

DANTZIC

NOMA | MANCHESTER

**6,603 SQ FT
FITTED & FURNISHED
FLEXIBLE WORKSPACE**

AVAILABLE NOW

NOMA



6,603 SQ FT OF
FITTED AND FURNISHED
FLEXIBLE WORKSPACE
READY TO GO NOW

WITH THE BEST TRANSPORT
CONNECTIONS ON YOUR
DOORSTEP FROM SHUDEHILL
INTERCHANGE AND
MANCHESTER VICTORIA


IN A BEAUTIFUL
GRADE II LISTED
BUILDING



PLACING YOU
IN THE HEART OF NOMA,
THE GROWING
NEIGHBOURHOOD

AMONG A GROWING
BUSINESS COMMUNITY
INCLUDING
ARCADIS IBI GROUP
AND ADANOLA

IN THE HEART OF NOMA THE GROWING NEIGHBOURHOOD



On Dantzic's doorstep is Sadler's Yard, a popular meeting place for weekday lunches and after work get-togethers, with its own curated events programme. NOMA brings together the community for a host of special happenings.

The city's food and drink scene is hugely diverse, it ranges from the mass market bars and restaurants at The Printworks through to destination locations such as Deansgate, King Street and the Northern Quarter — renowned for its independent eateries and bars.

