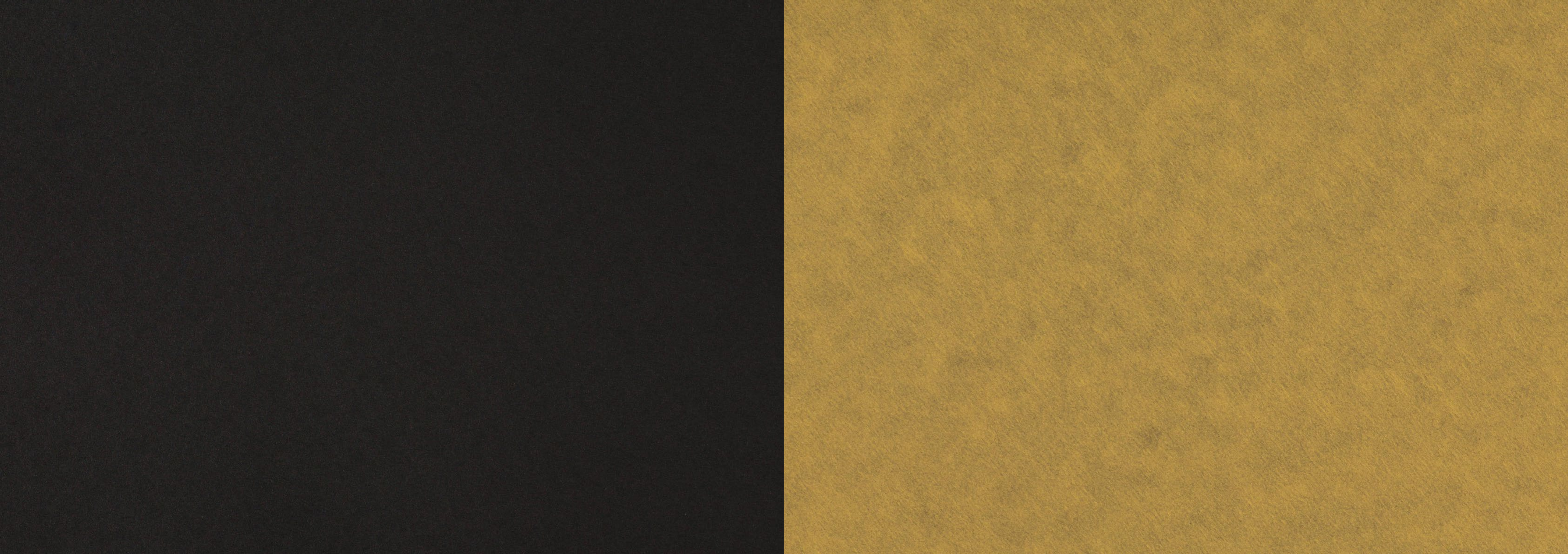




THE  
**LINCOLN**  
MANCHESTER







# MANCHESTER'S FINEST





# STYLE & TASTE

DEANSGATE, KING STREET AND SPINNINGFIELDS A MINUTES WALK AWAY



# FOOD & DRINK

ON YOUR DOORSTEP





