

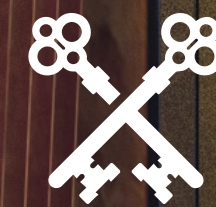
# TRIBECA HOUSE

Northern Quarter, Manchester, M1 1EY

**TO LET**

c.20,000 sq ft

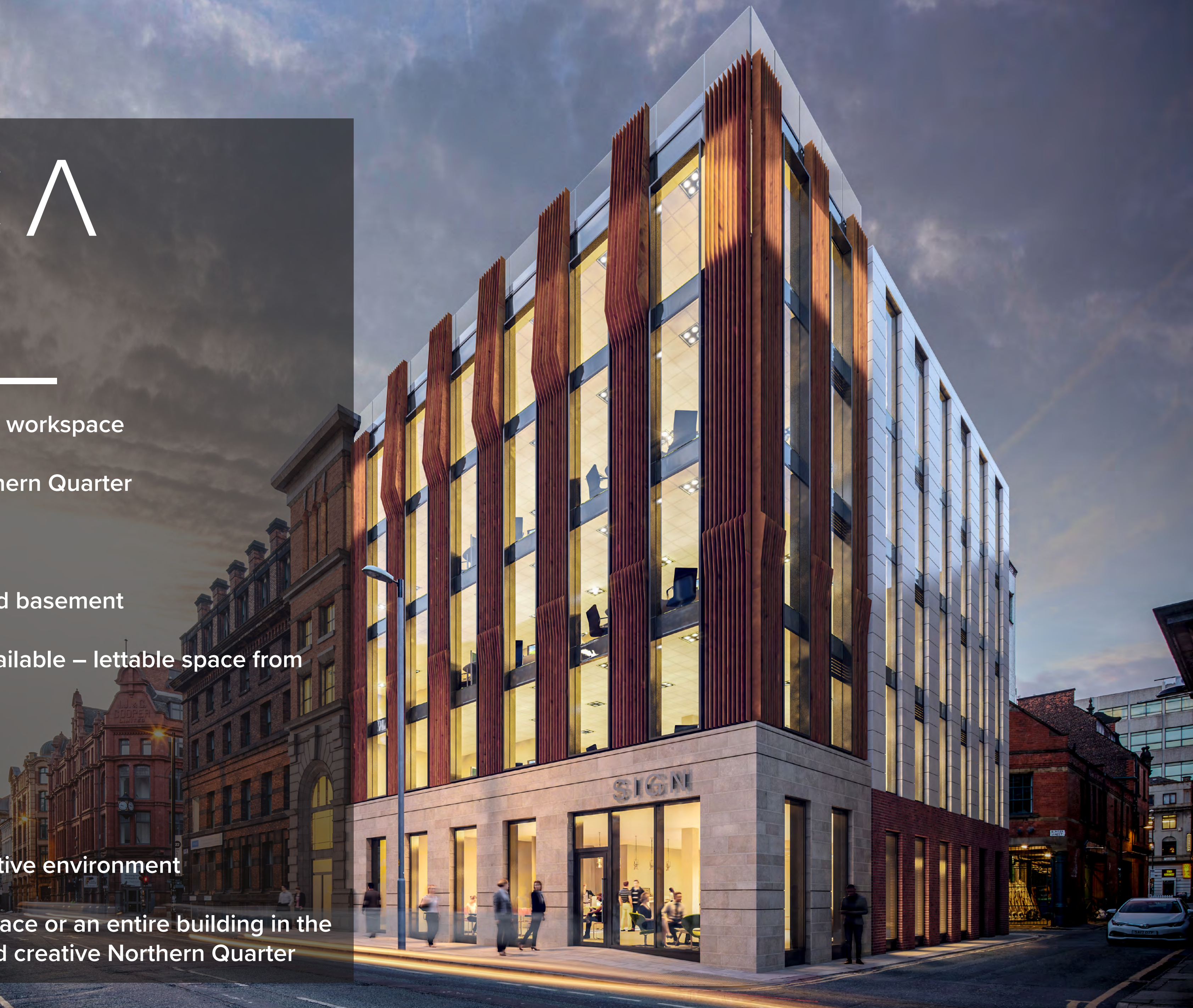
RARE OPPORTUNITY TO OCCUPY A SELF-CONTAINED  
NEW-BUILD GRADE A WORKSPACE HUB



**KAMANI**  
PROPERTY GROUP

# 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
- ◆ Whole building or individual floors available – lettable space from 2441 sq/ft up to 19,174 sq/ft
- ◆ Completion Summer 2021
- ◆ Opportunity to occupy entire building
- ◆ Your own front door to your own creative environment
- ◆ A unique opportunity to lease workspace or an entire building in the heart of Manchester's tech, digital and creative Northern Quarter





