

KAMANI
PROPERTY GROUP

TRIBECA HOUSE

Northern Quarter, Manchester, M1 1EY

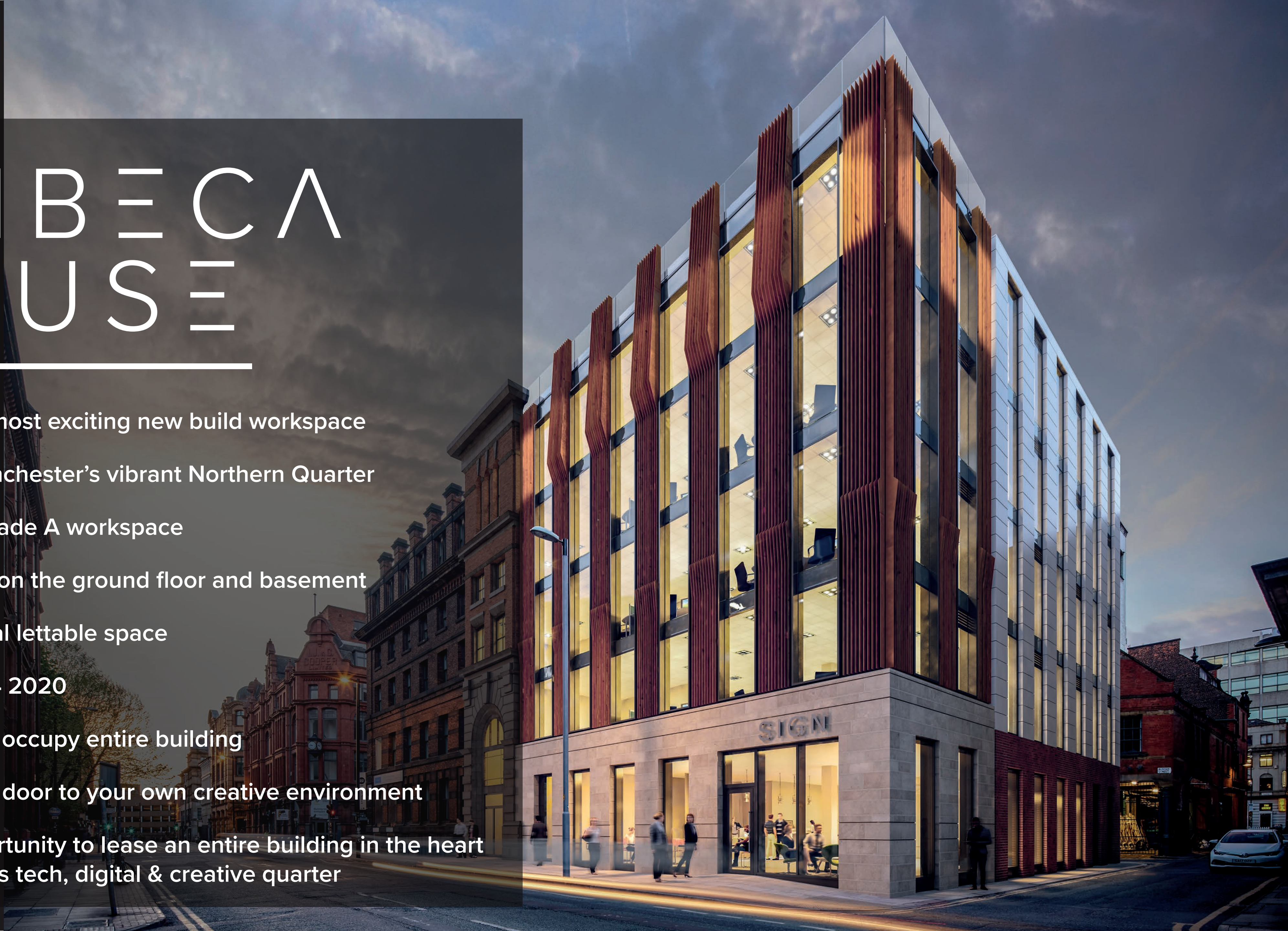
TO LET

c.20,000 sq ft

RARE OPPORTUNITY TO OCCUPY A SELF-CONTAINED
NEW BUILD GRADE A WORKSPACE HUB

TRIBECA HOUSE

- ◆ Manchester's most exciting new build workspace
- ◆ Located in Manchester's vibrant Northern Quarter
- ◆ 6 storeys of Grade A workspace
- ◆ Retail / leisure on the ground floor and basement
- ◆ 19,174 sq/ft total lettable space
- ◆ Completion Q4 2020
- ◆ Opportunity to occupy entire building
- ◆ Your own front door to your own creative environment
- ◆ A unique opportunity to lease an entire building in the heart of Manchester's tech, digital & creative quarter





