



**ANGEL SQ.**

NOMA | MANCHESTER

4 ANGEL SQ.



**ANGEL SQ.**

NOMA | MANCHESTER

**NOMA**



# NEW WORLD, NEW BENCHMARKS.

4 Angel Square is a net zero 200,000 sq ft contemporary office in the heart of NOMA's thriving business community.

Where excellent transport links and the best of Manchester's food, drink and cultural offerings come as standard, 4 Angel Square is leading the way in creating sustainable, healthy workplaces for the city and for our future.

# NOMA, PIONEERING PLACE.

04	4 Angel Square
20	Federated Hermes and MEPC
22	Welcome to NOMA
24	NOMA neighbours
28	Location
30	The Grand Plan
32	Manchester
46	Sustainability
48	Specification
51	Plans
56	Contact





Designed by award winning Manchester-based architect SimpsonHaugh, 4 Angel Square sits on the corner of Corporation Street and Miller Street, forming a key part of the emerging business district within the NOMA neighbourhood.





Inspired by the pioneering heritage of the area and the bustling mixed-use community of the present, 4 Angel Square raises the standard of sustainable offices for the future.

A double height recess, formed in the façade, encapsulates the entrance, giving it prominence and a sense of arrival.

# SAY HELLO TO THE FUTURE

CGI for indicative purposes only





## VISIBLE ACCESSIBLE BUSTLE

The main entrance to the building is strategically located on Miller Street to provide maximum visibility from the surrounding area. The new pedestrian link between New Century Hall and House from Sadler's Yard connects the building with the rest of the neighbourhood.

Consideration of the health and wellbeing of the occupier helps to reduce the footprint of a commute by providing 212 secure bike spaces, accessed via a landscaped area off Corporation Street which provides access into the lower ground floor car parking area.







# ZERO IN FOCUSING ON VITAL CHANGES, NOT JUST OFFSET ZERO OUT

NET ZERO OPERATIONAL CARBON BUILDING

CGI for indicative purposes only

With Manchester pledging to be carbon neutral by 2038, all new buildings will operate with net zero carbon emissions by 2028. As a Design for Performance Pioneer Project, 4 Angel Square is making a commitment to achieve true net zero as defined by the UK Green Building Council, and leading the way, ahead of target, towards a more stable climate and sustainable future.





CGI for indicative purposes only

## BREATHING ROOM SHOULDN'T BE RESTRICTED TO OUTSIDE SPACES

The building features an open, hotel-style, entrance lobby. With an approximate six metre floor-to-ceiling height and large-scale glazing, the staffed reception area is flooded with natural light and includes a business lounge for visitors and informal meetings.

The design of the building also considers occupier and visitor wellbeing, ensuring a comfortable working environment with a variety of places for people to enjoy and amenities linking to new public realm and green outdoor spaces.

Creating an inspirational workspace as part of a bustling environment was the blueprint for the ground floor design.

The two retail amenity spaces are accessed via the pedestrianised colonnade and connect the new public square which links to the existing public realm, Angel Square.



CGI for indicative purposes only





# WHERE WOULD YOU LIKE TO SIT?

BLANK CANVAS OFFICE  
FLOOR PLATES FOR YOU  
TO PUT YOUR STAMP ON

CGI for indicative purposes only

The office accommodation is designed to exceed the standards set out in the British Council for Offices Best Practice in the Specification for Offices, 2014.

With structural elements incorporated into the external façade and central core, the building maximises the column free space with efficient floor plates of 19,000 sq ft.

Full height glazing and a 2.8m floor-to-ceiling height maximises views out and natural light penetration into the office floor plate on all four sides.





