



THE HIVE

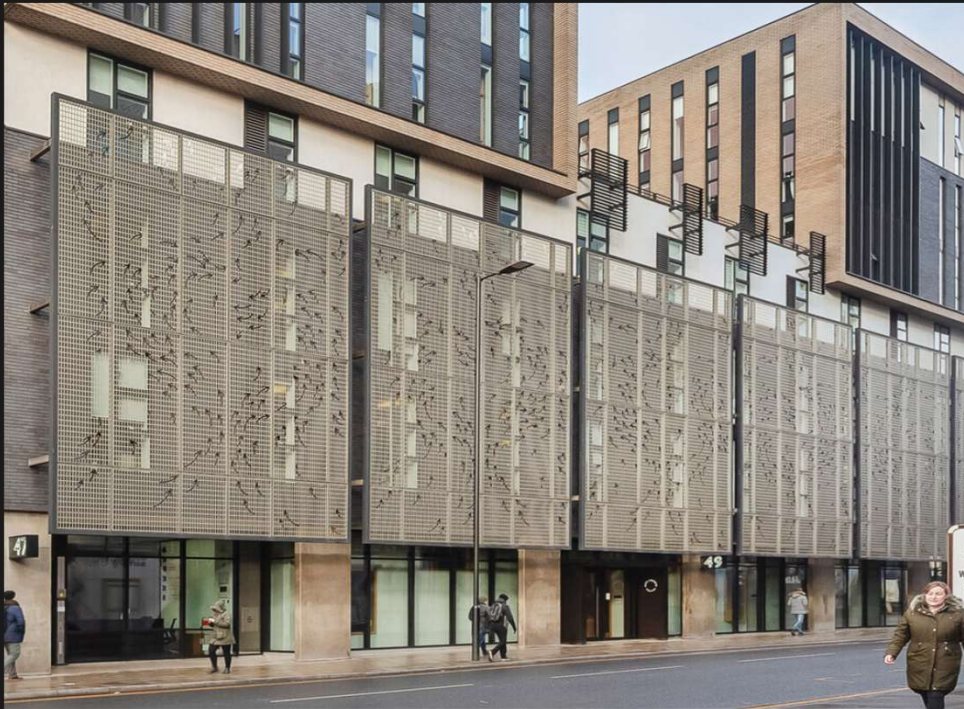
25,990 SQ FT OF SELF-CONTAINED OFFICE SPACE IN THE HEART OF THE NORTHERN QUARTER

47-51 Lever Street, M1 1FN

THE HIVE

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thehivenq.com

Self-contained
office space in the
heart of the
Northern Quarter



Total Areas

Ground Floor
First Floor
Second Floor

25,990 sq ft
4,668 sq ft
14,754 sq ft
6,568 sq ft

Insurance

The current insurance estimate is £0.28 per sq ft per annum

Rent

Upon Application

Sustainability

EPC A Rated
BREEAM Outstanding
Naturally Ventilated

Rates

Interested parties are advised to make their own enquiries with the relevant authority

Terms

Any lease granted will be on standard Grosvenor terms, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954

Service Charge

The current service charge estimate is £8.75 per sq ft per annum (excluding utilities)

