

The background of the entire image is a dense, dark green tropical jungle scene with various types of leaves and plants. In the bottom foreground, the back of a black office chair and a portion of a wooden desk are visible, suggesting an office environment.

**To Let**  
Fully Fitted Offices  
4,768 Sq Ft (443 Sq m)

10TH FLOOR

# Bloc

Marble Street, Manchester M2 3AW

# Bloc Where Work and Life Find Their Balance



## Building Amenity



Relaxation room with comfortable seating and chromotherapy



An abundance of planting throughout the basement and ground floor. Biophilia increases oxygen levels and promotes improved mental health



External green wall



On-site independent cafe



Sleep pod in the basement



A reverse vending machine for recycling



Brand new showers, cycle store and changing facilities



Air quality monitoring and control



State-of-the-art yoga studio by FORM



The Collective room, in the basement, hosts a range of additional pop up services in the building



Superbly positioned for a range of restaurants, eateries and coffee shops.



Location

Bloc is situated in an ideal location between King Street and Market Street, close to Manchester’s main financial district and the city’s main retail core.

Well positioned for a range of restaurants, eateries and coffee shops together with excellent public transport connections at Piccadilly Gardens, the building is a great choice for business.



Bloc M2 3AW



Eating & Drinking

- 1 All Bar One
- 2 Grand Pacific
- 3 Cibo
- 4 Moose Coffee
- 5 Pizza Express
- 6 Flight Club
- 7 The Alchemist
- 8 Sam’s Chop House
- 9 Croma
- 10 Piccolino
- 11 Lucky Cat by Gordon Ramsey



Shopping & Leisure

- 1 Hotel Gotham
- 2 Hervia Bazaar
- 3 Michael Kors
- 4 Ralph Lauren
- 5 Apple Store
- 6 Fred Perry
- 7 Selfridges
- 8 Harvey Nichols
- 9 The Printworks
- 10 The Corn Exchange



Tram Times

From Market Street

**Manchester Victoria Station**

4 mins

**St Peter’s Square**

6 mins

**Manchester Piccadilly Station**

3 mins

**Manchester Airport**

45 mins



Train Stations

From Bloc

**Manchester Victoria Station**

10 min walk

**Manchester Piccadilly Station**

13 min walk

**Salford Central**

14 min walk

**Oxford Road Station**

15 min walk

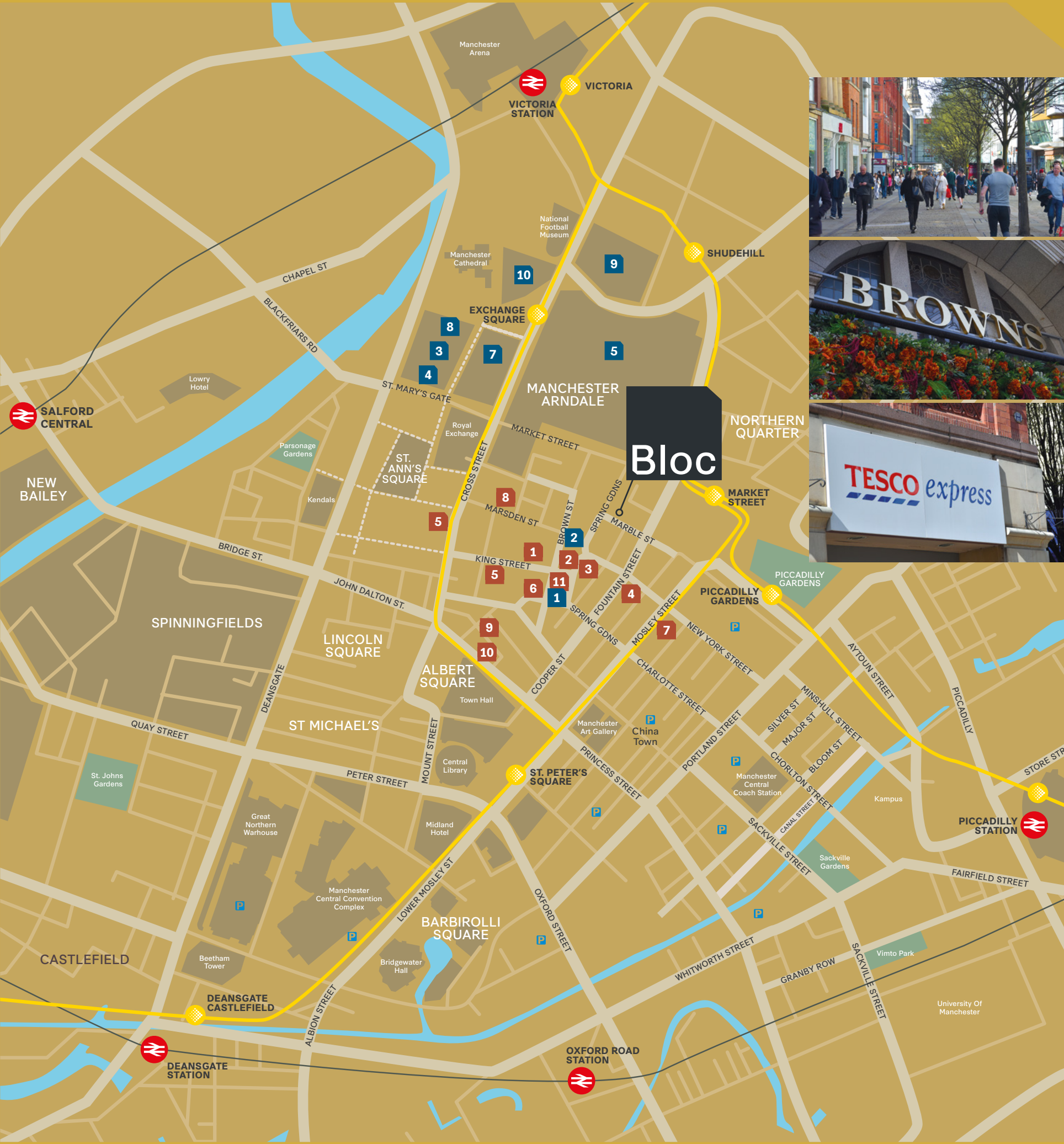


**2 mins walk**

to Metrolink

**5 mins walk to**

Exchange Square





Stunning  
views  
across the  
City Centre

The suite comprises a self-contained floor fully fitted offices providing 4,768 sq ft with views across the city centre.

# Superb Fully-Fitted Workspace



10th Floor Plan

- 50 Number of desks
- 5 Informal meeting spaces
- 6 Meeting rooms
- 2 Kitchen & breakout spaces



The Building

- 

Communal business lounge
- 

Showers and changing facilities
- 

Bicycle store
- 

Communal auditorium
- 

Phone and Zooms Pods
- 

On-site building manager
- 

Meeting rooms for hire
- 

24/7 access

An unparalleled level of building amenity



## Further Information

### Terms/Rent

Available by a sublease/assignment or for a new lease with the landlord, term to be agreed.

### VAT

All figures are quoted exclusive of VAT.

### EPC

An energy performance certificate is available on request.

### Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

### Contact

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