

Quoin

17 Quay street

Manchester, M3 3HN

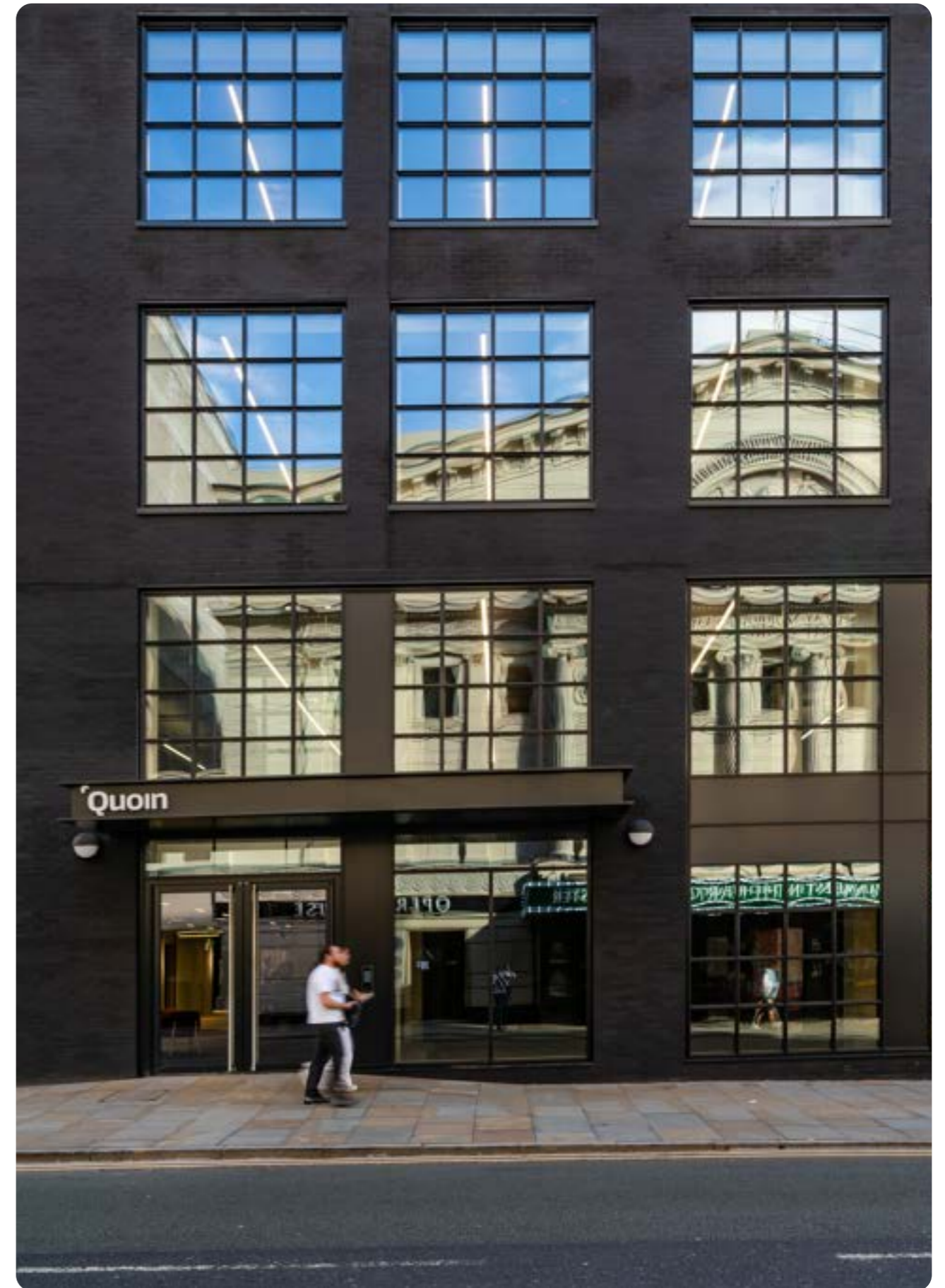


# 'Make your mark

Quoin is the reincarnation of 17 Quay Street in the Deansgate Conservation Area of Manchester. Thoughtfully refurbished in new colours with crittal-style glazed windows, the building blends with the listed buildings that surround it, including the Opera House and St Johns Court.

[View from Byrom Street →](#)

[↓ Reception / meeting area](#)



AO Arena

Manchester Cathedral

Arndale

St Anns Square

Northern Quarter

St John's Gardens



Town Hall

Central Library

Great Northern

Manchester Central



-  Metrolink station
-  Train station

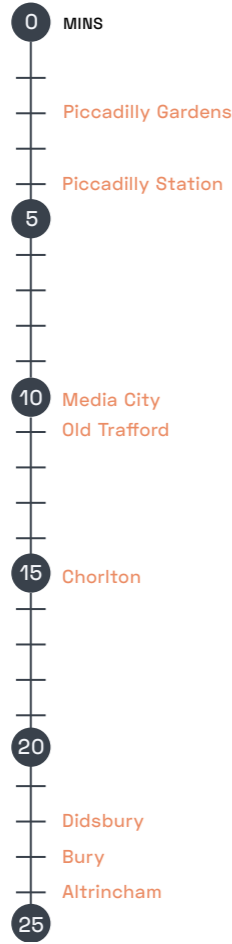
# Well connected



QUOIN TO:



ST PETER'S SQ TO:



PICCADILLY TO:



