

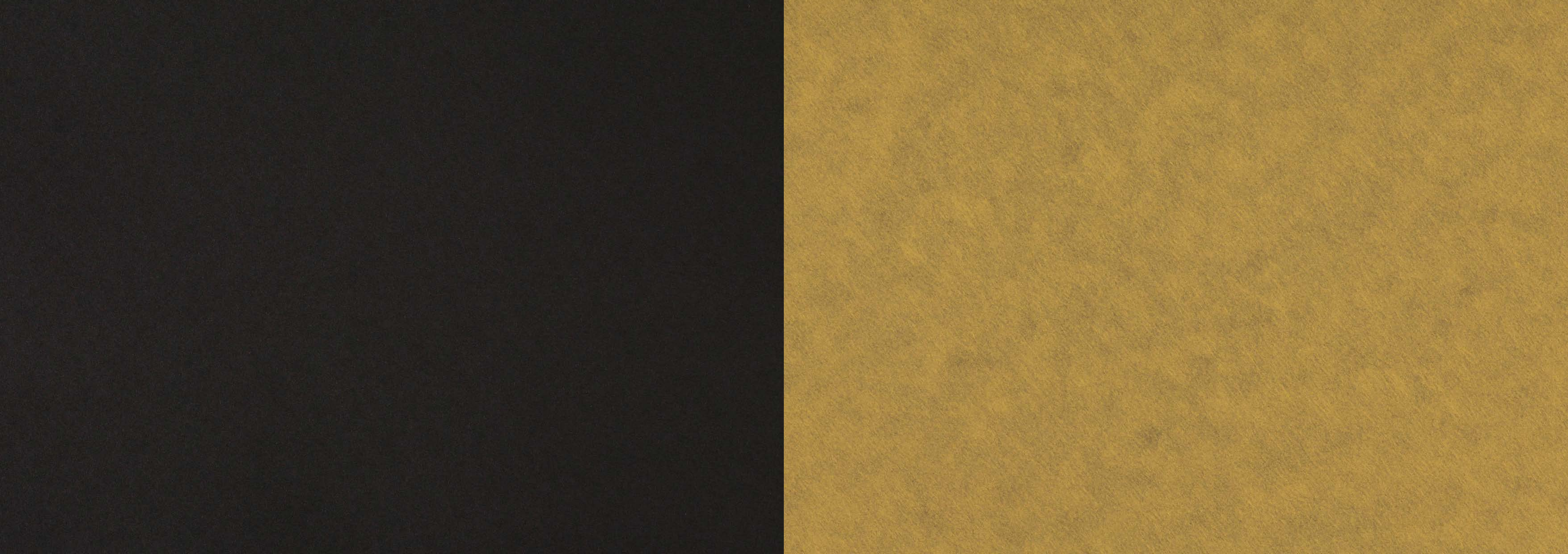


THE

LINCOLN

MANCHESTER

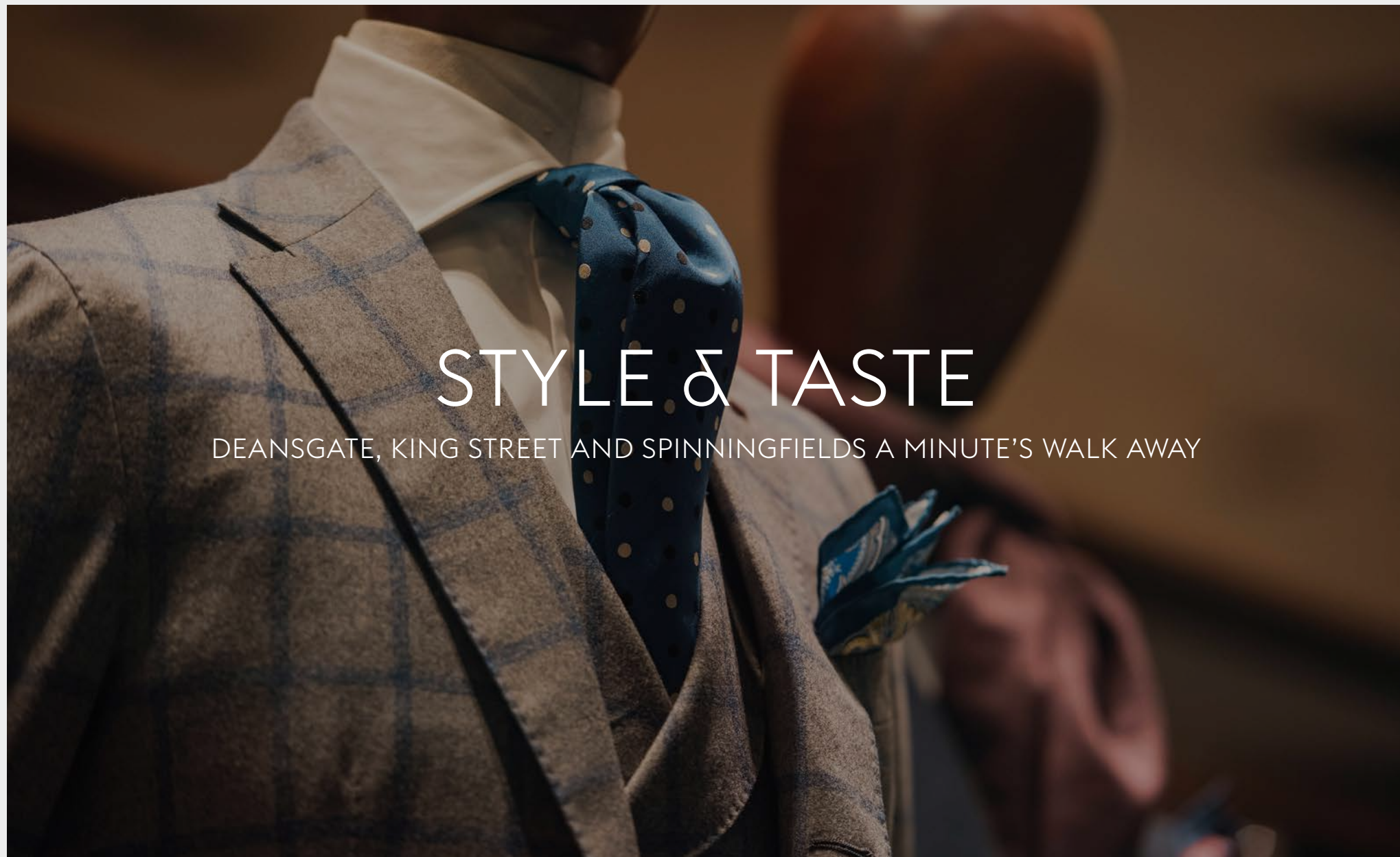






# MANCHESTER'S FINEST





# STYLE & TASTE

DEANSGATE, KING STREET AND SPINNINGFIELDS A MINUTE'S WALK AWAY



# FOOD & DRINK

ON YOUR DOORSTEP





# HEALTH & WELLBEING

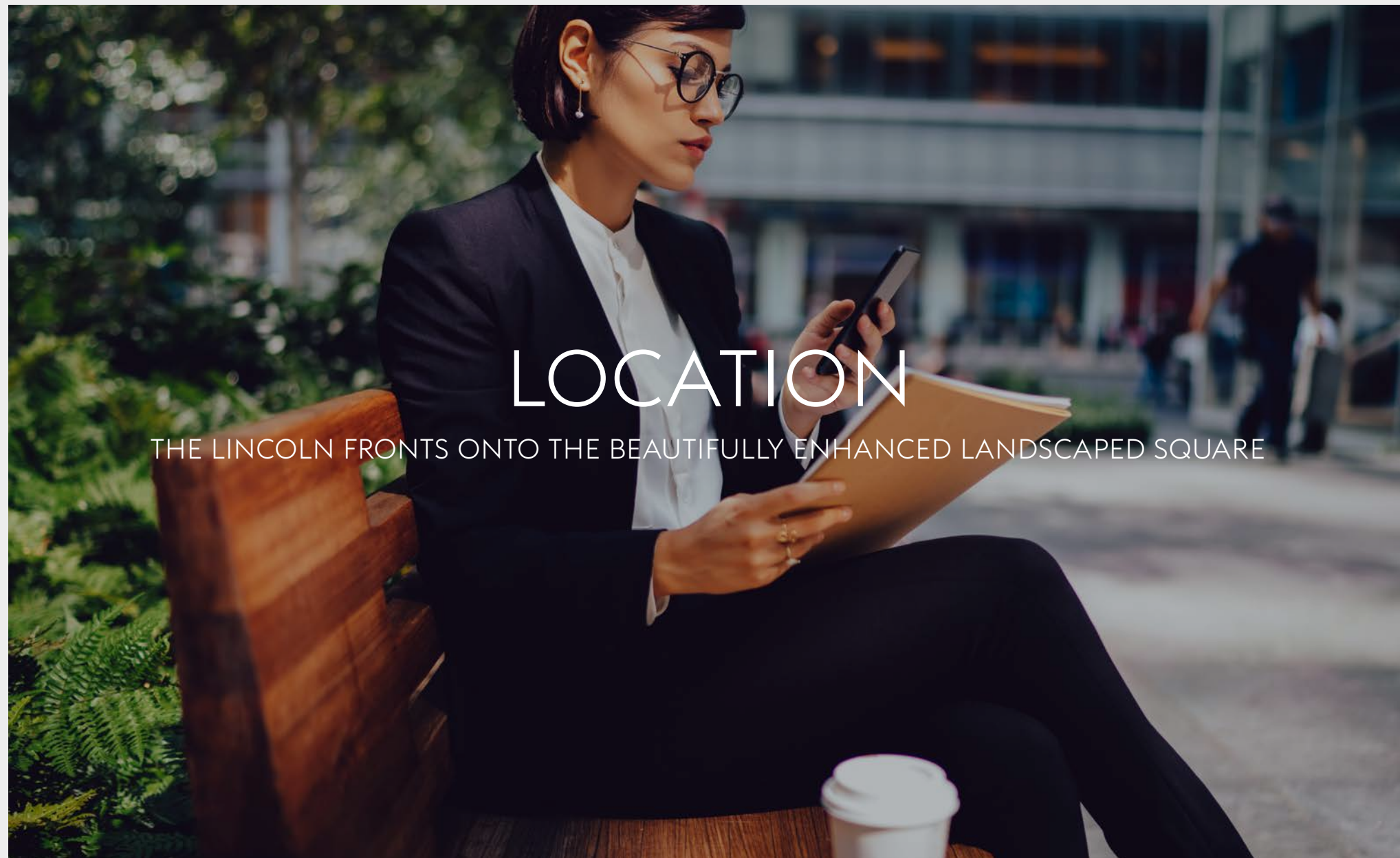
THE LINCOLN WELLNESS SUITE



# HELP & ADVICE

CONCIERGE FRONT OF HOUSE





# LOCATION

THE LINCOLN FRONTS ONTO THE BEAUTIFULLY ENHANCED LANDSCAPED SQUARE



# ACCESSIBILITY

FOR TWO WHEELS OR FOUR



# THIS IS THE LINCOLN





## RECREATED SPACE

The Lincoln sits at the very heart of Lincoln Square, a soon to be reimagined peace garden that will provide an intimate pocket of calm amongst the hustle and bustle of the city centre. The new, regenerated Lincoln Square will link Manchester Town Hall and Albert Square to Deansgate and Spinningfields.







ON ARRIVAL



DETAILS  
MAKE  
THE  
DIFFERENCE







The reception gives a feeling of restrained luxury with a strong emphasis on quality of materials. The space offers a range of settings including break out areas and a business lounge, allowing tenants and visitors to work, collaborate and relax away from their normal place of work.







The importance of wellbeing in the workplace is gaining ever-more recognition and The Lincoln will offer a range of facilities for tenants seeking either high energy workouts or relaxation.



# WORKOUT



# WELLNESS SUITE

Healthy body means healthy mind and with a dedicated well-being space located within the building you won't need to go far to get your fitness fix.