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LOCATION
NORTHERN
QUARTER

NORTHERN QUARTER

— HOME TO
MANCHESTER'S
CREATIVE & TECH
COMMUNITY

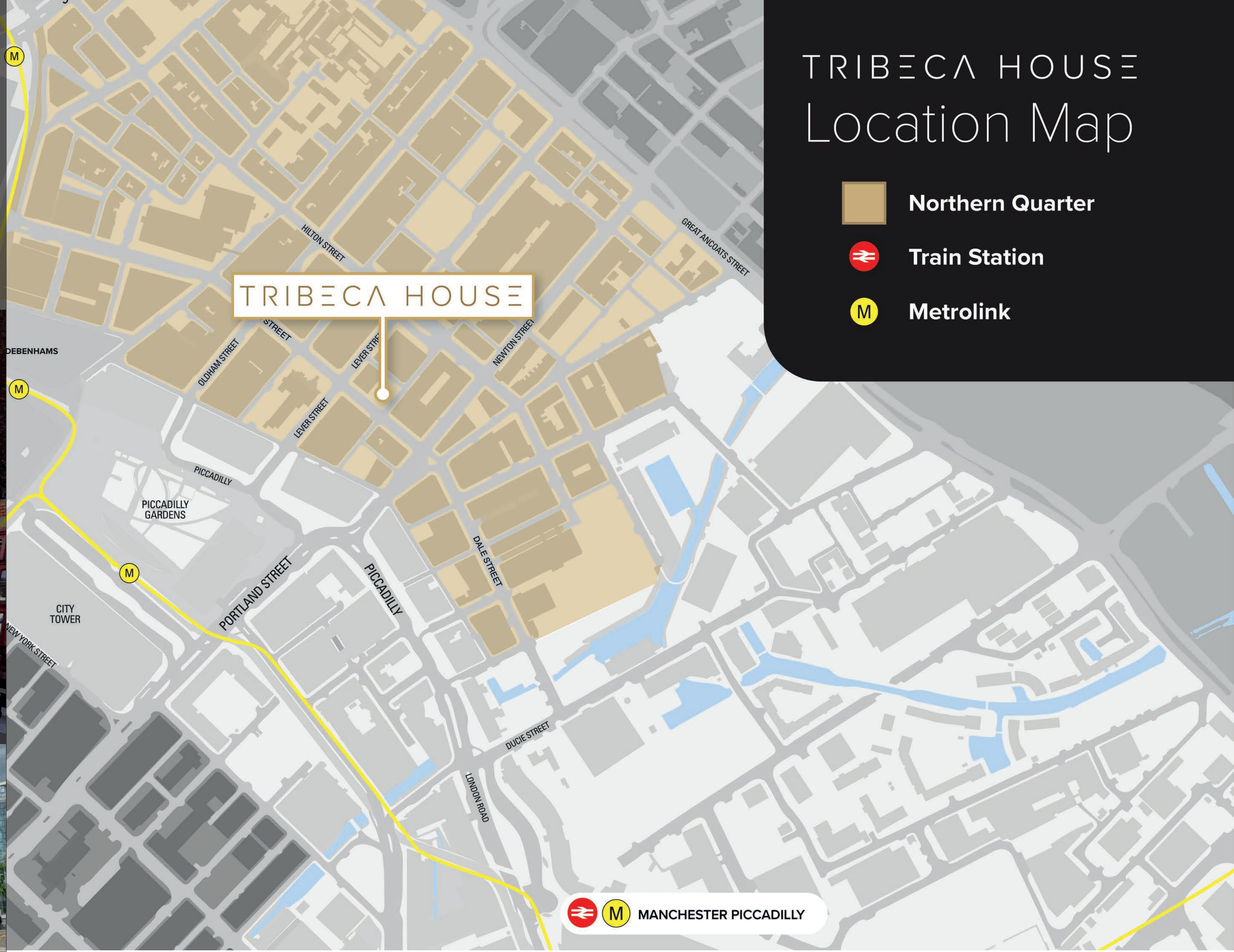
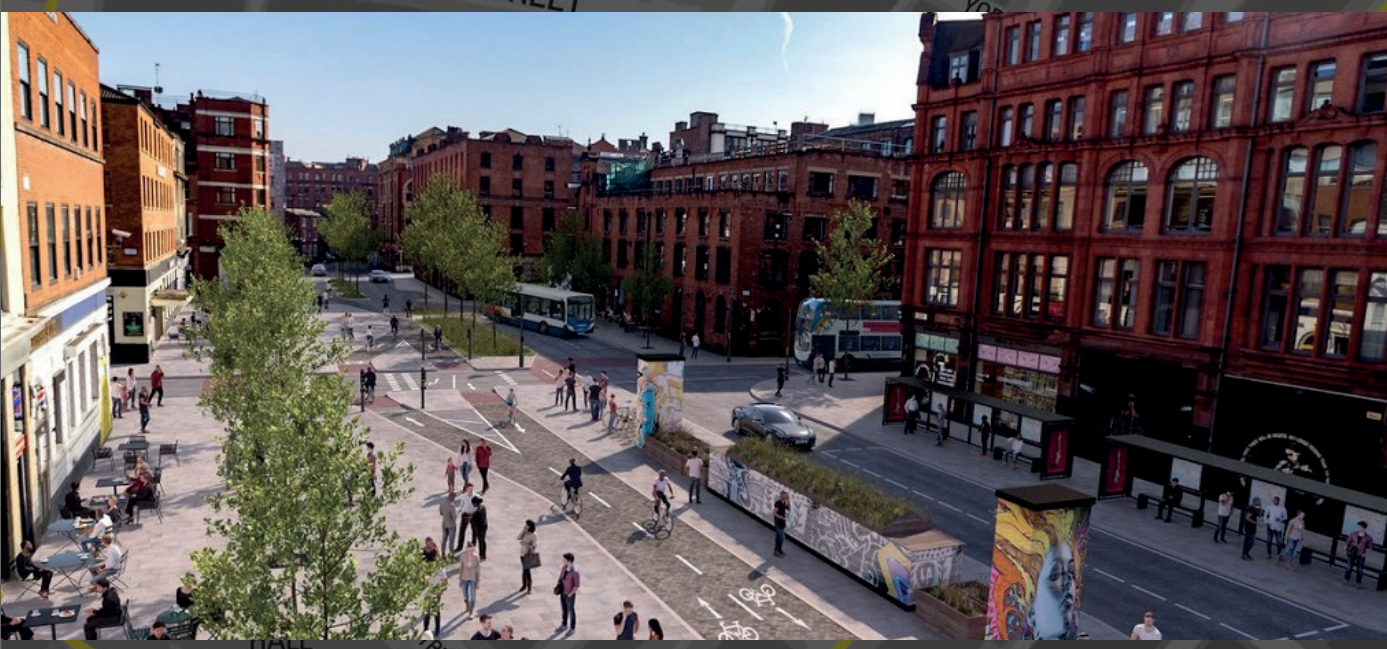
HARVEY
NICHOLS

