corner block
MANCHESTER
PRESENTING CORNER BLOCK

Grade A design led workspace for the forward thinking occupier

3,200 – 55,057 sq ft
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.
FULL CONCIERGE SERVICE

SECURE CYCLE STORAGE

COMPLIMENTARY WIFI IN RECEPTION

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

ICONIC VIEWS OF THE CITY

FULL HEIGHT GLAZING

BACKBONE ENABLED BUILDING REMOVING THE NEED FOR WAYLEAVES
# Open & Flexible Floorplates

A suite of 3,200 sq ft to a self-contained building of 55,057 sq ft

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>9,068</td>
<td>842.4</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>9,201</td>
<td>854.8</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>9,199</td>
<td>854.6</td>
</tr>
<tr>
<td>4th Floor</td>
<td>9,197</td>
<td>854.4</td>
</tr>
<tr>
<td>5th Floor</td>
<td>9,193</td>
<td>854.1</td>
</tr>
<tr>
<td>6th Floor</td>
<td>9,199</td>
<td>854.6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>55,057</strong></td>
<td><strong>5,114.9</strong></td>
</tr>
</tbody>
</table>

*Measured in accordance with IPMS

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**FULL FLOOR**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Main office</td>
<td>112 desks</td>
</tr>
<tr>
<td>Boardroom</td>
<td>1</td>
</tr>
<tr>
<td>9 person meeting room:</td>
<td>1</td>
</tr>
<tr>
<td>Kitchen/breakout area:</td>
<td>2</td>
</tr>
<tr>
<td>Comms room:</td>
<td>2</td>
</tr>
<tr>
<td>Reception area:</td>
<td>1</td>
</tr>
</tbody>
</table>

**SUITE B - 5,090 SQ FT**

<p>| | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Main office</td>
<td>76 desks</td>
</tr>
<tr>
<td>Boardroom</td>
<td>1</td>
</tr>
<tr>
<td>9 person meeting room:</td>
<td>1</td>
</tr>
<tr>
<td>Kitchen/breakout area:</td>
<td>1</td>
</tr>
<tr>
<td>Comms room:</td>
<td>1</td>
</tr>
<tr>
<td>Reception area:</td>
<td>1</td>
</tr>
</tbody>
</table>

**SUITE A - 3,200 SQ FT**

<p>| | |</p>
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Main office</td>
<td>36 desks</td>
</tr>
<tr>
<td>9 person meeting room:</td>
<td>1</td>
</tr>
<tr>
<td>Kitchen/breakout area:</td>
<td>1</td>
</tr>
<tr>
<td>Comms room:</td>
<td>1</td>
</tr>
</tbody>
</table>
RESTAURANTS & BARS
1. Revolution De Cuba
2. Sakana
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
9. Pret
10. Bagel Nash
11. The Alchemist
12. Nando’s
13. Wagamama
14. Great Northern Sq Shopping Centre

SHOPPING & AMENITIES
1. Harvey Nichols
2. Selfridges & Co
3. Manchester Opera House
4. Bannatyne Health Club
5. Great Northern Sq Shopping Centre
6. Radisson Blu
7. Hilton Hotel

LOCAL OCCUPIERS
1. No.1 Spinningfields
   PwC, Browne Jacobson, North Edge, Squire Patton Boggs, Allied London, Deloitte, Weightmans
2. 1 Hardman Boulevard
   DAC Beachcroft LLP, GMC, Regus, M&S, Brown Shipley, Baker Tilly, DWF, Grant Thornton
3. 1 Scott Place
   Grant Thornton, Farm Group
4. 3 Hardman Street
   DAC Beachcroft LLP, GMC, Regus, M&S, 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.

<table>
<thead>
<tr>
<th></th>
<th>SALFORD CENTRAL</th>
<th>MANCHESTER VICTORIA</th>
<th>MANCHESTER OXFORD ROAD</th>
<th>MANCHESTER PICCADILLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Train</td>
<td>2 mins</td>
<td>6 mins</td>
<td>5 mins</td>
<td>7 mins</td>
</tr>
<tr>
<td>Metro</td>
<td>3 mins</td>
<td>7 mins</td>
<td>8 mins</td>
<td>11 mins</td>
</tr>
<tr>
<td>Free Metro Shuttle</td>
<td>8 mins</td>
<td>16 mins</td>
<td>11 mins</td>
<td>19 mins</td>
</tr>
</tbody>
</table>
IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 CBRE and Cushman & Wakefield on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by CBRE and Cushman & Wakefield has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is September 2018.

ENERGY PERFORMANCE CERTIFICATE:
The property has been assessed and has an Energy Performance Rating of C62.

FIT OUT BY:
adt workplace

FOR FURTHER INFORMATION:

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