



# TRINITY





EXCEPTIONALLY  
CRAFTED WORKSPACE  
RANGING FROM  
**2,644 SQ FT** TO  
**7,902 SQ FT** AVAILABLE



## THE BUILDING

TRINITY provides exceptionally crafted commercial workspace for Manchester's business community. The existing structure has been carefully remodelled to expand the floor plates and create an impressive and welcoming entrance.

Full height windows to the rear of the building creates a light, airy working environment and the extension of the building includes a 7th floor with panoramic views of the Manchester skyline creating an inspiring place to work.

With available floor plates ranging from **2,600 sq ft to 8,000 sq ft**, the building provides high quality office accommodation to help businesses flourish.



## THE WELCOME

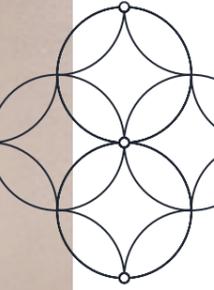
The enlarged, prominent double-height entrance from John Dalton Street provides an impressive welcome to the building. Alternatively, enter the reception from the fantastic café on-site, 92 Degrees.

The bespoke, polished concrete front desk and lounge space is relaxing, modern and elegant.



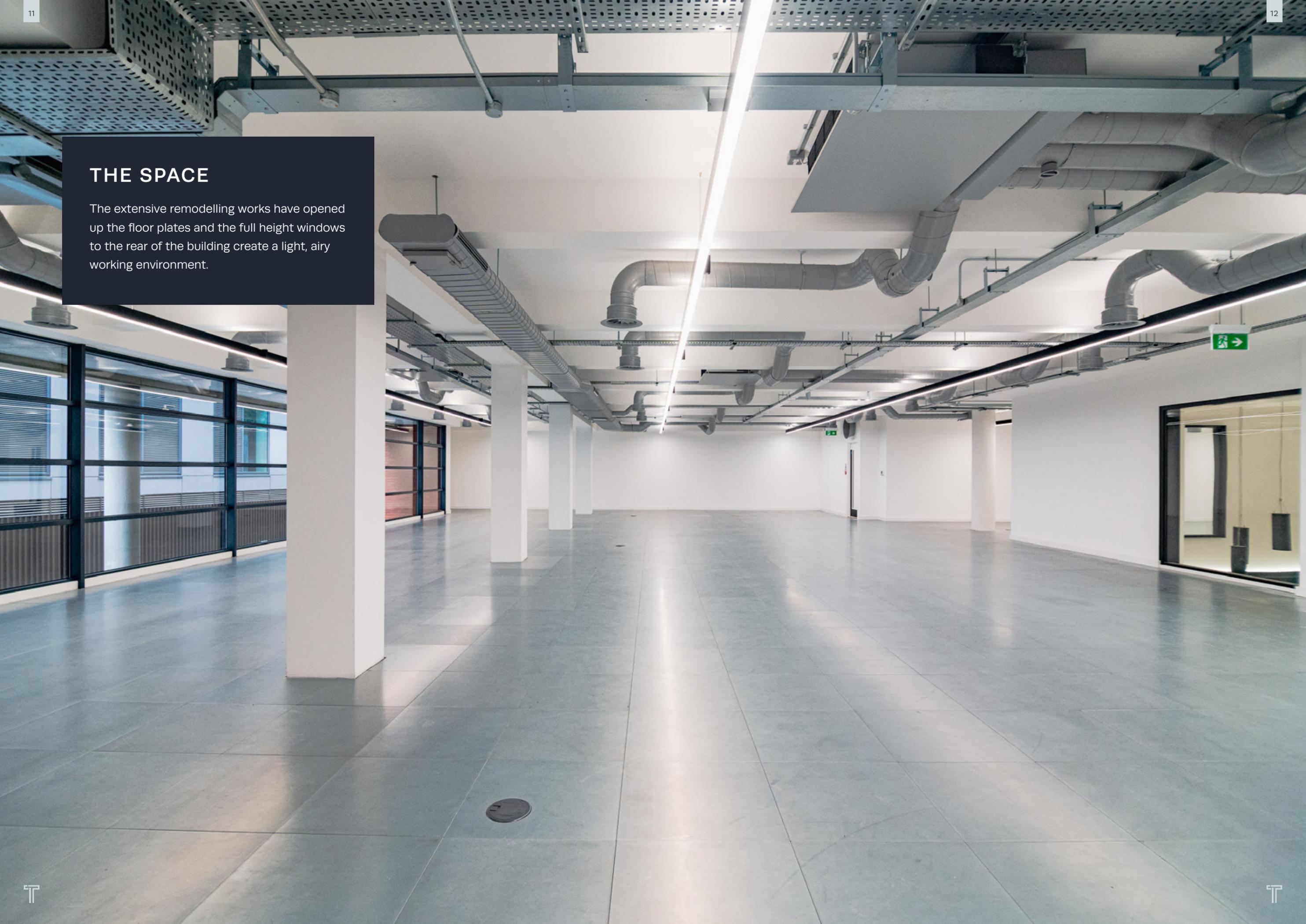


Rising from the reception area, three 10-passenger lifts have been installed to call at all levels.



## THE SPACE

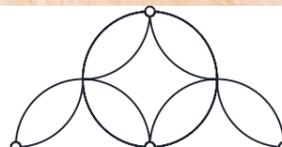
The extensive remodelling works have opened up the floor plates and the full height windows to the rear of the building create a light, airy working environment.



## PLUG & PLAY SUITE

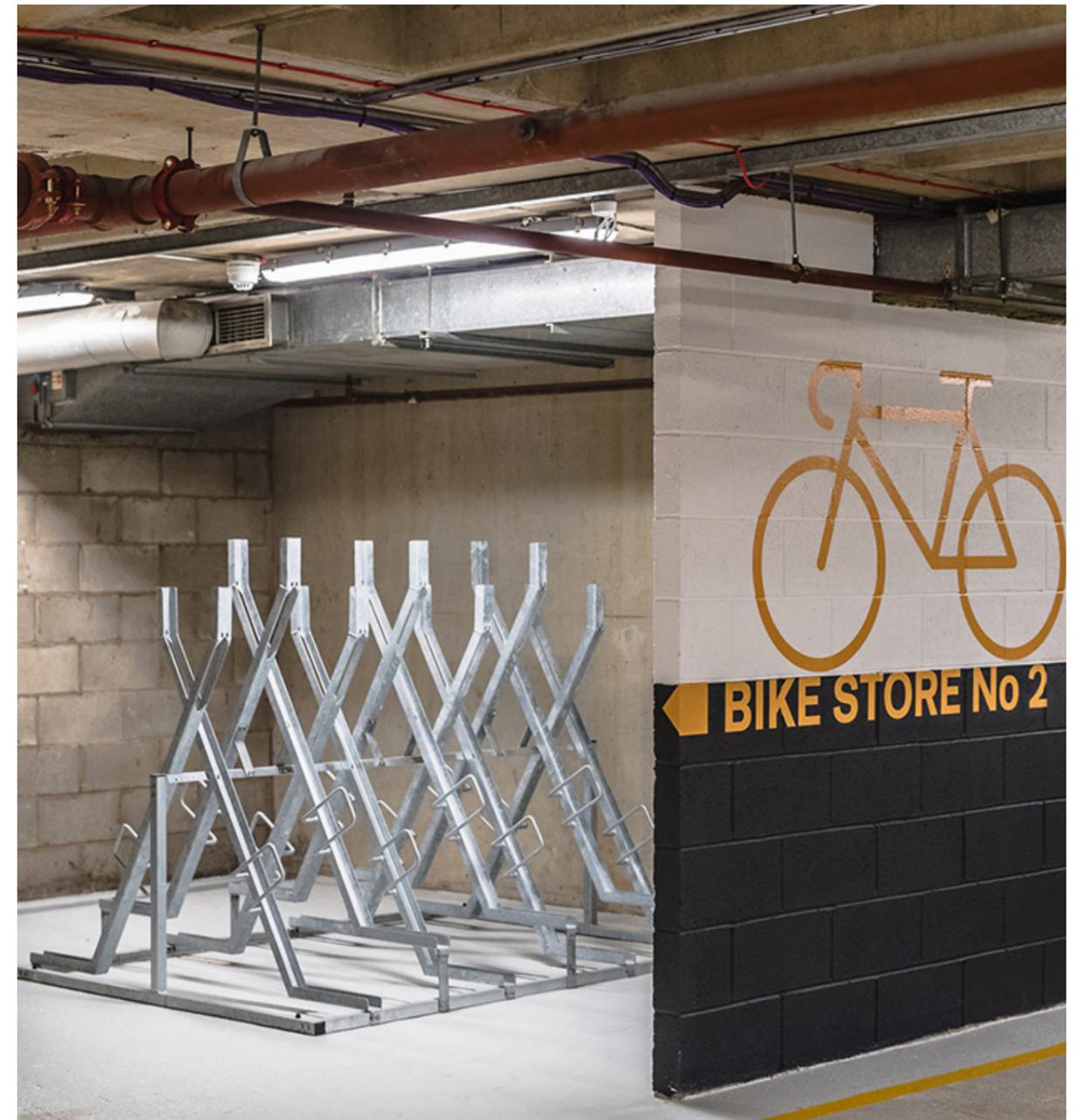
The second floor provides  
7,902 sq ft of high quality, fully  
fitted office accommodation.