Metrolink Line

M1 Deansgate

M2 St Peter's Square

M3 Piccadilly Gardens

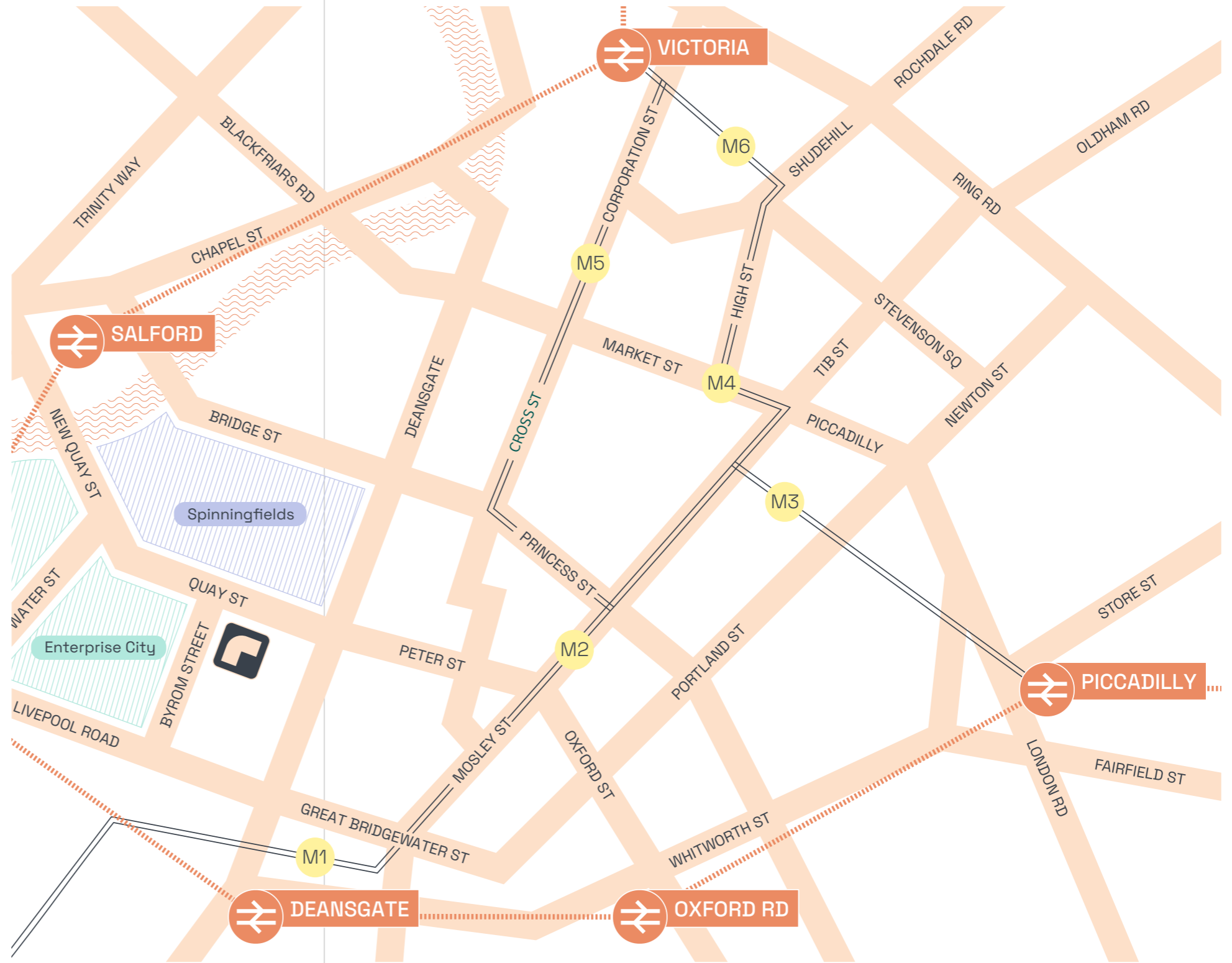
M4 Market Street

M5 Exchange Square

M6 Shudehill

Train Line

Train Station



# A greener experience

With sustainability at its heart, this BREEAM 'excellent' rated building was designed with the health of the planet and human wellbeing as priorities.

