

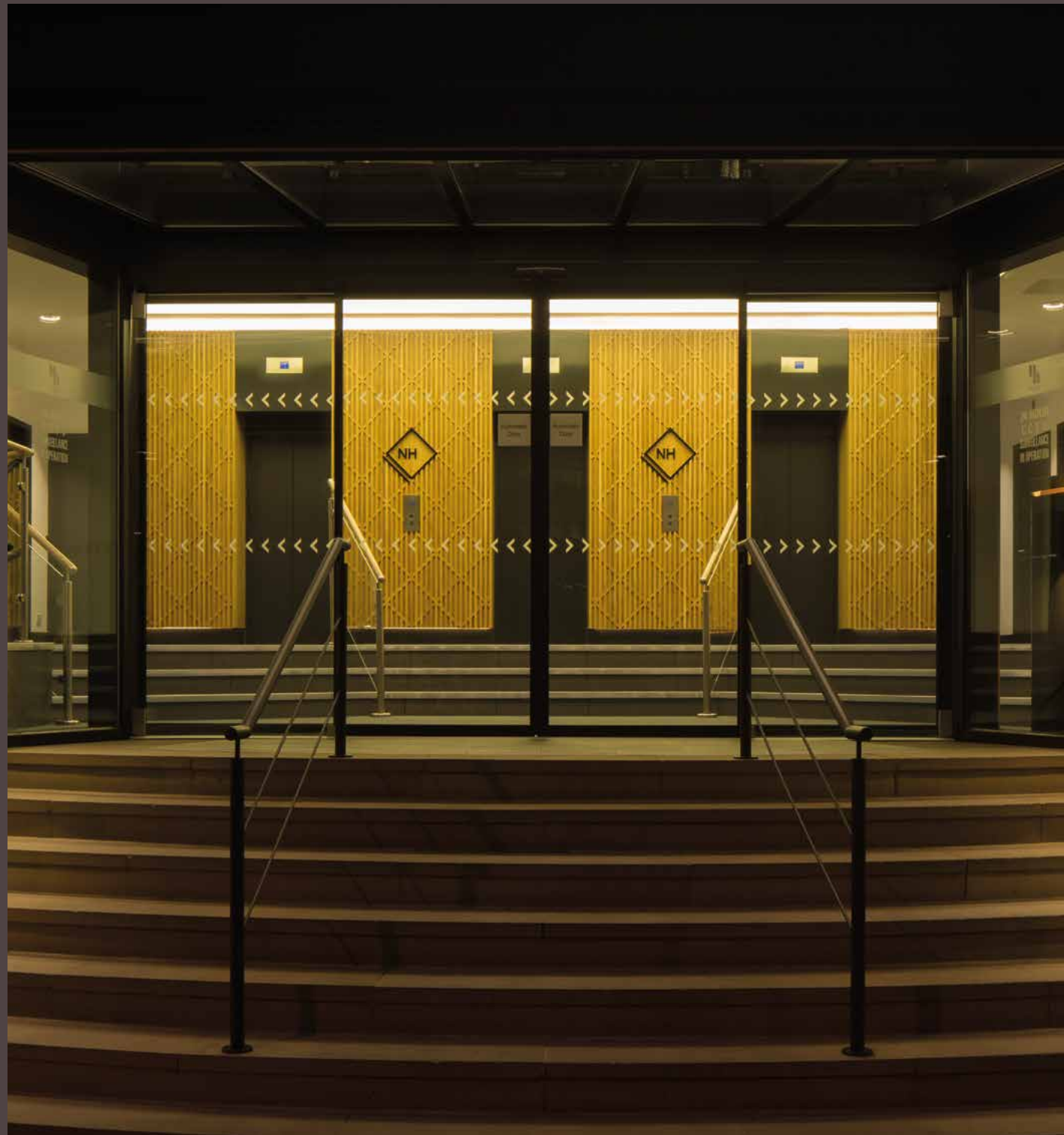
NH

**NORFOLK
HOUSE**

SPACE THAT FITS



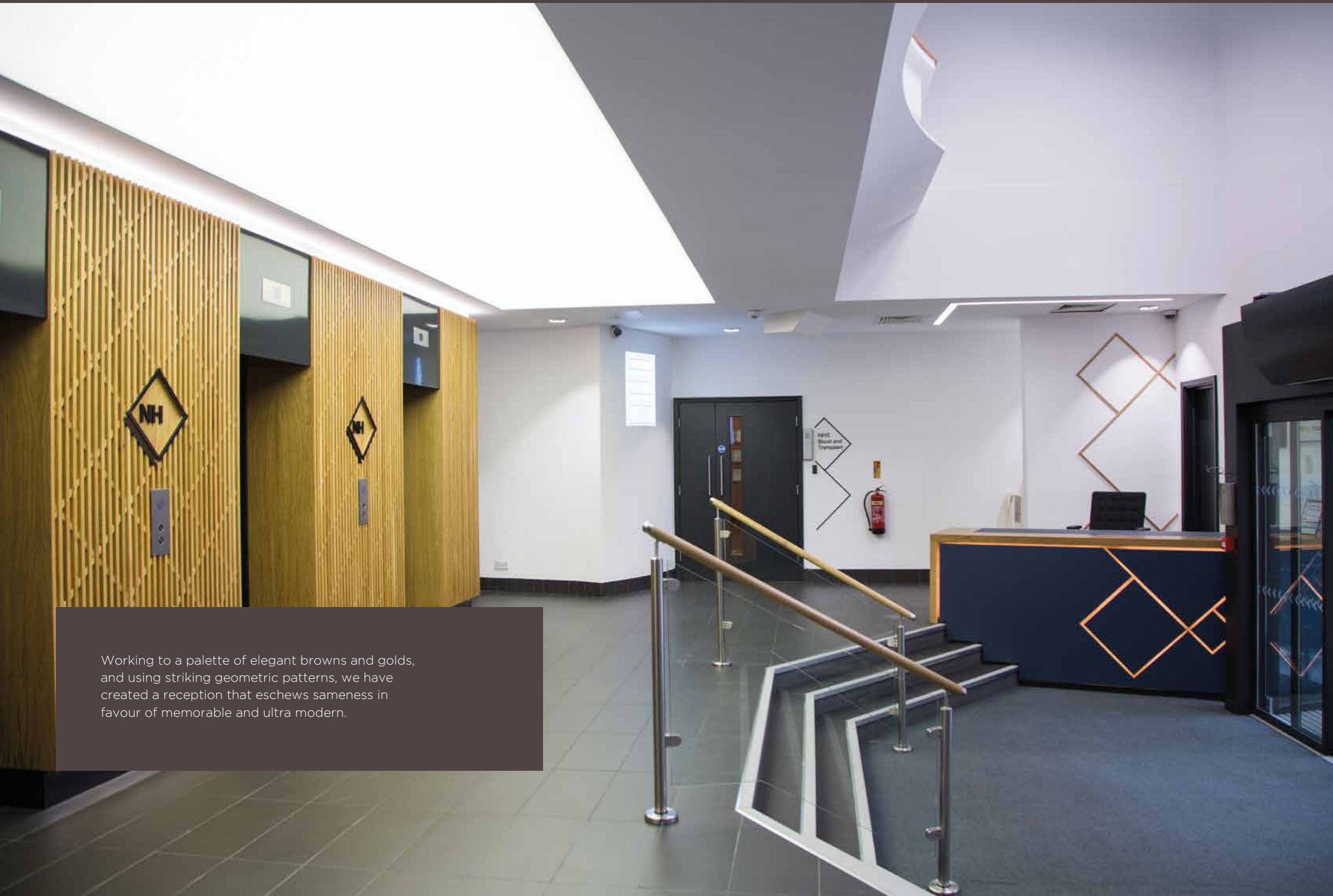
“Norfolk House is the antithesis of a one-size-fits-all approach to office refurbishment. It is rather the result of visionary planning between client and architect. We are immensely proud of what we have achieved, and we think you will be just as proud to make Norfolk House your new place of work.”



