

The Peninsula

A spectacular landmark on the manchester skyline

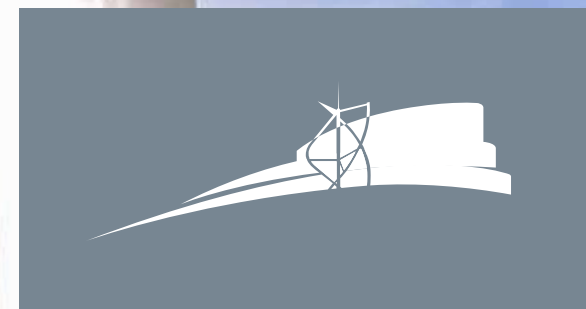
A rare opportunity has arisen to take office space at The Peninsula, offering Grade A business space commanding spectacular views over Manchester and beyond. The fourth floor has been fitted out ready to occupy, while the tenth floor offers freshly refurbished space.

You'll be in good company, with some wonderful Manchester business success stories: already in occupation at The Peninsula are Peninsula Business Services and Laterooms. This is a location where businesses thrive.

Manchester is now the undisputed business capital of the north of England, and its professional central business district has expanded significantly. Any office space in the city now comes with a wealth of choice when it comes to amenities, business facilities and transport links, and The Peninsula is no exception.

Some of the city's hottest retail and leisure destinations are within a couple of minutes' walk: The Triangle, reinvented in 2015 as the city's newest dining hotspot; the National Football Museum; the Printworks entertainment and leisure complex. For retail therapy, there's Harvey Nichols, M&S and Selfridges.

Immediately adjacent is the Manchester Arena, one of Europe's most popular events destinations – with a 750-space car park, this provides the building with substantial additional parking options. The Green Quarter, which adjoins the Peninsula, is one of the city's most fashionable residential areas, offering stylish city living for young professionals.



Available

5,490 -
23,496 sq ft

4th & 10th
Floors

Awash with natural light, with panoramic views. Top-class finishes make The Peninsula great value business space for any type of forward-thinking business.



The Peninsula provides everything your business requires.

- Best value Grade A office space in Manchester
- Ground floor business lounge, offering informal meeting space with coffee bar area
- CCTV and manned reception
- Full ID access and 24-hour access with speed gates
- Rated BREEAM Very Good. EPC Rating B
- Open-plan layouts which are flexible to suit all types of layout
- 6 x 17 person lifts
- Recessed LG7 compliant lighting
- 14 car spaces available with each floor
- Visitor car spaces available
- Air conditioning
- High quality WCs and shower facilities
- Bicycle racks

