



**FEDERATION**  
**&**  
**DANTZIC**

**NOMA**



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&  
DANTZIC**



136,756 SQ FT / 3,415 SQ M

Great creative workspace in one of  
NOMA's historic warehouse buildings





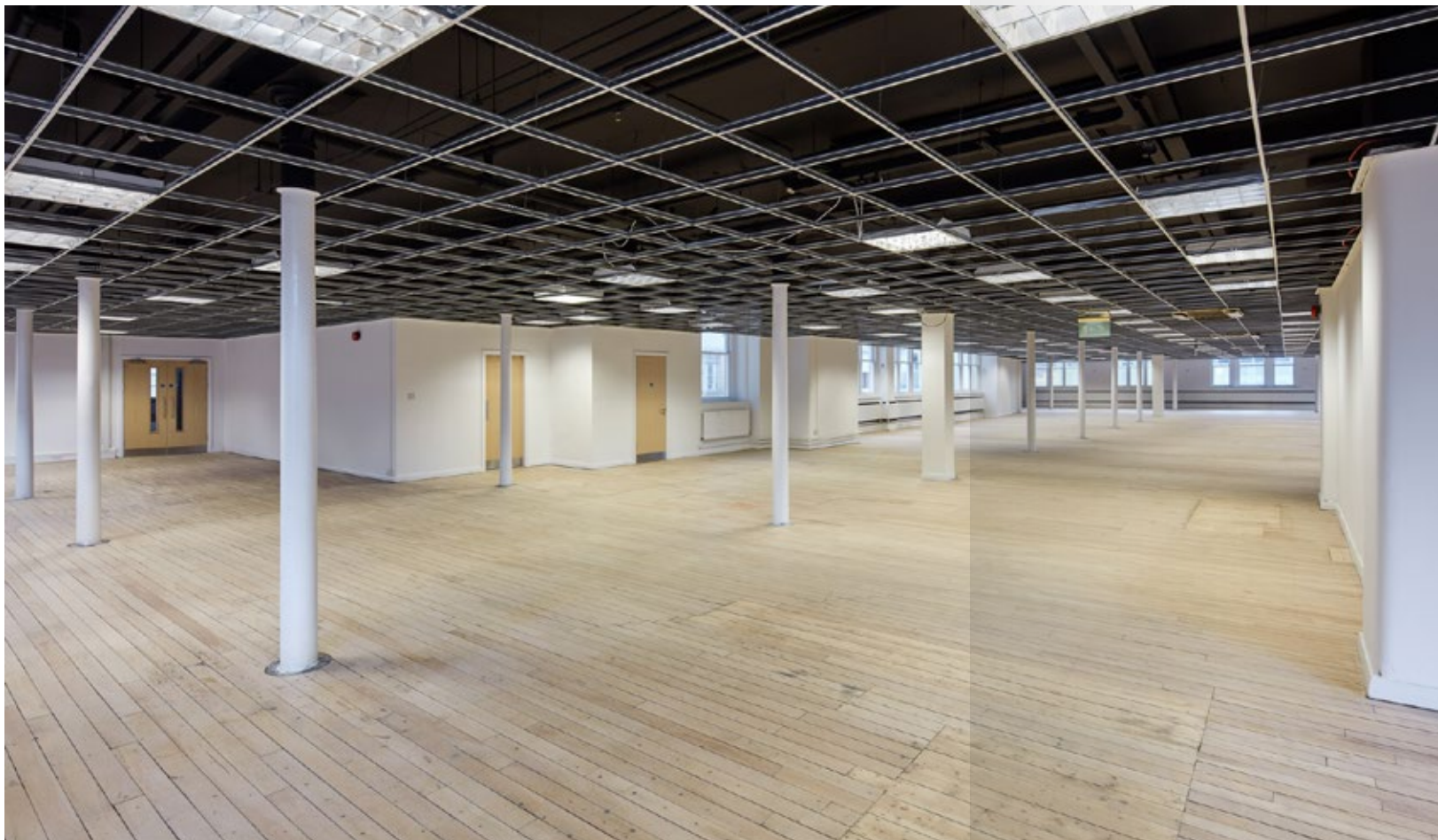
## FEDERATION

Comprising six upper floors over a ground and basement level, Federation offers workspace that combines the best of both worlds – retaining original features with a blank canvas, ready to become whatever you can imagine....

Suitable for everyone from the smallest start-up to the corporate with character, this workspace has an honesty and freshness that will inspire a generation.