## Ratings:



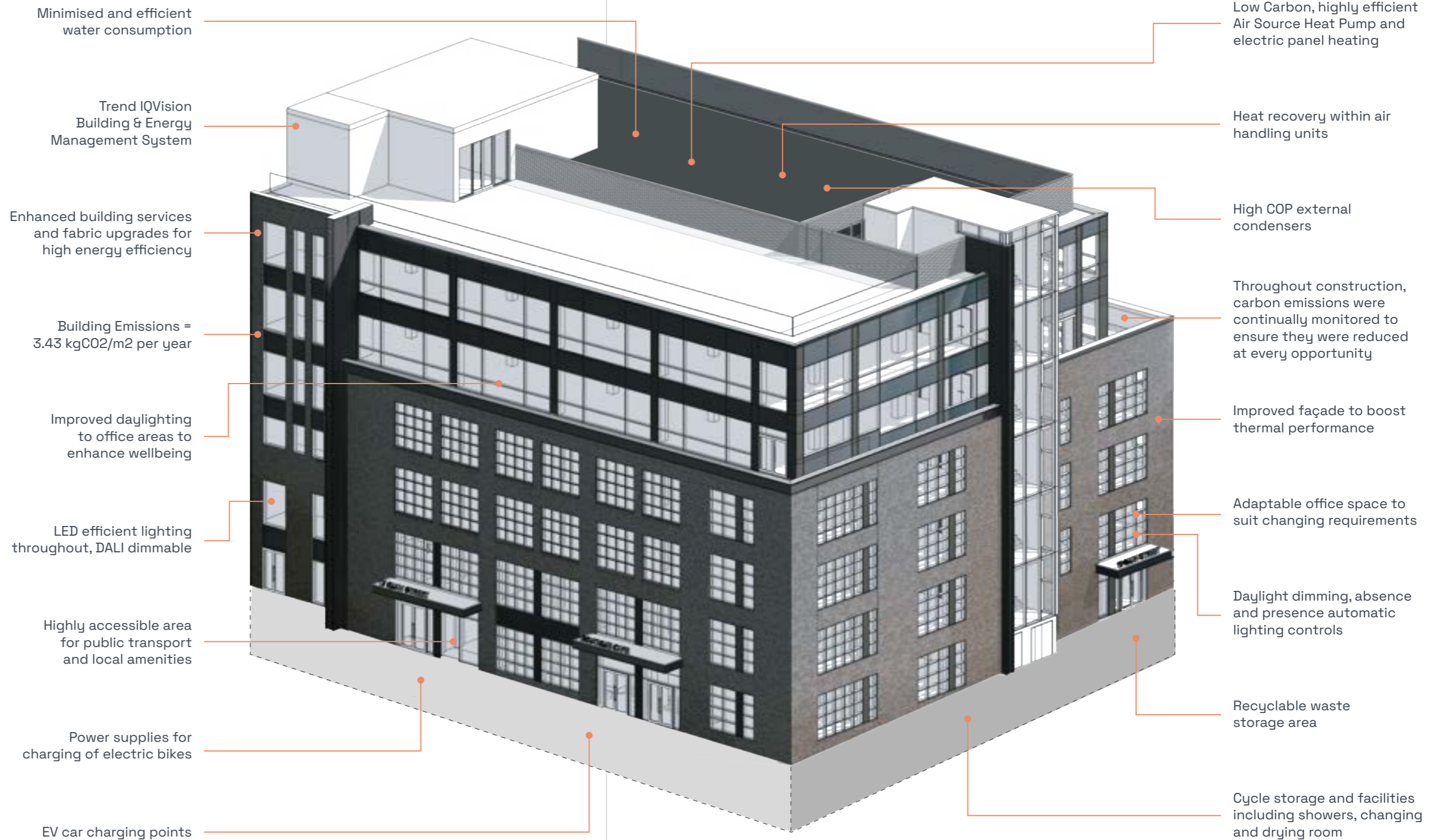
BREEAM rating: **Excellent**

<b>A</b>	0-25	◀ 17
<b>B</b>	26-50	
<b>C</b>	51-75	
<b>D</b>	76-100	
<b>E</b>	101-125	
<b>F</b>	126-150	
<b>G</b>	Over 150	

EPC rating: **A**



WiredScore: **Platinum**



# 'Made to work

Everyone who enters the building is greeted by a bright, spacious reception area, feature lighting hung from the ceilings and contemporary furniture. The ground floor is also fitted and furnished with a business lounge

and bookable meeting spaces, all designed with inspiring, comfortable and calming colours and textures and modern and stylish furniture.

↓ Reception

Business lounge →



A place like no other, where community and collaboration flourish



A perfect place to meet, collaborate and inspire

## 'Sky high

The Roof Terrace is available to all tenants. It's a light, airy open-air space with a pergola and comfortable loungers for chatting and sharing ideas. Seating areas include chairs and tables for meetings and events and a dining table for eating and entertaining

clients. Framed by gorgeous green foliage and breath-taking views of the city, it's the perfect place to meet, collaborate and inspire.

