



DANTZIC

NOMA | MANCHESTER



5,600 SQ FT -
18,217 SQ FT

CREATIVE OFFICE
SPACE IN ONE
OF NOMA'S
HISTORIC
WAREHOUSE
BUILDINGS





LOCATION

Manchester is the largest and fastest growing regional capital in the UK, with 80 members of the FTSE 100 already based here.

The 20-acre (8.08 hectare) NOMA scheme is situated between the city centre's largest park (Angel Meadow), the main shopping and leisure destinations (the Manchester Arndale Centre and the Northern Quarter) and two major transport hubs (Manchester Victoria Station and the Shudehill Transport Interchange).



Manchester Piccadilly Station

Angel Gardens

The Northern Quarter

Angel Meadow Park

One Angel Square

Shudehill Transport Interchange

New Century

Sadler's Yard

4 Angel Square

The Printworks

Manchester Arndale

Exchange Square

National Football Museum

The Corn Exchange

Royal Exchange Theatre

Manchester Cathedral

Manchester Victoria Station

AO Arena



A PIECE OF WORKING HISTORY

Dantzig is a fine example of Dutch-inspired art deco architecture and the cornerstone of the NOMA historic estate.

Built in 1937, this sensitive refurbishment has blended original features with a high spec modern workspace brief to create an exciting contemporary work place that is rich in unique character.



WiredScore
PLATINUM



MATTERPORT

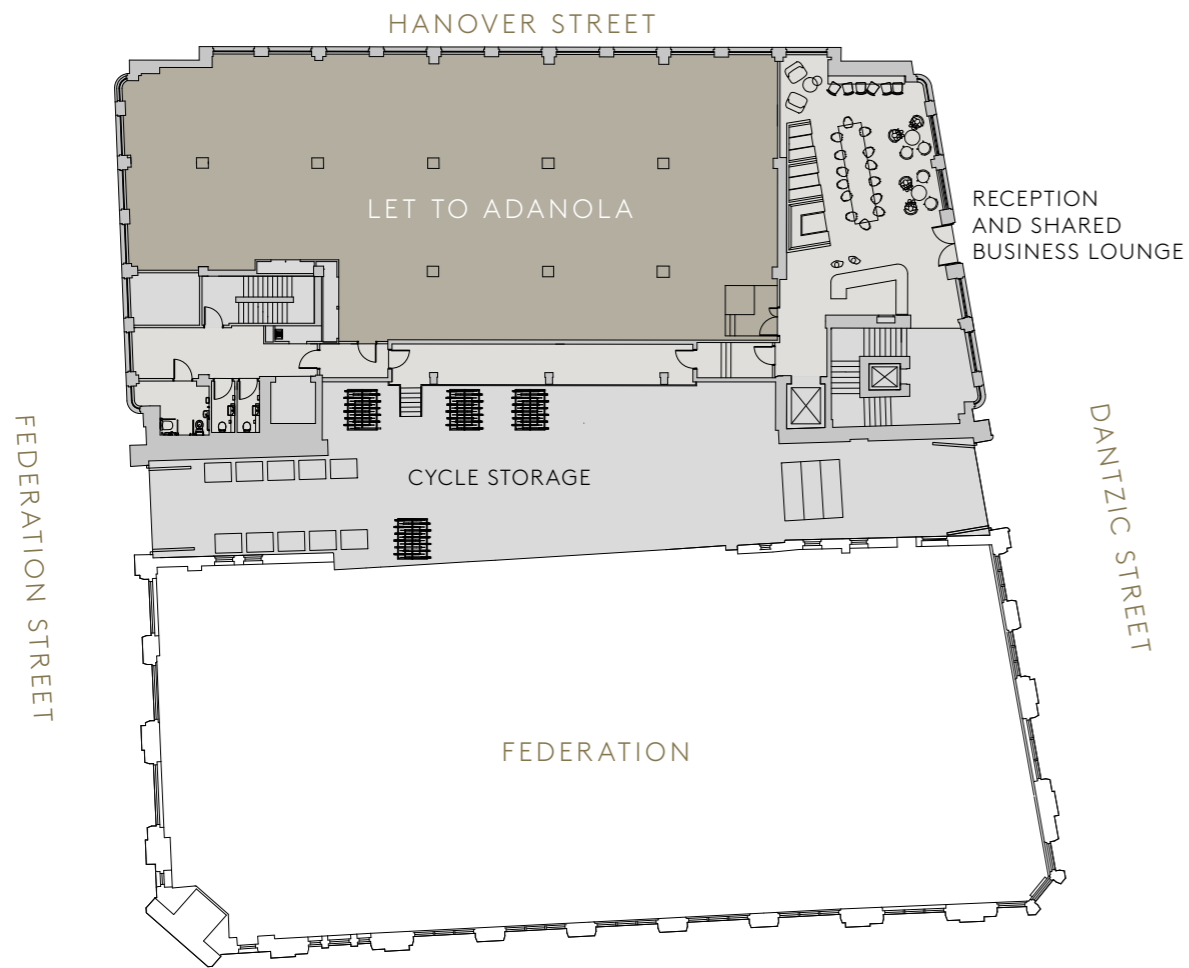


FLYTHROUGH

GROUND FLOOR BUSINESS LOUNGE AND RECEPTION



GROUND FLOOR BUSINESS LOUNGE & MANNED RECEPTION



Managed reception service

Shared business lounge

Cycle storage

All electric building

A few minutes walk from major transport hubs

WiredScore 'Platinum' connectivity rating





AVAILABILITY

OFFICES	NIA (SQ FT)	NIA (SQ M)
Sixth floor	5,600	520
Fifth floor	6,014	559
Fourth floor	Let to Arcadis IBI Group	
Third floor - Fitted and furnished	6,603	613
Second floor	Let to Adanola	
First floor	Let to Adanola	
Ground floor	Let to Adanola	
TOTAL OFFICES	18,217	1,692

