighting and new heating and cooling systems
- Occupancy density 1:10 sqm
- Toilet accommodation is designed to 1:8 sqm
- Ventilation is designed to 1:8 sqm (with capacity to be modified to 1:6 sqm)
- Secure fob access entrance



18 SECURE
BICYCLE
STORAGE

22 ON-SITE
CAR PARKING SPACES



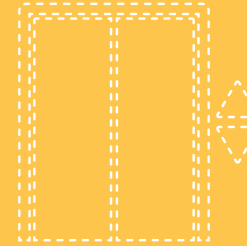
90MM FULLY
ACCESSIBLE
RAISED ACCESS
FLOOR



BASEMENT
CHANGING
ROOM WITH 3
SHOWER ROOMS
AND 20 LOCKERS



EPC
RATING B



4 x NEW
8 PERSON
PASSENGER
LIFTS

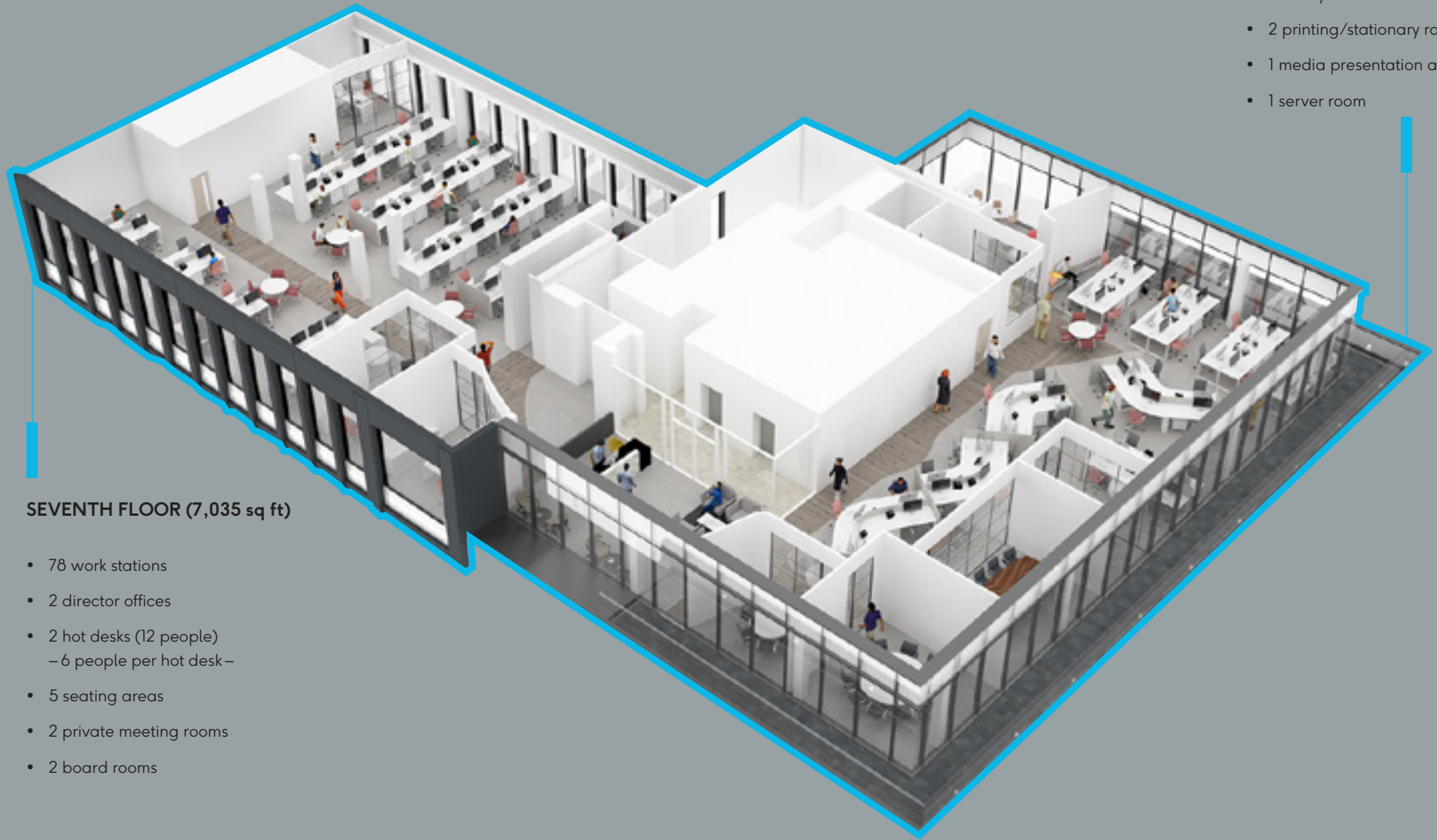
FLOOR TO CEILING
HEIGHTS BETWEEN
2460-2900MM



