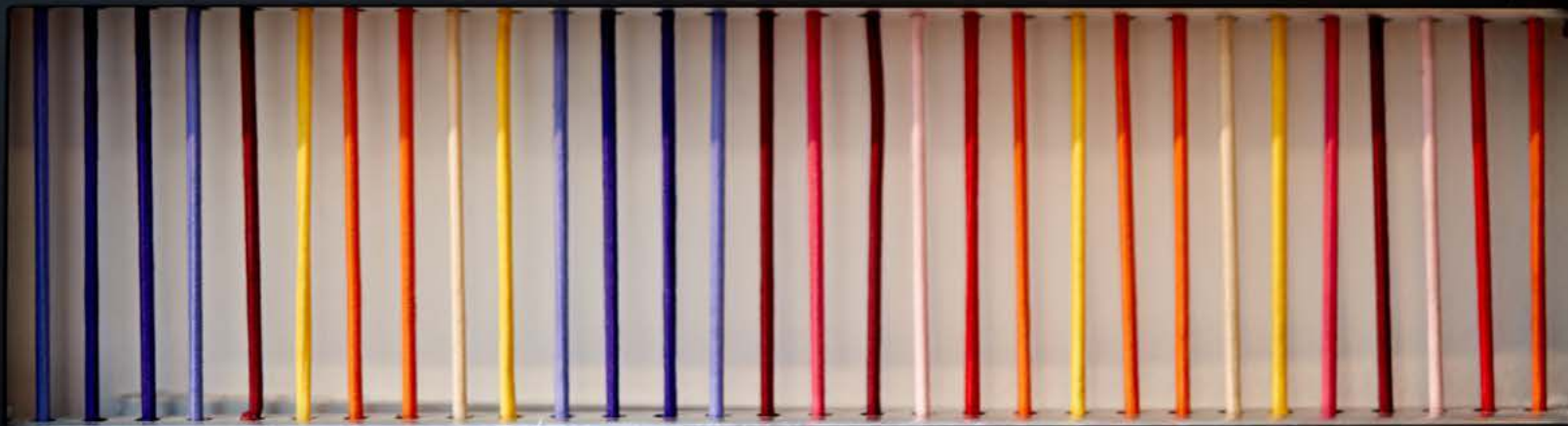


# FABRIC

ENTER



LINCOLN SQUARE **MCR**

HIGH QUALITY **REFURBISHED** OFFICE SUITES

**FABRIC OFFERS  
CONTEMPORARY, HIGH  
QUALITY OFFICE SPACE  
IN THE CENTRE OF  
MANCHESTER CITY CENTRE'S  
BUSINESS DISTRICT.**

Recently refurbished to include air conditioning and a coded/ intercom door entry system, the offices also benefit from light and bright space due to its central atrium and glass roof. The exterior of the building has an attractive period facade that overlooks Lincoln Square.

The location of Fabric is key; just a few minutes walk in any direction and occupiers will find themselves enjoying the very best of Manchester with Spinningfields, Deansgate and Albert Square just a stones throw away.



**RECENTLY  
REFURBISHED**

« **FABRIC** »  
LINCOLN SQUARE **MCR**

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- SPECIFICATION**
- ACCOMMODATION**
- CONTACT**



## FABRIC IS PERFECTLY LOCATED IN THE CENTRE OF MANCHESTER

It bridges the gap between Spinningfields, Deansgate and Albert Square. Overlooking the fully pedestrianised Lincoln Square, occupiers will be able to take full advantage of what Manchester has to offer from its culture to its retail and leisure amenities.