SUSTAINABILITY

 LED lighting

 All electric building

 VRF heating and cooling

BREEAM BREEAM 'Very Good'



TWO UNFURNISHED FLOORS FROM 5,600 - 11,614 SQ FT

PUT YOUR OWN STAMP ON THE SPACE



SIXTH FLOOR

ONE BEAUTIFULLY FITTED AND FURNISHED FLOOR

READY TO MOVE IN



THIRD FLOOR



FIFTH & SIXTH UNFURNISHED



OPEN PLAN BLANK CANVAS WORK SPACE

SPECIFICATION

- Original parquet flooring
- Exposed soffit and original ceiling detailing
- Two passenger lifts
- WC and shower facilities
- Natural ventilation through openable double-glazed windows
- WiredScore 'Platinum' connectivity rating

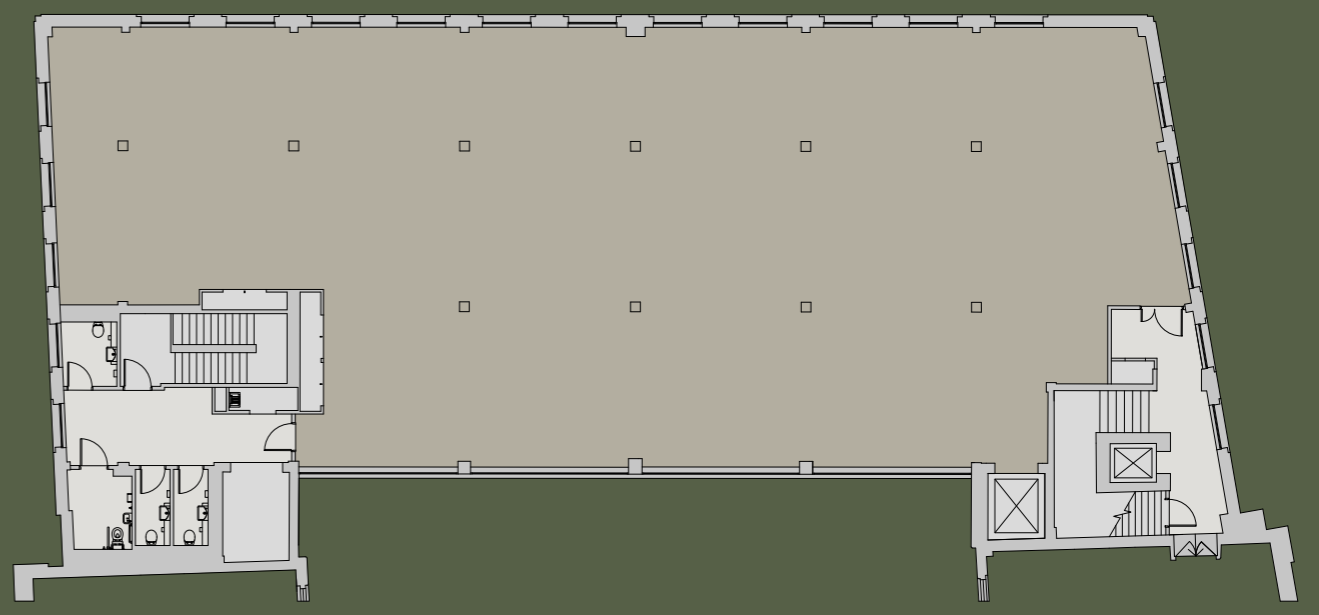
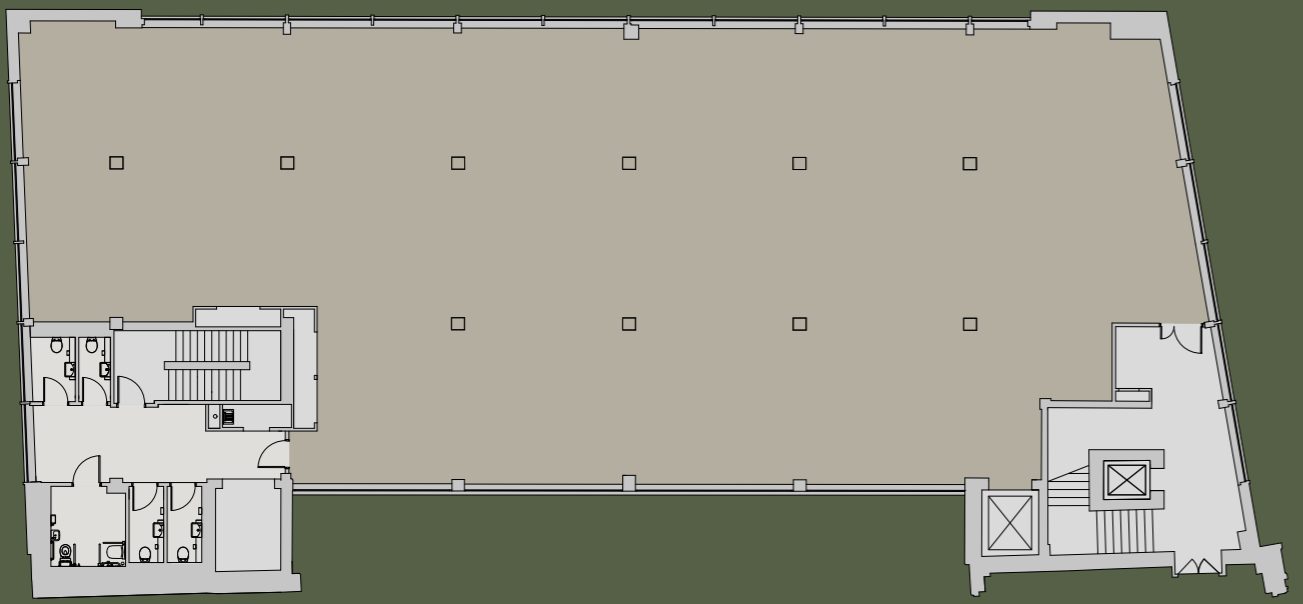