A TERRACE SPACE  
WHERE THE SKY  
IS THE LIMIT ON  
BREATH-TAKING  
VIEWS ACROSS  
MANCHESTER

CGI for indicative purposes only









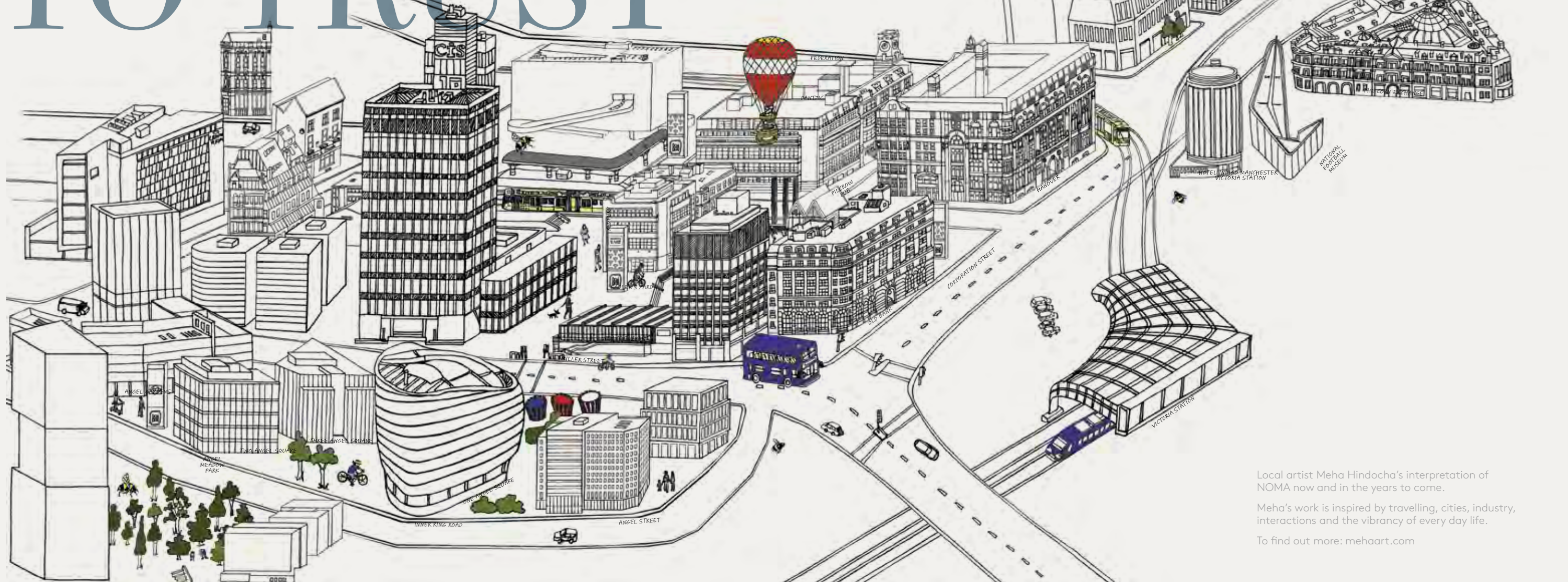
# A TRACK RECORD TO TRUST

Federated  
Hermes

MEPC

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.



Local artist Meha Hindocha's interpretation of NOMA now and in the years to come.

Meha's work is inspired by travelling, cities, industry, interactions and the vibrancy of every day life.

To find out more: [mehaart.com](http://mehaart.com)

## NOMA

ONE TEAM, ONE VISION

## \$619.4BN

MANAGED ASSETS

## £150M

INVESTED BY CURRENT OWNERS  
INTO DEVELOPMENT

## 350

BUSINESS CUSTOMERS

## 100%

CURATED AND CARED  
FOR LOCATION



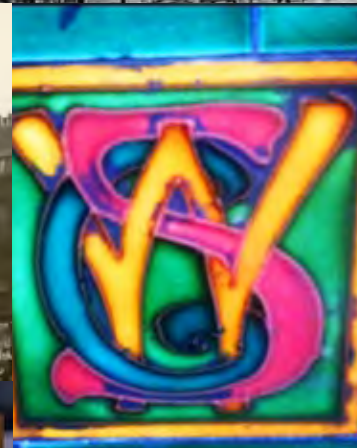


4 ANGEL SQ.

# PIONEERING PLACE

This part of the city has been at the forefront of innovation for centuries.

It kick started the modern world when Richard Arkwright developed the science that made Shudehill Mill the worlds first steam powered Mill in 1782.



It was home to the Co-op, who created the idea of co-operation underpinned by ethics and values – a way of doing business that has been followed across the world.

And yes, that famous photo of Jimi Hendrix playing the guitar with his teeth was taken at New Century Hall, a historic entertainment venue soon to be making a return to the Manchester cultural scene.

NOMA is continuing that story with a commitment to pioneering place through a series of firsts. First that we are fiercely proud of.



## CONTINUING TO DELIVER A SERIES OF FIRSTS:

- ✦ The first place to build a community pub by hand
- ✦ The first Northern city home for Amazon
- ✦ The first ever sustainable, edible Christmas tree
- ✦ The first large scale office building in Manchester to be rated BREEAM Outstanding (1 Angel Square)
- ✦ The first crowd sourced naming of a public square, Sadler's Yard







# PLACES ARE MADE OF A THOUSAND STORIES...

From calendar events to every day happenings, the NOMA programme is constantly changing but always create opportunities for people to get involved and get to know each other.

Some things to look forward to...

## Dinosaur

Our hand-built coffee spot and project space in the heart of Sadler's Yard. Providing artisan coffee from Blossom Coffee Roasters, Dinosaur is the place to grab your morning cup of joe. This is where it all happens.

## Events

We pride ourselves on putting our own twist to every event you'll find here at NOMA. From our alternative dog show to experimental cash-free markets, you can expect authentic, independent, great quality eats, drinks and activities at every event we host.