NORFOLK HOUSE

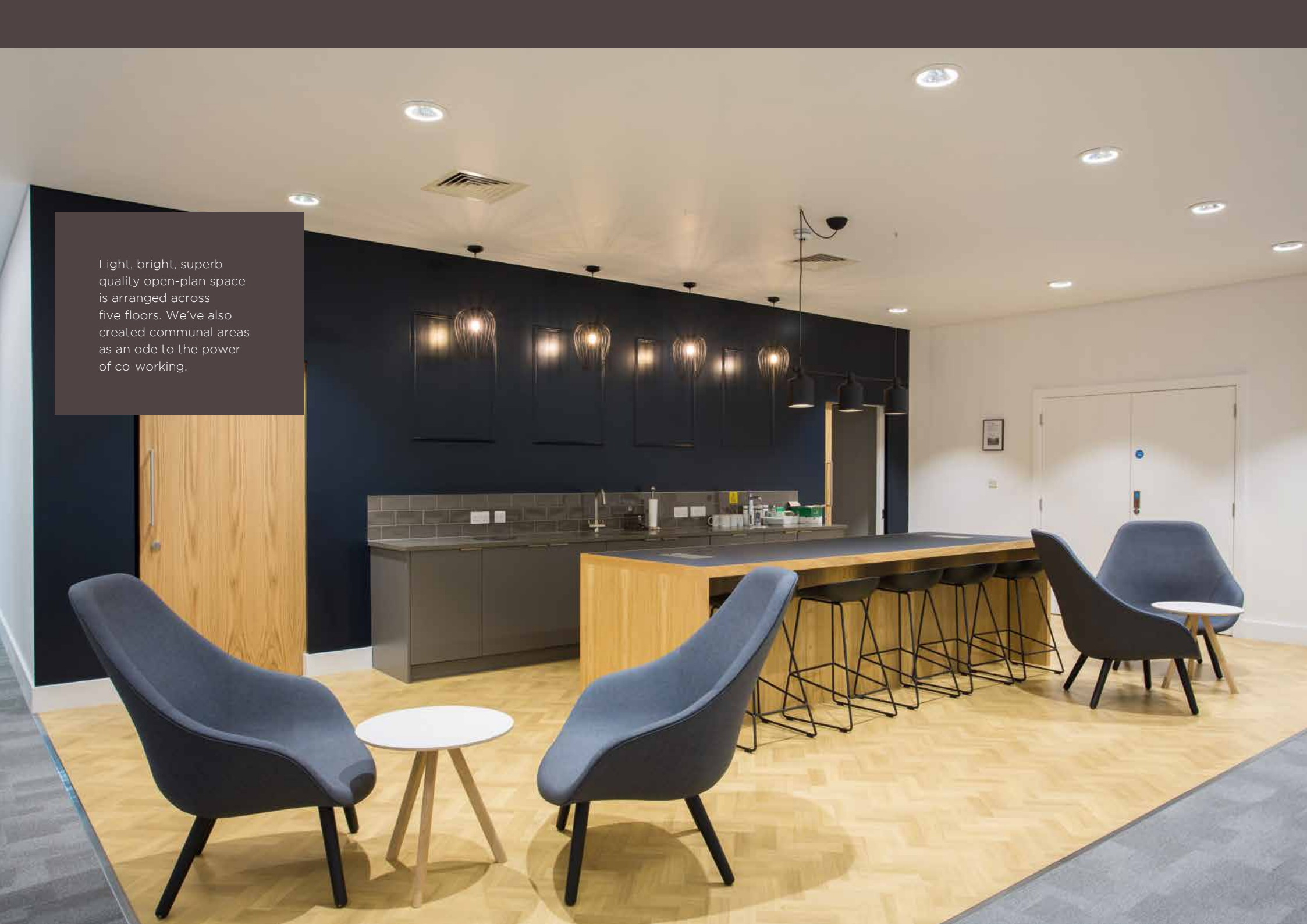
We live in an age where first impressions have rarely counted for so much. Norfolk House with its rather grand entrance will make a powerful statement about the quality and values of your business before your visitors have even stepped through the door.





Working to a palette of elegant browns and golds, and using striking geometric patterns, we have created a reception that eschews sameness in favour of memorable and ultra modern.

Light, bright, superb quality open-plan space is arranged across five floors. We've also created communal areas as an ode to the power of co-working.