KAMANI  
PROPERTY GROUP

LOCATION  
NORTHERN  
QUARTER

# NORTHERN QUARTER

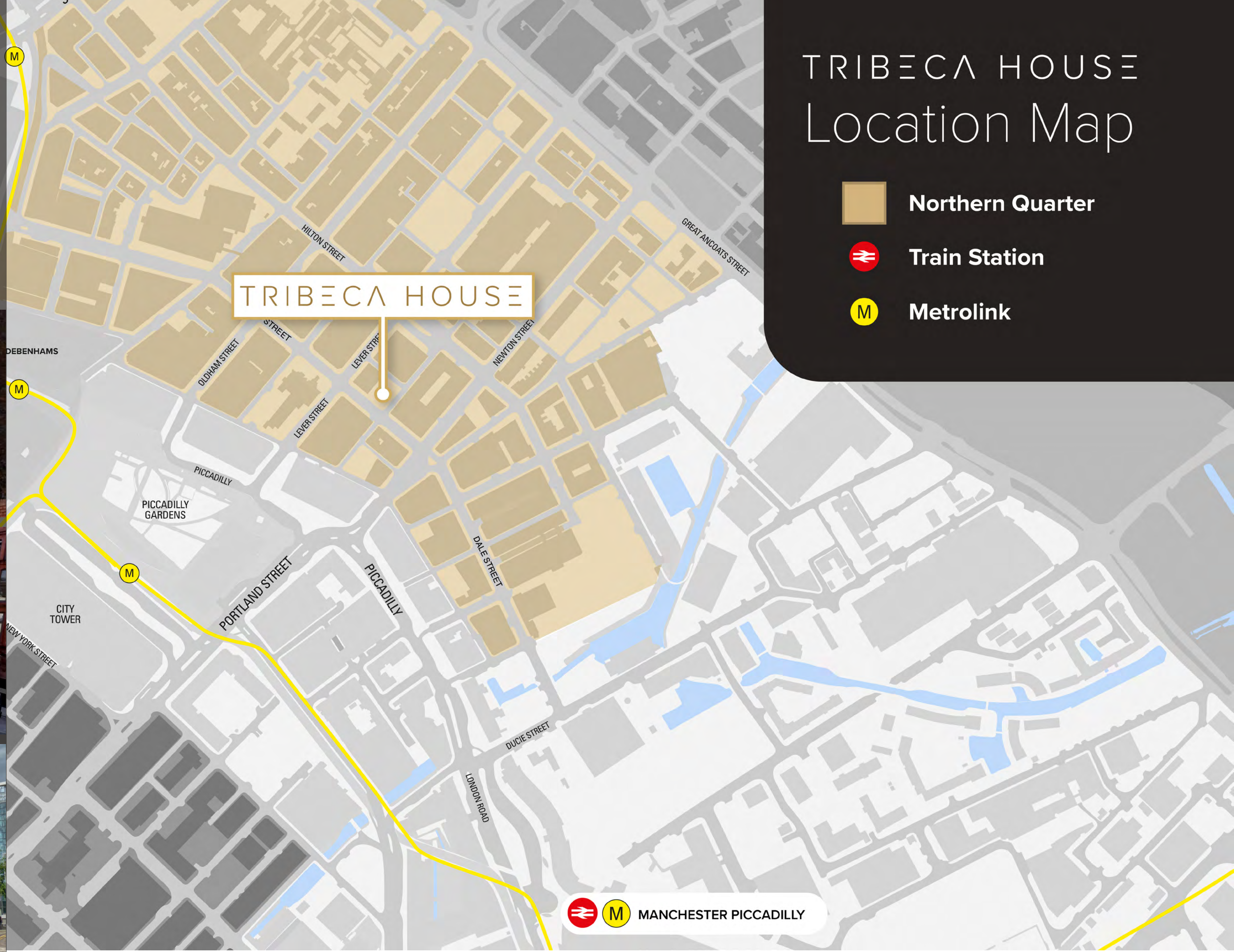