## Greening the City

We are passionate about greening the city, and not just in large public realm spaces but in the hidden corners and side streets too. We have been working with some brilliant partners to plant, nurture and champion urban growing – from our kitchen garden Patch on Angel Square to the corner of calm that has been dubbed New Century Gardens. If you would like to get involved, we always need extra hands!

## TribeMCR

We are proud to work with Dr Jessicarr Moorhouse from TribeMCR, who hosts weekly outdoor fitness sessions at NOMA. TribeMCR blends a holistic approach to health and wellbeing with the benefits of outdoor exercise in an alternative to gym based sessions in Sadler's Yard and Angel Square.

## Neighbourhood Meetups

The team look forward to meeting the growing community at regular gatherings with key business representatives. In this open forum, the focus is on sharing information, meeting your neighbours and working as a collective to make NOMA an even more interesting place to be.

## Your bespoke Welcome Experience

We know moving can be challenging and we are here to help. As part of your welcome to NOMA, we offer a tailored digital and physical experience alongside a suite of support communications designed to help engage your team from the earliest opportunity until you are settled into your new NOMA home.

## And all the projects, installations, ideas and activities we haven't even thought of yet!

A neighbourhood is never really finished, and we recognise that things change, so the NOMA team and the creative community evolving onsite thrive on collaboration, conversation and making real connections to ensure your needs are always being met – so if you have an idea, we want to hear it.





YOU'LL GET TO BORROW  
A CUP OF SUGAR FROM  
AMAZON, AWS,  
BLOSSOM COFFEE ROASTERS,  
CO-OP, DELOITTE, FOOTASYLUM,  
MATERIAL SOURCE, MOJ,  
OPEN DATA MANCHESTER,  
R&D, STANDARD PRACTICE,  
SPARKLE STREET,  
THOUGHTWORKS,  
AND WEWORK.



Their first headquarters outside of London, creating 600 Technology Research and Development jobs. Also in Hanover are WeWork, who create inspiring office space for growing technology businesses.

#### **Deloitte.**

A leading global provider of audit and assurance, consulting, financial advisory, risk advisory, tax and related services who now call the Hanover building home.



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



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



Hearing the reasons why businesses are choosing NOMA for their office needs is compelling. Amazon, for example, appreciate that Hanover makes a statement about their business – blending history and modernity in a way they can be proud of. There is scope to grow here and an opportunity to support and influence Manchester's growing tech scene. And the things that happen at NOMA – the unique sense of community and culture – are key in helping to attract and retain talent.

STEPHEN BRADLEY

DIRECTOR – INVESTMENT MANAGEMENT

INTERNATIONAL FEDERATED HERMES

ESTATE TRANSACTIONS AMAZON

”





**VICTORIA NORTH**  
**£4BN – A 15-20 YEAR PROJECT**  
to create 15,000 new homes  
and 7 new neighbourhoods  
across 150 hectares of land

**MEADOWSIDE**  
The Gate and The Stile,  
a residential led development  
and the first phase of the  
Victoria North 390 acre masterplan

**ANCOATS**  
A huge regeneration project  
now in its advanced stages  
turning this former industrial  
area in to an urban village



**MANCHESTER COLLEGE**  
**£100M – NEW WORLD CLASS DIGITAL MEDIA,  
COMPUTING AND VISUAL ARTS CAMPUS**  
being created on the former  
Boddingtons Brewery site

**NEW VICTORIA**  
**£185M – 450,000 SQ FT**  
of residential alongside office  
and commercial space

**THE TOWER**  
**£100M – REFURBISHMENT**  
of the iconic landmark

## THE CENTRE OF A MAJOR TRANSFORMATION

Billions of pounds of investment capital has been committed to a range of redevelopment schemes across this part of the city.

With 3 major schemes directly adjacent to NOMA also on site, the transformation of this key city area is already driving an energy and excitement that is palpable.