WiredScore
PLATINUM



FIFTH FLOOR
6,014 SQ FT
559 SQ M

SIXTH FLOOR
5,600 SQ FT
520 SQ M





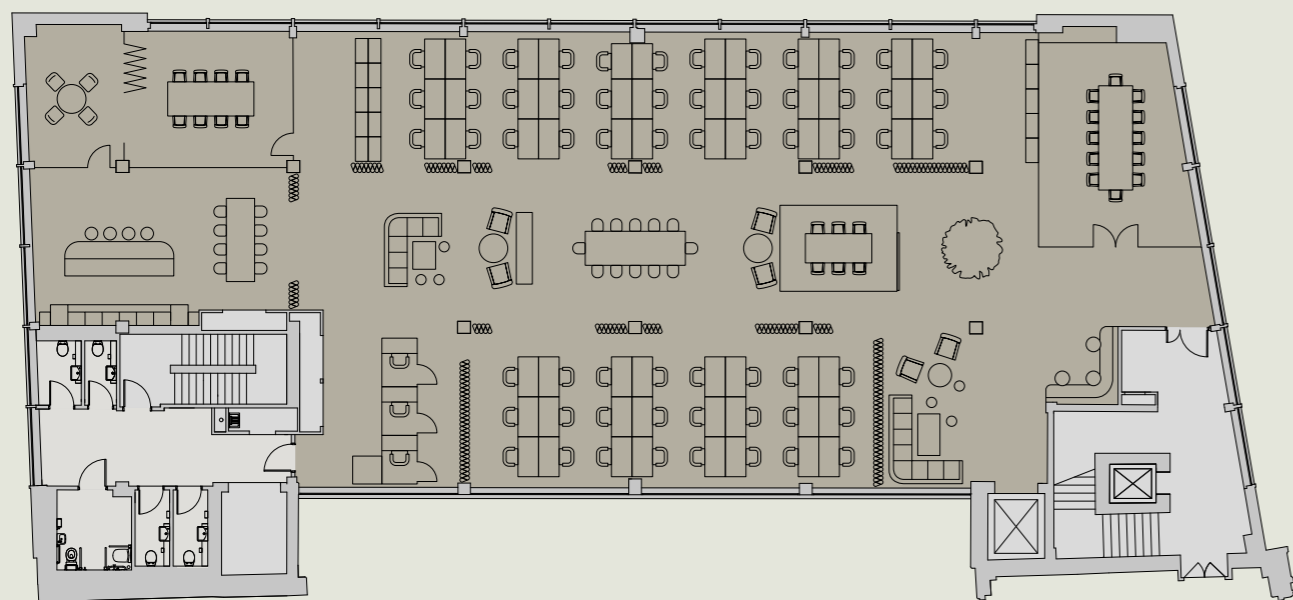
FIFTH FLOOR



FLOORS AS DYNAMIC AS YOU ARE

FIFTH FLOOR
EXAMPLE SPACE PLAN
1-10 OCCUPATIONAL DENSITY
(MEDIUM DENSITY)*

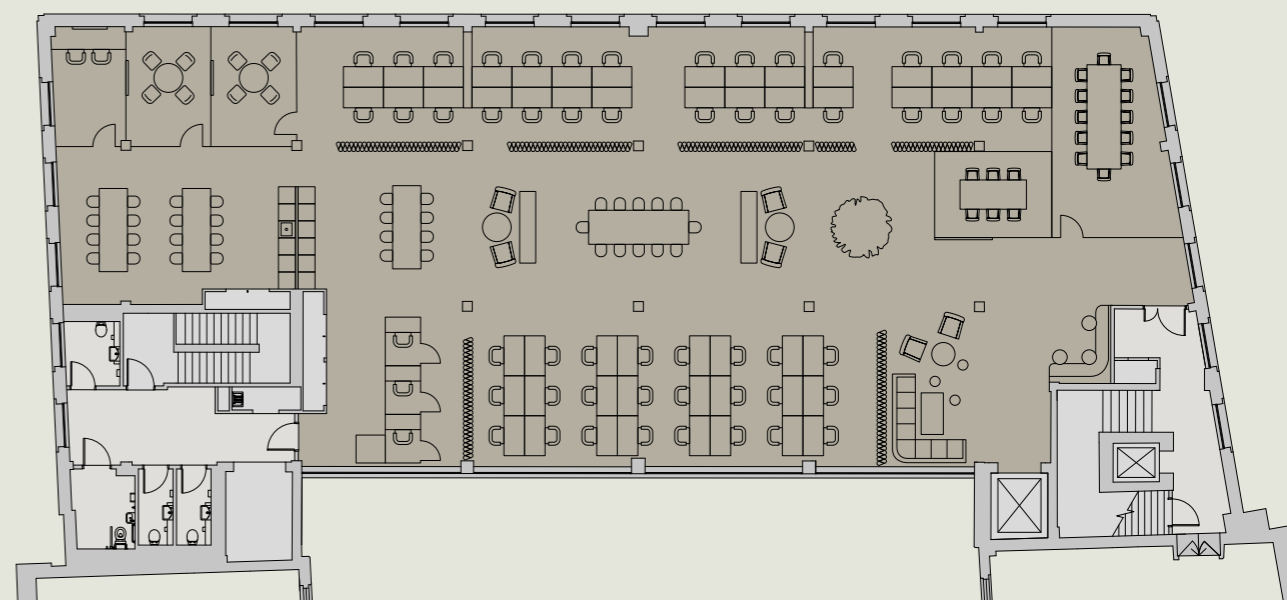
6,014 SQ FT
559 SQ M



WORKSTATIONS (1400 DESKS)	60	4 PERSON MEETING ROOM	1
WELCOME LOUNGE AREA	1	6 PERSON MEETING ROOM	1
BREAKOUT AREAS	3	ZOOM BOOTHS	3
12 PERSON BOARD ROOM	1	KITCHEN & BREAKOUT SPACE	1
8 PERSON MEETING ROOM	1	LOCKER AND CLOAKROOM FACILITIES	1

SIXTH FLOOR
EXAMPLE SPACE PLAN
1-10 OCCUPATIONAL DENSITY
(MEDIUM DENSITY)*

5,600 SQ FT
520 SQ M



WORKSTATIONS (1400 DESKS)	54	2 PERSON MEETING ROOM	1
WELCOME LOUNGE AREA	1	6 PERSON MEETING ROOM	1
BREAKOUT AREAS	3	ZOOM BOOTHS	3
12 PERSON BOARD ROOM	1	KITCHEN & BREAKOUT SPACE	1
4 PERSON MEETING ROOM	2	LOCKER AND CLOAKROOM FACILITIES	1

*LOW AND HIGH DENSITY SPACE PLANS CAN BE PROVIDED AND DELIVERED UPON REQUEST



FIFTH FLOOR
EXAMPLE SPACE PLAN
1-10 OCCUPATIONAL DENSITY

6,014 SQ FT
559 SQ M



WORKSTATIONS (1400 DESKS)	60	4 PERSON MEETING ROOM	1
WELCOME LOUNGE AREA	1	6 PERSON MEETING ROOM	1
BREAKOUT AREAS	3	ZOOM BOOTHS	3
12 PERSON BOARD ROOM	1	KITCHEN & BREAKOUT SPACE	1
8 PERSON MEETING ROOM	1	LOCKER AND CLOAKROOM FACILITIES	1



THIRD FITTED AND FURNISHED



READY TO GO FLEXIBLE WORKSPACE

6,603 sq ft of fitted and furnished space with city centre views in a beautiful Grade II listed building. Placing you in the heart of NOMA and the growing neighbourhood with the best transport connections on your doorstep.