## BUILDING SPECIFICATIONS

- Double-height reception, with full height glazing to 92 Degrees cafe access via reception
- Feature walls in reception with exposed terrazzo desk
- Historic brickwork façade with new 1990s structure behind Aluminium-frame, double-glazed windows and curtain walling
- Raised floors (minimum 125 mm)
- Plasterboard ceilings
- Exposed services, including suspended inner Thourlux LED lighting
- New VRF system, based on an occupancy of one person per 8m<sup>2</sup>



- Three 10-persons passenger lifts exiting directly into the office suites and one 800 kg goods lift serving all floors
- Dedicated loading bay on Mulberry Street
- Secure basement car parking available
- Communal cycle storage for 58 bikes at basement level
- Separate male and female showers and changing areas
- Ultra-fast broadband capability with multiple providers

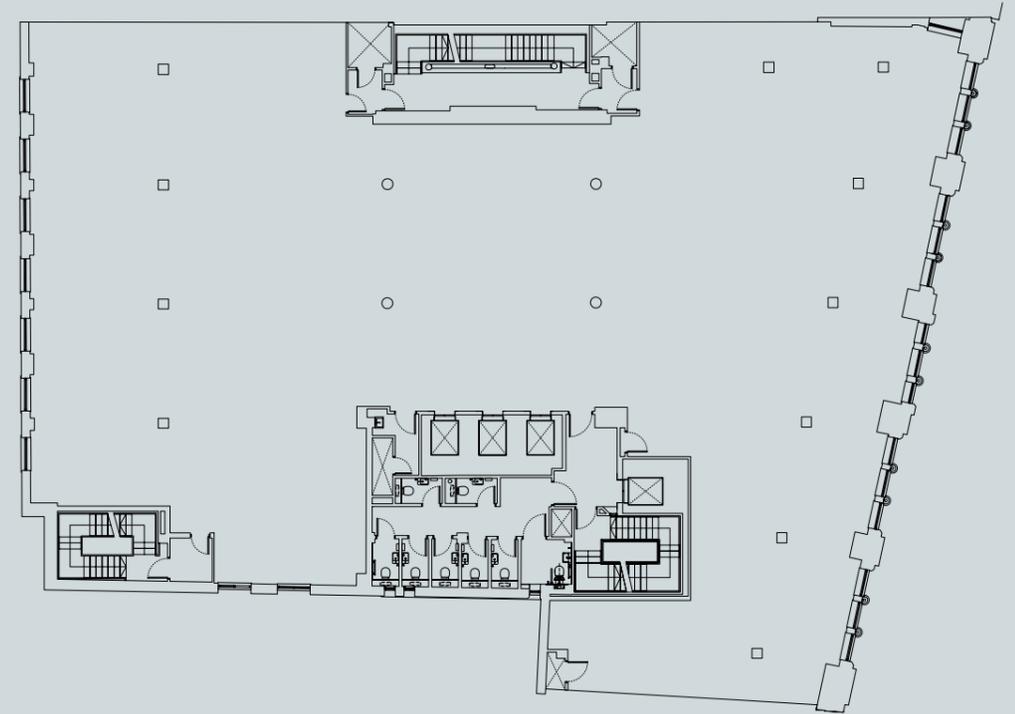




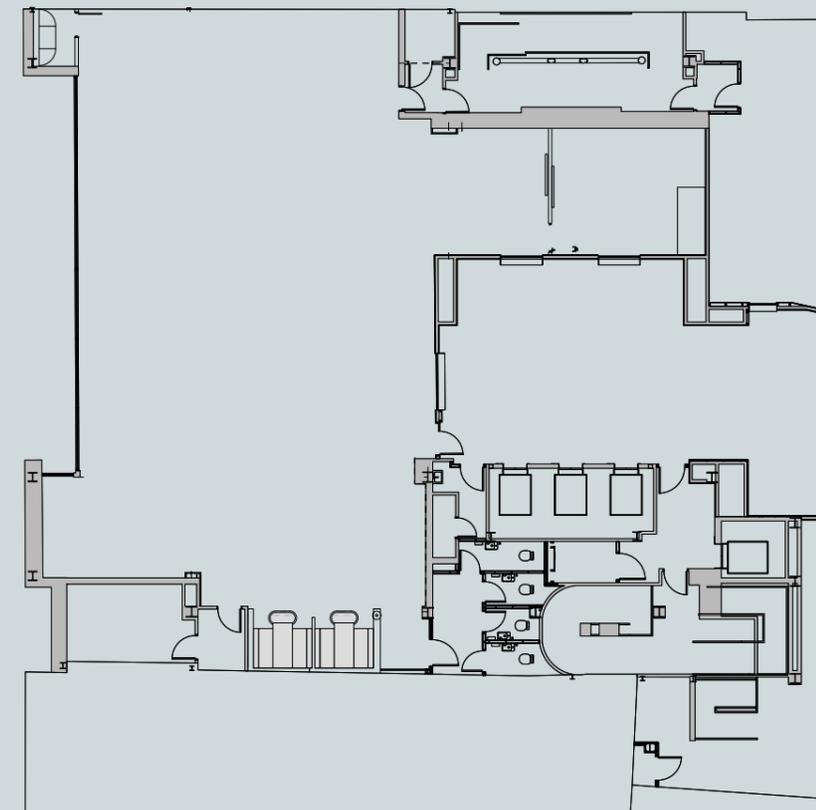
## FLOOR PLATES

<b>MEZZANINE LEVEL</b>	<b>3,464 SQ FT - AVAILABLE TO LET</b>
<b>LEVEL 1</b>	BRITISH ENGINEERING SERVICES
<b>LEVEL 2</b>	<b>7,902 SQ FT - PLUG &amp; PLAY - AVAILABLE TO LET</b>
<b>LEVEL 3</b>	KENNEDYS SOLICITORS
<b>LEVEL 4</b>	KENNEDYS SOLICITORS
<b>LEVEL 5</b>	TOSCA DEBT CAPITAL & SAFFERY CHAMPNESS
<b>LEVEL 6</b>	WATERMANS PLC   HARWORTH GROUP
<b>LEVEL 7</b>	AEW ARCHITECTS