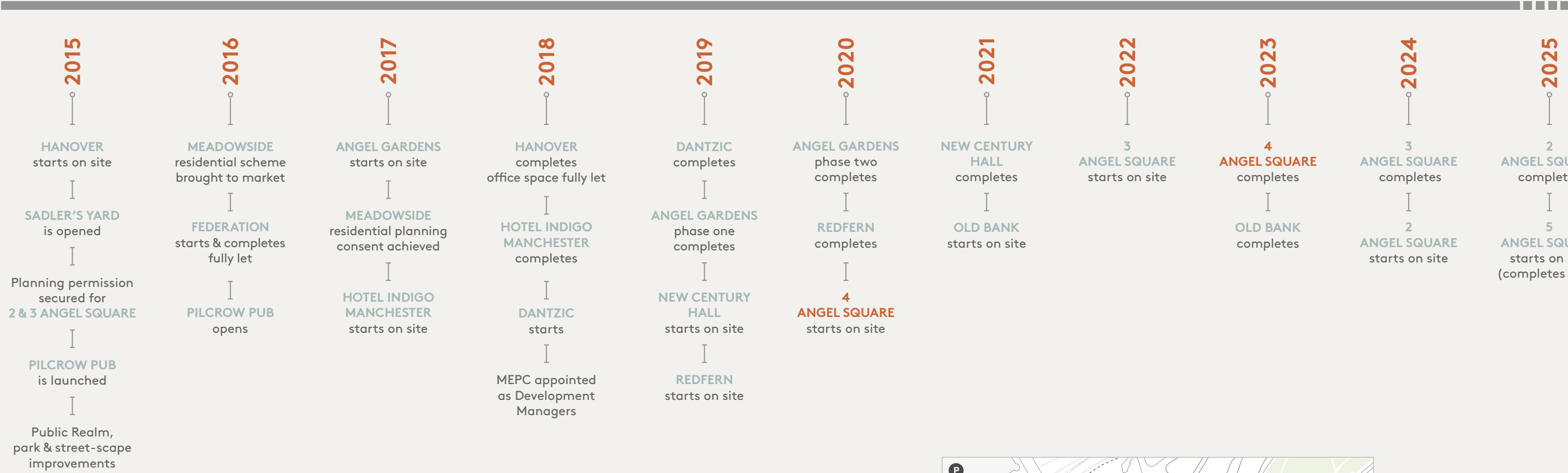




THE GRAND PLAN...

2.2 million sq ft	1 million sq ft	200,000 sq ft	200,000 sq ft	Four acres
Offices	Homes	Shops, restaurants, bars	Hotel	Outdoor space

TIME - LINE



NAME	USE
Hotel Indigo Manchester	Hotel
Hanover	Office, retail / leisure
Dantzic	Office
Federation	Office
Old Bank	Office, retail / leisure
New Century House / Hall	Office, entertainment / retail / leisure
Redfern	Office, retail / leisure
The Tower	Office
97 Shudehill	TBC
Car park	Car park

NAME	USE
Angel Gardens	Residential
5 Angel Square	Office
1 Angel Square	Office
MeadowSide	Residential
2 Angel Square	Office
3 Angel Square	Office
1 Miller Street	Office
2 Miller Street	Office
3 Miller Street	Office
4 Angel Square	Office, retail / leisure



- Refurbished Buildings
- New Buildings
- Parking
- Tram Stop
- Hotel
- Retail / Leisure





#WeLoveMCR





# THE ENGINE ROOM OF THE POWER HOUSE

YOUNG, EDUCATED  
AND FULL OF FUN.

Manchester continues to outstrip every regional city in economic and social key performance indicators. Sitting comfortably at the top of the UK's liveability index and with a cultural and entertainment offer that consistently puts Manchester on the International stage, the city offers a quality of life that ensures talent – the ultimate business capital – is both attracted here and stays. *Source: MIDAS.*

#1

BEST CITY IN  
THE UK TO LIVE

#2

UK'S 2ND LARGEST CITY FOR  
DIGITAL GROWTH AND INVESTMENT

100,000

STUDENT POPULATION  
IN THE CITY

15%

OF ALL EUROPEAN UNICORNS  
ARE BASED IN MANCHESTER

40%

CHEAPER THAN  
LONDON

£62.8BN

GROSS VALUE  
ADDED







INDEPENDENTLY  
AUTHENTIC

ALL WITHIN 15 MINS OF NOMA







## STUFF TO DO

4 Angel Square is adjacent to Manchester's leisure and retail core.

The city's food and drink scene is hugely diverse, with something for every occasion and budget. 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.

New Cathedral Street boasts a selection of high-end retail names including Selfridges and Harvey Nichols, with Exchange Square offering a focal point for seasonal markets and city events. The Manchester Arndale, home to over 200 stores, is the UK's largest inner city shopping centre, attracting 42 million visitors annually.

Also on 4 Angel Square's doorstep is Sadler's Yard, a popular meeting place for weekday lunches and after work get-togethers, with its own curated events programme.