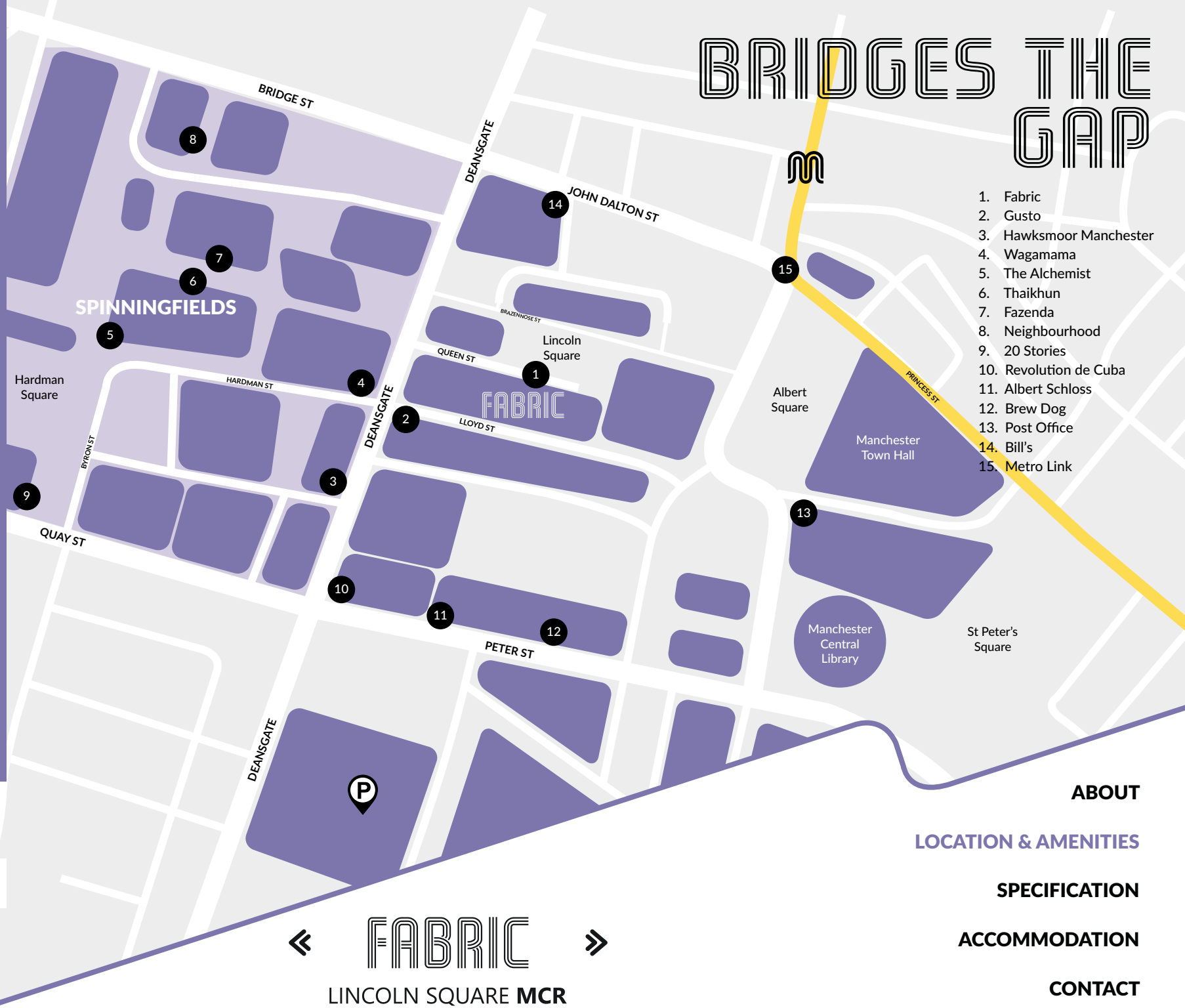
Manchester has excellent public transport systems and is close to major motorways including the M6 and M56. Piccadilly and Victoria stations are within easy reach and St Peter's Square Metrolink stop is approximately a 2 minute walk away.

Across the road is Spinningfields, an area full of restaurants, bars and premium retail offers and Manchester's main shopping district that includes Manchester Arndale Shopping Centre and Market Street is a 5 minute walk away.

Lincoln Square will also undergo regeneration with a £4m overhaul that will create a peaceful space in the link between the Town Hall and Deansgate.

AERIAL VIEW

# BRIDGES THE GAP



1. Fabric
2. Gusto
3. Hawksmoor Manchester
4. Wagamama
5. The Alchemist
6. Thaikhun
7. Fazenda
8. Neighbourhood
9. 20 Stories
10. Revolution de Cuba
11. Albert Schloss
12. Brew Dog
13. Post Office
14. Bill's
15. Metro Link

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« FABRIC »  
LINCOLN SQUARE MCR

3 SUITES AVAILABLE  
1200 - 1600 SQ FT

**SPECIFICATIONS:**

- Refurbished contemporary main entrance and atrium area
- Disabled access and WC
- Coded/ intercom door entry system
- Each floor contains two office spaces so building feels compact
- Basement car parking
- Automatic glass wall climber lift
- VRF air conditioning
- Metal tile ceilings with recessed LG7 lighting
- Perimeter cable trunking
- High quality carpet tiles