↓ Roof terrace



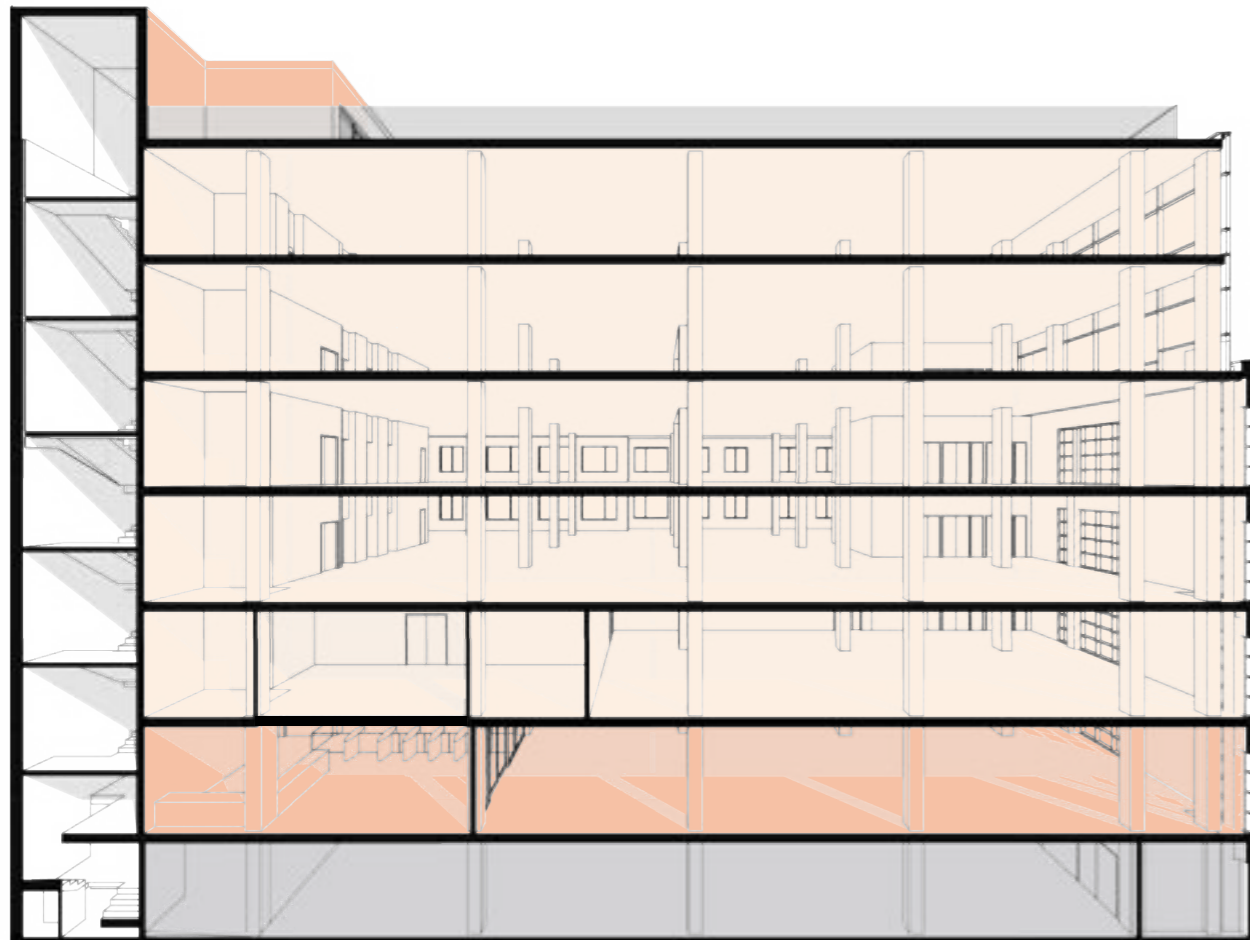
# What's on offer

Full floor office spaces are available for larger teams, with an opportunity for smaller businesses to occupy part of the floor area with splits obtainable from 5,167 sqft.

The basement includes high-end cycle and shower facilities, including electric bike charging and a drying room, encourage a greener commute.

The lift opens straight out onto the office floor, with exposed services and LED efficient lighting creating a welcoming work environment.

