

THE
LINCOLN
MANCHESTER

MANCHESTER'S FINEST

THIS IS THE LINCOLN

LAST REMAINING SPACE: **PART FOURTH FLOOR - 9,294 SQ FT**



UNIQUE SPACE

The Lincoln sits at the very heart of Lincoln Square, a reimagined peace garden that provides an intimate pocket of calm amongst the hustle and bustle of the city centre. The new, regenerated Lincoln Square links Manchester Town Hall and Albert Square to Deansgate and Spinningfields.



YOUR
ARRIVAL





The reception gives a feeling of restrained luxury with a strong emphasis on quality of materials. The space offers a range of settings including break out areas and a business lounge, allowing tenants and visitors to work, collaborate and relax away from their normal place of work.

The double height reception further enhances the first floor workspace.





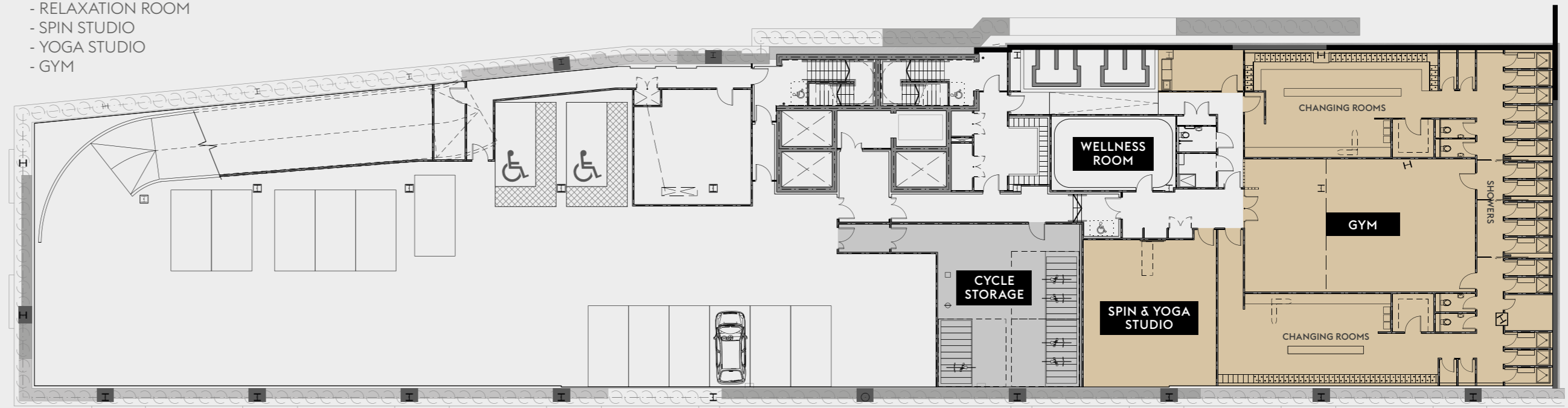
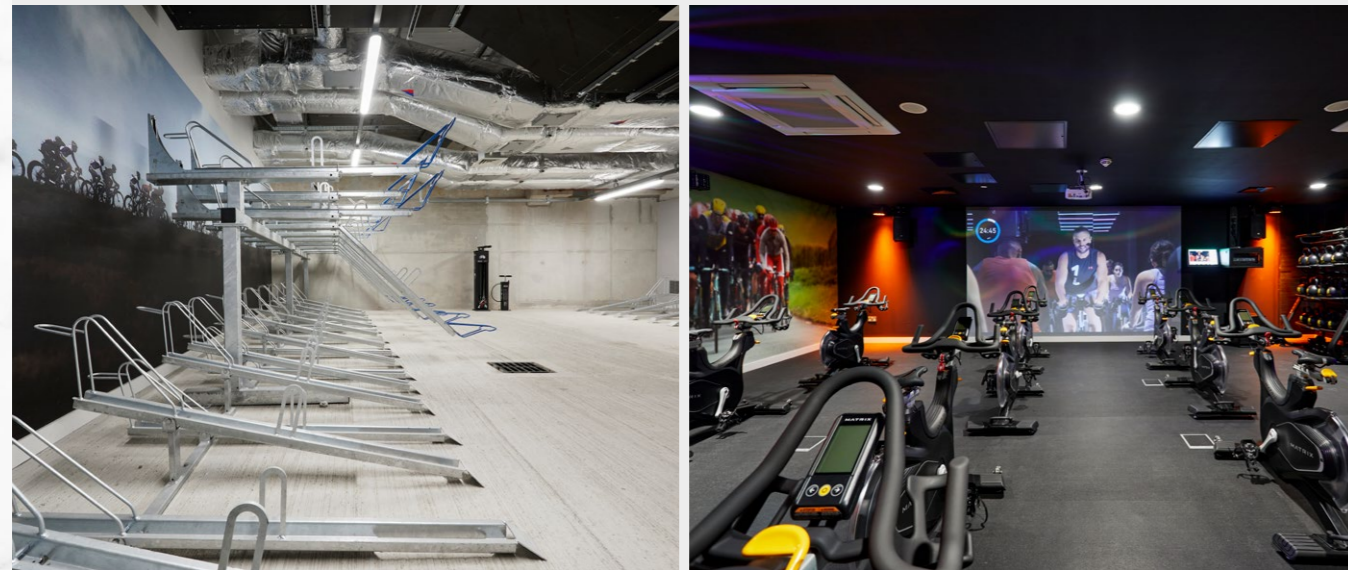
The importance of wellbeing in the workplace is gaining ever-more recognition and The Lincoln will offer a range of facilities for tenants seeking either high energy workouts or relaxation.