## CULTURE, ENTERTAINMENT & LEISURE

- |    |                                 |         |
|----|---------------------------------|---------|
| 1  | <b>The Old Bank Residency</b>   | 1 min   |
| 2  | <b>Hero</b>                     | 2 mins  |
| 3  | <b>Nuffield Gym</b>             | 3 mins  |
| 4  | <b>National Football Museum</b> | 3 mins  |
| 5  | <b>Manchester Arena</b>         | 3 mins  |
| 6  | <b>The Printworks</b>           | 3 mins  |
| 7  | <b>The Corn Exchange</b>        | 4 mins  |
| 8  | <b>Selfridges</b>               | 5 mins  |
| 9  | <b>Harvey Nichols</b>           | 6 mins  |
| 10 | <b>Royal Exchange Theatre</b>   | 7 mins  |
| 11 | <b>Band on the Wall</b>         | 7 mins  |
| 12 | <b>The Frog &amp; Bucket</b>    | 8 mins  |
| 13 | <b>Manchester Art Gallery</b>   | 13 mins |

## EATING & DRINKING

- |   |   |        |    |   |         |
|---|---|--------|----|---|---------|
| 1 | <b>The Co-op</b><br>Convenience shop  | 1 min  | 10 | <b>Common</b><br>US diner-style classics and bakery             | 6 mins  |
| 2 | <b>Porter + Cole</b><br>Coffee and eatery   | 2 mins | 11 | <b>NELLS PIZZA</b><br>Traditional New York style pies           | 6 mins  |
| 3 | <b>M&amp;S</b><br>Simply food   | 2 mins | 12 | <b>Pie &amp; Ale</b><br>Handmade pies, cask ales & fine spirits | 10 mins |
| 4 | <b>The Pasta Factory</b><br>A real Italian experience                             | 2 mins | 13 | <b>Cottonopolis</b><br>Asian fusion bar/restaurant              | 11 mins |
| 5 | <b>Mamucium Restaurant &amp; Bar</b><br>Serving high-end locally-sourced food     | 2 mins | 14 | <b>La Bandera</b><br>Classic Spanish cuisine                    | 11 mins |
| 6 | <b>The Mackie Mayor Food and Beer Hall</b><br>With communal eating                | 3 mins | 15 | <b>The French</b><br>Modern British food by chef Adam Reid      | 15 mins |
| 7 | <b>Pop-up Bike Shop</b><br>Coffee and bike repair                                 | 4 mins | 16 | <b>Hawksmoor</b><br>Steakhouse                                  | 18 mins |
| 8 | <b>RBG Bar &amp; Grill</b><br>Premiere restaurant within the Park Inn by Radisson | 5 mins |    |   |         |
| 9 | <b>The Marble Arch</b><br>Real ale Gastropub                                      | 6 mins |    |   |         |





JUMP AROUND

Located between two of Manchester’s main transport hubs – Manchester Victoria Station and Shudehill Transport Interchange – 4 Angel Square is within three minutes walk of train, Metrolink and bus connections that serve the city, the North West and beyond.

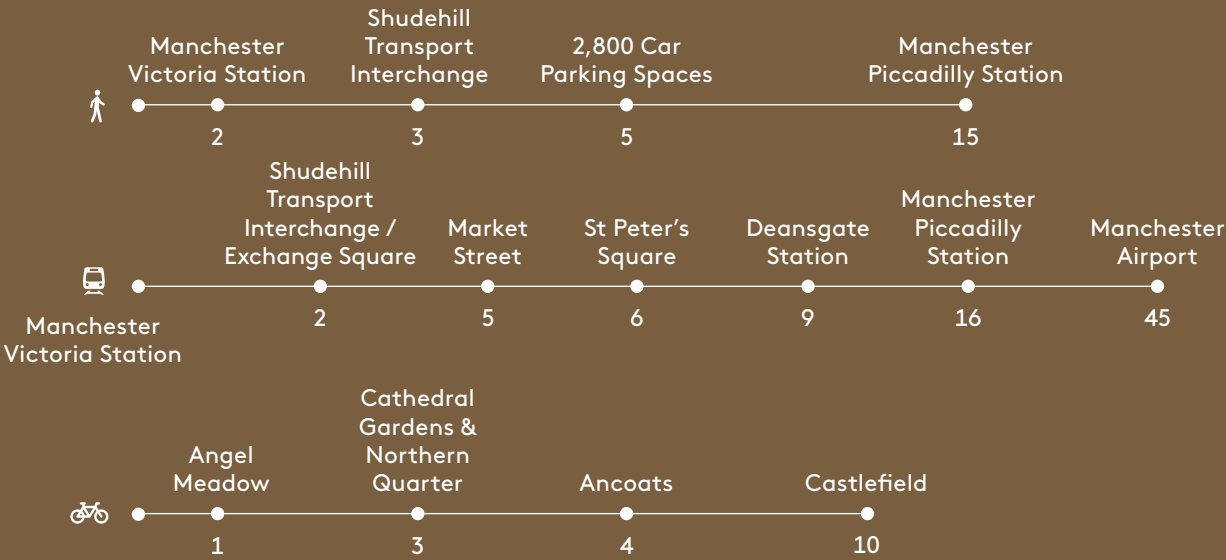
Manchester Piccadilly, just a 15-minute walk away, is two hours from London by train, with three trains per hour. The inner city ring road is adjacent to NOMA, offering easy car access.