- 120 CYCLE SPACES
- 164 LOCKERS
- 16 SHOWERS
- WELLNESS ROOM
- RELAXATION ROOM
- SPIN STUDIO
- YOGA STUDIO

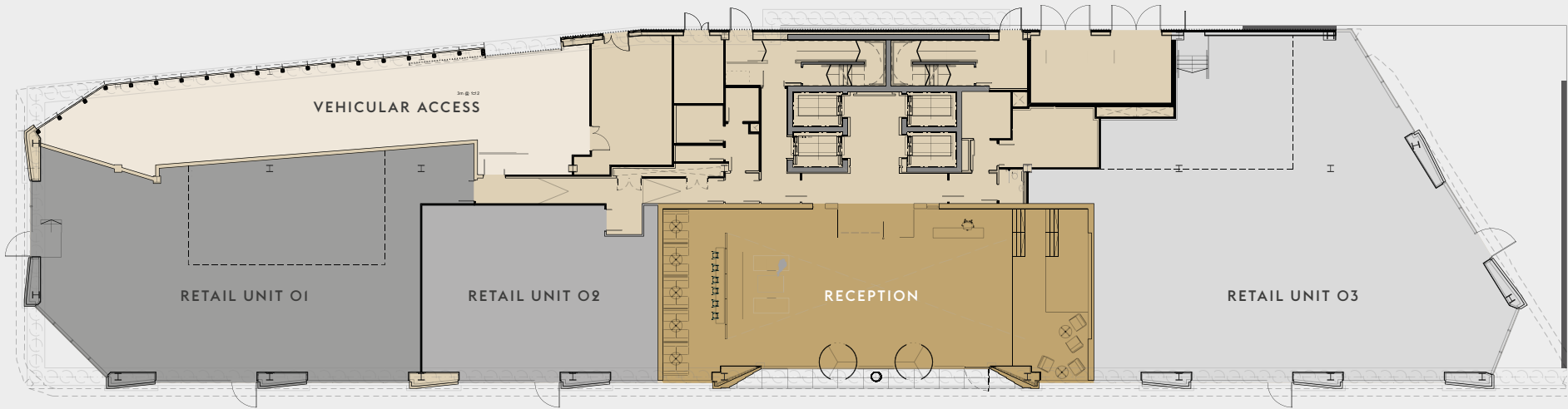


LINCOLN SQUARE



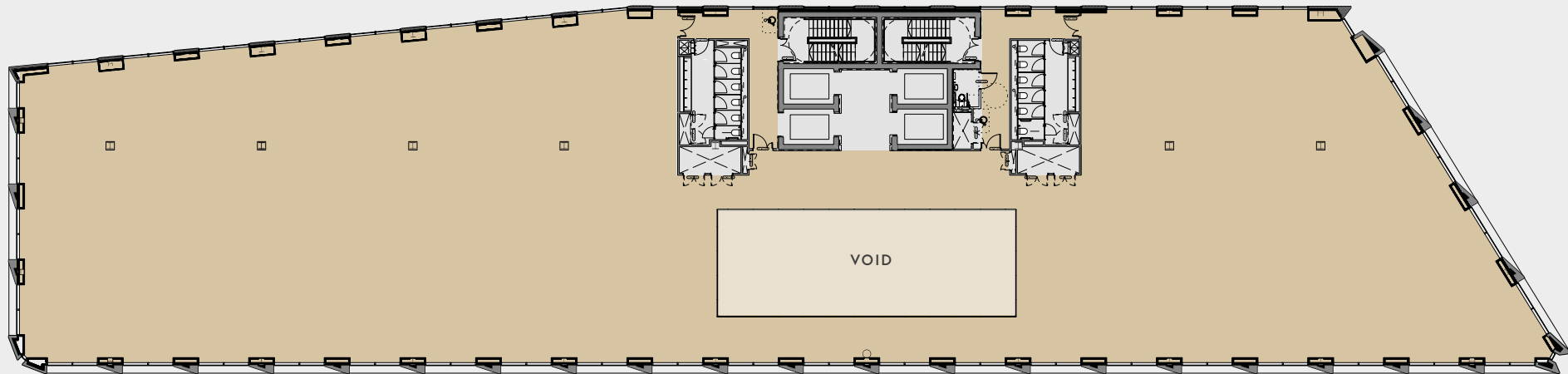
# GROUND

	SQ M (NIA)	SQ FT (NIA)
RECEPTION	182	1,959
RETAIL UNIT O1	292	3,143
RETAIL UNIT O2	180	1,938
RETAIL UNIT O3	448	4,822



# FIRST

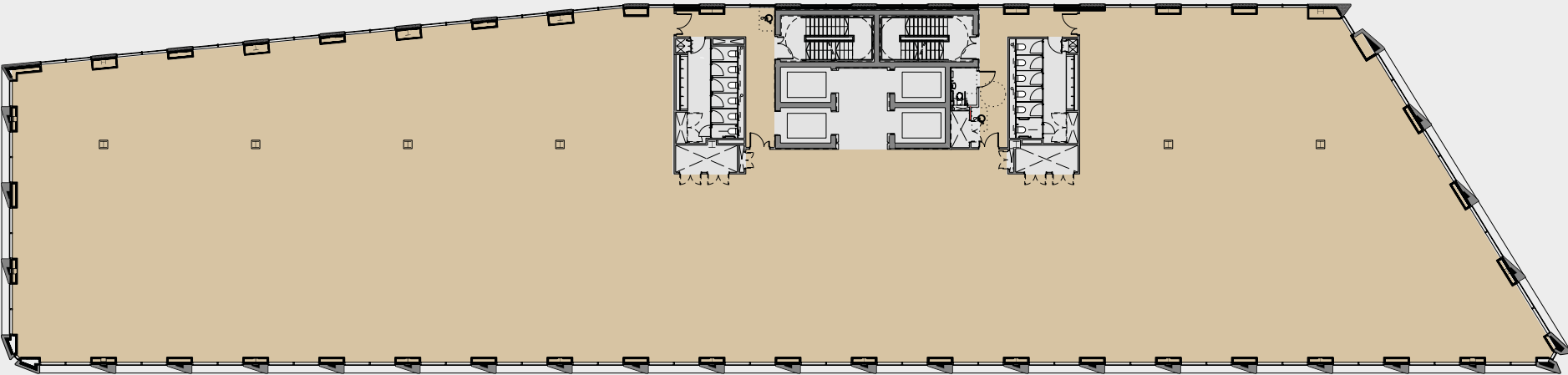
	SQ M (NIA)	SQ FT (NIA)
OFFICE	1,374	14,790