WELLNESS SUITE

Healthy body means healthy mind and with a dedicated well-being space located within the building you won't need to go far to get your fitness fix.

- 60 CYCLE SPACES
- 166 LOCKERS
- 16 SHOWERS
- WELLNESS ROOM
- RELAXATION ROOM
- SPIN STUDIO
- YOGA STUDIO
- GYM



basement parking available with EV charging

LINCOLN SQUARE

EXISTING
OCCUPIERS

FIRST



SECOND



THIRD



PART FOURTH



PART FOURTH

AVAILABLE

PART FIFTH



PART FIFTH

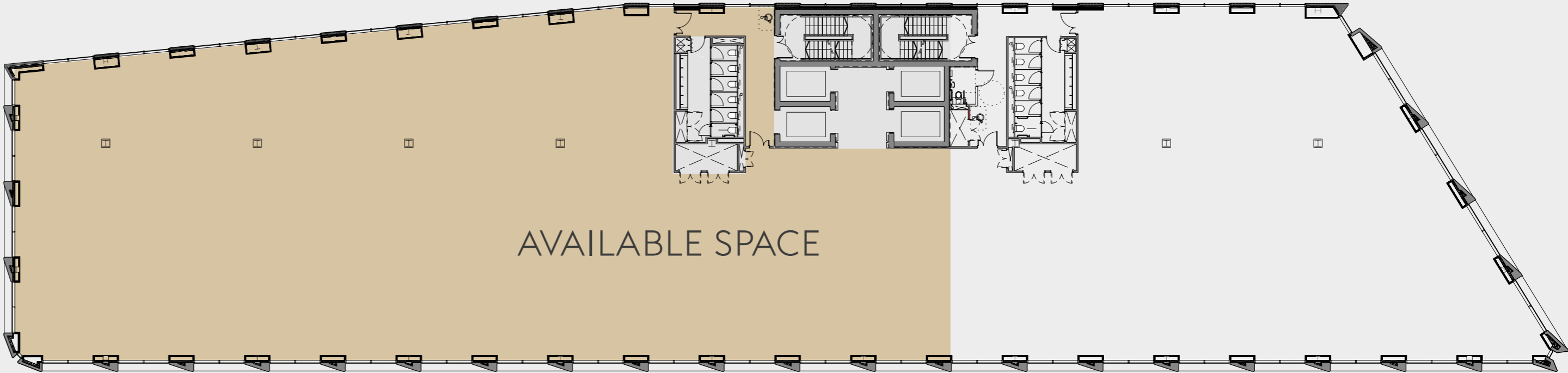