NEW EFFICIENT
VRF HEATING AND
COOLING SYSTEM
VIA AIR-SOURCED
HEAT PUMP

INDICATIVE SPACE PLANS

MAKING-A-CONNECTION



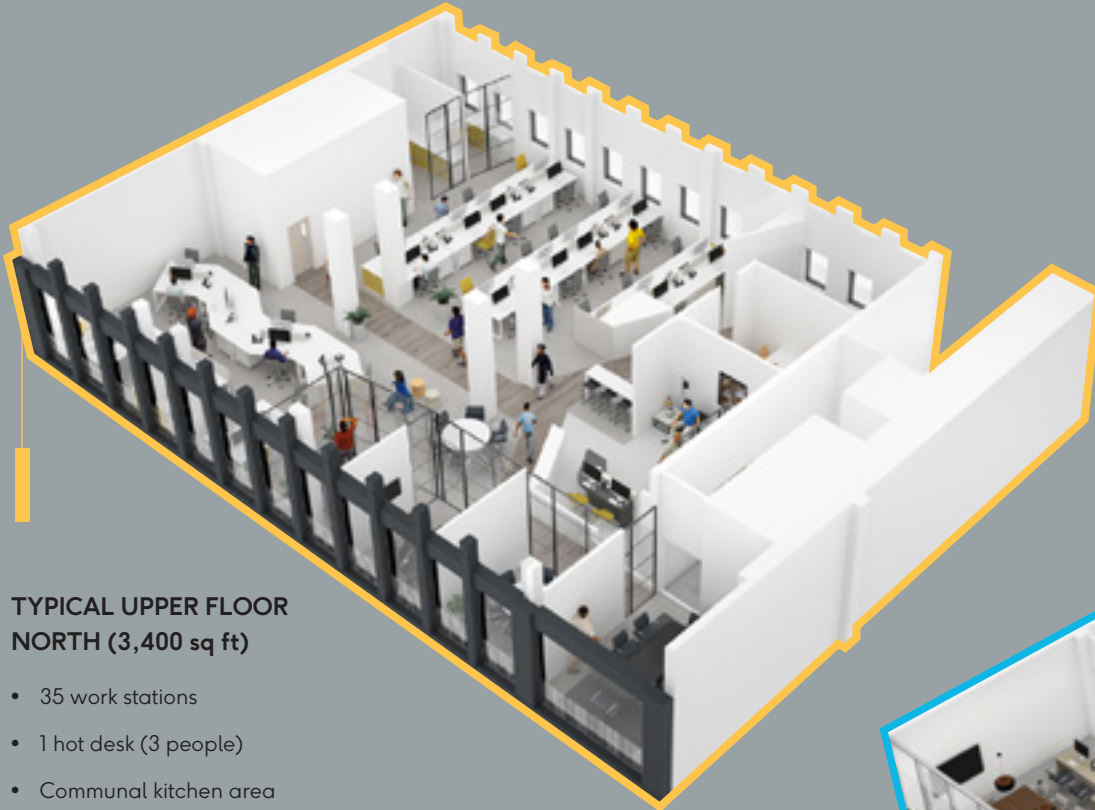
- 2 communal kitchens
(1 small tea/coffee kitchen)
- 2 breakout areas
- 1 library
- 2 printing/stationary rooms
- 1 media presentation area
- 1 server room

SEVENTH FLOOR (7,035 sq ft)

- 78 work stations
- 2 director offices
- 2 hot desks (12 people)
– 6 people per hot desk –
- 5 seating areas
- 2 private meeting rooms
- 2 board rooms

INDICATIVE SPACE PLANS

MAKING-A-CONNECTION



TYPICAL UPPER FLOOR NORTH (3,400 sq ft)

- 35 work stations
- 1 hot desk (3 people)
- Communal kitchen area
- 1 breakout area
- 1 printer/stationary room
- 1 server room
- 1 seating area
- 2 director offices
- 1 boardroom
- 1 private meeting room



TYPICAL UPPER FLOOR SOUTH (4,750 sq ft)

- 51 work stations
- 1 hot desk (5 people)
- Communal kitchen area
- 1 breakout area
- 1 library

- 3 seating areas
- 2 private meeting rooms
- 2 director offices
- 1 boardroom
- 2 meeting huts (12 people) - 6 people per hut -
- Media presentation area
- 1 printer/stationary room
- 1 server room

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OFFICE ENQUIRIES:



Obi
PROPERTY.CO.UK
0161 237 1717



Savills Manchester
savills.com **savills**
0161 236 8644

DEVELOPER:



B
BOULBEE BROOKS
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CBRE
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