### LEVEL 2



### MEZZANINE LEVEL



PICCADILLY TRAIN STATION



OXFORD RD STATION

MANCHESTER ART GALLERY

THE BRIDGEWATER HALL



ST PETER'S SQ



TOWN HALL



KING STREET



ROYAL EXCHANGE THEATRE

DEANSGATE

VICTORIA TRAIN STATION

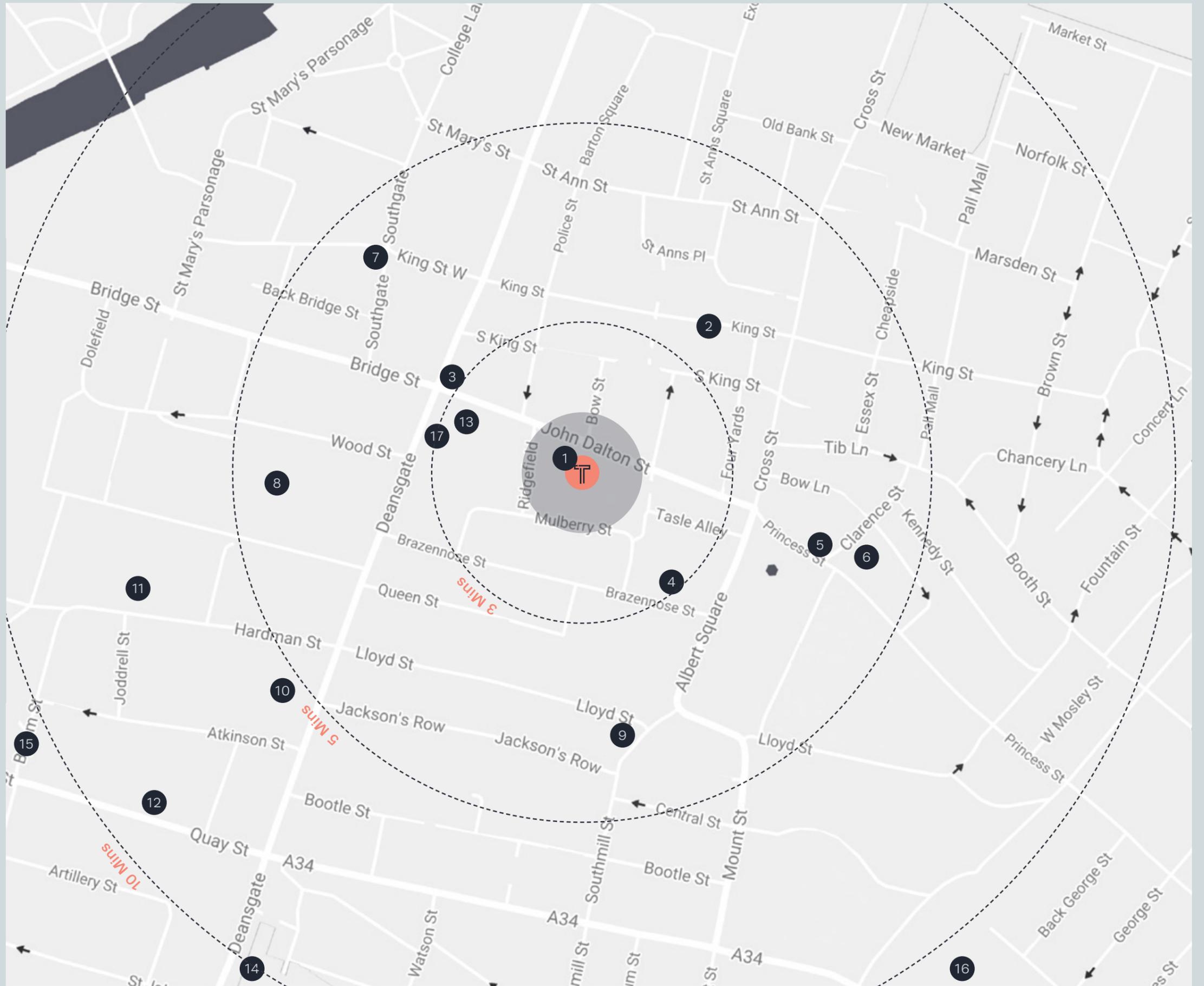
SPINNINGFIELDS

SALFORD CENTRAL STATION



# LOCATION

- 1. 92 Degrees
- 2. El Gato Negro
- 3. Katsouris
- 4. Maray
- 5. Piccolinos
- 6. Starbucks
- 7. San Carlo
- 8. Australasia
- 9. Reds True BBQ
- 10. Hawksmoor
- 11. PureGym
- 12. Bannatyne Gym
- 13. Trib3
- 14. Lifestyle Fitness
- 15. 20 Stories
- 16. Fumo
- 17. Motley and Yotel