SIXTH



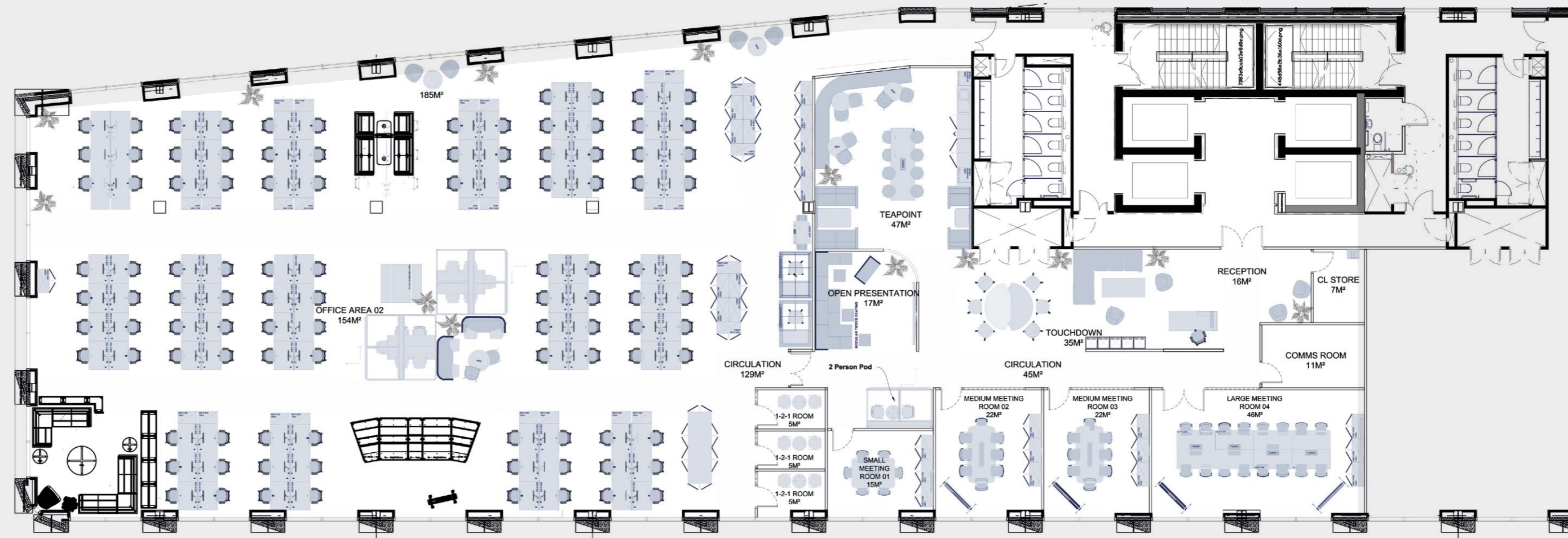
FOURTH

	SQ M (NIA)	SQ FT (NIA)
OFFICE	863	9,294



INDICATIVE LAYOUT PLAN

- 104 Workstations
- 3 x 1-2-1 Rooms/phone booths
- 1 x Open presentation area
- 1 x 6 Person meeting room
- 2 x 6 Person meeting room
- 1 x 16 Person boardroom
- 1 x Teapoint/breakout
- 1 x 2 Person pod
- 1 x Store
- 1 x Comms room
- Breakout/soft seating areas



ANOTHER
LEVEL



SPECIFICATION



ESG

BREEAM®

BREEAM
EXCELLENT
RATING



EPC
RATING 'A'