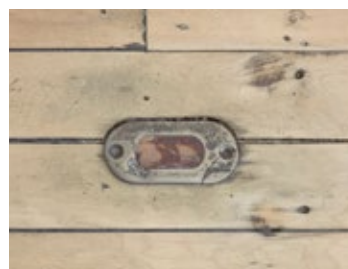






FEDERATION

## KEY FEATURES



- Open plan blank canvas work space
- Exposed and refurbished timber floors
- New w/c facilities
- Lift access
- Feature ceiling grid
- Perimeter wet heating system



FEDERATION

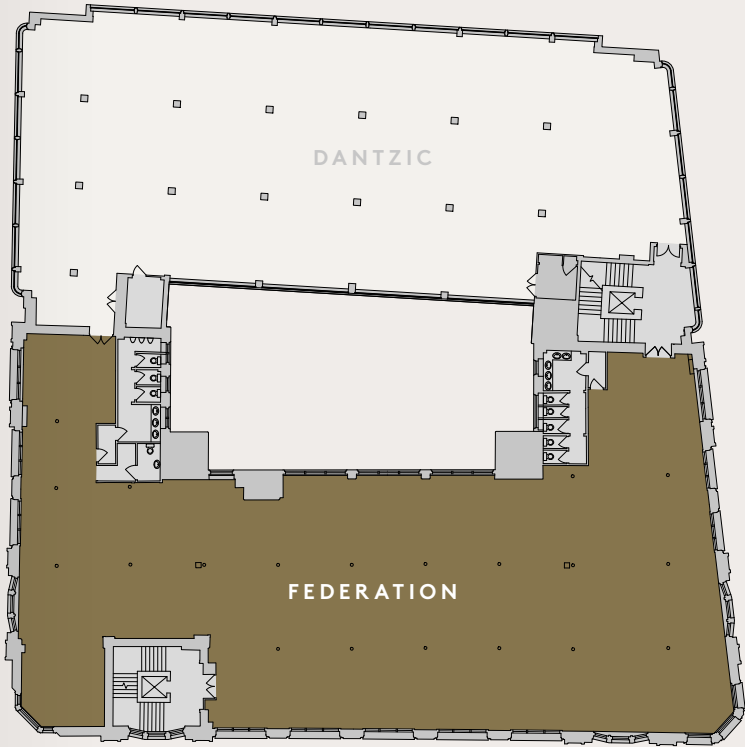
FLOOR PLANS

SCHEDULE  
OF AREAS

FLOOR	NIA (SQ M)	NIA (SQ FT)
Sixth	715	7,700
Fifth	788	8,483
Fourth	780	8,608
Third	791	8,516
Second	773	8,319
First	763	8,208
Ground	624	6,713
Lower Ground	473	5,092
Basement	902	9,707
Total	6,628	71,346

TYPICAL UPPER  
(THIRD)

8,516 sq ft



\*Plans not to scale. Indicative only.





## DANTZIC

Adjoining Federation, Dantzic is a fine example of art deco design and comprises six upper floors of unique workspace with real character.

For businesses with the ambition to try something different, Dantzic provides an environment that invigorates the mind and challenges the conventional.







DANTZIC

## KEY FEATURES



- Open plan blank canvas work space
- Refurbished original parquet flooring
- Exposed soffit and original ceiling detail
- Feature pendant lighting
- Lift access
- New w/c facilities
- Perimeter wet heating system



DANTZIC

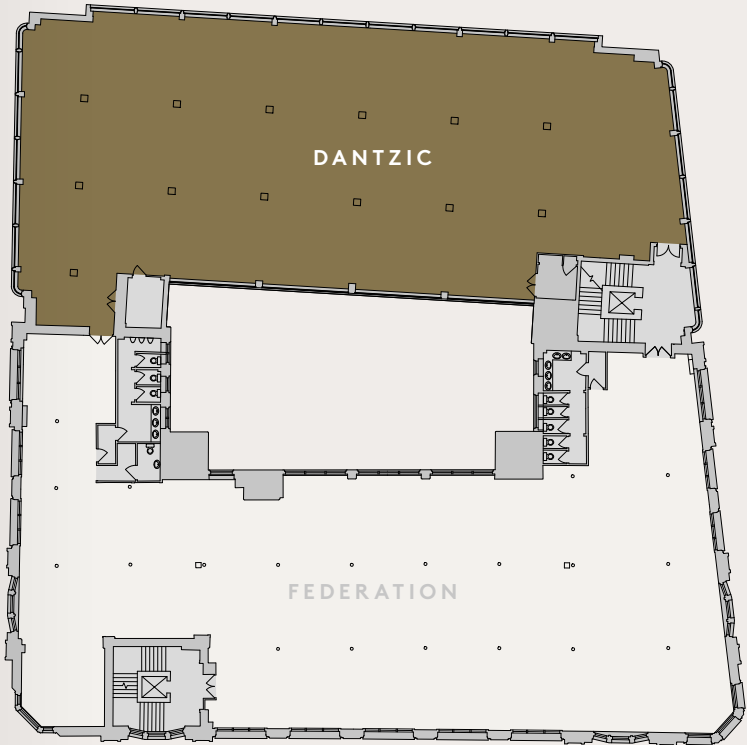
# FLOOR PLANS

SCHEDULE  
OF AREAS

FLOOR	NIA (SQ M)	NIA (SQ FT)
Sixth	594	6,399
Fifth	641	6,903
Fourth	699	7,519
Third	692	7,450
Second	694	7,466
First	694	7,467
Ground	622	6,697
Lower Ground	602	6,479
Basement	839	9,030
Total	6,077	65,410

TYPICAL UPPER  
(THIRD)

7,450 sq ft



\*Plans not to scale. Indicative only.