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Self – Contained Entrance



Amenity Focused

6 new showers including
accessible facility and WC

56 lockers plus dedicated
drying room

Vanity area with hair dryers
and irons

Sustainable Transport

Substantial Bike Storage

Electric Bike Charging

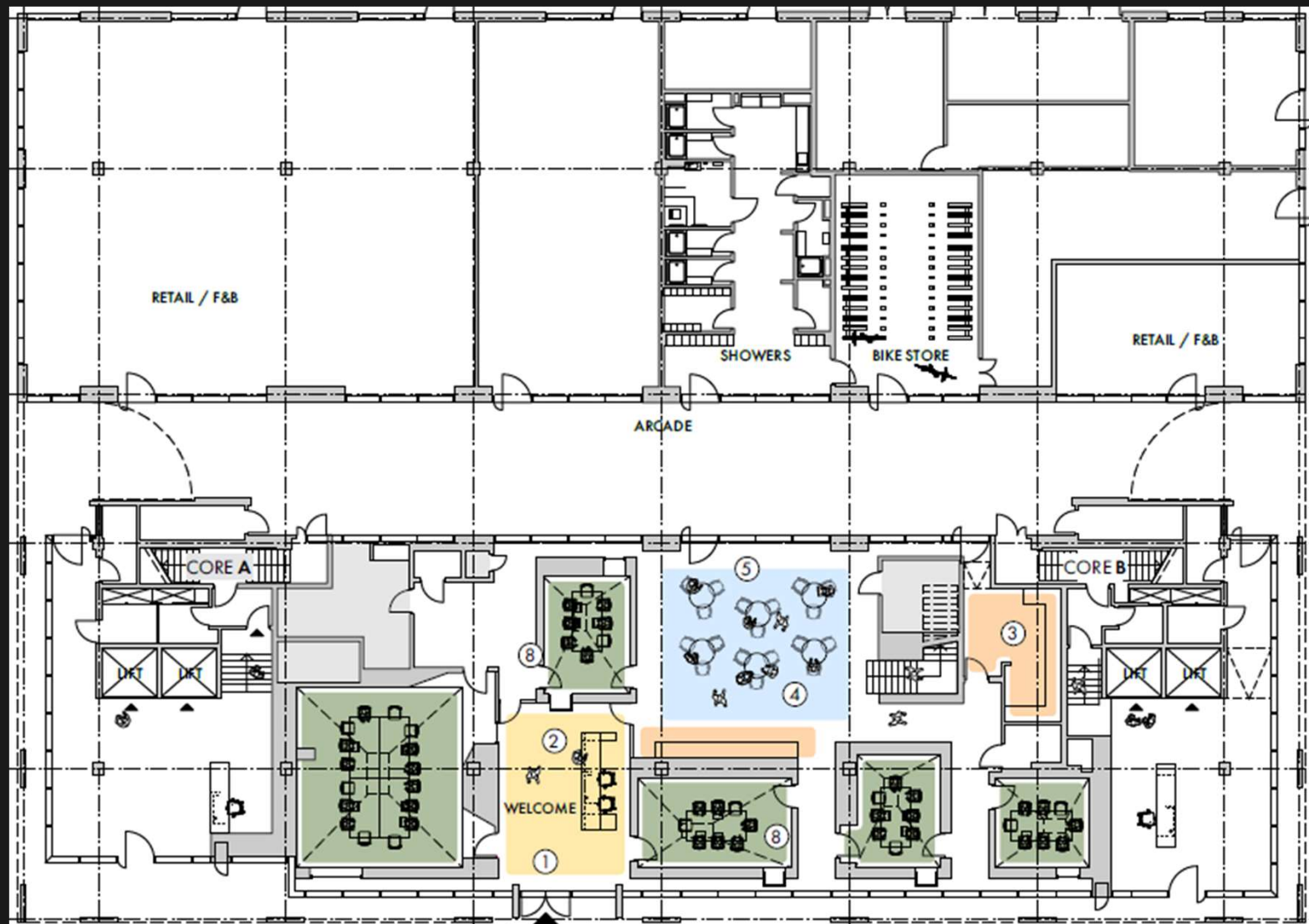
Cycle Repair Station



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Unique Self-Contained office space in the heart of the Northern Quarter



Ground Floor – 4,668 sq ft

- Tenant Entrance / Reception
- Fully fitted kitchenette and dining area
- Collaboration space and flexible meeting area
- Male and Female WC's
- Lift with 13-person capacity
- Cabled throughout
- 5 large meeting rooms

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Flexible Floorplates to adapt to tenant's requirements