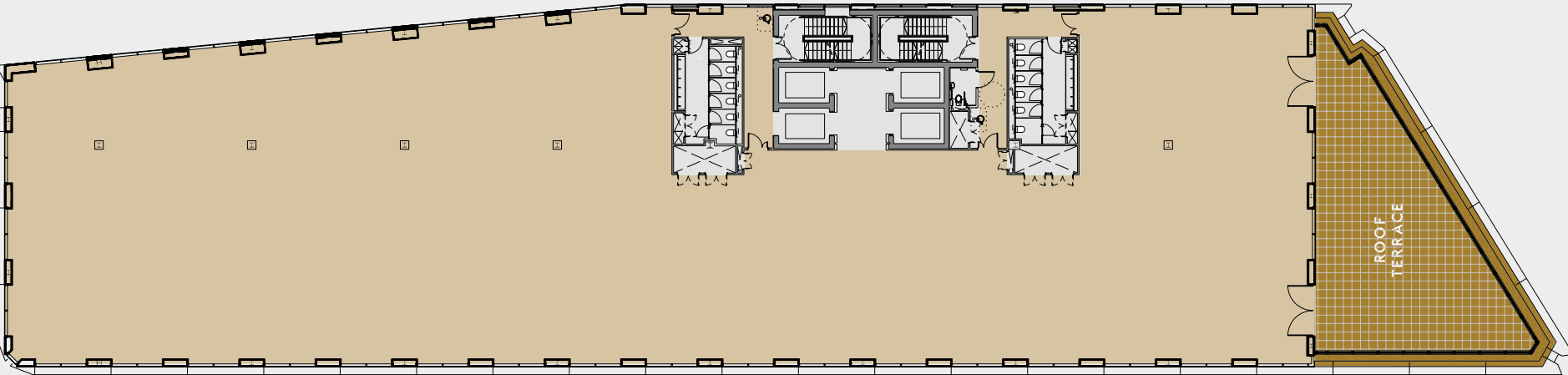
SECOND - FIFTH

		SQ M (NIA)	SQ FT (NIA)
2ND	OFFICE	1,487	16,006
3RD	OFFICE	1,487	16,006
4TH	OFFICE	1,487	16,006
5TH	OFFICE	1,487	16,006



SIXTH

	SQ M (NIA)	SQ FT (NIA)
OFFICE	1,315	14,155
TERRACE	139	1,49





ANOTHER  
LEVEL





# SPACE PLANNER

The Lincoln's highly efficient office floorplates allows for flexible space planning. Whether your business is seeking an open plan, collaborative arrangement or a more cellular office environment the building can accommodate a wide variety of space plan design.

## FIRST: TECH HUB

122 workstations

## TYPICAL FINANCIAL

96 workstations

TECH HUB KEY

DESKING

MONOLITHIC BENCH SYSTEM  
1400 X 800 PER PERSON

1600 x 800 FOCUS DESK  
(CELLULAR)

1000 x 600 FOCUS POD  
(OPENPLAN)

STORAGE

1000(w) x 500(d) x 1100(h)  
STORAGE UNIT

500(w) x 500(d) x 2000(h)  
LOCKER UNIT (5 units per bay)

3500(w) x 500(d) x 2000(h)  
OPEN DISPLAY / STORAGE UNIT

RECEPTION

1800 x 800  
CONCIERGE POINT

MEETING FURNITURE

FORMAL MEETING  
1800 x 1000 TABLE  
& CHAIRS

VIDEO CONFERENCE  
1500 x 1800 TABLE  
& CHAIRS

INFORMAL MEETING  
LOUNGE SETTING  
SOFA, COFFEE TABLE,  
ARMCHAIRS & STOOLS

AGILE FURNITURE

TEAM REVIEW SPACE  
HIGH BACK SOFA  
& STOOLS

TEAM REVIEW OPEN ENCLOSURE  
HIGH TABLE & STOOLS

TEAM REVIEW HIGH  
TABLE & STOOLS

TEAM MEETING /  
TOUCHDOWN  
TABLE & SEATING

6 PERSON OPEN BOOTH

TEAM REVIEW MEDIA WALL  
WITH HIGH TABLE & STOOLS

1 PERSON HIGH BACK PHONE CHAIR

1-2-1 REVIEW DISCUSSION POINT

TEAM REVIEW HIGH TABLE & STOOLS

BANQUETTE SEATING  
& DINING TABLES



## SIXTH: FINANCIAL

Sixth Floor 56 workstations

## FIFTH: FINANCIAL

Fifth Floor 56 workstations

FINANCIAL KEY

DESKING

1600 x 800  
WORKSTATION

3000 x 1400  
TOUCHDOWN  
BENCH

1800 x 800  
FOCUS DESK  
(CELLULAR)