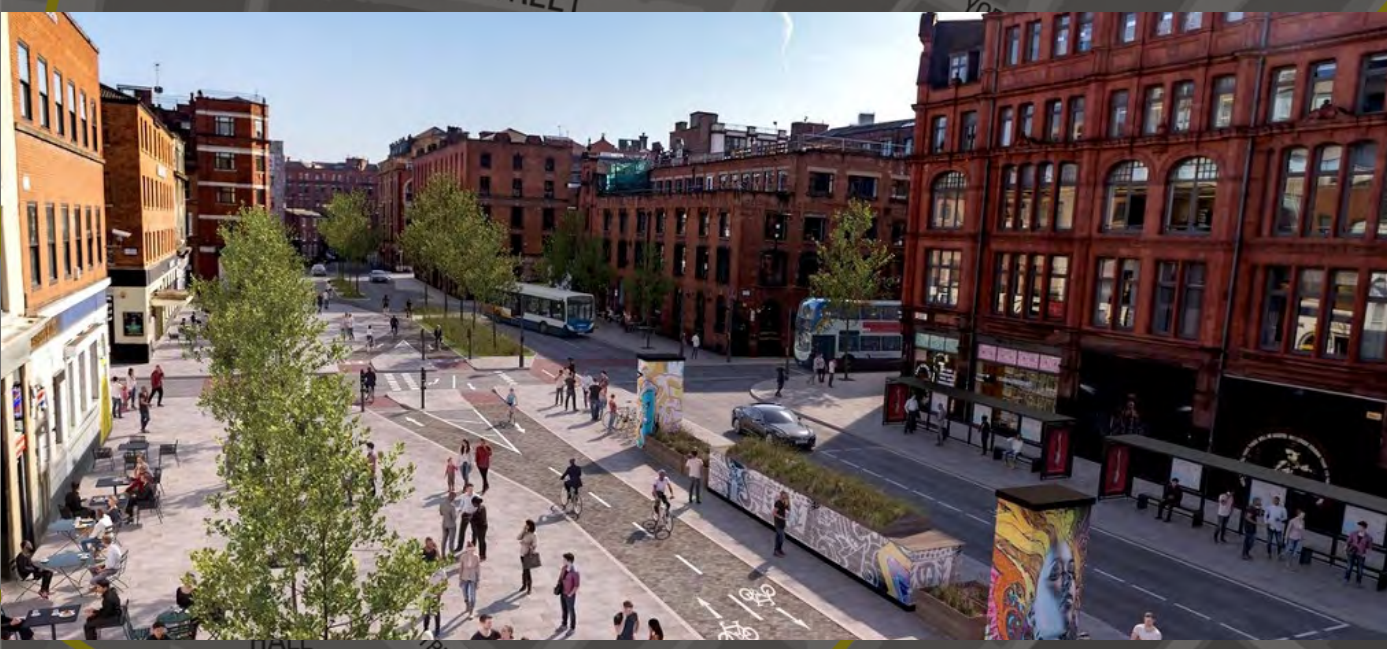
— HOME TO  
MANCHESTER'S  
CREATIVE & TECH  
COMMUNITY