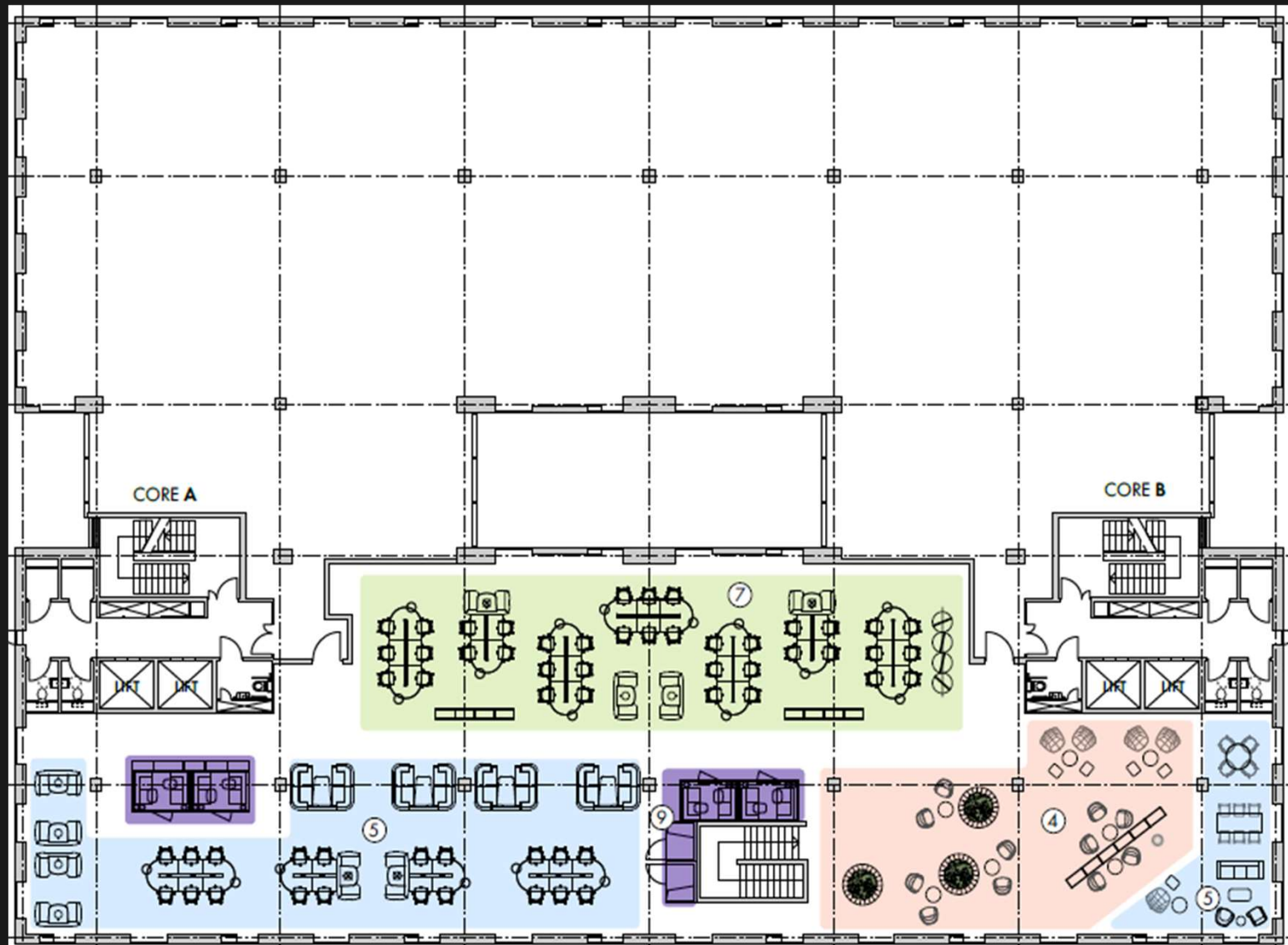
First Floor – 6,529 – 14,754 sq ft

- Arrival/reception space
- Informal breakout space
- Kitchen / Refreshment Area
- **Zoom Pods**
- Collaboration space and flexible meeting area
- Meeting rooms
- Option to expand to 14,754 sq ft

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Unique Self-Contained office space in the heart of the Northern Quarter



Second Floor— 6,568 sq ft

- Up to 88 workstations
- 1 large meeting room
- 2 breakout areas
- 2 meeting booths
- Cabled throughout
- 1 quiet room

One of Manchester's greenest and most energy efficient buildings



BREEAM rating 'Excellent': Industry certificate measuring efficiency, building design, management and sustainability



'Gold badge' provision of recycling and environmental management facilities (ISO14001)



Energy procured from renewable sources



EPC A rating achieved for refurbished office suites



Promotion of sustainable transport with spacious and secure internal bike store with showers and dry room changing facilities to be delivered as part of the refurbishment works



Low water use measures including self-closing taps, leak detection facilities and low flow fixtures and fittings



Energy efficient utilities including Wessex modular condensing boilers (latest technology boilers)




Energy efficient intelligent lighting management system with zone control, presence detection and daylight dimming



Living roofs, both brown and green planted roofs enhance the local ecology



A natural ventilation system that makes use of free, passive, zero energy-use cooling