1000 x 600  
FOCUS DESK  
(OPENPLAN)

STORAGE

1000(w) x 500(d) x 1100(h)  
STORAGE UNIT

500(w) x 500(d) x 2000(h)  
LOCKER UNIT (5 units per bay)

3500(w) x 500(d) x 2000(h)  
OPEN DISPLAY / STORAGE UNIT

RECEPTION

2500 x 800  
RECEPTION DESK

WAITING AREA  
LOUNGE SETTING  
SOFA, COFFEE TABLE  
& ARMCHAIRS

MEETING FURNITURE

INFORMAL MEETING  
1000 TABLE &  
SOFT CHAIRS

FORMAL MEETING  
1500 TABLE & CHAIRS

FORMAL MEETING  
2400 X 1200 TABLE  
& CHAIRS

FLEXIBLE MEETING  
1600 X 800 FOLDING  
TABLE & CHAIRS

INFORMAL MEETING  
LOUNGE SETTING  
SOFA, COFFEE TABLE  
& ARMCHAIRS

AGILE FURNITURE

TEAM REVIEW SPACE  
HIGH BACK SOFA  
& STOOLS

UPHOLSTERED  
6 PERSON MEETING  
BOOTH WITH TABLE

TEAM REVIEW HIGH  
TABLE & STOOLS

TEAM MEETING /  
TOUCHDOWN  
TABLE & SEATING

UPHOLSTERED 4 PER  
MEETING BOOTH  