HARVEY  
NICHOLS




AND SPENCER

ARNDALE  
CENTRE

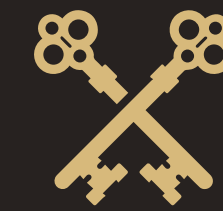
ROYAL  
EXCHANGE



# TRIBECA HOUSE Location Map

-  Northern Quarter
-  Train Station
-  Metrolink

  MANCHESTER PICCADILLY



**KAMANI**  
PROPERTY GROUP

## 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.

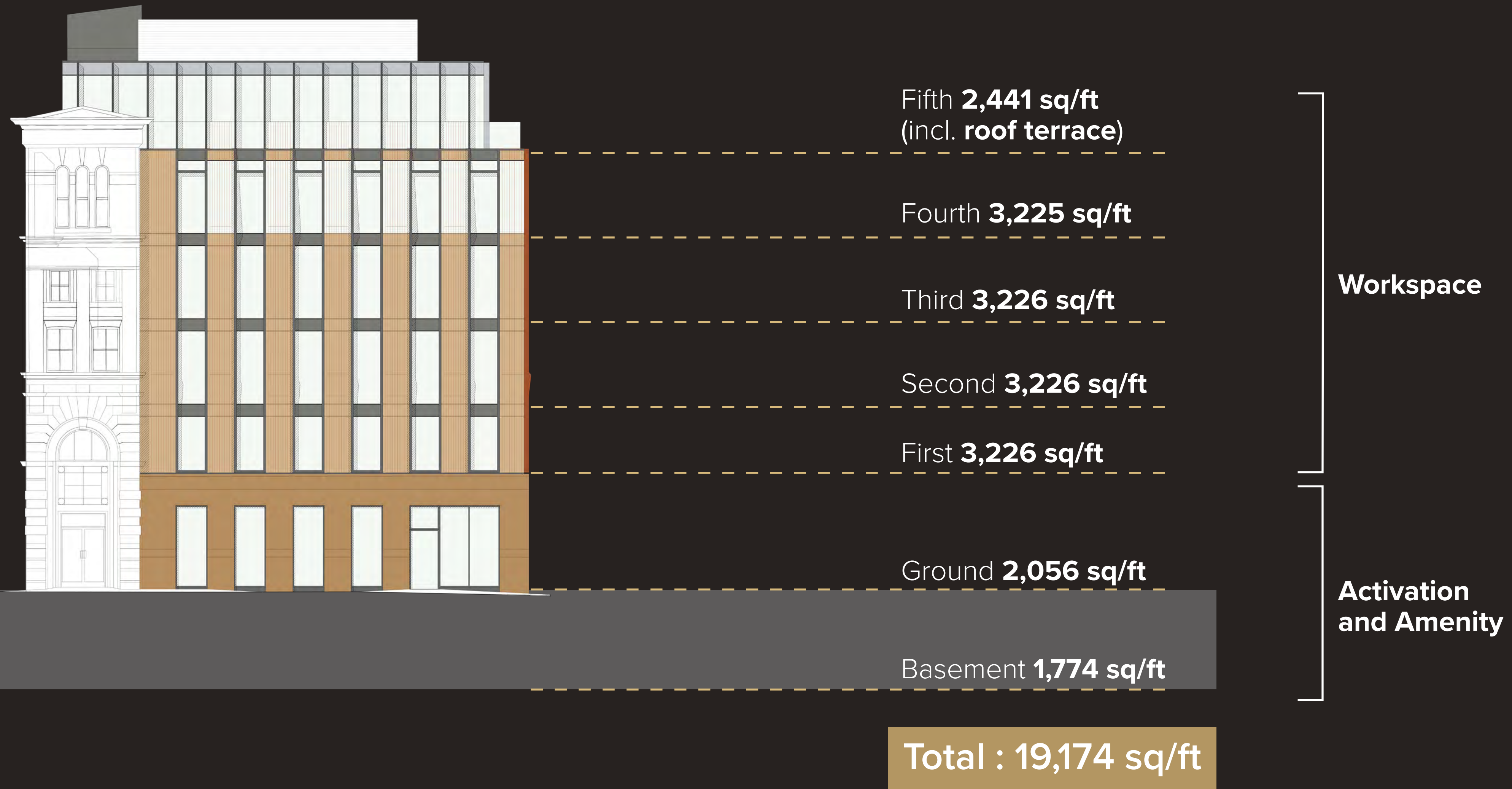


# TRIBECA HOUSE

The Building

# TRIBECA HOUSE

## Schedule of Areas



# TRIBECA HOUSE

## Specification

- ◇ Linear plank system ceiling
- ◇ Air conditioned office space
- ◇ 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