SOLAR GAIN
REDUCTION
GLAZING



CENTRAL AIR
HANDLING
SYSTEM



ENERGY
MONITORING
SYSTEM



AUTOMATED
LED LIGHTING
CONTROL



EV CHARGING
POINTS

BUILDING FEATURES



CCTV



24/7 FOB
ACCESS



MANNED
RECEPTION



LARGE
DOUBLE HEIGHT
RECEPTION



WIRED CERTIFIED
PLATINUM



FLOOR TO CEILING
HEIGHT 2.75M



4 x 17 PERSON
PASSENGER
LIFTS



BUILDING
OCCUPANCY
DESIGNED
TO 1:8 SQ M

AMENITIES



BASEMENT
PARKING SPACES
WITH EV CHARGING



60 CYCLE
STORAGE SPACES



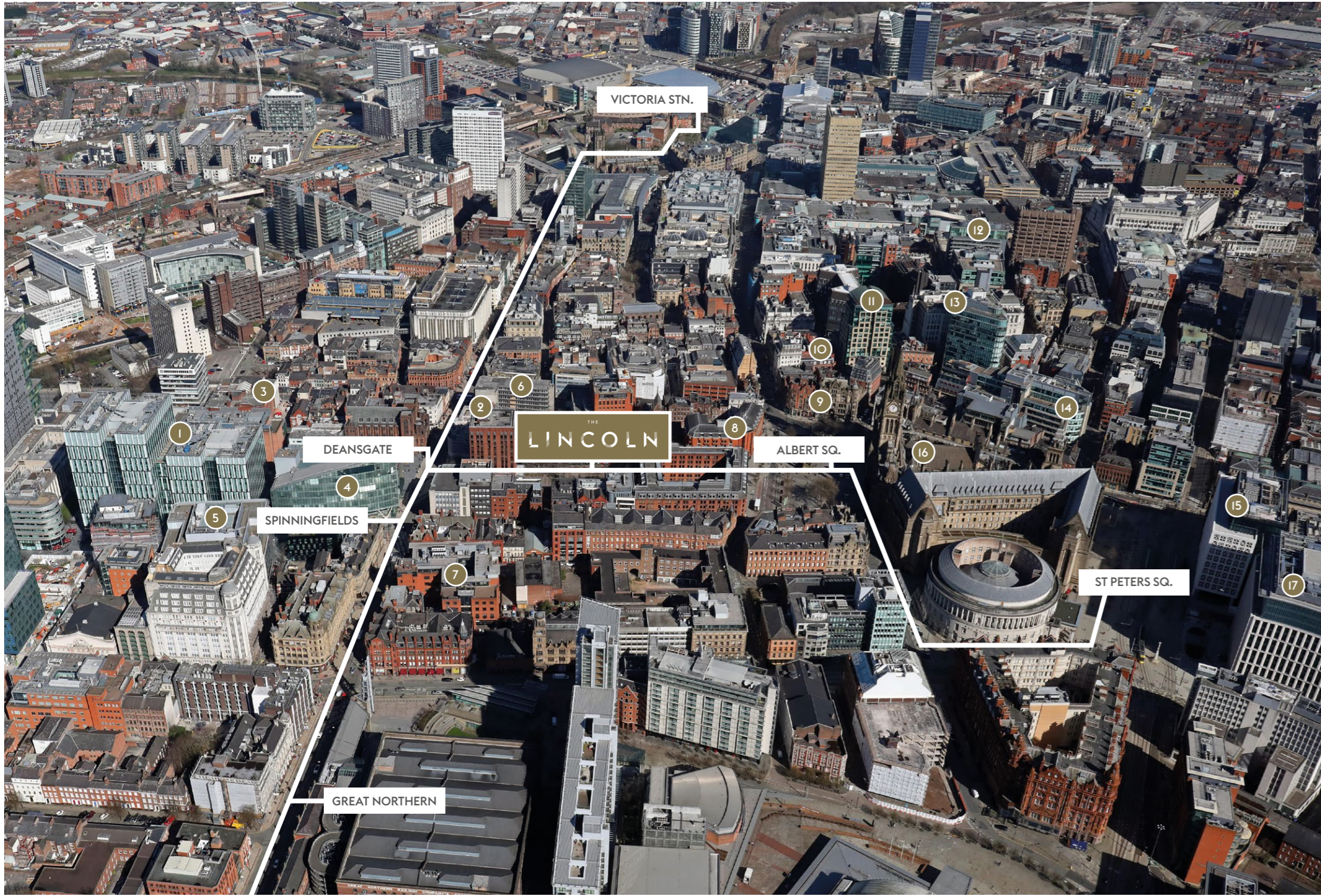
CHANGING &
LOCKER FACILITIES
(166 LOCKERS)