WITH TABLE

1 PERSON  
HIGH BACK  
PHONE CHAIR

TEAM REVIEW MEDIA  
WALL & HIGH TABLE





SPECIFICATION



ESG

BREEAM®

BREEAM  
EXCELLENT  
RATING



AUTOMATED  
LED LIGHTING  
CONTROL



SOLAR GAIN  
REDUCTION  
GLAZING



CENTRAL AIR  
HANDLING  
SYSTEM



ENERGY  
MONITORING  
SYSTEM

BUILDING FEATURES



CCTV



24/7 FOB  
ACCESS



4 x 17 PERSON  
PASSENGER  
LIFTS



MANNED  
RECEPTION



LARGE  
DOUBLE HEIGHT  
RECEPTION



BUILDING  
OCCUPANCY  
DESIGNED  
TO 1:8 SQ M



WIRED CERTIFIED  
PLATINUM



FLOOR TO CEILING  
HEIGHT 2.75M



ROOF TERRACE  
TO 6TH FLOOR

AMENITIES



14 BASEMENT  
PARKING SPACES



120 CYCLE  
STORAGE SPACES



CHANGING &  
LOCKER FACILITIES



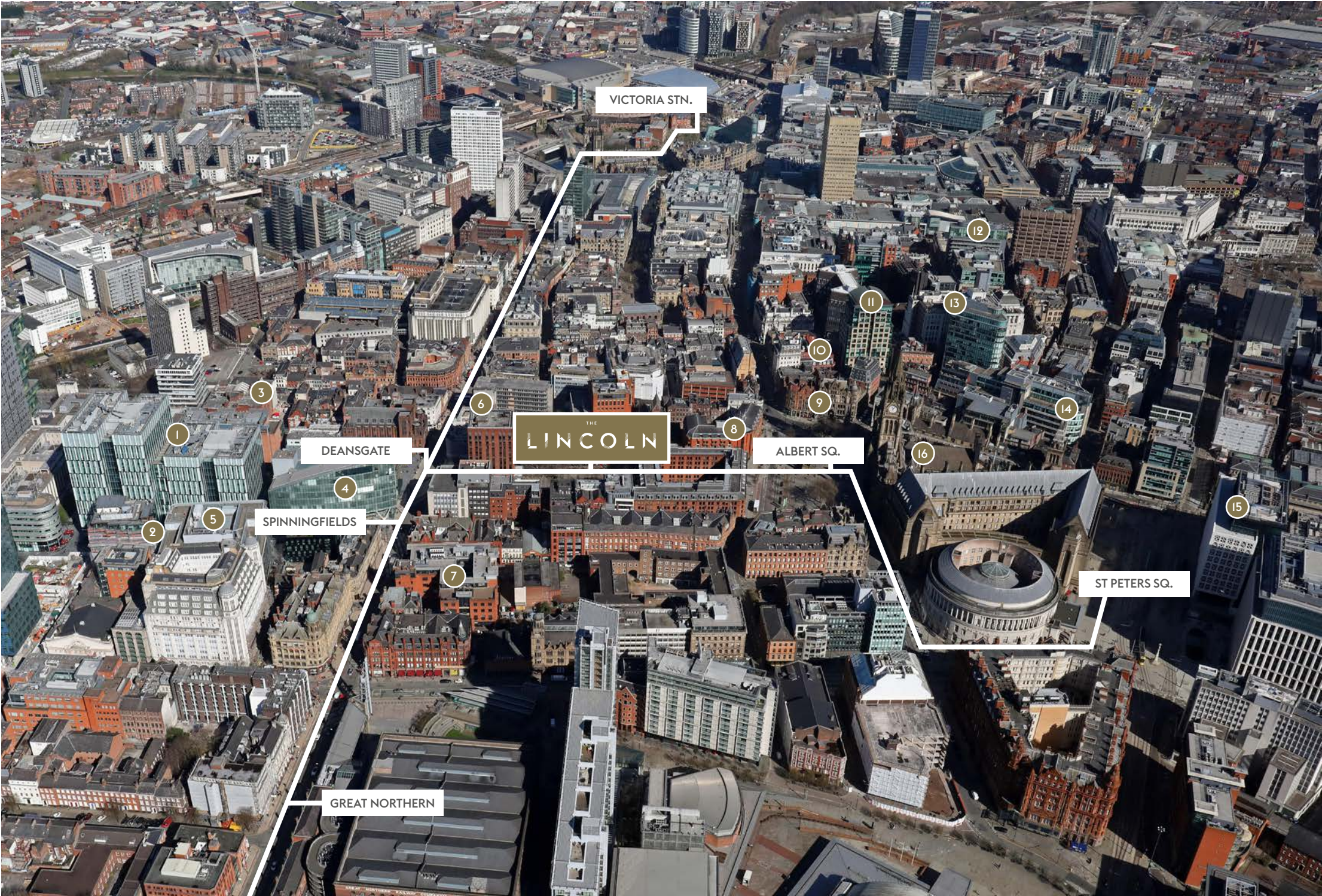
16 SHOWERS



A  
VIEW  
ON  
HISTORY

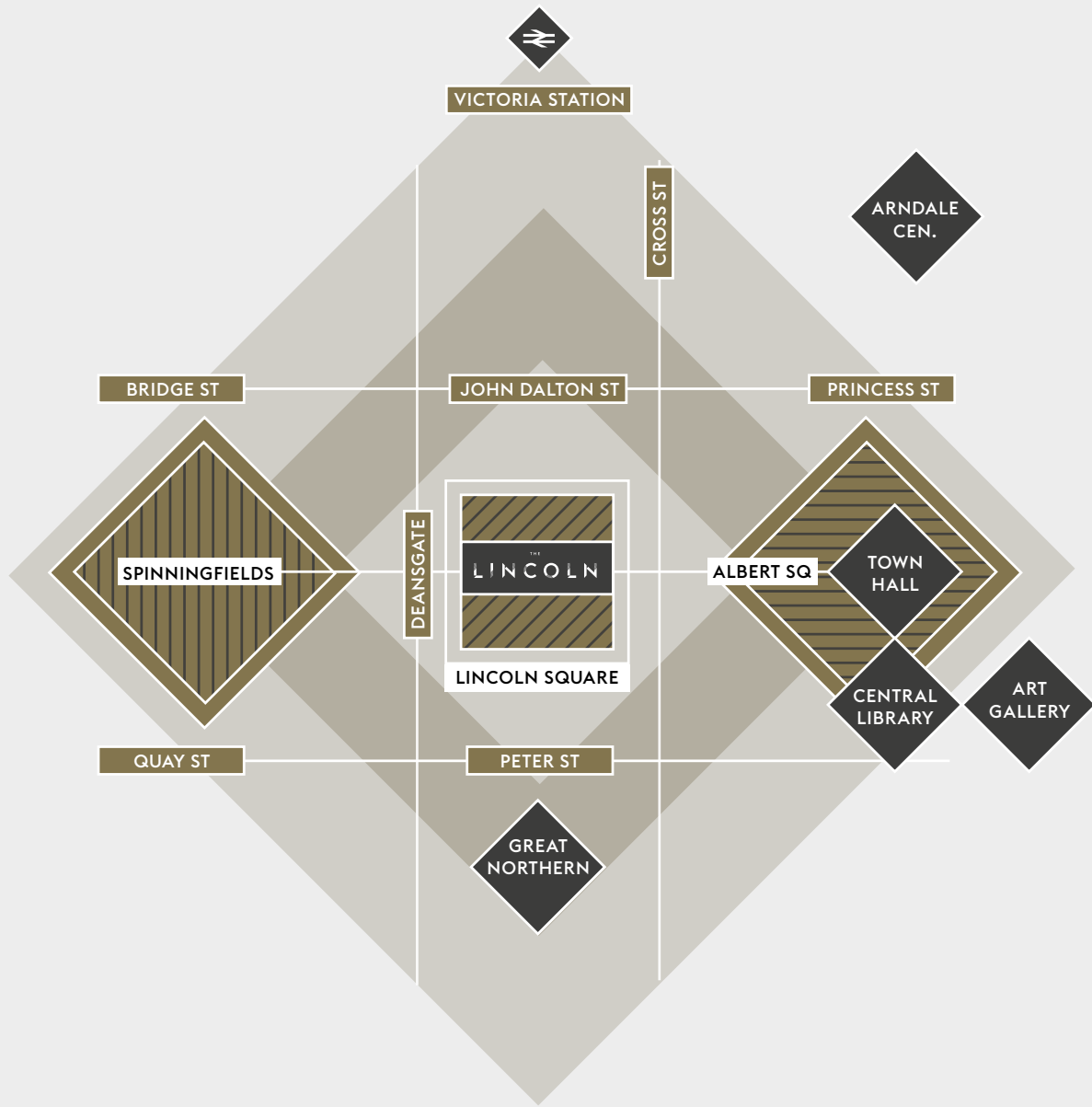