# CONTEMPORARY & FLEXIBLE OFFICE SPACE



**ABOUT**

**LOCATION & AMENITIES**

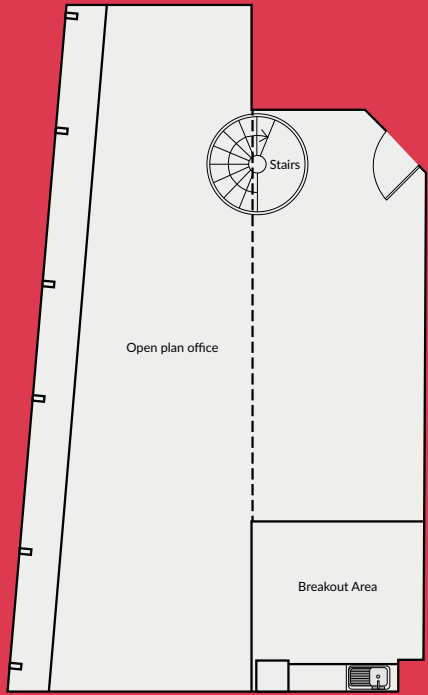
**SPECIFICATION**

**ACCOMMODATION**

**CONTACT**

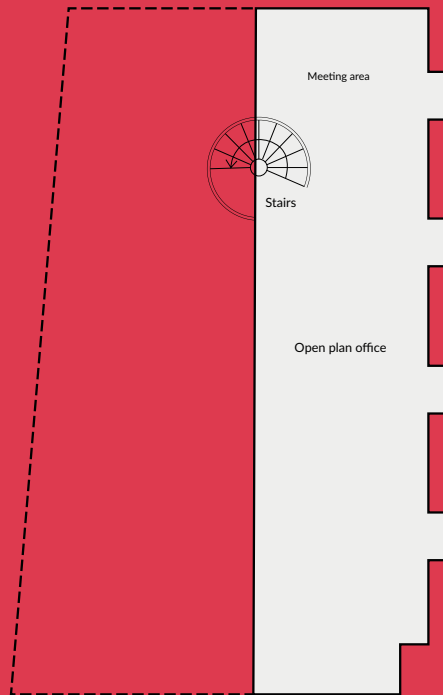
« **FABRIC** »  
LINCOLN SQUARE **MCR**

# 2 SUITES AVAILABLE



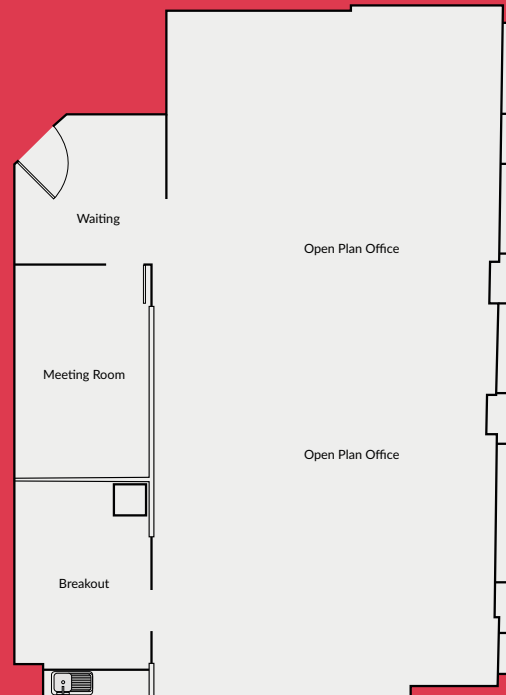
## SUITE 9

1732 sq ft / 161 sq m



## SUITE 9 MEZZANINE

1732 sq ft / 161 sq m



## SUITE 10

1667 sq ft / 155 sq m



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**Lease term and rental:**

The offices are available on new effective full repairing and insuring lease(s) for a term of years to be negotiated. Full details of occupational costs are available from the joint agents Canning O'Neill and Avison Young.

**Service charge and business rates:**

The running costs of the building are covered by a proportionate Service Charge. The occupier is responsible for payment of business rates direct to Manchester City Council.

FOR FURTHER DETAILS  
ON THIS OFFICE SPACE  
OR TO ARRANGE A  
VIEWING PLEASE  
CONTACT THE JOINT  
AGENTS



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