Like many office buildings in city centre Manchester, the space Norfolk House offers is Grade A. Yet one of the things that sets it apart is its ability to accommodate businesses of varying sizes. If you are currently in growth mode, and you move to Norfolk House now, you won't find yourself having to relocate when you make it big.





If you have visited Manchester's Commercial Business District recently, you may have noticed that it is undergoing something of a renaissance. Recent years have seen independent bars and restaurants take up residence here including Grafene, Café Beermoth and Liquorice. And now with the historic Stock Exchange about to be transformed into a stylish boutique hotel, Norfolk Street and the surrounding area is becoming quite the destination for the pursuit of authentic, high-end shopping and leisure.

With all this and the nearest Metrolink tram stop just minutes away, we may well have created the perfect 'up North' office for national companies large and small.



PICCADILLY STATION

PICCADILLY GARDENS

DEBENHAMS

MARKET STREET

ARNDALE CENTRE

SELFRIDGES

HARVEY NICHOLS

ROYAL EXCHANGE

DEANSGATE

KING STREET

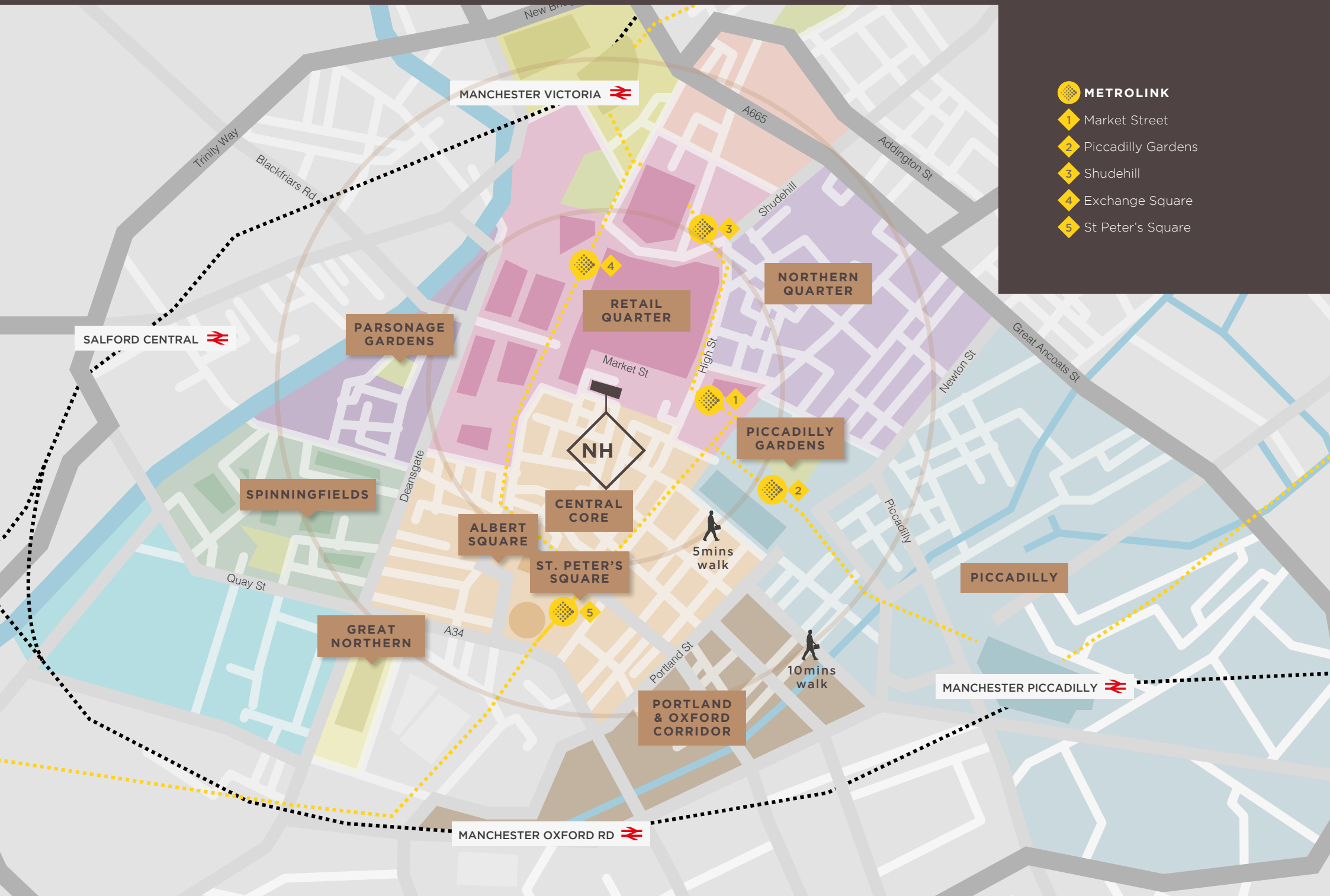
ST. PETER'S SQUARE

TOWN HALL

ALBERT SQUARE

AMENITIES

- 1 Café Beermoth
- 2 Rosso Restaurant & Bar
- 3 Jamie's Italian
- 4 Chaophraya
- 5 Liquorice
- 6 Grafene
- 7 Mangobean Cafe
- 8 Hervia Luxury Fashion
- 9 Vivienne Westwood
- 10 Whistles
- 11 DKNY
- 12 Belstaff



 **METROLINK**

-  1 Market Street
-  2 Piccadilly Gardens
-  3 Shudehill
-  4 Exchange Square
-  5 St Peter's Square

SPECIFICATION

- Double height entrance and reception
- 3 high-speed lifts
- Open plan accommodation with communal areas
- Air conditioning
- Full access raised floors
- Male, female and disabled toilet facilities
- Secure basement parking
- 24/7 access
- Dedicated onsite management
- Cycle racks
- Car parking
- Showers
- EPC rating C71



AVAILABILITY

FLOOR	SQ FT	SQ M	PLANS
GROUND			
OFFICE 3*	355	33	
OFFICE 4*	560	52	
GROUND TOTAL	916	85	
PART 1ST	3,590	334	
PART 3RD	6,582	611	

Car parking spaces and basement storage available on request.

* Units can be let together as a combined unit of 916 sq ft.