4<sup>th</sup> floor roof terrace →



**Roof Top**

communal roof terrace

**Level 05**

-

-

Let

**Level 04**

private terrace

9,884 sqft

918 sqm

Available

**Level 03**

-

-

Let

**Level 02**

11,438 sqft

1,063 sqm

Available

**Level 01**

split option available

11,313 sqft

splits from 5,167sqft

1,051 sqm

Available

**Ground Floor**

meeting room & business lounge

**Basement**


cycle hub, showers & car park



Reception

Specification


  
3.3 m floor to ceiling height

  
Exposed services

  
LED efficient lighting

  
Communal Wi-Fi

  
Restaurant

  
Café

  
Lockers  
36 male, 30 female & 56 drying room

  
Electronic access control

  
BMS control system

  
Concierge

  
Fully DDA compliant

  
Business lounge & meeting space


  
3x lift access

  
6x showers all accessible


  
Drying room & changing facilities

  
VRF air conditioning

  
1:8 m<sup>2</sup> occupancy density

  
Raised access floors

  
29 cycle spaces

  
28 car spaces  
2 disabled & 4 EV charging

  
Roof terrace

Shower / changing room

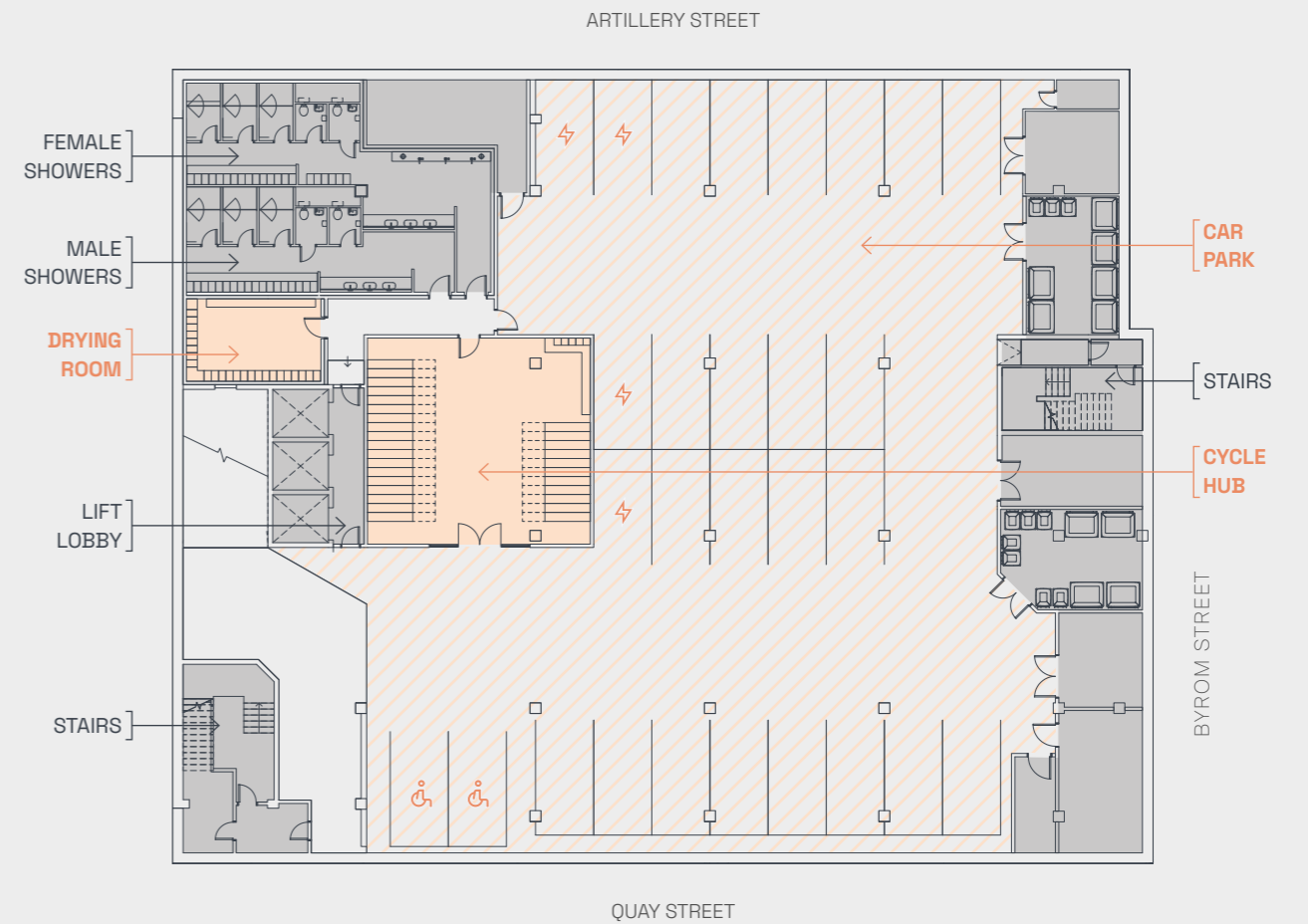