THIRD FLOOR



BOOTH SEATING



SOCIAL CAFE SPACE



AUDIORIUM



INFORMAL MEETING AREA



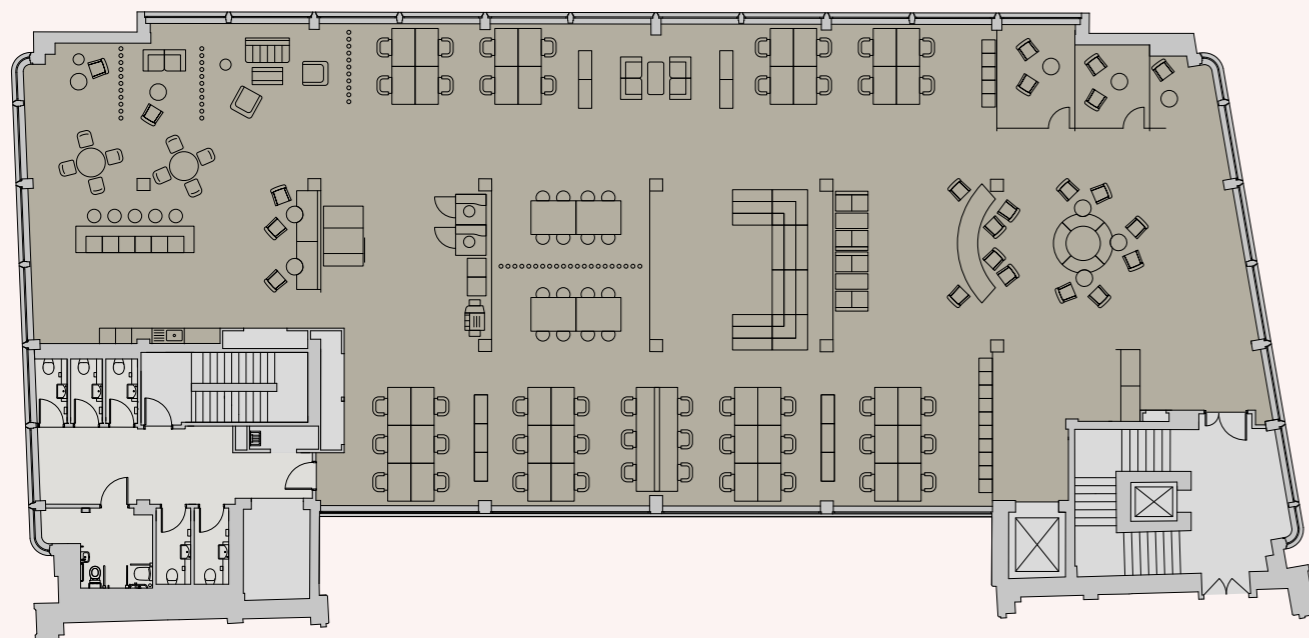
FITTED AND FURNISHED READY TO MOVE IN

TECH ENABLED

The structured IT cabling includes a centralized comms cabinet, CAT 5 cabling to individual desks, and CAT 6 cabling for Wi-Fi connectivity to ensure your business has day one connectivity.

THIRD FLOOR SPACE PLAN

6,603 SQ FT
613 SQ M



WORKSTATIONS	40	LOUNGE BREAKOUT	1
TOUCHDOWN WORKSTATIONS	6	BOOTH SEATING	2
AUDITORIUM	1	8 PERSON COLLABORATIVE MEETING SPACES	2
INFORMAL MEETING AREAS	2	2 PERSON MEETING ROOMS	2
FOCUS ROOMS	3	1 PERSON MEETING ROOM	1
CONCIERGE TECH BAR	1	PHONE BOOTHS	2
SOCIAL CAFE SPACE	1	LOCKER AND CLOAKROOM FACILITIES	1



ENTRANCE



NOMA



THE *Growing* NEIGHBOURHOOD



NOMA HAS BEEN GROWING SINCE 1782; SINCE THEN, IT HASN'T STOPPED.

In this new phase of evolution for this remarkable city-centre neighbourhood, we're regenerating the area to help businesses grow stronger; people grow together; the city to grow its status and plants to simply grow.

However you do it, you can grow with NOMA.



A TRACK RECORD TO TRUST



NOMA is driven by the international business of Federated Hermes, a leading global investor. MEPC, which is wholly owned by Federated Hermes, are development and asset managers.

The approach to investment, development and asset management underlines a commitment to both the places created and the people that become part of them. By thinking long term and investing for the future, your business needs are our primary concern, at every step of the way.

A PORTFOLIO
HOME TO 360+
ORGANISATIONS

MANAGES
4.35M SQ FT OF
HIGH QUALITY
BUILDINGS

LONG SERVING
TEAM

LONG TERM
ASSETS

STRONG SOCIAL
VALUES AND ESG
PROGRAMME

ON SITE
MANAGEMENT
TEAM

“IN NOMA WE HAVE AN EXEMPLAR,
CONTEMPORARY REGENERATION
PROGRAMME THAT HAS TRANSFORMED
THIS PART OF OUR CITY CENTRE.”

BEV CRAIG, LEADER OF
MANCHESTER CITY COUNCIL



YOU'LL GET
TO BORROW
A CUP OF
SUGAR FROM

ADANOLA, ALLPRESS ESPRESSO,
ALTOGETHER OTHERWISE,
AMAZON, ARCADIS IBI GROUP,
AWS, BNY, CLOUDWATER,
CO-OP, DBS INSTITUTE,
MATERIAL SOURCE STUDIO,
MOJ, NEW CENTURY, PLANT,
POT KETTLE BLACK, PULP COFFEE,
SKOF, & ZENO HEALTH CLUB.

➤ BNY

BNY Mellon is a global financial services company that helps make money work for the world – managing it, moving it and keeping it safe. In a consolidation of their existing Manchester teams, 4 Angel Square will become their new city centre office by 2026.

amazon

Based in the Grade II-listed Hanover Building, this is their first headquarters outside of London, creating 600 Technology Research and Development jobs.

ARCADIS

Delivering a wide range of architecture and urbanism services, Arcadis IBI Group are the world's leading company in sustainable design, engineering and consultancy solutions for natural and built assets.

**CO
OP**

Headquarters of the UK's largest community food retailer and a BREEAM 'Outstanding' office building.

M
MATERIAL
SOURCE
STUDIO

A unique destination for the architecture and design community bringing products and materials from leading brands and emerging makers and artists together under one roof. Find them in the beautifully restored and refurbished Hanover building.