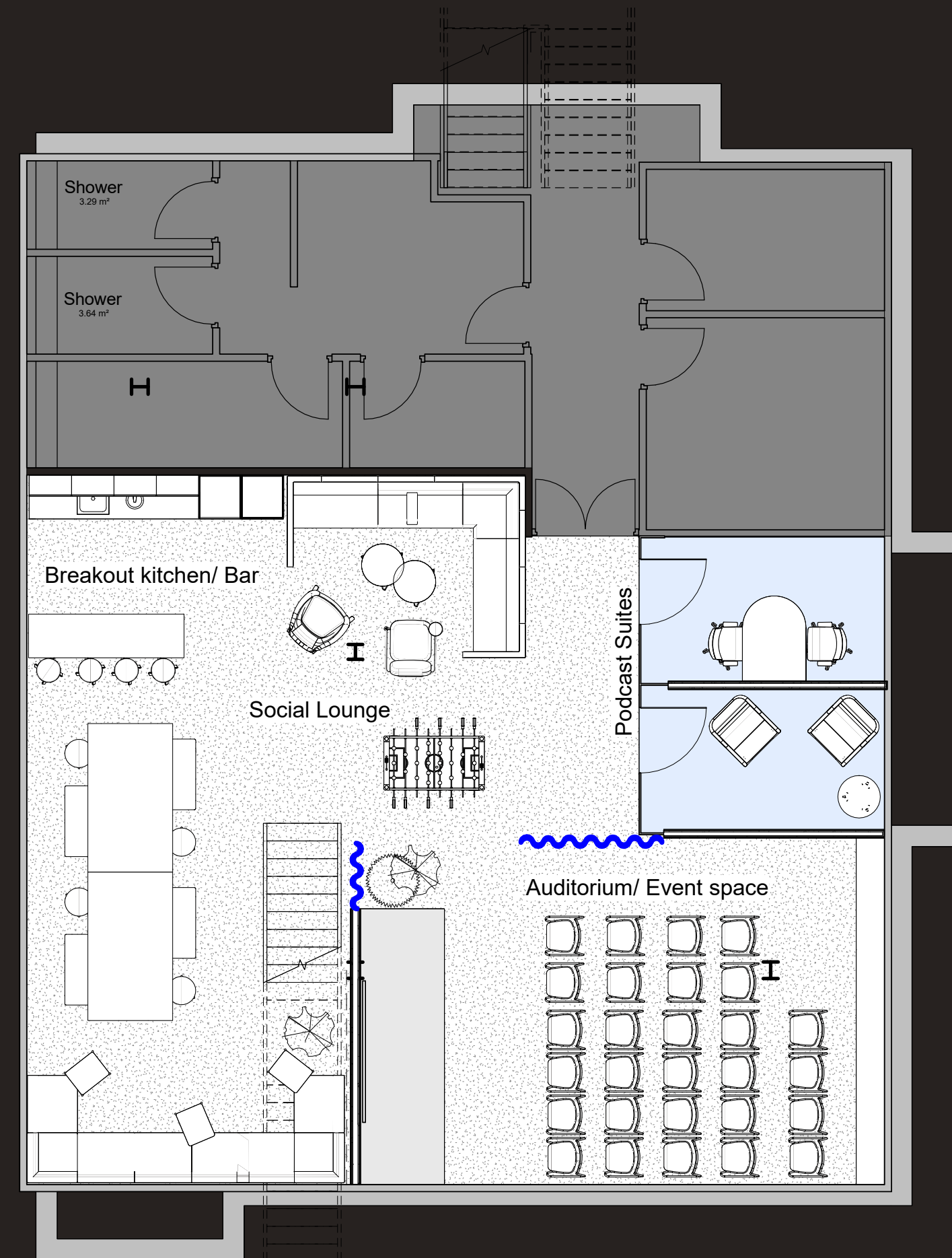
Ground & Basement Levels

**Ground Floor** – Indicative plan  
Touchdown and retail / leisure / workspace use



DALE STREET

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



DALE STREET



# TRIBECA HOUSE

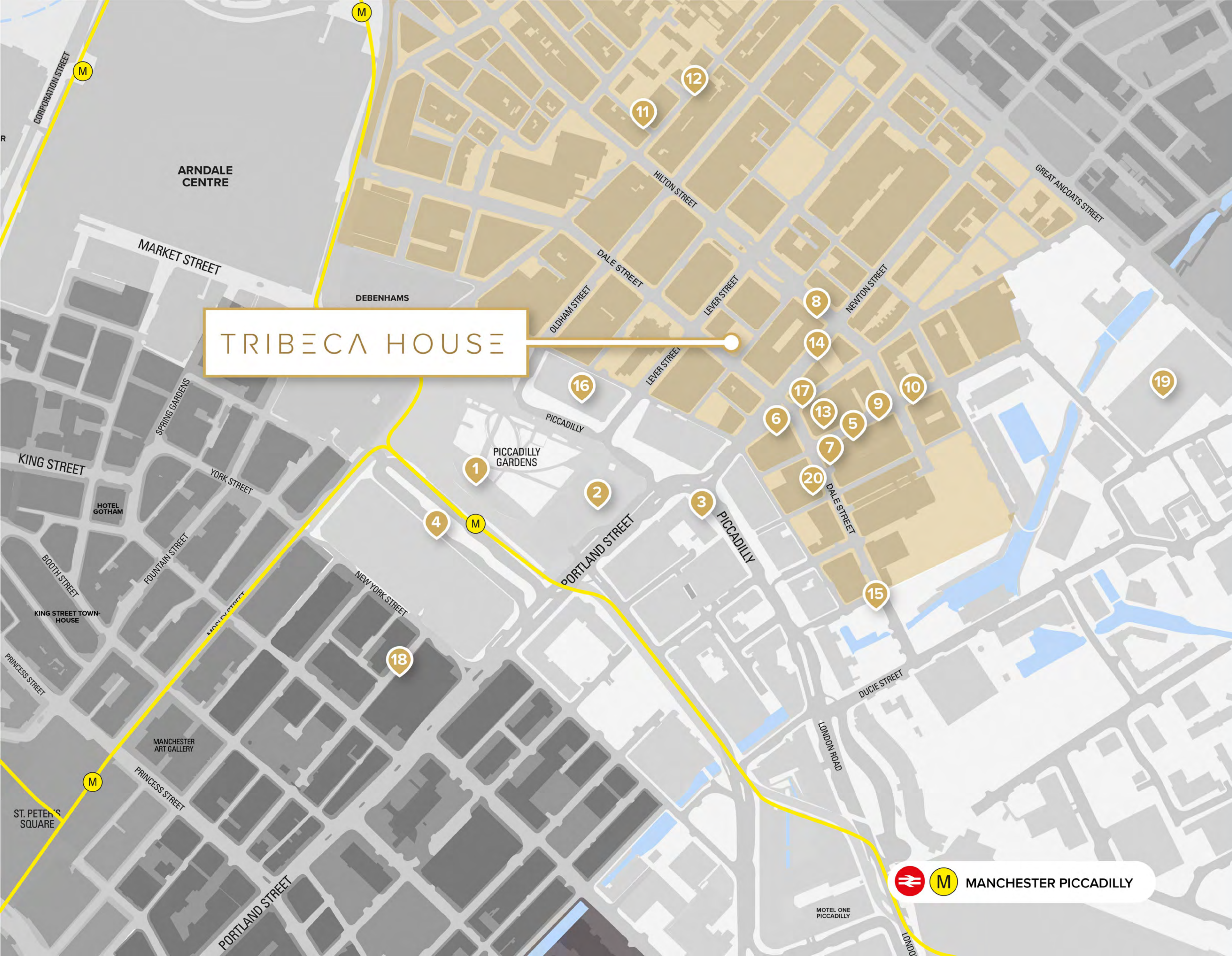
## Typical Upper Floor

– Indicative Layout



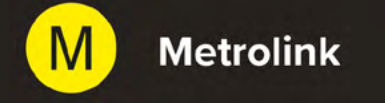
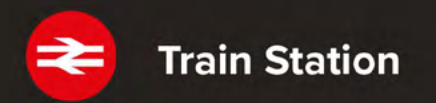
- 36 Workstations
- 8 Hotdesking seats
- Informal meeting booths
- Touchdown space
- Collaborative space
- Print hub and storage
- 4 Person meeting room
- 10 Person meeting room
- Reception/holding area
- Kitchen with integrated appliances
- Large breakout seating area

# Northern Quarter - Your Neighbourhood



TRIBECA HOUSE

- 1 Cafe Nero
- 2 Pret
- 3 Tesco Express
- 4 M & S Food
- 5 Takk
- 6 Cottonopolis
- 7 Tariff and Dale
- 8 Ezra and Gil
- 9 The Whiskey Jar
- 10 The Pen and Pencil
- 11 Evuna NQ
- 12 Tib Street Tavern
- 13 Idle Hands
- 14 Easy Hotel
- 15 Premier Inn
- 16 Travel Lodge
- 17 Vibe Fitness
- 18 The Gym (Piccadilly)
- 19 Pure Gym
- 20 Fit4Less Gym