Start the day  
off fresh

# The space



## Basement

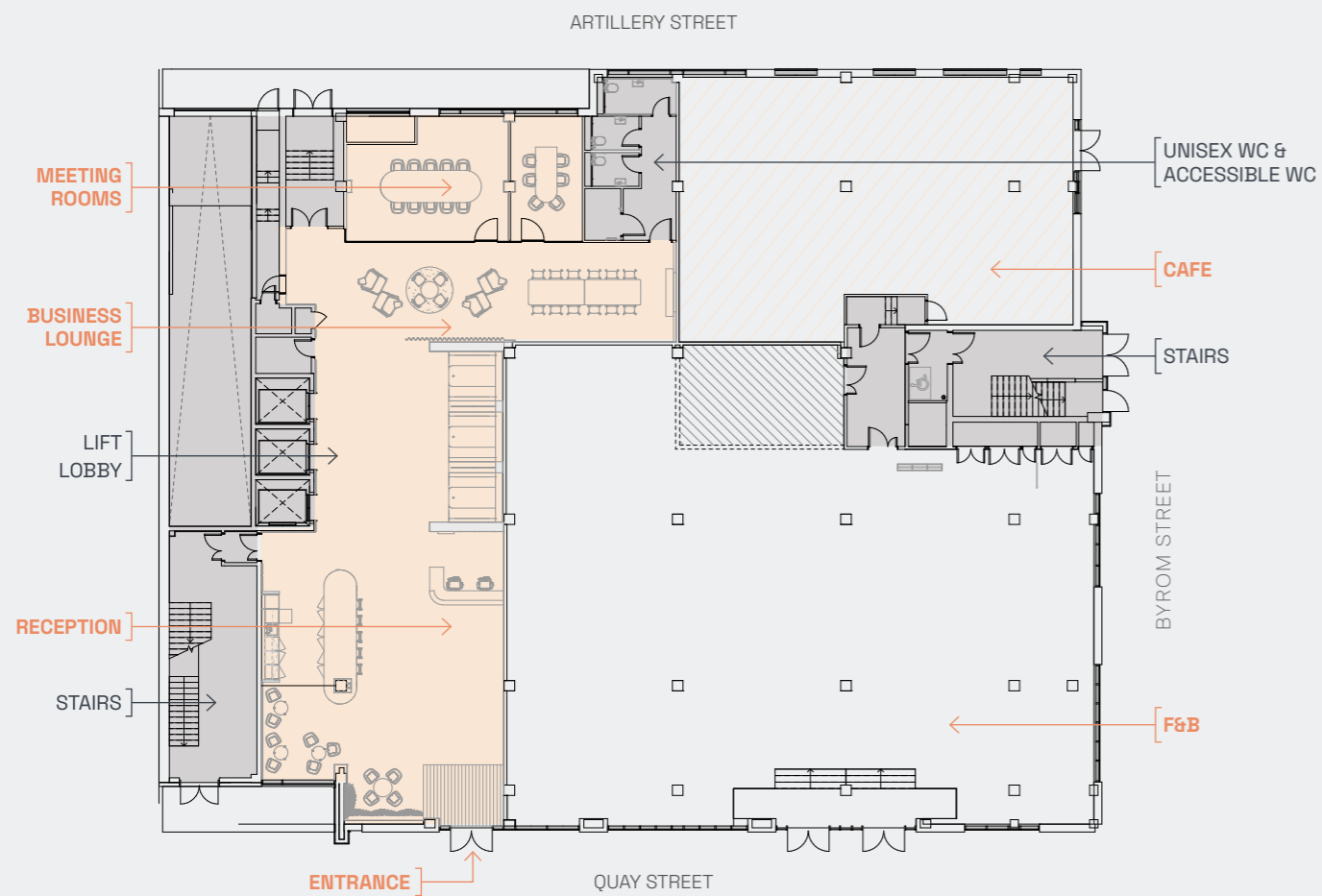


 Disabled Parking

 EV Parking



# Ground floor

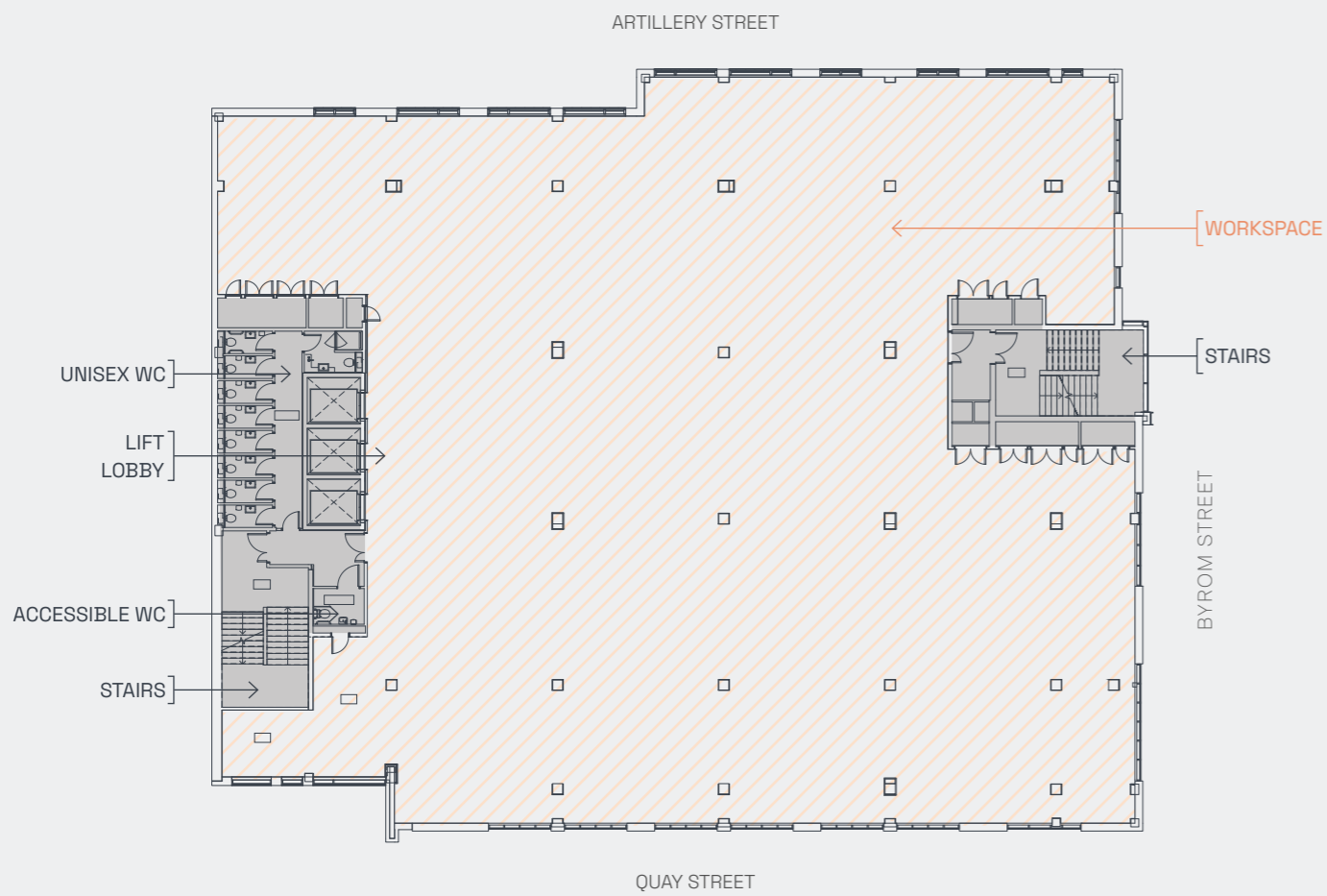


Grab a coffee  
and let the  
day begin



# Typical floor

11,470 sqft



Desk spaces: 108

Reception: 1

10 person meeting room: 3

4 person meeting room: 3

Collaboration space: 3

Kitchen: 1

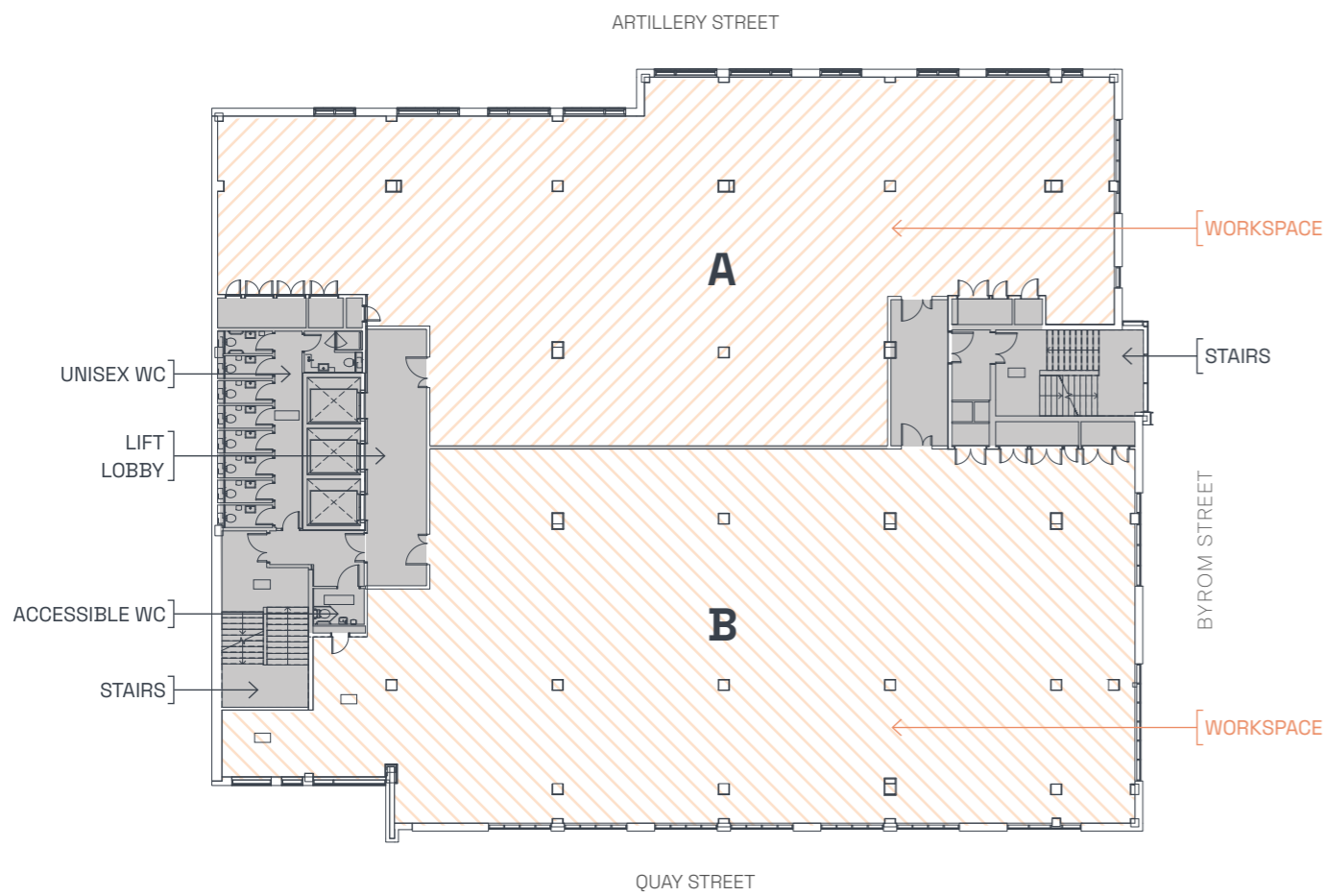
Breakout space: 7

Zoom room: 7



# Split floor option

A: 5,167 | B: 5,877 sqft



- A: Desk spaces: 66
- Reception: 1
- 10 person meeting room: 3
- Kitchen: 1
- Breakout space: 2
- Zoom room: 4



- B: Desk spaces: 76
- Reception: 1
- 10 person meeting room: 3
- Kitchen: 1
- Breakout space: 3
- Zoom room: 4

# Your corner

Quoin is perfectly located in the heart of the City, nestled between two of Manchester's notable commercial and social hotspots, surrounded by the bustle, ambition and aspirations of Enterprise City and the high-end corporate occupiers of Spinningfields. Tenants can absorb the benefits of being close to start-ups, SMEs and

large international corporations who are the pioneers of their industries.

The building faces Manchester Opera House and is a stone's throw from St Peter's Square, the main Metrolink hub as well as a wide range of retail and cultural facilities.



It's a short walk from a vast range of food outlets, bars, restaurants, leisure and retail facilities. The location offers easy access to many railway stations, including Deansgate and Salford Central, Victoria, Oxford Road and Piccadilly - easily accessible with the free Metroshuttle bus service.

↑ [St John's Gardens](#)

# Amenities

## ■ Bars & Restaurants

- |                 |                       |
|-----------------|-----------------------|
| 1 Blues Kitchen | 10 Thaikhun           |
| 2 20 Stories    | 11 Oast House         |
| 3 The Ivy       | 12 Australasia        |
| 4 Bills         | 13 Nudo Sushi         |
| 5 Tattu         | 14 Wagamma            |
| 6 Fenix         | 15 Hawksmoor          |
| 7 Shipyard      | 16 Schofields         |
| 8 Banyan        | 17 Albert's Schloss   |
| 9 Alchemist     | 18 Halcyon Distillery |