The neighbourhood is also well served by multi-storey and surface car parks with more than 2,800 parking spaces five minutes away.

With a state-of-the-art fibre optic network built into NOMA’s infrastructure, the neighbourhood and the building offer future-proof carrier diverse connectivity services to tenants.



WALK / TRAM / CYCLE TIMES (MINS)



DRIVE / TRAIN TIMES (MINS)



KEY Parking Ordsall Chord Metrolink & stops





Not just a tick  
box exercise.





# ENGINEERED FOR THE FUTURE

4 Angel Square is combining the best of the world's sustainability design, health and wellbeing knowledge to create a building that delivers lower occupational costs and a future proofed working environment for your business and our world.

4 Angel Square is designed to be:



Net Zero  
Operational Carbon  
as defined by the UK  
Green Building Council



A Design for  
Performance  
Pioneer Project



Healthy for  
occupants



Part of a bigger city  
sustainability story...



Designed to achieve  
WiredScore  
Platinum



EPC A enabled



Targeting BREEAM  
Outstanding





SPECIFICATION



Double-height  
Entrance

An impressive reception



Exposed  
Services

Modern workspace option



Breakout  
Spaces

Business lounge for touchdown  
working and meeting



Air Source  
Heat Pumps

Energy efficient heating system

1 : 8

Column-free Space  
Occupancy 1:8

Spacious, open floors



BCO Grade A  
Finishes

No compromise in quality



56 Parking  
Spaces

Including 26 with electric car  
charging points



212 Cycle  
Spaces

Secure cycle storage  
space and showers



Raised  
Access Floor

Allowing building services  
to be routed in the floor void



LED  
Lighting

Reducing carbon footprint



Terrace  
Views

Tenth floor terrace with  
cityscape views



Smart  
App

Smart enabled building and  
neighbourhood App in development





SITE PLAN





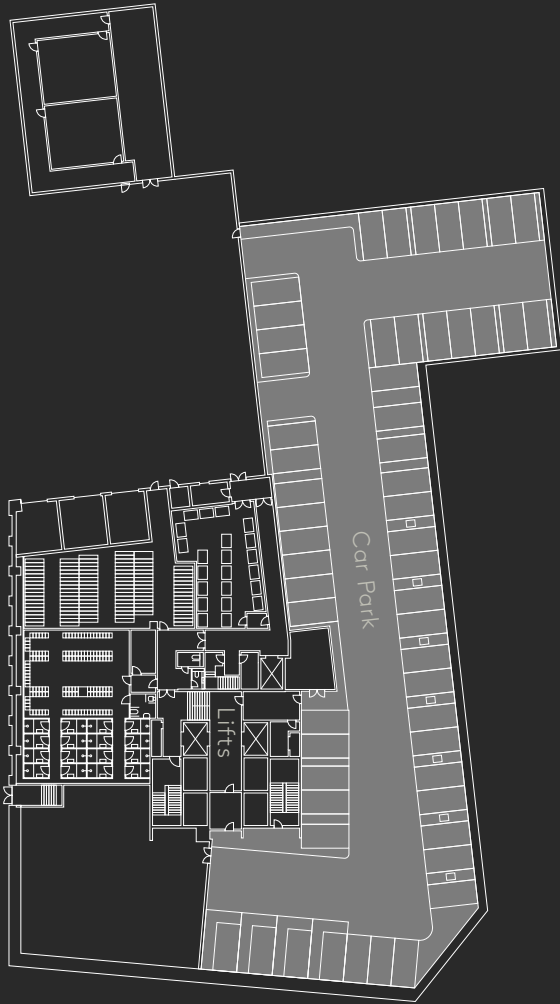


PLANS

LEVEL	NIA (SQ FT)	NIA (SQ M)
ELEVEN	—	—
TEN OFFICE	16,839	1,564
NINE OFFICE	19,028	1,768
EIGHT OFFICE	19,028	1,768
SEVEN OFFICE	19,028	1,768
SIX OFFICE	19,027	1,768
FIVE OFFICE	19,027	1,768
FOUR OFFICE	19,027	1,768
THREE OFFICE	19,027	1,768
TWO OFFICE	19,027	1,768
ONE OFFICE	19,027	1,768
GROUND OFFICE	4,087	380
GROUND RECEPTION	—	—
GROUND RETAIL	7,118	661
LWR GROUND	—	—
TOTAL OFFICES	192,175	17,854
TOTAL (EXCL. LWR GROUND)	199,294	18,515

LOWER GROUND FLOOR

56 CAR SPACES  
212 SECURE CYCLE SPACES  
SHOWERS & LOCKERS



Plans not to scale. Indicative only.



