corner block

MANCHESTER



MAKING AN IMPRESSION

Corner Block stands prominently at the heart of Manchester. Surrounded by a number of established tech, digital and creative businesses, the area has evolved into a media hub.

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.























NEW VRF
AIR-CONDITIONING
WITH A BASE
OCCUPANCY RATIO
OF 1:9 SQ M
(FLOORS CAN BE
ENHANCED TO 1:7 SQ M)



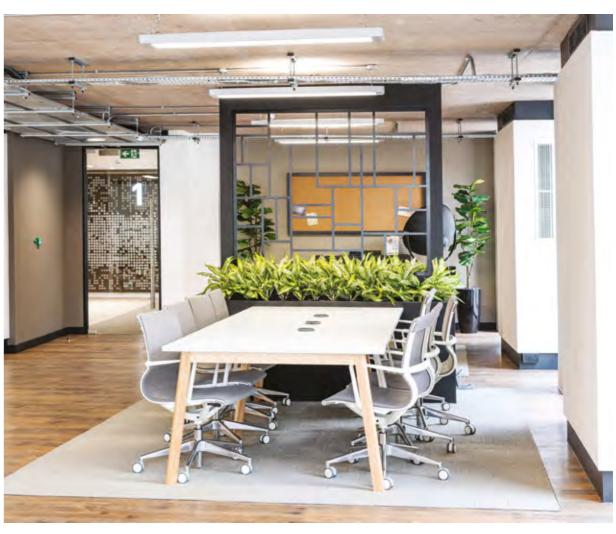






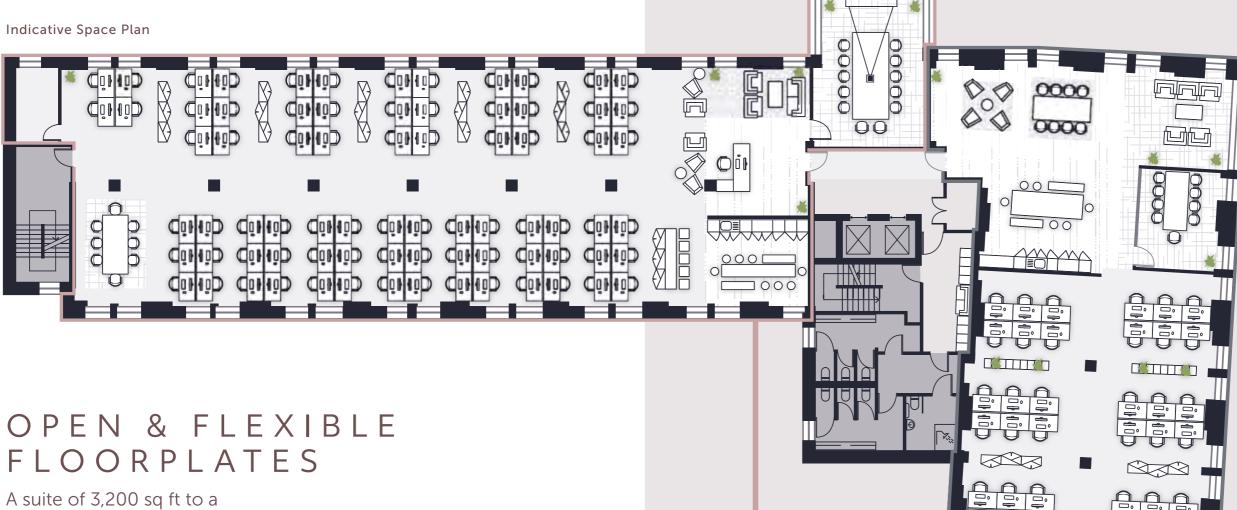












FLOORPLATES

self-contained building of 55,057 sq ft

| 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 | 854.1 |
| 6th Floor | 9,199 | 854.6 |
| Total | 55,057 | 5,114.9 |