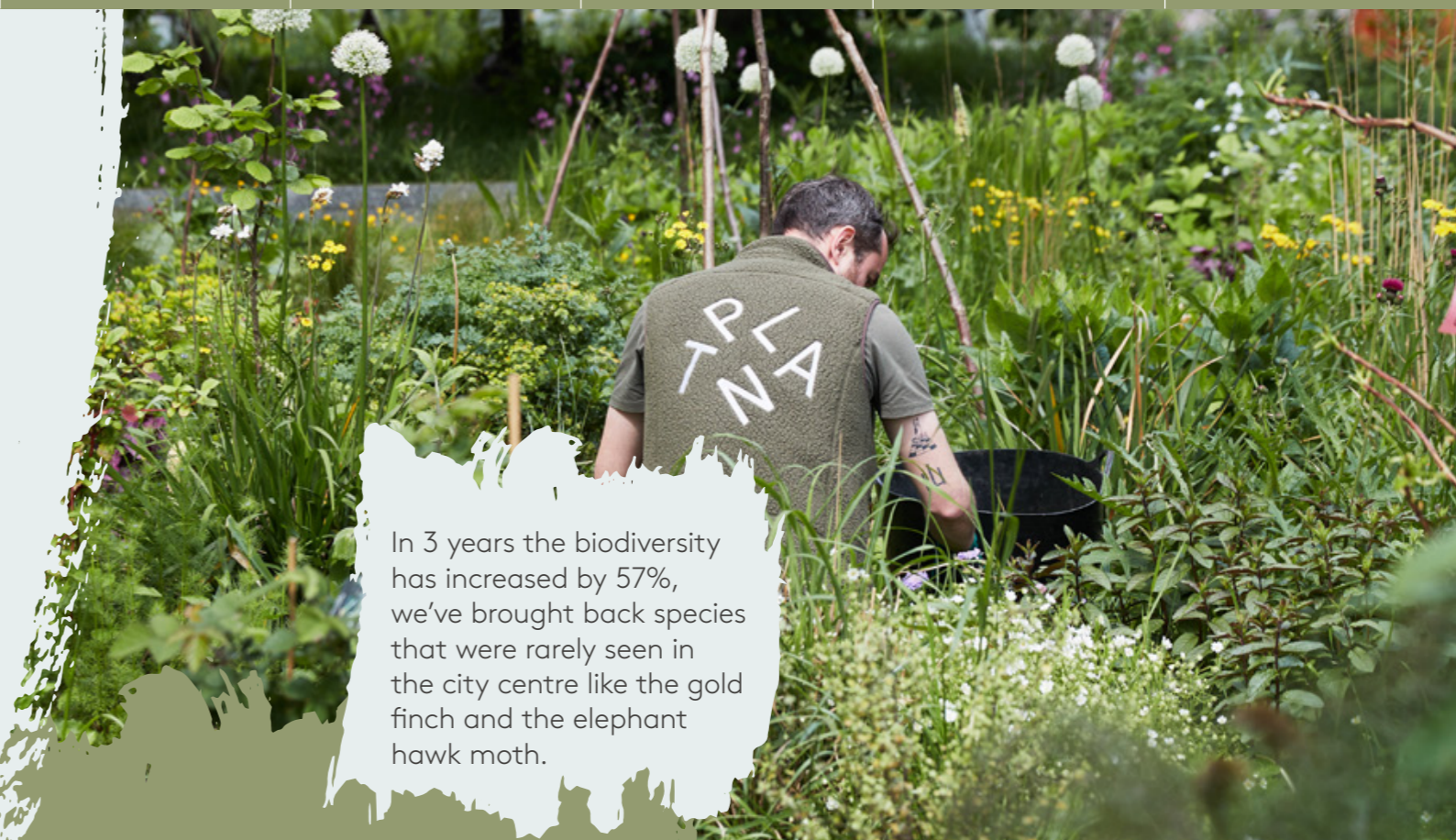


WHERE SOCIAL AND VALUE WORK TOGETHER

Being at NOMA has always felt a little bit different.

Our approach is grounded in the principle of nurture. This means taking a thoughtful, holistic and human-centric approach to everything we do.

When it comes to making things happen, we blend creative thinking with opportunities to really get involved, so there is always something going on that brings people together as a force for good.



In 3 years the biodiversity has increased by 57%, we've brought back species that were rarely seen in the city centre like the gold finch and the elephant hawk moth.

PLANT

Starting out as a project to inspire a new generation of gardeners whilst tending the public realm in a collaborative way and boosting biodiversity, Plant is now a thriving co-op based at NOMA that gardens the city and encourages the community to get stuck in.

ALTOGETHER OTHERWISE

NOMA's very own 'hobby house', a creative space that offers a welcome relief from the fast paced, demanding culture that we've all become so used to.

Join in a range of free activities from collaborative cooking to pottery workshops alongside a great programme of events and happenings.



EVENTS

From the big annual Summer event to inflatable Halloween monsters, Garden Party's and family friendly festivals, Sadler's Yard is a focal point for fun or just a breath of fresh air every day of the week.

OUR APPROACH TO SOCIAL IMPACT IS UNDERPINNED BY THREE CORE PRINCIPLES

...A SHARED FUTURE

by creating opportunities for people to learn, grow and build skills through experiences.

...OUR LOCAL CONNECTIONS

by supporting pathways and places for people to find kinship and culture.

...THE LIVING CITY

by being active responsible citizens at every stage in the urban ecosystem, and encouraging others to be.