AND SPENCER

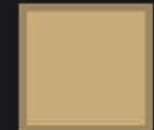


ARNDALE
CENTRE

ROYAL
EXCHANGE

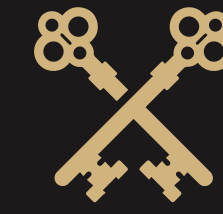
MARKET



TRIBECA HOUSE Location Map

-  Northern Quarter
-  Train Station
-  Metrolink

  MANCHESTER PICCADILLY



KAMANI
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Firmly Established in the Northern Quarter

Our roots are firmly established in Manchester's Northern Quarter, where we initially began to build our property portfolio in the 1990's. We have 23 commercial tenants in this area. We have developed many of the large industrial warehouse buildings, so synonymous with this part of Manchester into workspace, commercial and leisure spaces, whilst preserving their heritage.

Our flagship buildings include the headquarters of the online fashion giant, Boohoo.com and 20 Dale Street, home to global brands; Timberland and LadBible. We have developed almost an entire street, from tired disused warehouses, to a complete destination comprising of bars, coffee shops, restaurants and workspaces.

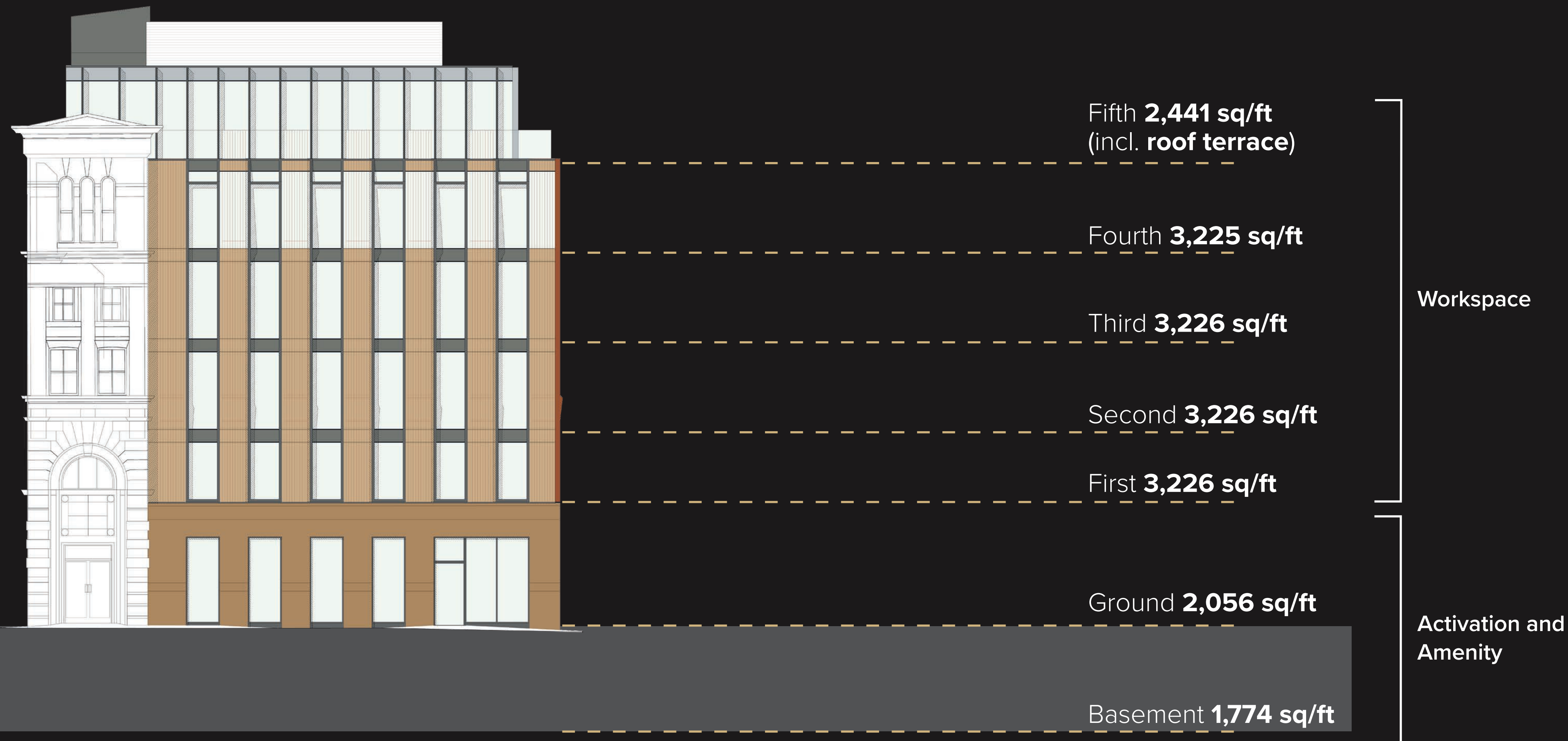


TRIBECA HOUSE

The Building

TRIBECA HOUSE

Schedule of Areas

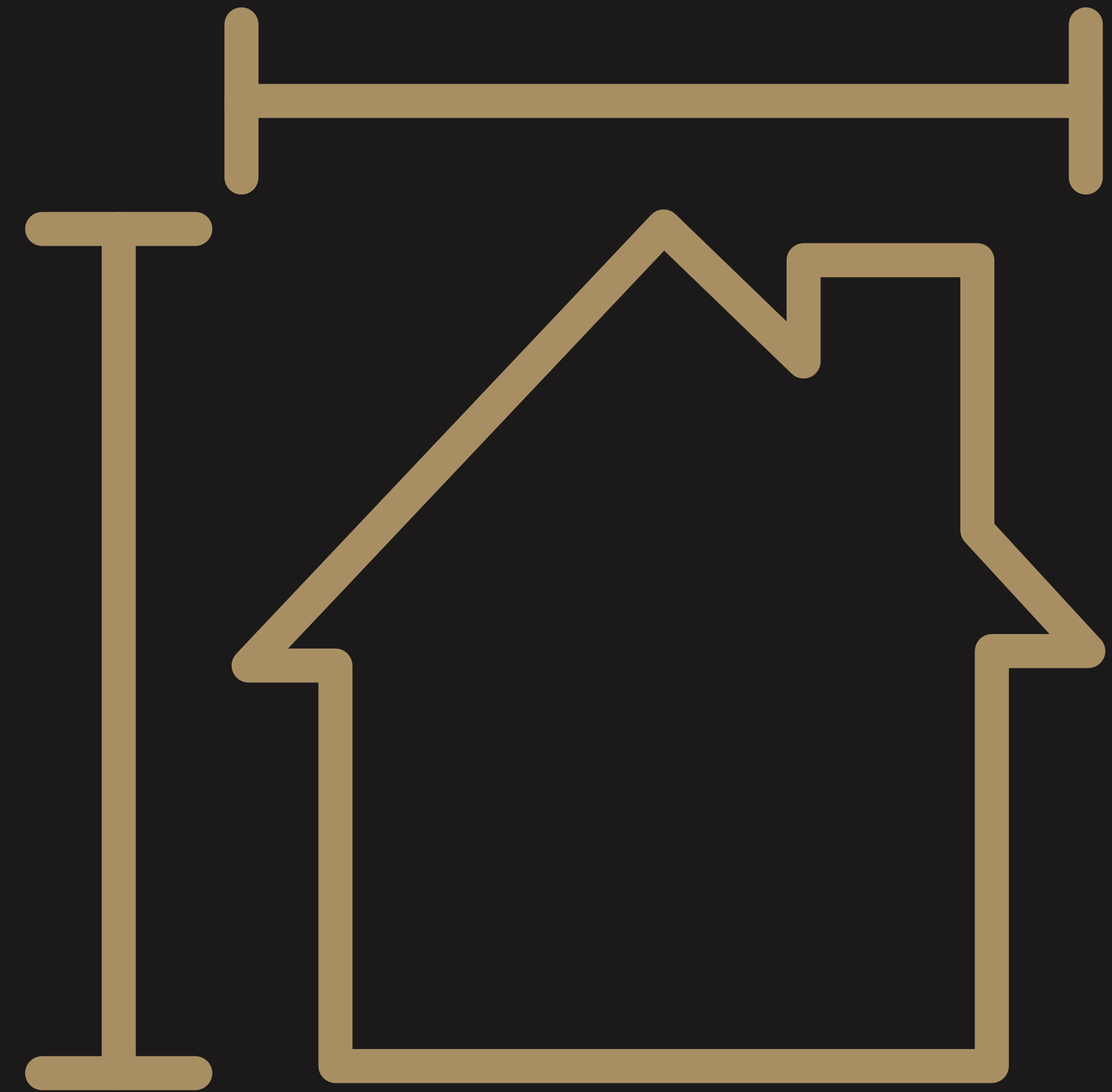


Total : 19,174 sq/ft

TRIBECA HOUSE

Specification

- ◇ Linear plank system ceiling
- ◇ Raised access floors
- ◇ Floor to ceiling height of 2.85m
- ◇ Design density to accommodate 1 person per 8 sq m
- ◇ Full height glazing
- ◇ 2 passenger lifts
- ◇ Male and Female WC's on every floor
- ◇ Dedicated cycle storage, lockers & shower facilities
- ◇ Ground & basement floor retail/leisure
- ◇ External roof terrace on the 5th Floor