NOMA



NOMA HIGHLIGHTS

POT KETTLE BLACK
@ ANGEL GARDENS

NEW CENTURY KITCHEN
SADLER'S CAT
PULP COFFEE
ALLPRESS ESPRESSO
@ SADLER'S YARD

COMING SOON
SKOF BY TOM BARNES
@ HANOVER

ZENO HEALTH CLUB
@ ANGEL GARDENS

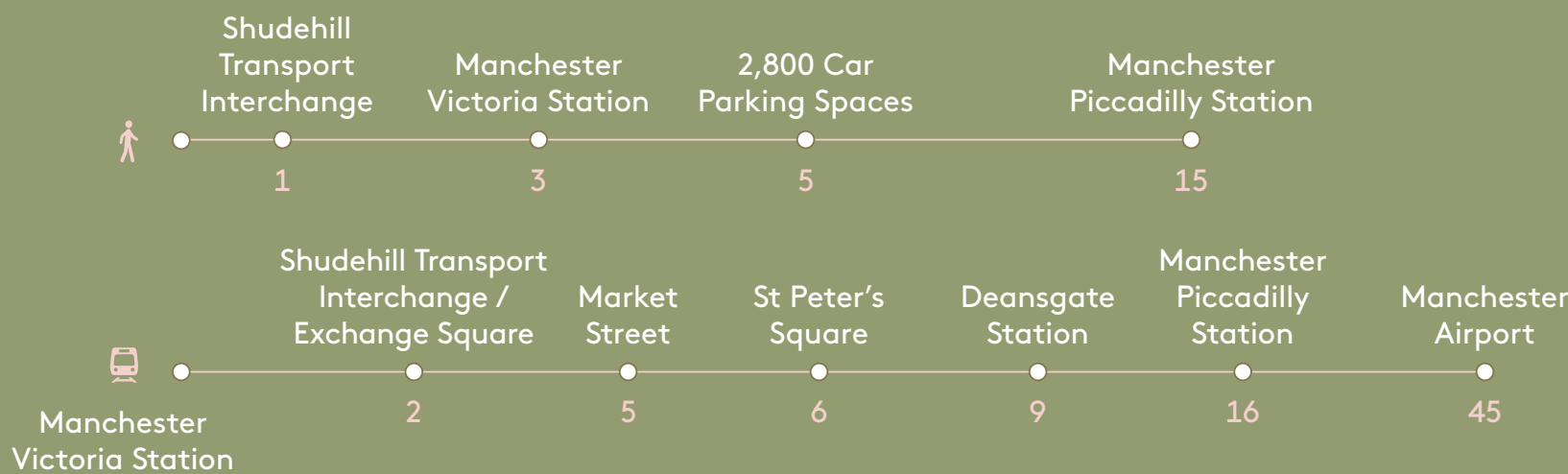


KEY

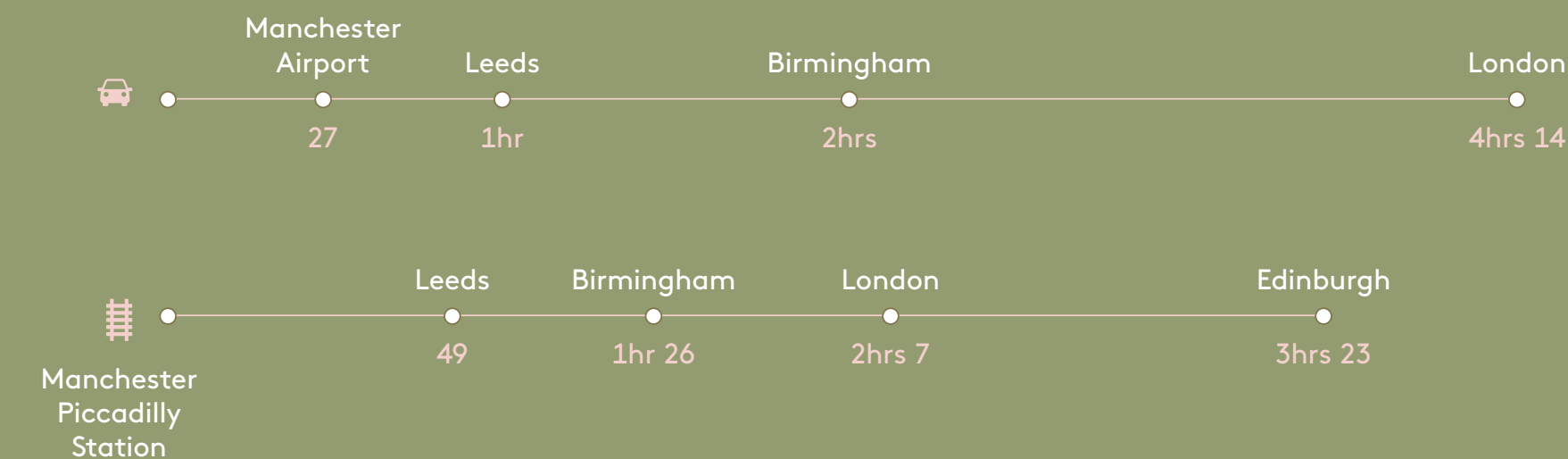
- Metrolink & stops
- Ordsall Chord
- Parking

NOMA

WALK / TRAM TIMES (MINS)



DRIVE / TRAIN TIMES (MINS)



Located between two of Manchester's main transport hubs – **Manchester Victoria Station** and **Shudehill Transport Interchange** — Dantzig is within three minutes walk of **train, Metrolink and bus connections** that serve the city, the North West and beyond.

Manchester Piccadilly, just a 15 minute walk away, is two hours from London by train, with three trains per hour. The inner city ring road is adjacent to NOMA, offering easy car access.



 DANTZIC

ONE OF
NOMA'S HISTORIC
WAREHOUSE
BUILDINGS

NOMA



FITTED & FURNISHED



READY TO GO FITTED & FURNISHED FLEXIBLE WORKSPACE

Touch-down workstations



Phone booths



Kitchen and social café



Meeting rooms



Auditorium presentation space



- ❑ Original parquet flooring
- ❑ LED feature pendant lighting
- ❑ Two new passenger lifts
- ❑ New WC and shower facilities
- ❑ Natural ventilation through new openable double-glazed windows
- ❑ VRF heating and cooling
- ❑ Cycle storage facilities
- ❑ EPC C rating
- ❑ BREEAM 'Very Good'
- ❑ Wirescore 'Platinum'