Click here to measure and track our activities to understand the depth of its impact





MANCHESTER'S NEWEST FOODIE NEIGHBOURHOOD IS RIGHT HERE

NOMA is fast building a reputation as a must-visit destination for anyone seeking a taste of the city's diverse culinary scene.

Feast on fayre from across the globe with the best of Manchester's street food all under one roof at New Century. And find the best of the city's artisan coffee from independent start-ups to international roasters. There's contemporary craft ale in a local pub setting, bottomless brunches, lunchtime deals and of course cocktails.

NOMA is also home to Skof, a Michelin star restaurant by chef Tom Barnes.



POT KETTLE BLACK
@ ANGEL GARDENS

NEW CENTURY KITCHEN:
- WILD BY PLY PIZZA AND GYROS
- BANH VI
- KOI FUSION
- PARMOGEDDON
- GOOD TIMES

SADLER'S CAT BY CLOUDWATER
PULP COFFEE
ALLPRESS ESPRESSO
@ SADLER'S YARD

SKOF BY TOM BARNES
@ HANOVER



NEWCENTURY

THE HALL

This legendary venue once hosted Jimi Hendrix, Tina Turner and the Bee Gees amongst many others. Now with its original sprung dance floor, restored disco ceiling and state of the art sound system, it is home to an eclectic programme of music and culture.

A NEW SOCIAL HUB FOR CREATIVITY

This game-changing new ecosystem brings together 3 new concepts in to one iconic historic building, firmly putting NOMA on the Manchester entertainment map and the UK's cultural radar.



THE KITCHEN

Packed with independent food traders who offer a global, ever evolving menu of inspired dishes, served alongside a great choice of beer, wine, cocktails and a cleverly curated list of regular community events from quizzes to open mic nights.



DBS INSTITUTE

Nurturing creative talent in a state-of-the-art teaching facility, DBS offers music technology and games design courses at degree and post graduate level.