TRIBECA HOUSE

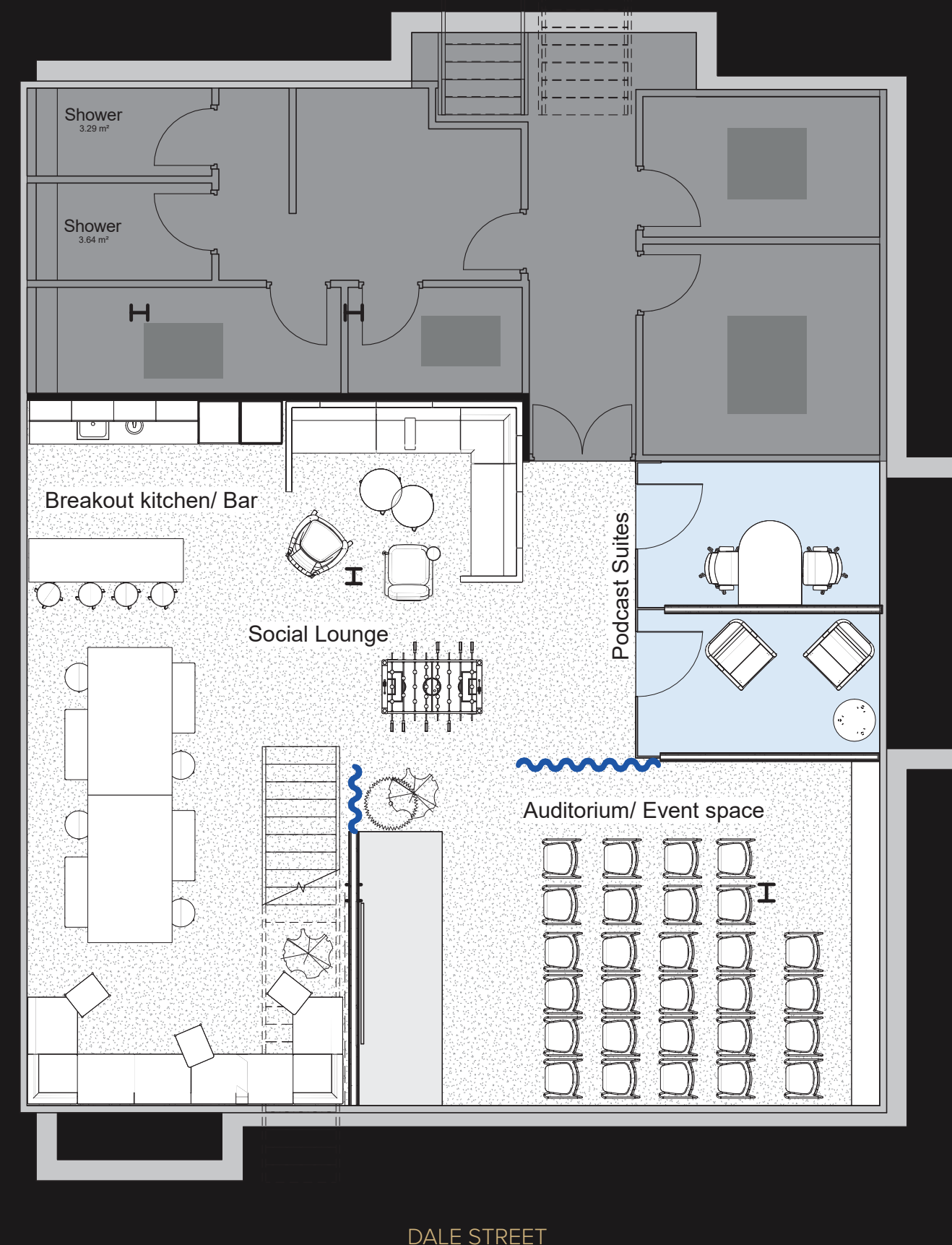
Activation and Amenity

Ground & Basement Levels

Ground Floor – Indicative plan
Touchdown and collaboration space



Lower Ground Floor – Indicative plan
Events, studio and social space



TRIBECA HOUSE

Typical Upper Floor – Indicative Layout



- 36. Workstations
- 8. Hotdesking seats
- Informal meeting Booths
- Touchdown space
- Collaborative Space
- Print hub and storage
























- 4 Person Meeting Room
- 10 Person Meeting Room
- Reception/Holding area
- Kitchen with integrated appliances
- Large breakout seating area

Northern Quarter – Your Neighbourhood



TRIBECA HOUSE

  MANCHESTER PICCADILLY

-  Cafe Nero
-  Pret
-  Tesco Express
-  M & S Food
-  Takk
-  Cottonopolis
-  Tariff and Dale
-  Byron Burger
-  Ezra and Gil
-  The Whiskey Jar
-  The Pen and Pencil
-  Evuna NQ
-  Tib Street Tavern
-  Idle Hands
-  Train Station
-  Metrolink
- Hotels**
-  Easy Hotel
-  Premier Inn
-  Travel Lodge
-  Abode Hotel
- Gyms**
-  Fit4Less Gym
-  Vibe Fitness
-  The Gym (Piccadilly)

Your Neighbourhood





Your Neighbours

- 1 Lad Bible
Timberland
Mosquito
- 2 Boohoo
- 3 Nasty Gal
- 4 Kamani Property HQ
- 5 Join The Dots
- 6 Ticketmaster
- 7 Code
- 8 Couchbase
- 9 JD Williams
- 10 Safety Culture
- 11 Upside Energy
- 12 SpareRoom
- 13 CodeThink
- 14 Diono
- 15 Feilden Clegg Bradley