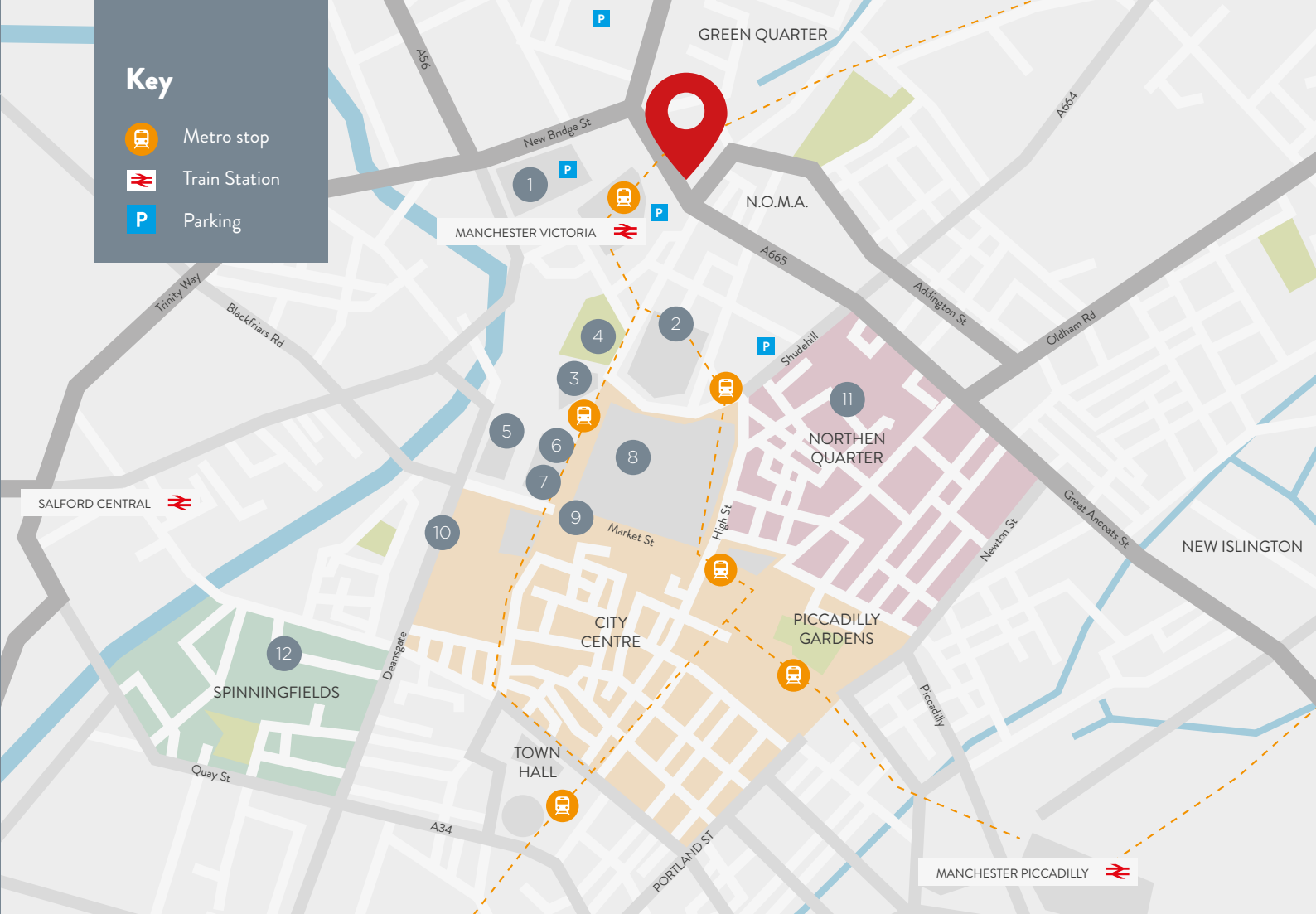
It's all connected

Manchester is the UK's fastest-growing city: a cosmopolitan European city that has become the number one choice for national and international companies who require a UK base outside of London.

Situated in a key location offering great connectivity in the north of Manchester's flourishing city centre, The Peninsula stands out among several local landmarks including the Manchester Arena, The Printworks and the Park Inn Radisson Hotel. The prime retail and leisure destinations in the city are within easy walking distance, whether it's the Arndale, King Street or the vibrant Northern Quarter.

The Peninsula's central location gives peace of mind, while key Metrolink hubs and the Shudehill bus interchange are close by, making commutes convenient. The key railway stations Manchester Victoria – just two minutes' walk away - and Manchester Piccadilly allow every key city in the UK to be reached with ease. The Metroshuttle free bus service links all the city's stations.

Manchester Airport, putting you in touch with the world, is just 20 minutes by train from Manchester Piccadilly.



Manchester.
Vibrant,
world-class,
open and
engaging.
A place to do
business.

Local Area

- 1 Manchester Arena
- 2 The Printworks
- 3 The Corn Exchange
- 4 Manchester Football Museum
- 5 Harvey Nichols
- 6 Selfridges
- 7 Marks & Spencer
- 8 Arndale Centre
- 9 Market Street
- 10 Deansgate
- 11 Northern Quarter
- 12 Spinningfields

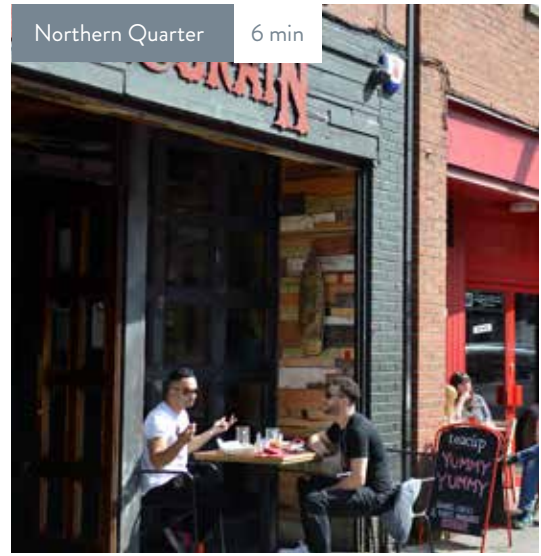


Manchester Victoria 2 min

Situated in a key location, offering great connectivity amongst several local landmarks.