## THE NEIGHBOURHOOD

Sitting perfectly between the traditional commercial district surrounding St. Peter's Square and thriving business hub, Spinningfields, the best Manchester has to offer is right on our doorstep.



TRINITY is surrounded by some of Manchester's newest and best restaurants and bars. With over 100 eateries within 10 minutes walking distance, there is always somewhere new to try.



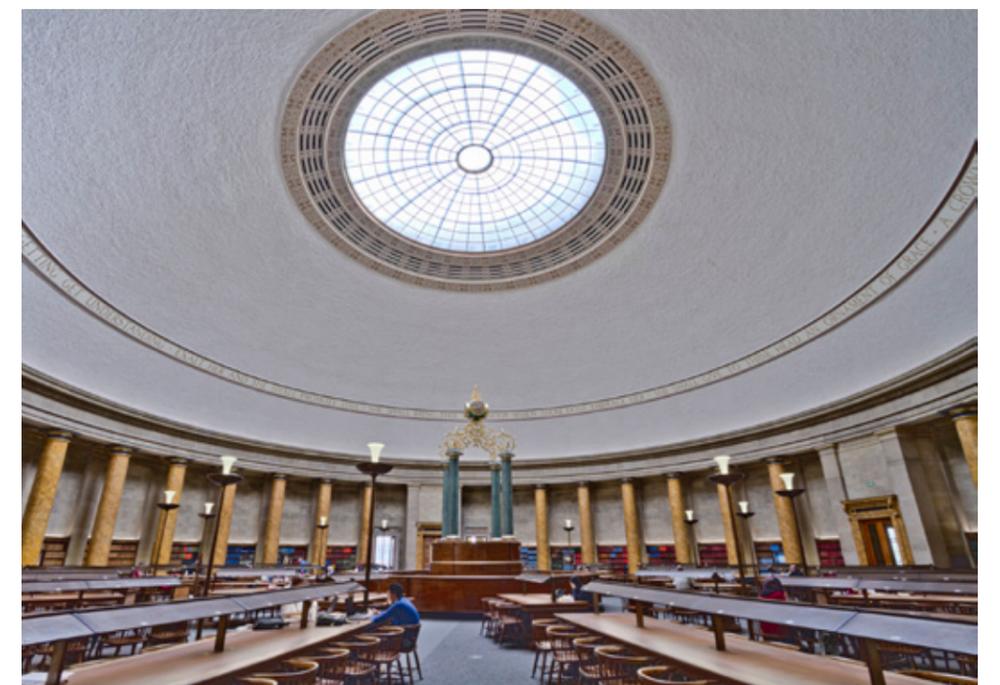
Trinity is home to 92 Degrees, a coffee shop which offers fresh roasted, awesome tasting coffee and hot drinks, to go or stay in their beautifully fitted out space.



## CULTURE

The name TRINITY comes from one of our closest neighbours, St Mary's Church on Mulberry Street, commonly known as "The Hidden Gem."