Train Station



Metrolink

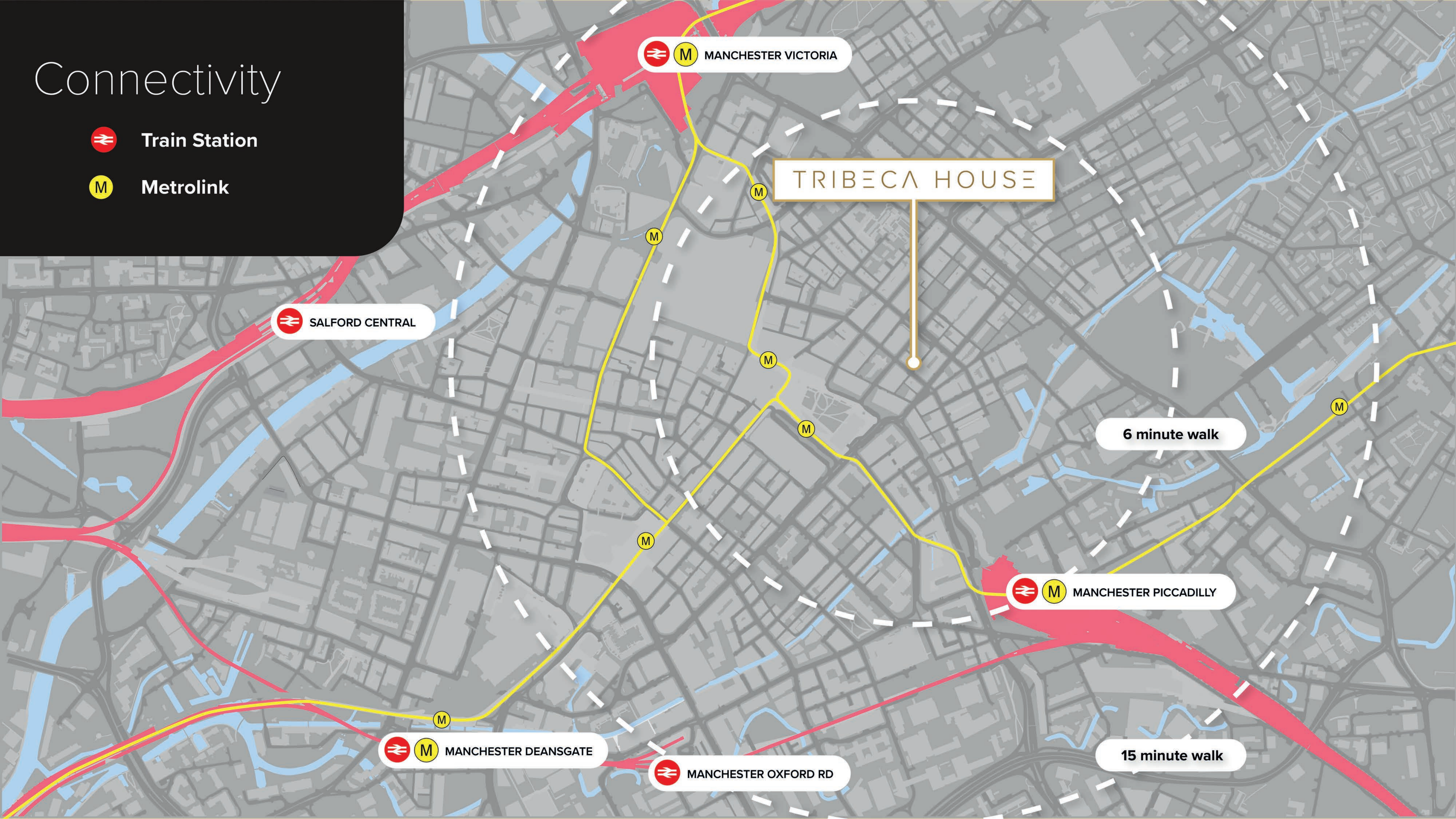


MANCHESTER PICCADILLY

Connectivity

 Train Station

 Metrolink



  MANCHESTER VICTORIA

TRIBECA HOUSE

 SALFORD CENTRAL

6 minute walk

  MANCHESTER PICCADILLY

  MANCHESTER DEANSGATE

 MANCHESTER OXFORD RD

15 minute walk



TRIBECA HOUSE

Professional Team

- ◆ **Kamani Commercial Property**
Developer
- ◆ **Falconer Chester Hall**
Architects
- ◆ **Westlakes Engineering**
Structural Engineers
- ◆ **OBI**
Leasing Agents
- ◆ **Warrington Martin**
Quantity Surveyors
- ◆ **Jenkins Design**
Project Management/ Employers Agent
- ◆ **QED**
Mechanical and Engineering Consultants
- ◆ **Barnfield Construction**
Main Contractor

TRIBECA HOUSE

CONTACT FOR VIEWINGS AND ENQUIRES

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