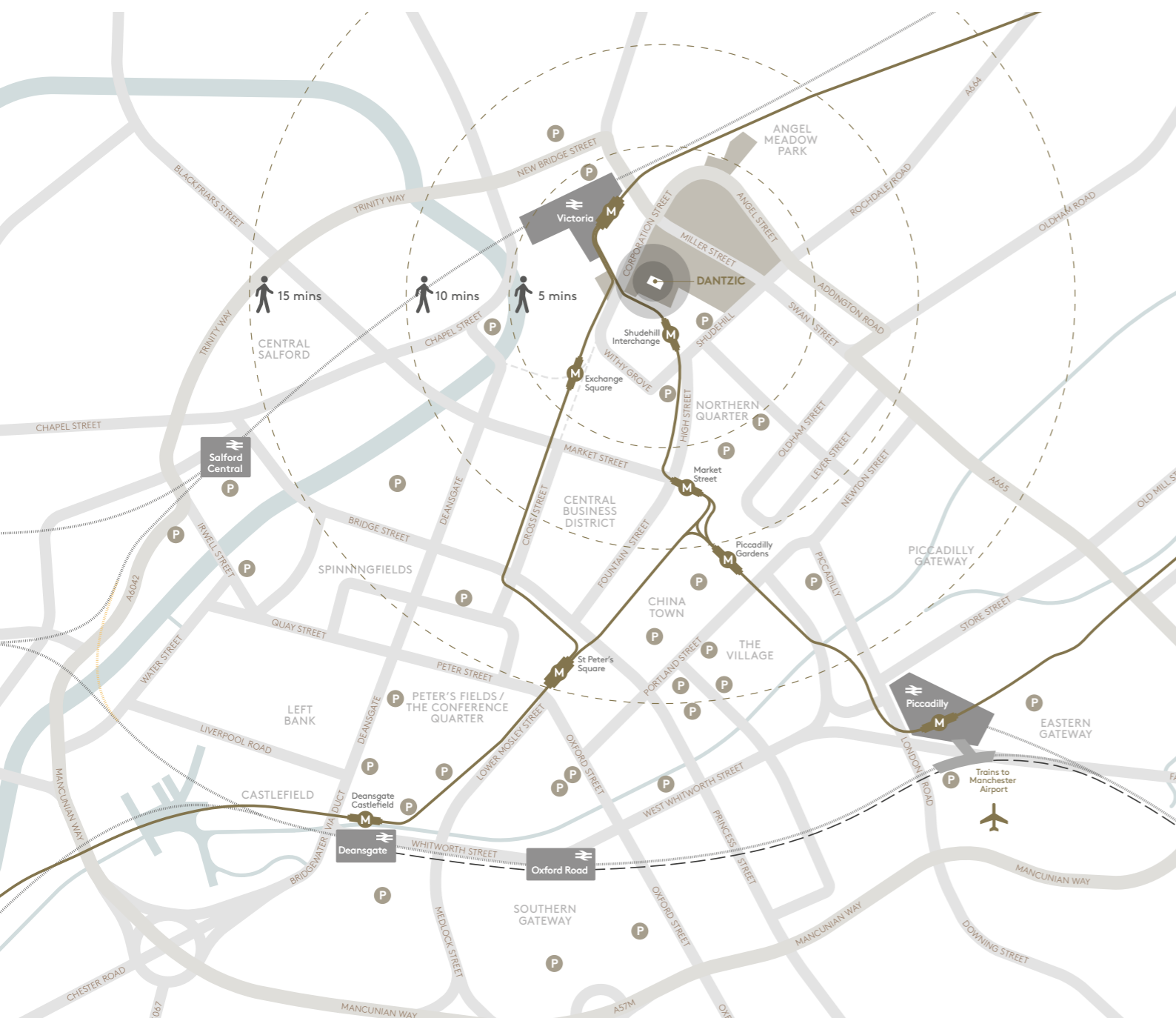




A WORLD CLASS CITY



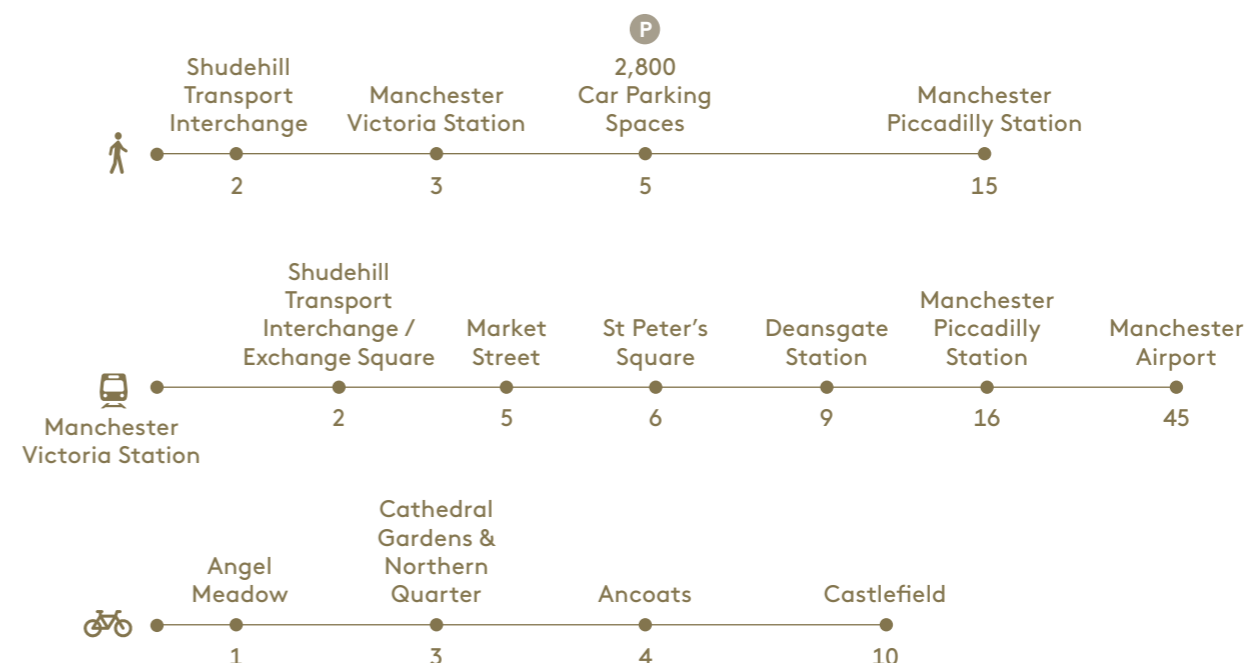
KEY **P** Parking Ordsall Chord Metrolink & stops



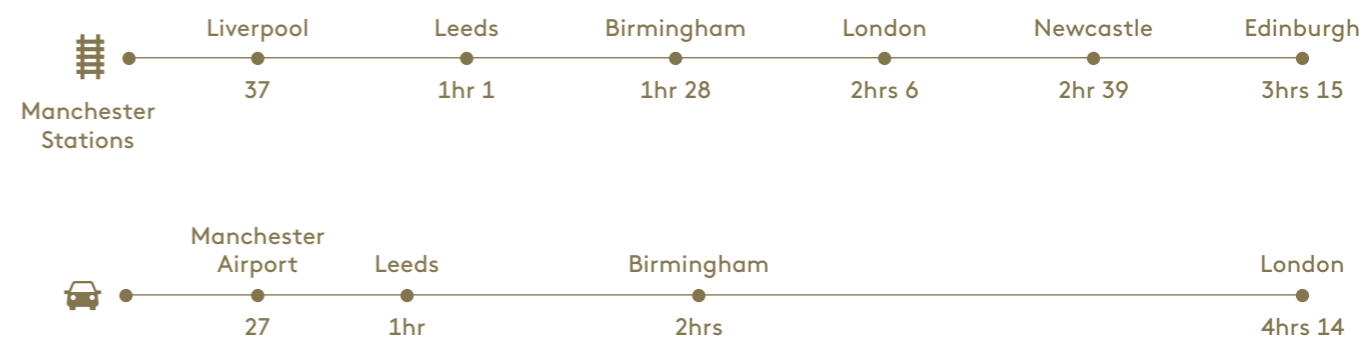
Located between two of Manchester's main transport hubs – Manchester Victoria Station and Shudehill Transport Interchange – Dantzig is within two minutes walk of train, Metrolink and bus connections that serve the city, Manchester Airport, the North West and beyond.



WALK / TRAM / CYCLE TIMES (MINS)



DRIVE / TRAIN TIMES (MINS)



MANCHESTER'S BEST CONNECTED NEIGHBOURHOOD



A Development by



Address

Dantzig
Dantzig Street
NOMA
Manchester M4 2AL



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EPC available on request

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