

THE LANDMARK

HIGH STREET, NORTHERN QUARTER, MANCHESTER, M4 1ES



TO LET FITTED & FURNISHED CHARACTER WORKSPACE FROM 1,430 SQ FT





We don't believe in small, medium or bucket size coffees, we just believe in great coffee. All our coffee is Fairtrade.

COFFEE FLAVOUR	COFFEE 10.11	COFFEE 10.11
CAPPUCCINO	£2.40	£2.20
LATTE	£2.40	£2.20
MOCHA	£2.40	£2.20
ESPRESSO	£2.10	£2.00
MACCHIATO	£2.15	£1.90
AMERICANO	£2.20	£2.00
HOT CHOCOLATE	£2.50	£2.30

Proper loose leaf teas, as they should be.

	TEA WITH SUGAR	TEA NO SUGAR
BARK GREY BLUE FLOWER	£2.25	£2.10
APPLE LOVES MINT	£2.25	£2.10
ORGANIC CAMOMILE	£2.30	£2.10
GREEN	£2.20	£2.10
WHISKY	£2.20	£2.10
FAIR-TRADE	£2.20	£2.10

Ask of the bar to see our current wine, beer and cider availability. If you don't fancy any of that...

FERRISSERS 100% PURE JUICES	WINE & BEERS
ORANGE	£2.00
APPLE	£2.20
PINEAPPLE	£2.20
CRANBERRY	£2.60
FENTIMANS 'VICTORIAN' LEMONADE	£2.60
FENTIMANS 'GINGER BEER'	£2.00
COCA COLA	£2.00
LEMONADE	£2.00
HARROGATE STILL/SPARKING	£2.00
SPRING WATER	£2.00

THE SPACE



4TH FLOOR SUITE ↑

SITUATED IN THE HEART OF THE THRIVING NORTHERN QUARTER, THE LANDMARK IS THE PERFECT LOCATION AND ONE YOU WILL BE PROUD TO CALL YOUR OWN.



4TH FLOOR SUITE ↑

SPACE PLAN

2ND FLOOR
2,707 SQ FT

- 1: 22 STATION WORKSPACE
- 2: COLLABORATION / BREAKOUT SPACE
- 3: KITCHEN AREA
- 4: WC'S
- 5: TOUCHDOWN AREA
- 6: 10 PERSON MEETING ROOM
- 7: 8 PERSON MEETING ROOM



FLOOR PLAN

3RD FLOOR
2,707 SQ FT

- 1: WORKSPACE
- 2: KITCHEN ZONE
- 3: WC'S



FLOOR PLAN



4TH FLOOR

1,430 SQ FT

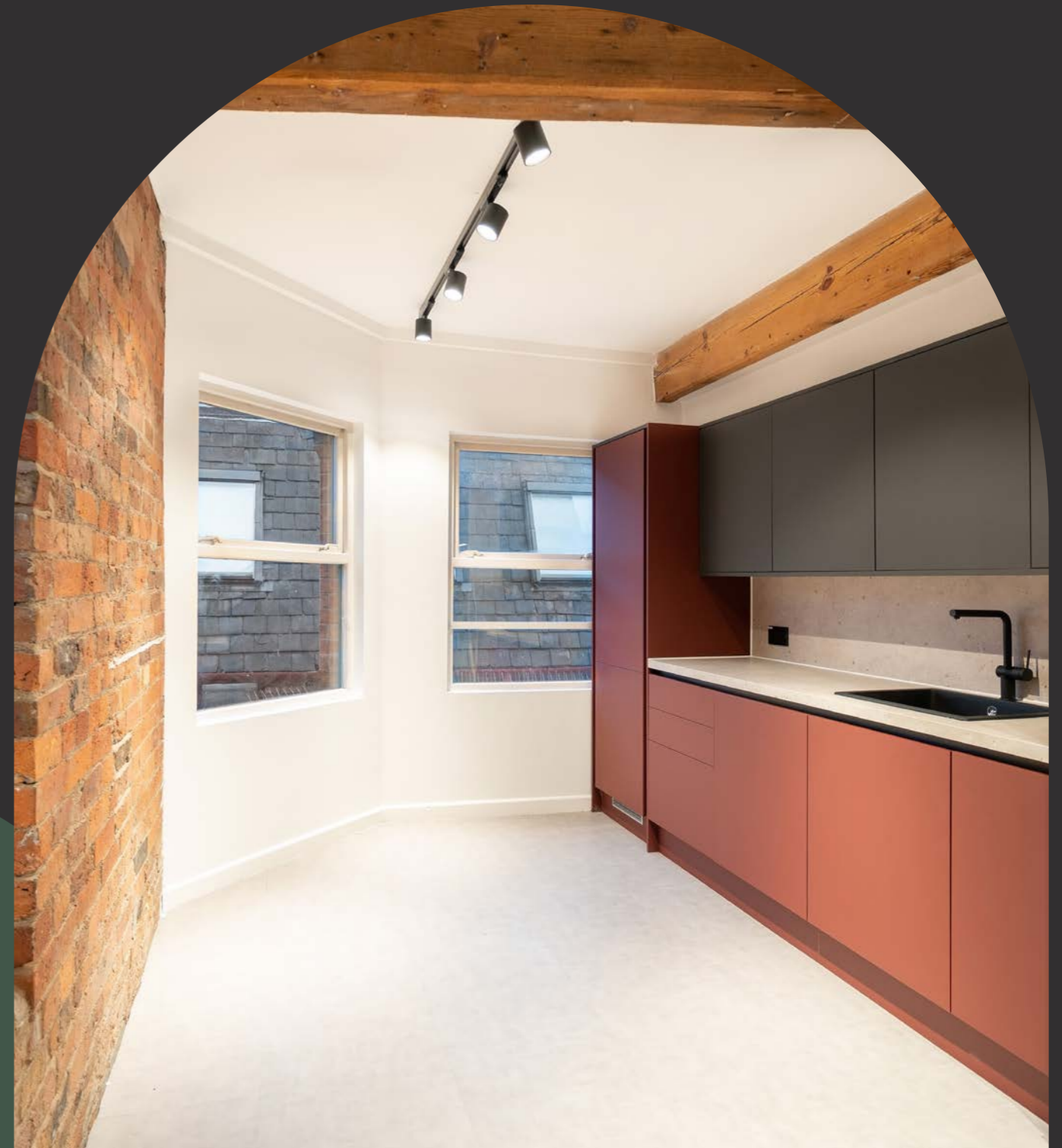
- 1: WORKSPACE
- 2: KITCHEN ZONE
- 3: WC'S