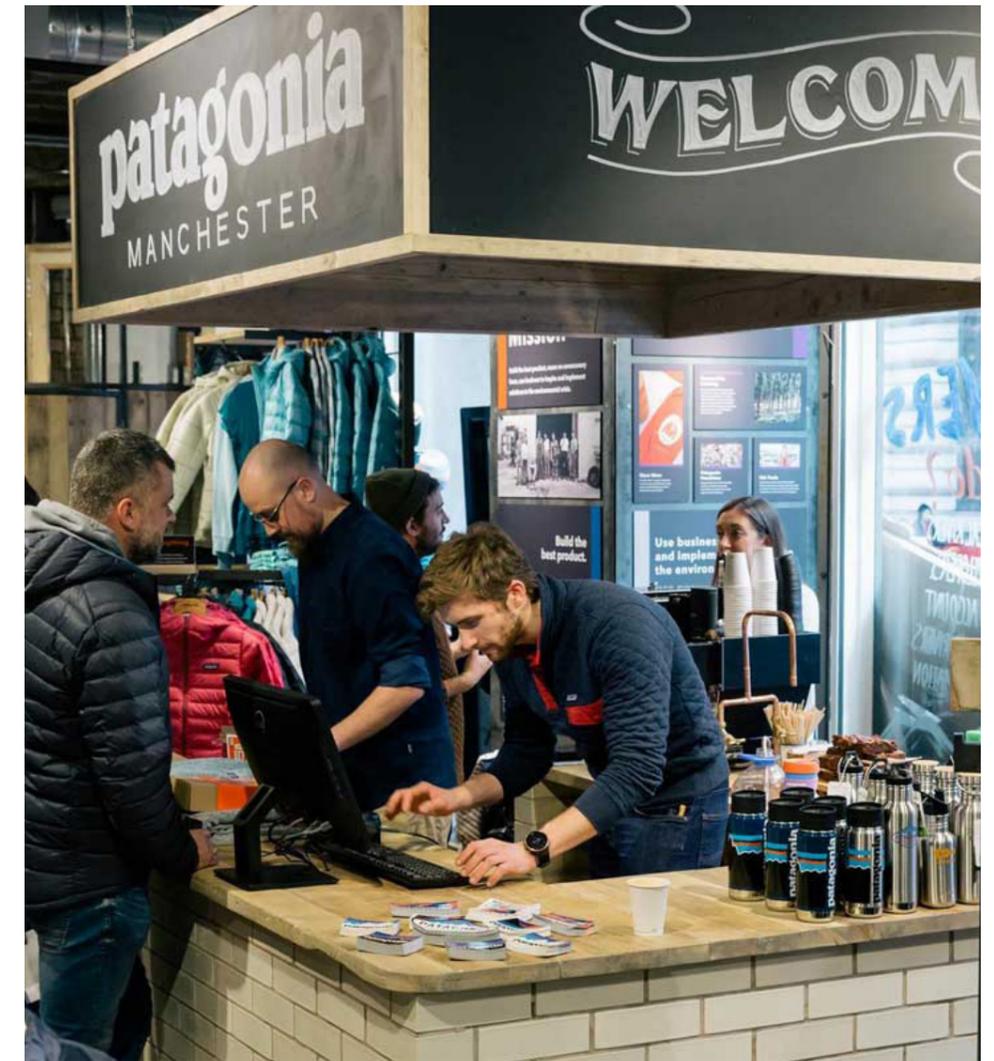
In fact TRINITY is well-placed to explore Manchester's cultural scene with John Rylands Library, The Central Library and Manchester Town Hall just minutes away.



## KEEP FIT

There are excellent gyms nearby – PureGym in Spinningfields, Lifestyle Fitness at the Great Northern, TRIB3 at YOTEL Hotel with an entrance on John Dalton Street, and Bannatynes Health Club on Quay Street.





## SHOPPING

The central location of TRINITY means everything you need is easy to find. Manchester's main shopping destination, Market Street, is a short walk whilst premium brands on King Street, St. Ann's Square and Deansgate are even closer.

TO FIND OUT MORE ABOUT  
TRINITY AND ARRANGE A  
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TRINITY

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