## AMENITIES

### CULTURE, ENTERTAINMENT & LEISURE

- 1 **ANGEL MEADOW** 2 mins  
Manchesters only green city centre park
- 2 **NATIONAL FOOTBALL MUSEUM** 3 mins
- 3 **MANCHESTER ARENA** 3 mins  
Largest indoor arena in Europe
- 4 **THE PRINTWORKS** 3 mins  
Odeon IMAX Cinema
- 5 **THE FROG & BUCKET** 5 mins  
Comedy Club
- 6 **BAND ON THE WALL** 5 mins  
Famous indie venue
- 7 **ROYAL EXCHANGE THEATRE** 12 mins

### EATING, DRINKING & SHOPPING

- 8 **SADLER'S YARD** 2 mins  
NOMA's public square, home to The Pilcrow Pub, artizan coffee, street-food and events
- 9 **THE PRINTWORKS** 4 mins  
Odeon cinema, restaurant and bar complex
- 10 **MANCHESTER ARNDALE** 5 mins  
UK's largest inner city shopping centre for all high street brands
- 11 **NORTHERN QUARTER** 5 mins  
Manchester's creative quarter full of independent bars, eateries, art and shops
- 12 **THE CORN EXCHANGE** 6 mins  
Manchester's new destination for food lovers
- 13 **NEW CATHEDRAL ST** 6 mins  
Selfridges, Harvey Nichols and other high end retailers
- 13 **SPINNINGFIELDS** 15 mins  
Restaurants and bars
- 13 **GREAT NORTHERN** 15 mins  
Cinema, restaurants and bars





## LIFESTYLE



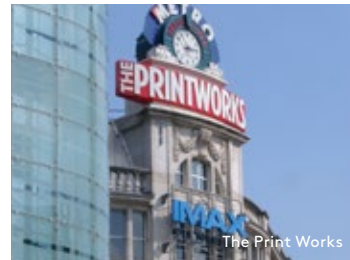
Sadler's Yard



Northern Quarter



The Pilcrow Pub



The Print Works



Sadler's Yard



The Royal Exchange Theatre



National Football Museum



Band on the Wall





## CONNECTIVITY

### 44 MILLION

Up to 700 more trains per day  
accommodating 44 million more  
passengers a year thanks to  
The Northern Hub Programme

### FASTER & MORE FREQUENT

Trains to Liverpool, Leeds and across the  
North, East and West

### THREE FAST TRAINS

Three fast trains per hour to London  
from Piccadilly

### DIRECT TO AIRPORT

A new direct Metrolink service to  
Manchester Airport from Victoria

### £44M INVESTMENT

Underway to transform Victoria Station  
into a brighter, more spacious transport  
interchange.



## FEDERATION AND DANTZIC



SHUDEHILL TRANSPORT  
INTERCHANGE  
02 MINUTES WALK



MANCHESTER  
VICTORIA STATION  
03 MINUTES WALK



CAR PARKING  
2,800 SPACES  
05 MINUTES WALK



MANCHESTER  
PICCADILLY STATION  
18 MINUTES WALK  
05 MINUTES BY TRAM  
(FROM SHUDEHILL)



MANCHESTER  
AIRPORT  
45 MINUTES BY FOOT & TRAIN  
(VIA PICCADILLY STATION)  
30 MINUTES BY CAR  
25 MINUTES BY TRAM'S  
SECOND CITY CROSSING  
(FROM 2017)



## THE NOMA STORY



20  
ACRES

Made up of new homes, offices, hotels, retail  
and leisure space around vibrant urban spaces  
and public realm

4M  
SQ FT



The best connected  
city centre location  
in Manchester



Access to 1GBps  
wifi speeds



Site of the world's first steam powered  
mill, home to the Co-op for more than  
160 years, next to the city centre's  
only green park Angel Meadow



A joint venture partnership  
between The Co-op, the UK's  
largest mutual, and Hermes  
Investment Management, one  
of the UK's largest pension fund

6,000

6,000 people currently  
work in NOMA



The Pilcrow pub:  
Built from scratch by the  
people of Manchester,  
and a team of  
mastercraftsmen





0161  
831  
3300

[www.colliers.com/uk/offices](http://www.colliers.com/uk/offices)



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[JLL.co.uk/property](http://JLL.co.uk/property)



**NOMA**

NOMA Digital Blueprint  
is available on iPad.



[noma-manchester.com](http://noma-manchester.com)

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