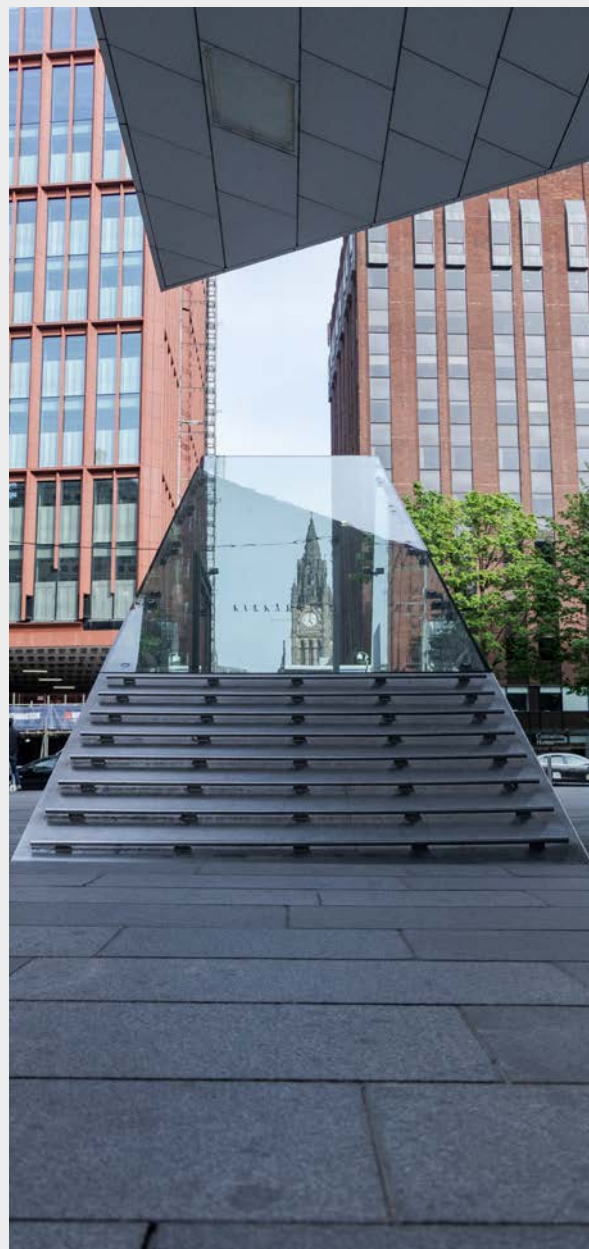


Taking centre stage in Manchester's business district this is where global business goes to work.

- 1 BARCLAYS, BDO, GMC, PINSENT MASON, BROWN SHIPLEY, DAC BEACHCROFT.
- 2 HSBC, GRANT, THORNTON.
- 3 CMS, BREWIN, DOLPHIN.
- 4 NAT WEST, RBS.
- 5 DELOITTE, DWF.
- 6 QBIC HOTEL, SPACES.
- 7 AIG.
- 8 EAGLE LABS.
- 9 FEC.
- 10 BLCF.
- 11 ZEUS CAPITAL, LIVINGBRIDGE.
- 12 BET 365, ALDERMORE, HBOS.
- 13 QBE.
- 14 MARSH & MCLENNAN.
- 15 KPMG, ADDLESHAW, DLA PIPER, EY, MAZARS.
- 16 MANCHESTER CITY COUNCIL.







## WELL CATERED FOR

The Lincoln is perfectly positioned to take advantage of a vibrant and eclectic mix of bars, restaurants, retail and hotels.





THE  
**LINCOLN**  
MANCHESTER

THELINCOLNMCR.CO.UK

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