THE HIVE

The Northern Quarter



Existing Occupiers



Fatsoma

5plus

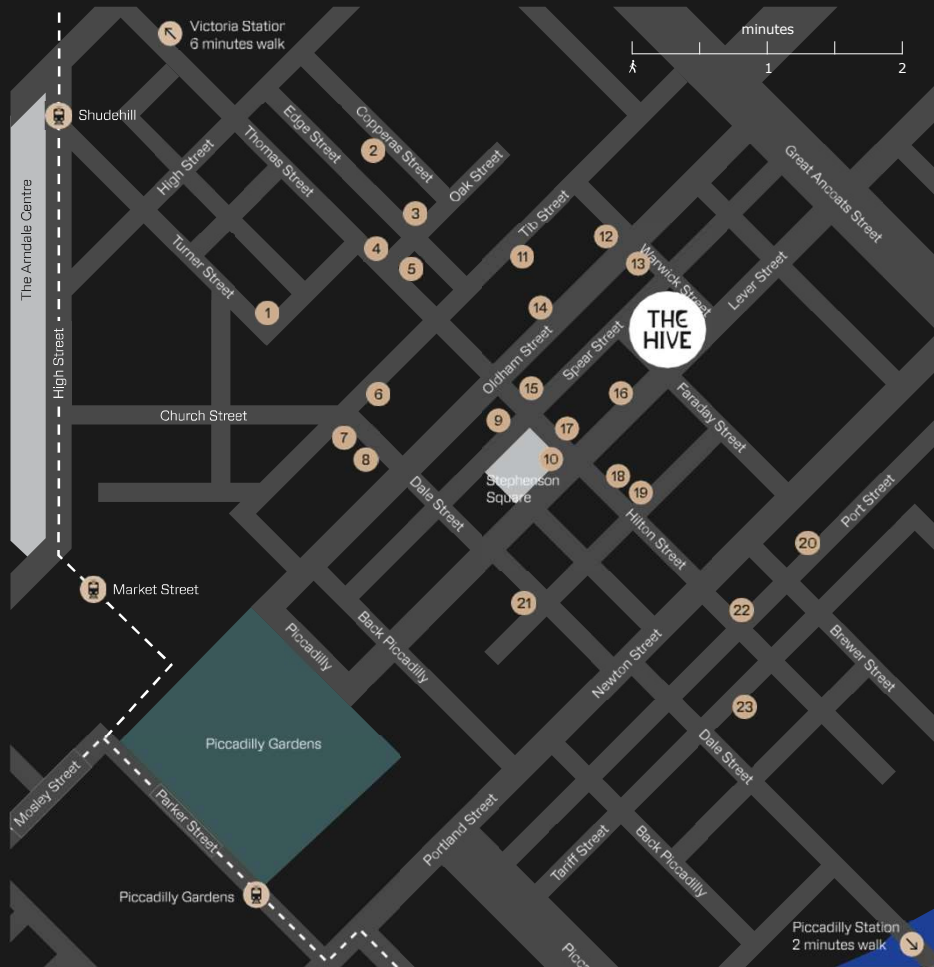


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Unique Plug and Play office space in the heart of the Northern Quarter

The Northern Quarter



- 1 SoLita
- 2 Common Bar
- 3 Home Sweet Home
- 4 Rivet & Hide
- 5 Oi Polloi
- 6 North Tea Power
- 7 Black Dog Ballroom
- 8 Afflecks
- 9 Soup Kitchen
- 10 Fred Aldous
- 11 Tib Street Tavern
- 12 Gullivers
- 13 The Castle Hotel
- 14 Matt & Phreds
- 15 Koffee Pot
- 16 7 Sins
- 17 Eastern Bloc Records
- 18 Quarter House
- 19 Kraak Gallery
- 20 Port Street Beer House
- 21 2022 NQ
- 22 Crown and Anchor
- 23 Northern Monk Refectory

The Hive to...

Walking

Market Street	5 minutes
Piccadilly Station	10 minutes
St Peters Square	10 minutes
Spinningfields	15 minutes

Train and Metrolink

London Euston	2 hours 15 minutes
Salford Quays	33 minutes
Didsbury	33 minutes
Altrincham	37 minutes

Cycling

Northern Quarter	1 minute
Piccadilly Station	3 minutes
Castlefield	8 minutes
Oxford Road	8 minutes

Airport

Manchester Airport	20 minutes
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