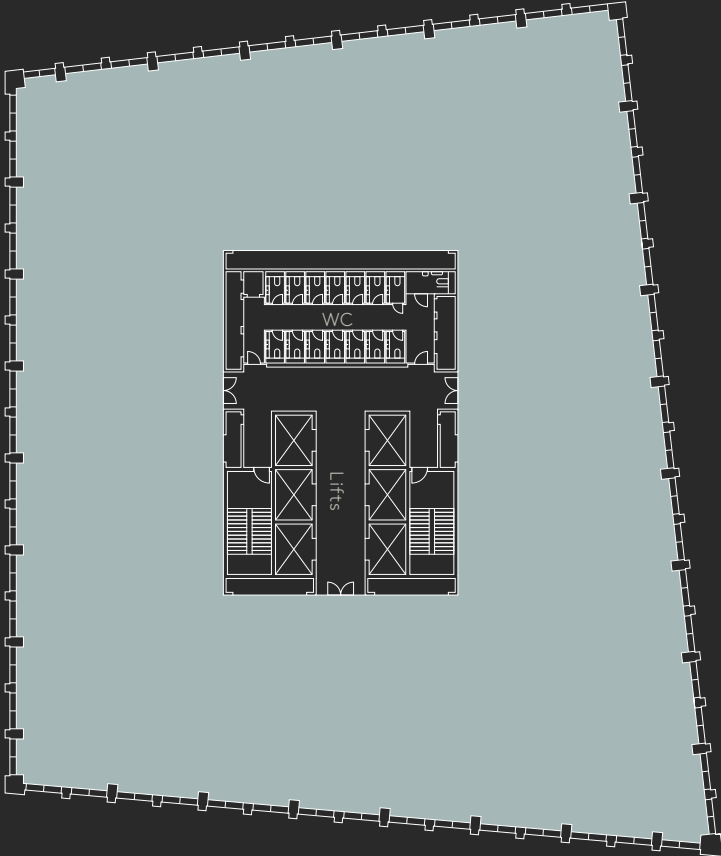
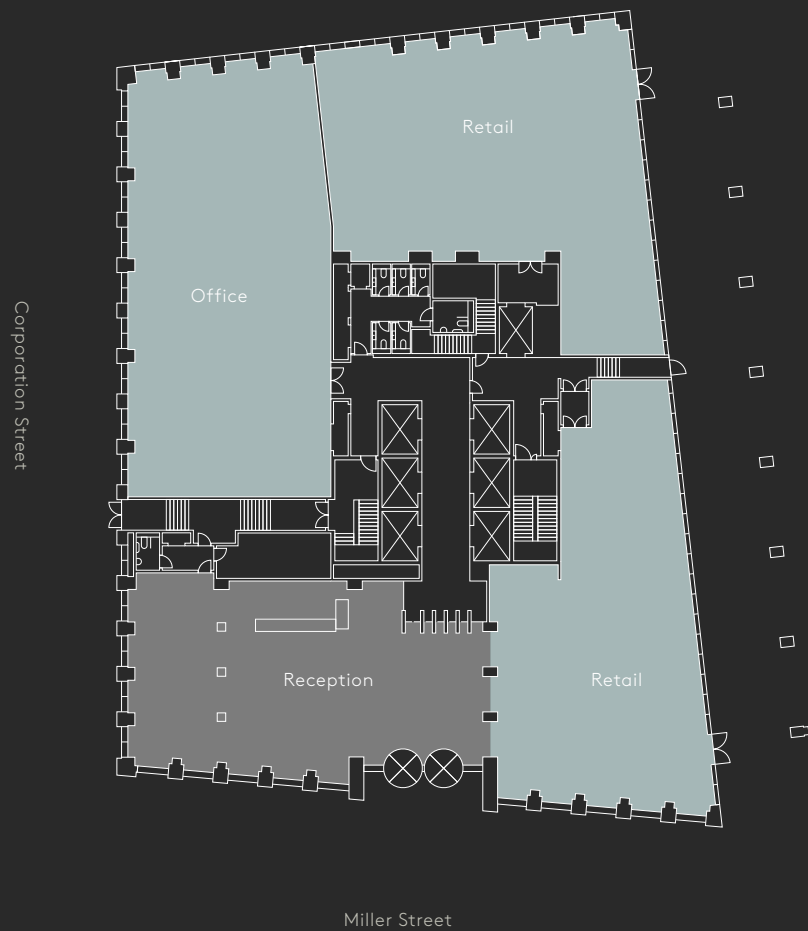


GROUND FLOOR

FIRST – SIXTH FLOORS

11,205 SQ FT / 1,041 SQ M

19,027 SQ FT / 1,768 SQ M



Plans not to scale. Indicative only.

Plans not to scale. Indicative only.