St Anne's Square 8 min



Northern Quarter 6 min



Football Museum 4 min



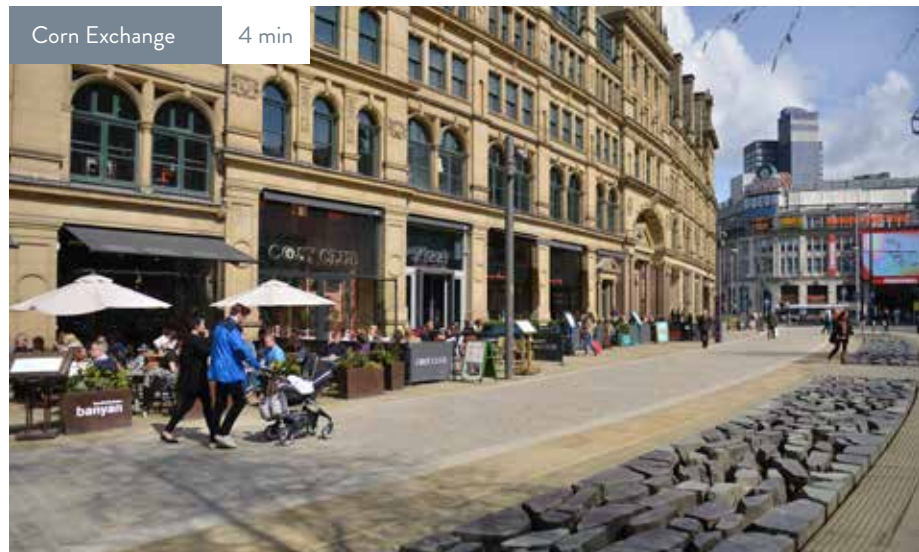
Market Street 8 min



New Cathedral St 6 min



The Printworks 4 min



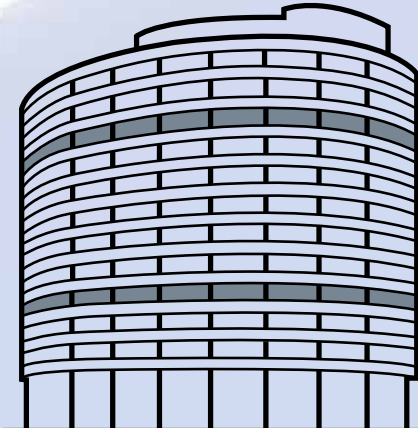
Corn Exchange 4 min

At the heart of Manchester's business, culture and leisure destination.



Indicative Space Plan

TOTAL SPACE 11,748 SQ FT
 118 WORKSTATION
 1.NO. KITCHEN/BREAKOUT
 1.NO. 10 PERSON BOARDROOM
 1.NO. 8 PERSON MEETING ROOM
 1.NO. 6 PERSON MEETING ROOM
 1.NO. 8 PERSON MEETING ROOM
 2.NO. OFFICES



- GRND: RECEPTION/BUSINESS LOUNGE
 PENINSULA BUSINESS SERVICES
- 1ST: PENINSULA BUSINESS SERVICES
- 2ND: HEATH ASSURED
- 3RD: PENINSULA BUSINESS SERVICES
- 4TH: 5,490 - 11,748 SQFT - TO LET
- 5TH: PENINSULA BUSINESS SERVICES
- 6TH: PENINSULA BUSINESS SERVICES
- 7TH: BRITISH TRANSPORT POLICE
- 8TH: CDW
- 9TH: BRIGHT HR
- 10TH: 5,490 - 11,748 SQFT - TO LET
- 11TH: LATEROOMS
- 12TH: LATEROOMS



View from The Peninsula



Reception

Contact



The Peninsula

www.peninsulamanchester.co.uk

Manchester | M4 4EW

The measurements within this brochure have been undertaken in accordance with RICS Code of Measuring Practice 6th Edition.

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