16 SHOWERS

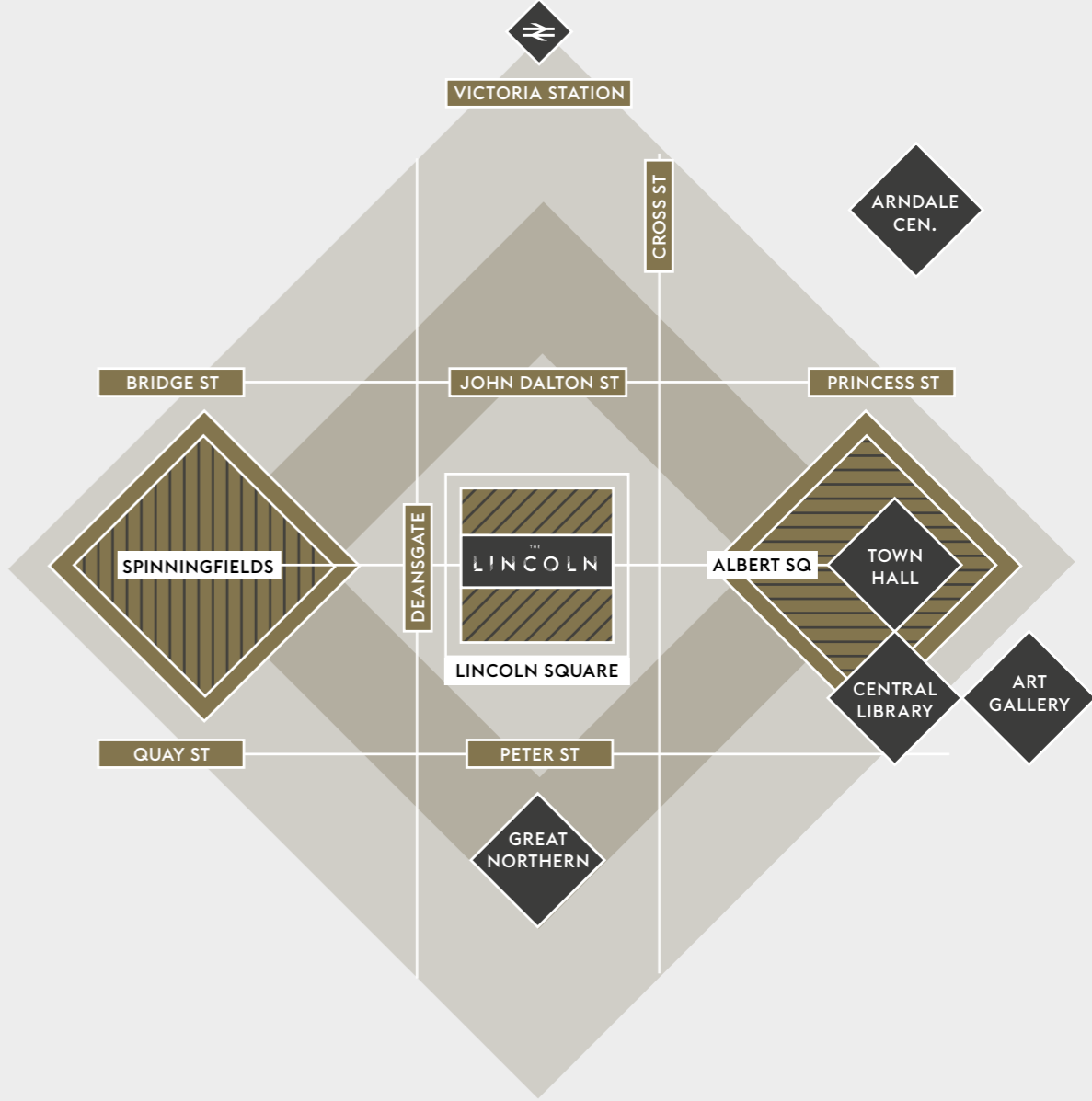
A
VIEW
ON
HISTORY





Taking centre stage in Manchester's business district this is where global business goes to work.

- 1 BARCLAYS, GMC, INVESTEC.
- 2 SPACES.
- 3 CMS, BREWIN, DOLPHIN.
- 4 NAT WEST, RBS.
- 5 DWF.
- 6 YOTEL.
- 7 AIG.
- 8 BRUNTWOOD.
- 9 FAR EAST CONSORTIUM.
- 10 BLCF.
- 11 ZEUS CAPITAL, LIVINGBRIDGE.
- 12 BET 365.
- 13 QBE.
- 14 MARSH & MCLENNAN.
- 15 KPMG, ADDLESHAW, DLA PIPER, EY, MAZARS.
- 16 MANCHESTER CITY COUNCIL.
- 17 DAC.





WELL CATERED FOR

The Lincoln is perfectly positioned to take advantage of a vibrant and eclectic mix of bars, restaurants, retail and hotels.



THE
LINCOLN
MANCHESTER

THELINCOLNMCR.CO.UK

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