## Hotels

## Gyms

MANCHESTER PICCADILLY

# Your Neighbourhood






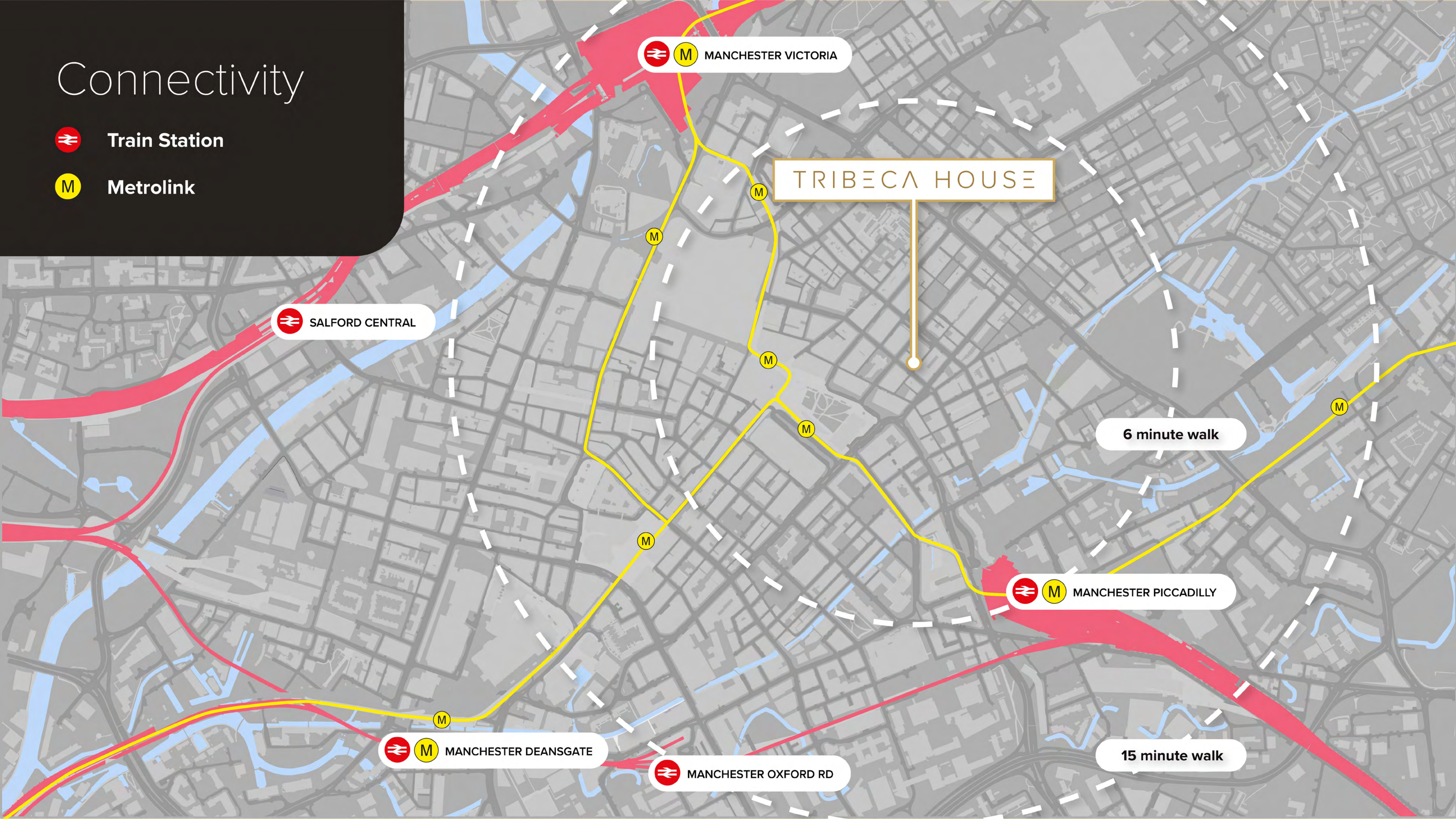
# Your Neighbours

- 1 Lad Bible  
Timberland
- 2 Boohoo
- 3 Nasty Gal
- 4 Misspap
- 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

# Connectivity

 Train Station

 Metrolink



  MANCHESTER VICTORIA

TRIBECA HOUSE

 SALFORD CENTRAL

6 minute walk

  MANCHESTER PICCADILLY

15 minute walk

  MANCHESTER DEANSGATE

 MANCHESTER OXFORD RD



# 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

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