FULL FLOOR

| Main office: | 112 desks | |
|------------------------|-----------|--|
| Boardroom: | 1 | |
| 9 person meeting room: | 1 | |
| Kitchen/breakout area: | 2 | |
| Comms room: | 2 | |
| Reception area: | 1 | |

SUITE B - 5,090 SQ FT

| Main office: | 76 desks |
|------------------------|----------|
| Boardroom: | |
| Kitchen/breakout area: | |
| Comms room: | |
| Reception area: | |

SUITE A - 3,200 SQ FT

| Main office: | 36 desks |
|------------------------|----------|
| 9 person meeting room: | 1 |
| Kitchen/breakout area: | 1 |
| Comms room: | 1 |



RESTAURANTS & BARS

- 1. Revolution De Cuba
- 3. Brew Dog
- 4. Reds True BBQ
- 5. Steak & Lobster at the Radisson Blu
- 6. Podium at the Hilton Hotel
- 7. Tattu Restaurant And Bar
- 8. Carluccio's

- 14. Great Northern Sq Shopping Centre
 James Martin, Almost Famous,

SHOPPING & AMENITIES

- 1. Harvey Nichols
- 2. Selfridges & Co
- 3. Manchester Opera House
- 4. Bannatyne Health Club
- 5. Great Northern Sq Shopping Centre Odeon, All Star Lanes, Manchester 235, Lifestyle Fitness, Grindsmith, Hatty's
- 6. Radisson Blu
- 7. Hilton Hotel

LOCAL OCCUPIERS

- 1. No.1 Spinningfields PwC, Browne Jacobson, North Edge, Squire Patton Boggs, Allied London, Douglas Scott, Oliver James Associates, Weightmans
- 2. 1 Hardman Boulevard
- 3. 1 Scott Place DWF, Deloitte

- 4. 3 Hardman Street DAC Beachcroft LLP, GMC, Regus, M&S, Investec, Brown Shipley, LSH, Baker Tilly, BDO, Pinsent Masons, McGrigors LLP
- 5. 4 Hardman Street HSBC, Grant Thornton
- 6. ABC Building Farm Group
- 7. Manchester Goods Yard Booking.com

EMBRACING THE CITY

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.













CONVENIENTLY CONNECTED

Corner Block's location capitalises on Manchester's fantastic transport network. All main railway stations are within walking distance and the Deansgate-Castlefield Metrolink Station is only a nine minute walk away.

Manchester's Second City Crossing links St Peter's Square tram stop (5 minutes walk) to the extensive Manchester tram network, servicing MediaCityUK, Manchester Airport and Rail Stations and other key areas of the City.

For those commuting by car, access to the building is easy via the A57(M) which directly links to the M62 and beyond. The building also benefits from on-site car parking.

| * | | ES | 六 |
|------------------------|--------|---------|---------|
| SALFORD CENTRAL | 2 mins | 3 mins | 8 mins |
| DEANSGATE | 3 mins | 5 mins | 7 mins |
| MANCHESTER VICTORIA | 6 mins | 7 mins | 16 mins |
| MANCHESTER OXFORD ROAD | 5 mins | 8 mins | 11 mins |
| MANCHESTER PICCADILLY | 7 mins | 11 mins | 19 mins |
| | | | |



SALFORD

CENTRAL

ORDSALL CHORD LINE -

MANCHESTER

VICTORIA

MANCHESTER

OXFORD

ROAD

MANCHESTER

PICCADILLY







corner block

MANCHESTER

www.cornerblockmanchester.co.uk

M33HN

ENERGY PERFORMANCE CERTIFICATE:

The property has been assessed and has an Energy Performance Rating of C62.

FIT OUT BY:

adt workplace

FOR FURTHER INFORMATION:





Jonathan Cook jonathan.cook@cbre.com 0161 233 5643 Rob Prescott rob.prescott@cushwake.com 0161 455 3786

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