## □ Lunch

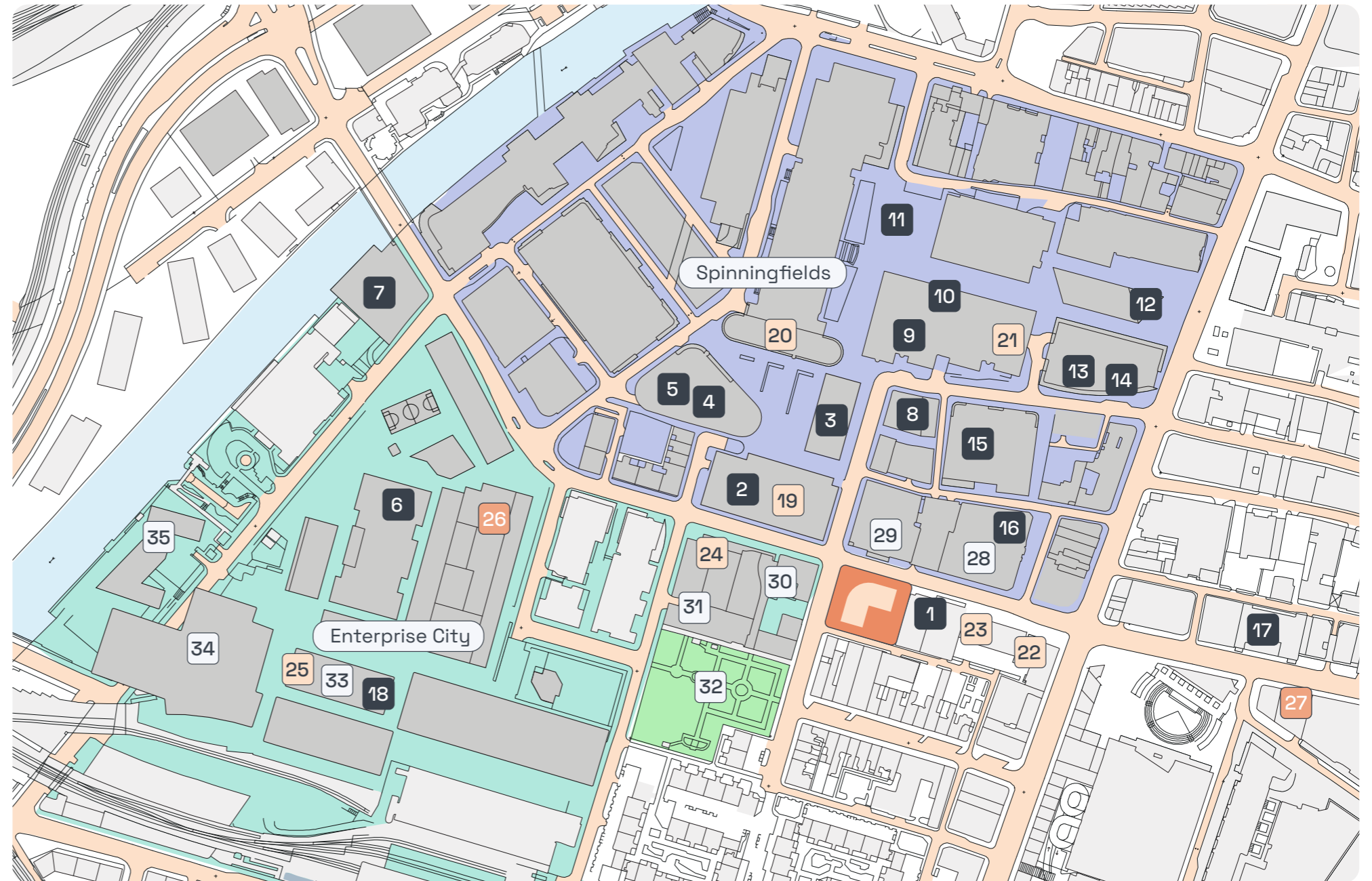
- |                      |                  |
|----------------------|------------------|
| 19 M&S               | 23 Tesco Express |
| 20 Pret A Manger     | 24 Foley's       |
| 21 Philpots          | 25 Dept Cafe     |
| 22 Sainsbury's Local |                  |

## ■ Hotel

- |                           |                                |
|---------------------------|--------------------------------|
| 26 Mollie's Motel & Diner | 27 Radisson Hotel / Soho House |
|---------------------------|--------------------------------|

## □ Wellbeing

- |                    |                     |
|--------------------|---------------------|
| 28 Bannatyne Gym   | 32 St John's Garden |
| 29 Mcr Opera House | 33 Condition Gym    |
| 30 Everyman Cinema | 34 Factory          |
| 31 Barrys Bootcamp | 35 Union            |





## '20 Stories

This iconic restaurant and cocktail bar is known for its sweeping views and for its excellent modern British dining and innovative drinks served by charismatic mixologists.

[@20storiesmcr](#)



## 'Oast House

Catch a friendly vibe at this rustic-style cocktail bar and restaurant serving brunch, hearty roasts, live music and late-night drinks. Enjoy delicious deli boards served with the best ale and beer in town.

[@theoasthousemcr](#)



## 'The Ivy

Famous for its brasserie and private dining room, this opulent and glamorous restaurant and bar serves Asian-inspired cocktails and sharing dishes with live music and Manchester's top DJs.

[@the\\_ivy\\_collection](#)



## 'Everyman Cinema

Drink, eat and watch a movie in this boutique cinema with its bouji vibe and food and drink menu from the Spielberg kitchen. Enjoy the latest movies with luxury sofa seating, amazing food and cocktails.

[@everymanmanchester](#)



Wind down after  
work and enjoy  
a bite to eat

# Enquire now



## Andrew Cowell

acowell@obiproperty.co.uk  
07584 990 976  
0161 962 1234

## Richard Lace

rlace@obiproperty.co.uk  
07795 104 231  
0161 962 1234



## Daniel Barnes

dbarnes@savills.com  
07870 186 410  
0161 602 8240

## Richard Lowe

rclowe@savills.com  
07870 999 774  
0161 277 7203

[quoin-manchester.co.uk](http://quoin-manchester.co.uk)

OBI & Savills give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person employed or engaged by OBI & Savills has any authority to make any representation or warranty whatsoever in relation to this Property. These details are believed to be correct at the time of compilation, but may be subsequent amendment. Brochure designed and produced by OBI. October 2024. 0161 237 1717