**GROUND FLOOR
FLOOR PLAN**

BACK



**GROUND FLOOR
SPACE PLAN**

BACK



GROUND FLOOR 3D SPACE PLAN

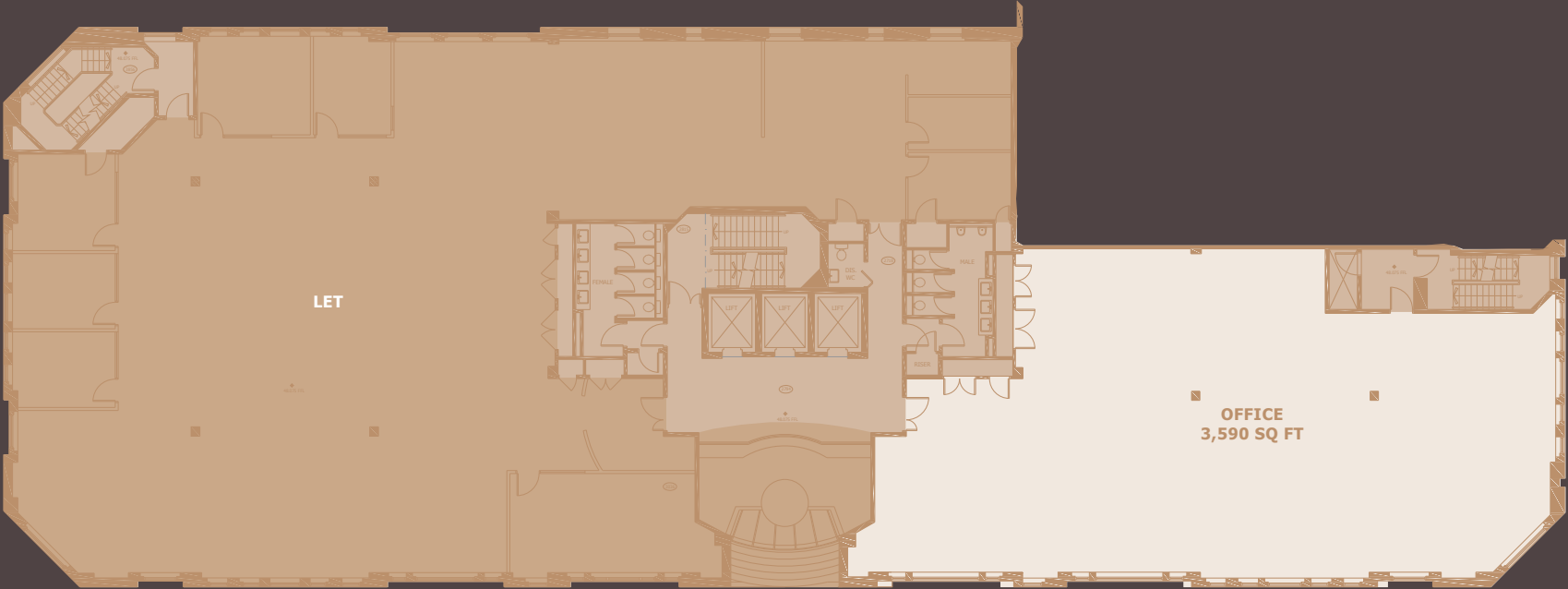
BACK



Ground Floor - Offices 1, 2, 3 & 4

FIRST FLOOR
FLOOR PLAN

BACK



FIRST FLOOR
SPACE PLAN

BACK



FIRST FLOOR 3D SPACE PLAN

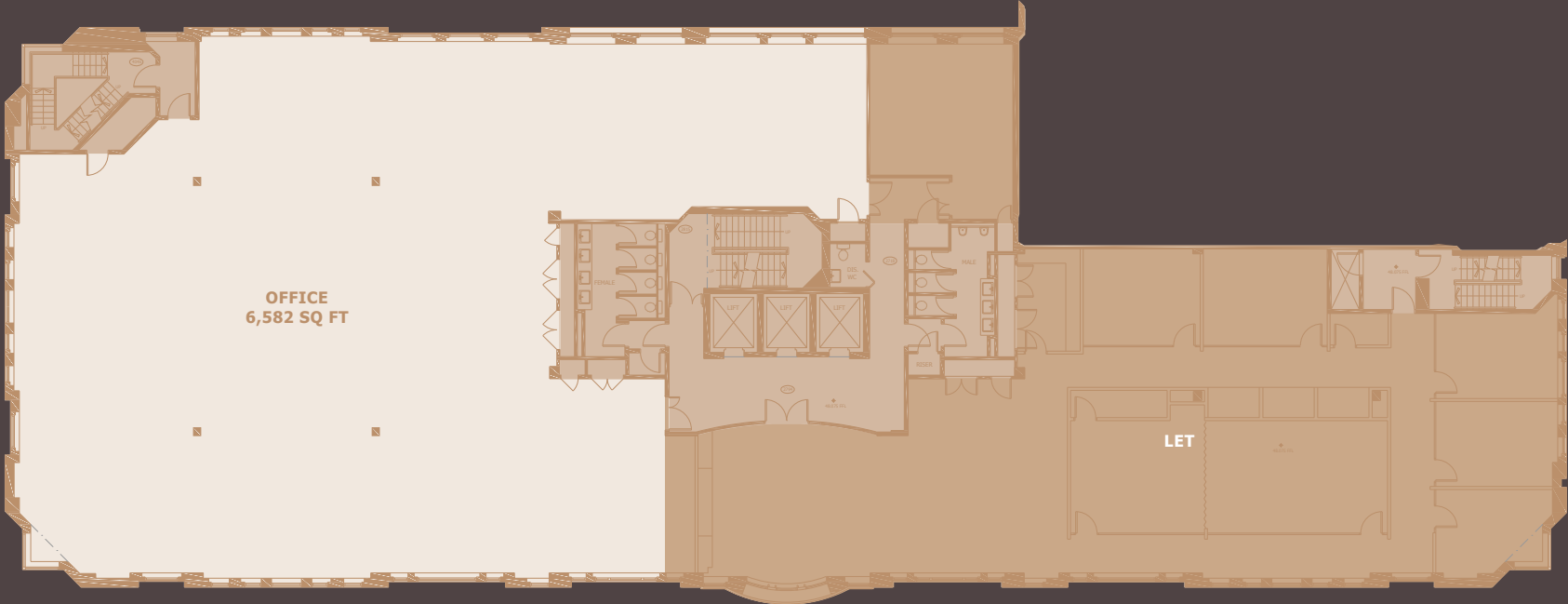
BACK



First Floor - 3,590 sq ft
38 Workstations

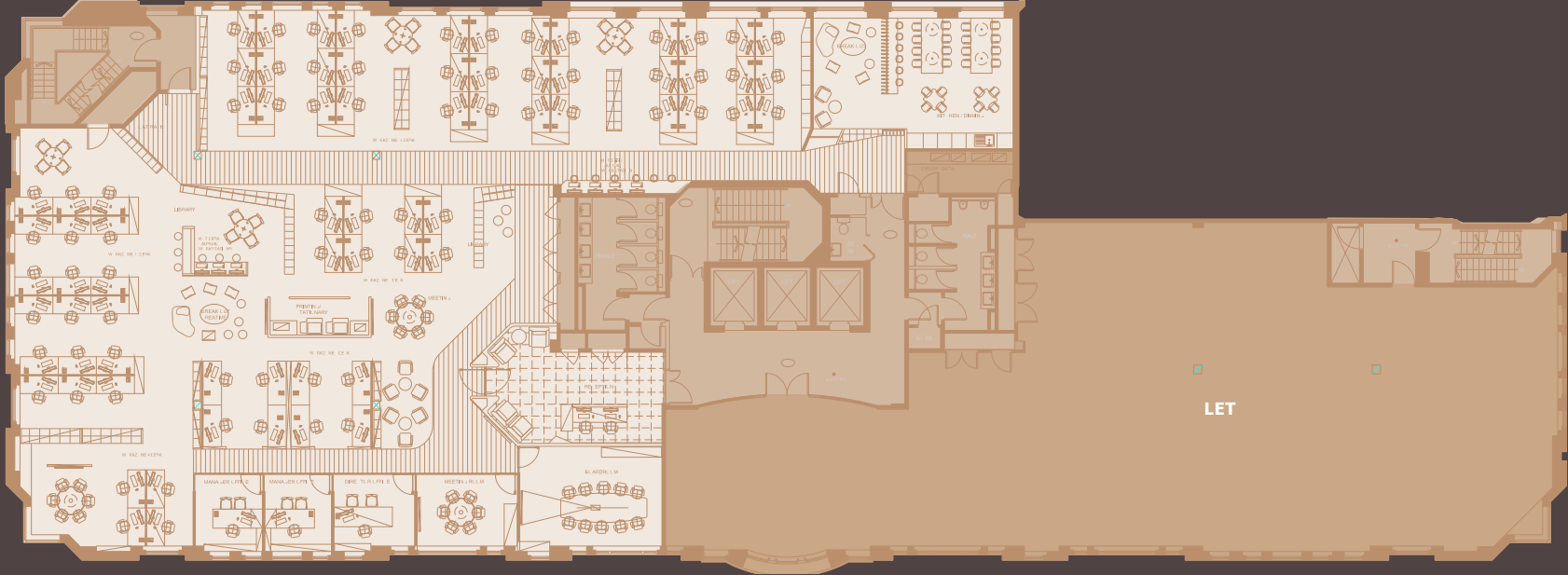
**THIRD FLOOR
FLOOR PLAN**

BACK



THIRD FLOOR
SPACE PLAN

BACK



THIRD FLOOR 3D SPACE PLAN

BACK

36 Workstations
2 Seating areas

Hot-desking and
breakout area

34 Workstations
4 Seating areas
1 Breakout area

1 Private
office

4 Workstations
1 Informal
meeting area



Kitchen/
breakout area

Reception
area

1 Boardroom

6-Person
meeting room

1 Private
office

1 Private
office

CONTACT



Neil Mort
t: 0161 455 7666
neil.mort@cbre.com



Andrew Cowell
t: 0161 237 1717
acowell@obiproperty.co.uk

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