WiredScore
PLATINUM



SPECIFICATION

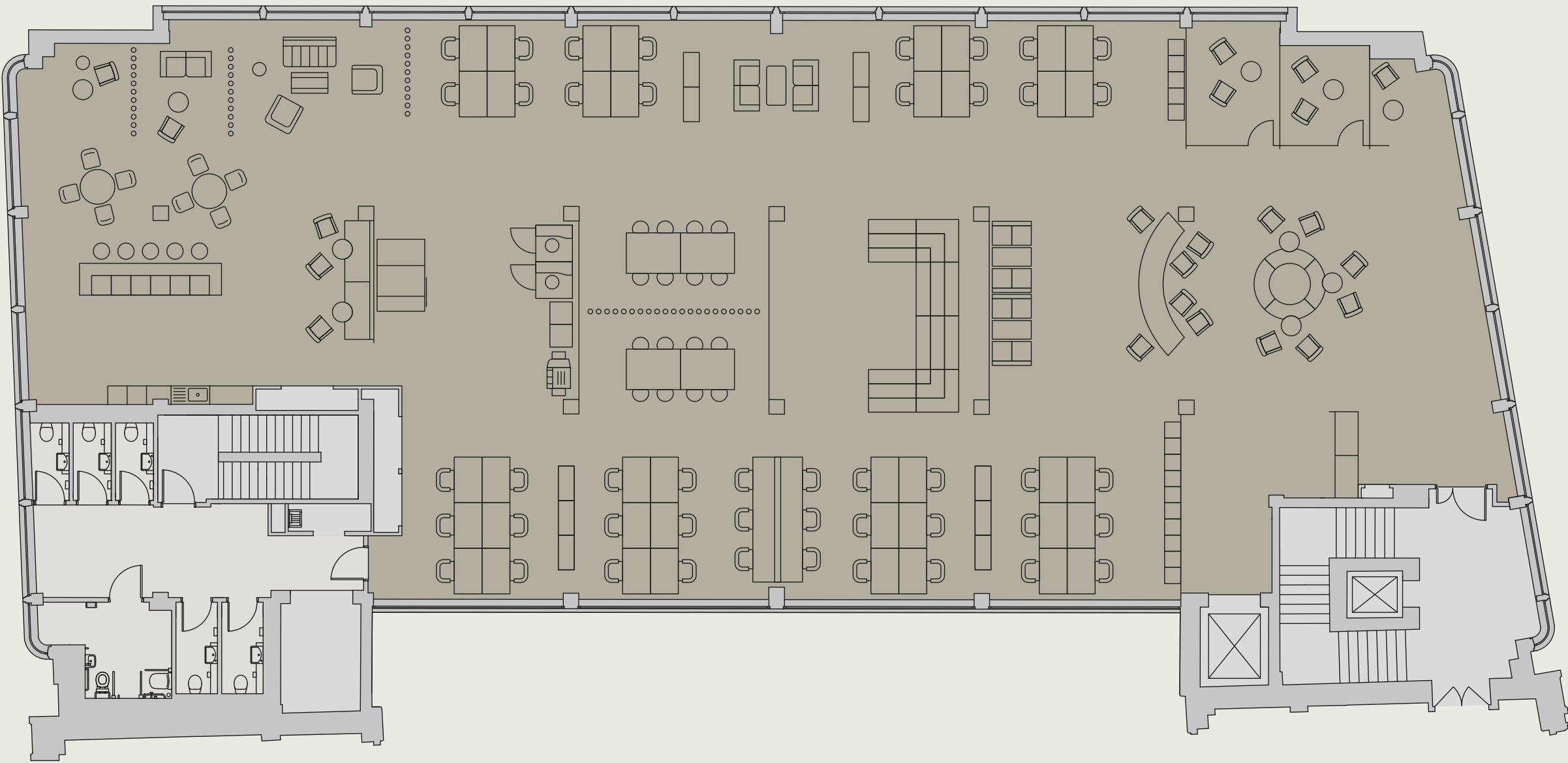
- ❑ 40 fixed workstations
- ❑ 6 touch-down workstations
- ❑ Bespoke concierge tech bar reception
- ❑ Social café island
- ❑ Auditorium presentation space
- ❑ Kitchen and social café
- ❑ Lounge and booth seating
- ❑ Informal meeting space with acoustic curtains
- ❑ 2 x 8 – person collaborative meeting spaces
- ❑ 2 x 2 – person meeting rooms
- ❑ 1 – person meeting room
- ❑ Focus room
- ❑ 2 Phone booths
- ❑ Locker and cloakroom facilities
- ❑ Structured IT cabling throughout comprising a comms cabinet
- ❑ CAT 5 cabling to the desks
- ❑ CAT 6 Wi-Fi cabling



AVAILABILITY

OFFICES		NIA (SQ FT)	NIA (SQ M)
Sixth floor	Available	5,600	520
Fifth floor	Available	6,014	559
Fourth floor	Let to Arcadis IBI Group	6,604	613
Third floor	Fitted & furnished Available Now	6,603	613
Second floor	Available	6,601	613
First floor	Let to Adanola	6,601	613
Ground floor	Let to Adanola	4,802	446
Total offices		42,825	3,977

THIRD FLOOR



WORKSTATIONS	40	FOCUS ROOMS	3
TOUCHDOWN WORKSTATIONS	6	CONCIERGE TECH BAR	1
AUDITORIUM	1	SOCIAL CAFE SPACE	1
MEETING ROOM	3	LOUNGE BREAKOUT	1
INFORMAL MEETING AREA	2	BOOTH SEATING	2



CONTACT

A Development by



DOMINIC POZZONI
dominic.pozzoni@colliers.com
D +44 161 831 3351
M +44 7836 564818



JAMES DEVANY
james.devany@jll.com
D +44 161 238 6233
M +44 7525 582901



NOMA

Dantzic
Dantzic Street
NOMA
Manchester M4 2AL

Misrepresentation Act: Colliers and Jones Lang LaSalle and for themselves and for the vendor/lessor as agents for the vendor/lessor give notice that: 1. The information in these particulars is intended as a general outline only for the guidance of intending purchasers/lessees and neither Colliers, Jones Lang LaSalle nor the vendor/lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. Any intending purchaser/lessee should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to their correctness. All floor areas and other measurements are approximate. 2. These particulars do not form, or form any part of, any offer or contract. 3. Neither Colliers, Jones Lang LaSalle nor any of their employees has any authority, either orally or in writing, to make or give any representations or warranties in relation to the property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. February 2024.The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website: www.commercialleasecodeew.co.uk

siren | +44 (0)20 7478 8300 | sirendesign.co.uk | 1012270