4: PRIVATE TERRACE



4TH FLOOR TERRACE

SPECIFICATION



3RD FLOOR SUITE ↑

THE SPACE IS IDEAL FOR CREATIVITY TO FLOURISH WHETHER YOU'RE IN MEDIA, FASHION, MARKETING, PHOTOGRAPHY OR FILM.



LOCATION

METROLINK

- M1.** DEANSGATE-CASTLEFIELD
- M2.** ST PETER'S SQUARE
- M3.** PICCADILLY GARDENS
- M4.** MARKET STREET
- M5.** EXCHANGE SQUARE
- M6.** SHUDEHILL

AMENITY

- | | |
|---------------------------|------------------------------|
| 1. MACKIE MAYOR | 7. NOHO |
| 2. ALMOST FAMOUS | 8. COTTONOPOLIS |
| 3. YARD AND COOP | 9. FRED ALDOUS |
| 4. TROF | 10. FOUNDATION COFFEE |
| 5. HOME SWEET HOME | 11. MORRISONS |
| 6. TURTLE BAY | 12. COTTONOPOLIS |

THE LANDMARK IS PERFECTLY LOCATED ACROSS THE ROAD FROM THE ARNDALE AND JUST FEW MINUTES WALK BOTH VICTORIA STATION AND SHUDEHILL METROLINK



SHUDEHILL METROLINK



VICTORIA STATION



VICTORIA STATION
5 MINS WALK AWAY

NQ

IN THE HEART OF THE
NORTHERN QUARTER



MANCHESTER ARNDALE
LESS THAN 2 MINS AWAY

LOCAL AMENITY

HUNDREDS OF INDEPENDENT RESTAURANTS,
BARS AND RETAILERS ON YOUR DOORSTEP



SHACK // 69 HIGH STREET



PICCADILLY RECORDS // 53 OLDHAM ST



ARNDALE // MANCHESTER



STEVENSON SQUARE ↑

WELCOME TO THE
NORTHERN QUARTER.
A PLACE FILLED TO THE
BRIM WITH CULTURE.



EDGE STREET



TURTLE BAY // 46-50 OLDHAM STREET



FLOK // 5 STEVENSON SQUARE



FRED ALDOUS // 37 LEVER STREET

LEASE

THE PREMISE ARE TO BE MADE AVAILABLE ON THE BASIS OF A NEW LEASE FOR A TERM TO BE AGREED ON FULL REPAIRING AND INSURING TERMS.

SERVICE CHARGE

A SERVICE CHARGE WILL BE PAYABLE.

VAT

ALL PRICES QUOTED ARE EXCLUDING BUT MAY BE LIABLE TO VAT

EPC

THE BUILDING HAS AN EPC RATING OF C-74. A CERTIFICATE CAN BE PROVIDED ON REQUEST.



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LETS START A CONVERSATION

FOR FURTHER INFORMATION, OR TO ARRANGE A
VIEWING, PLEASE CONTACT THE LETTING AGENTS:



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