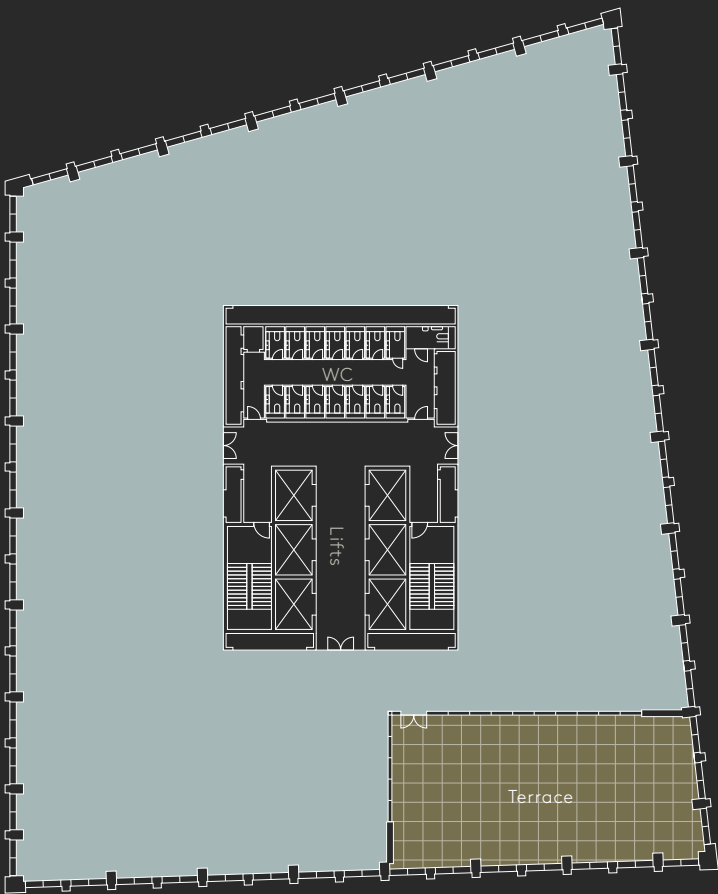
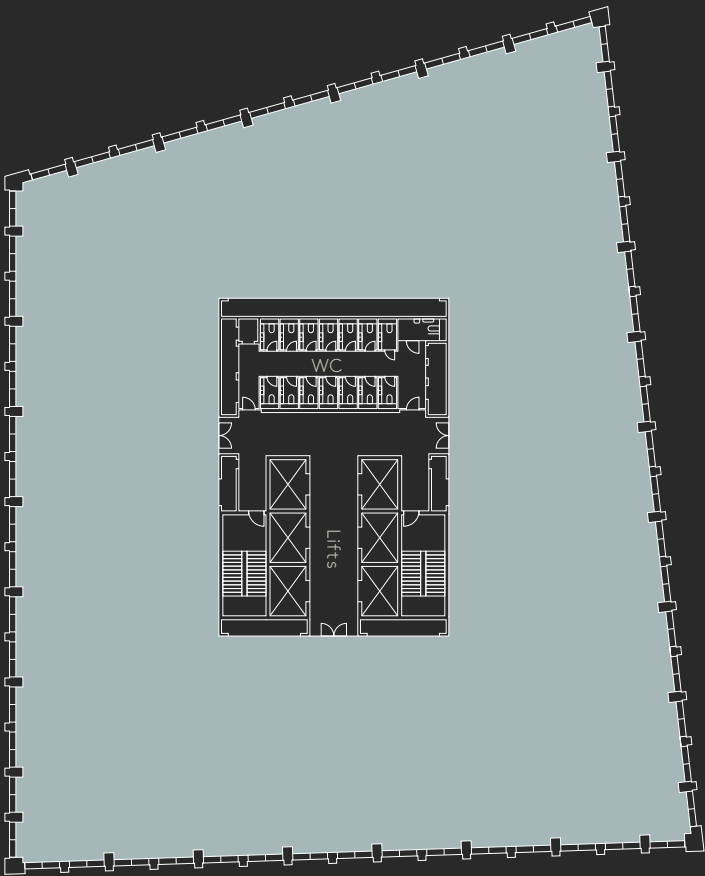


SEVENTH - NINTH FLOORS

TENTH FLOOR

19,028 SQ FT / 1,768 SQ M

19,027 SQ FT / 1,768 SQ M



Plans not to scale. Indicative only.

Plans not to scale. Indicative only.





A Development by



Address

4 Angel Square  
NOMA  
Manchester

CONTACT



Dominic Pozzoni

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



James Devany

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



NOMA



#WeLoveMCR

Misrepresentation Act: Colliers and Jones Lang LaSalle act 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. June 2021.

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](http://www.commercialleasecodeew.co.uk)

Siren | +44 (0)20 7478 8300 | [sirendesign.co.uk](http://sirendesign.co.uk) | 5012771





[NOMA-MANCHESTER.COM/4ANGELSQ](https://noma-manchester.com/4angelsq)