# HEALTH & WELLBEING

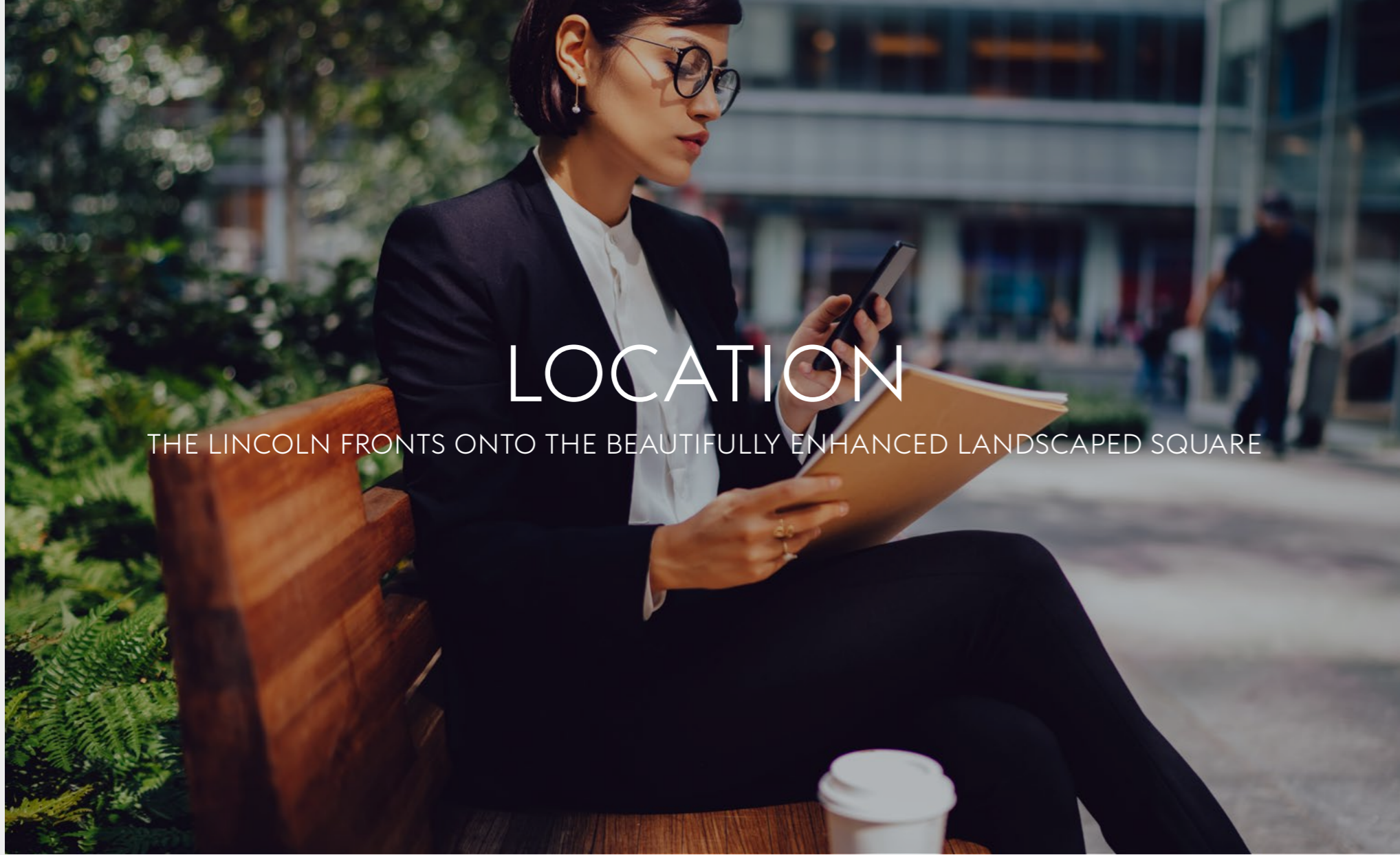
THE LINCOLN WELLNESS SUITE



# 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.

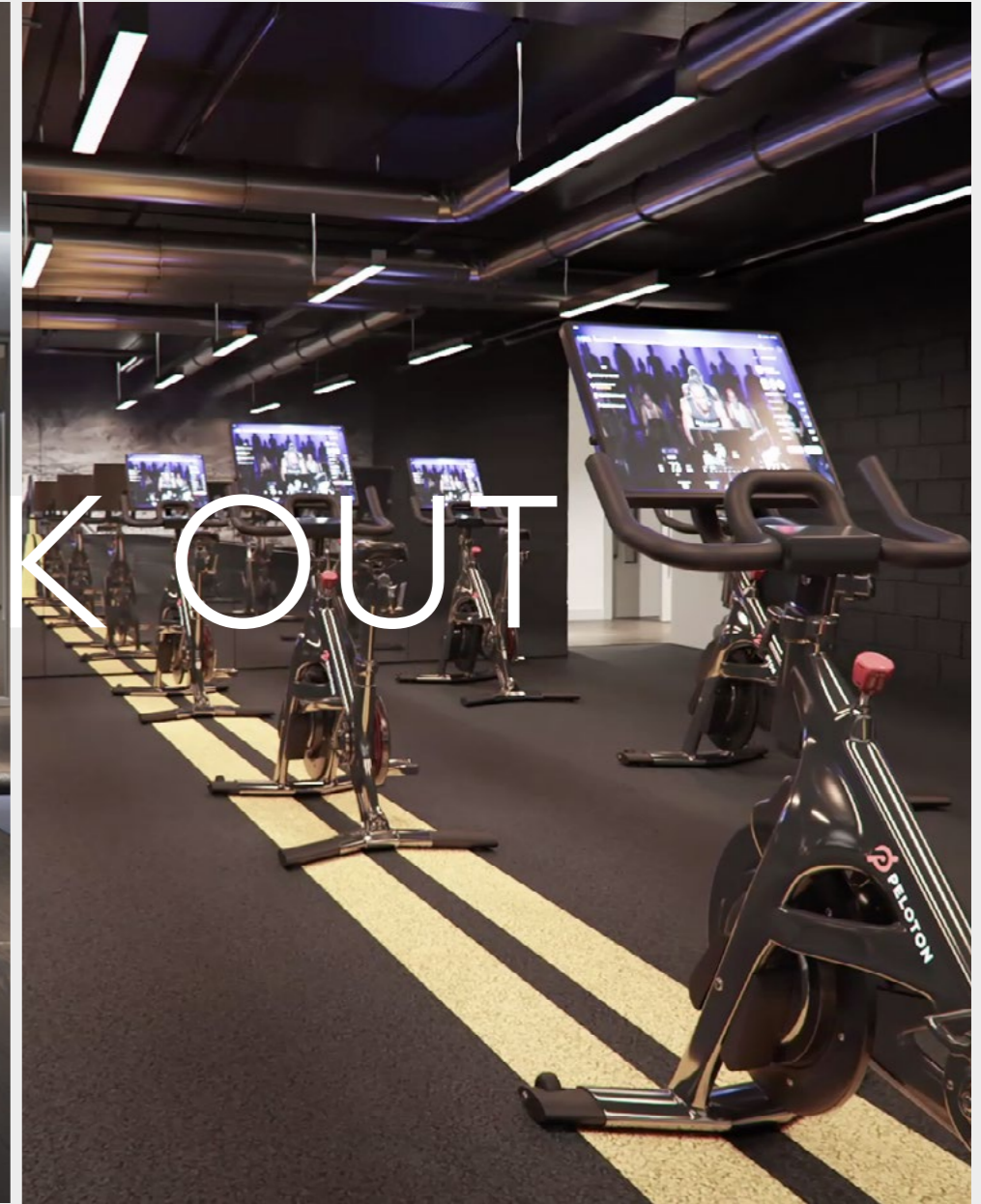






# WORKING

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.



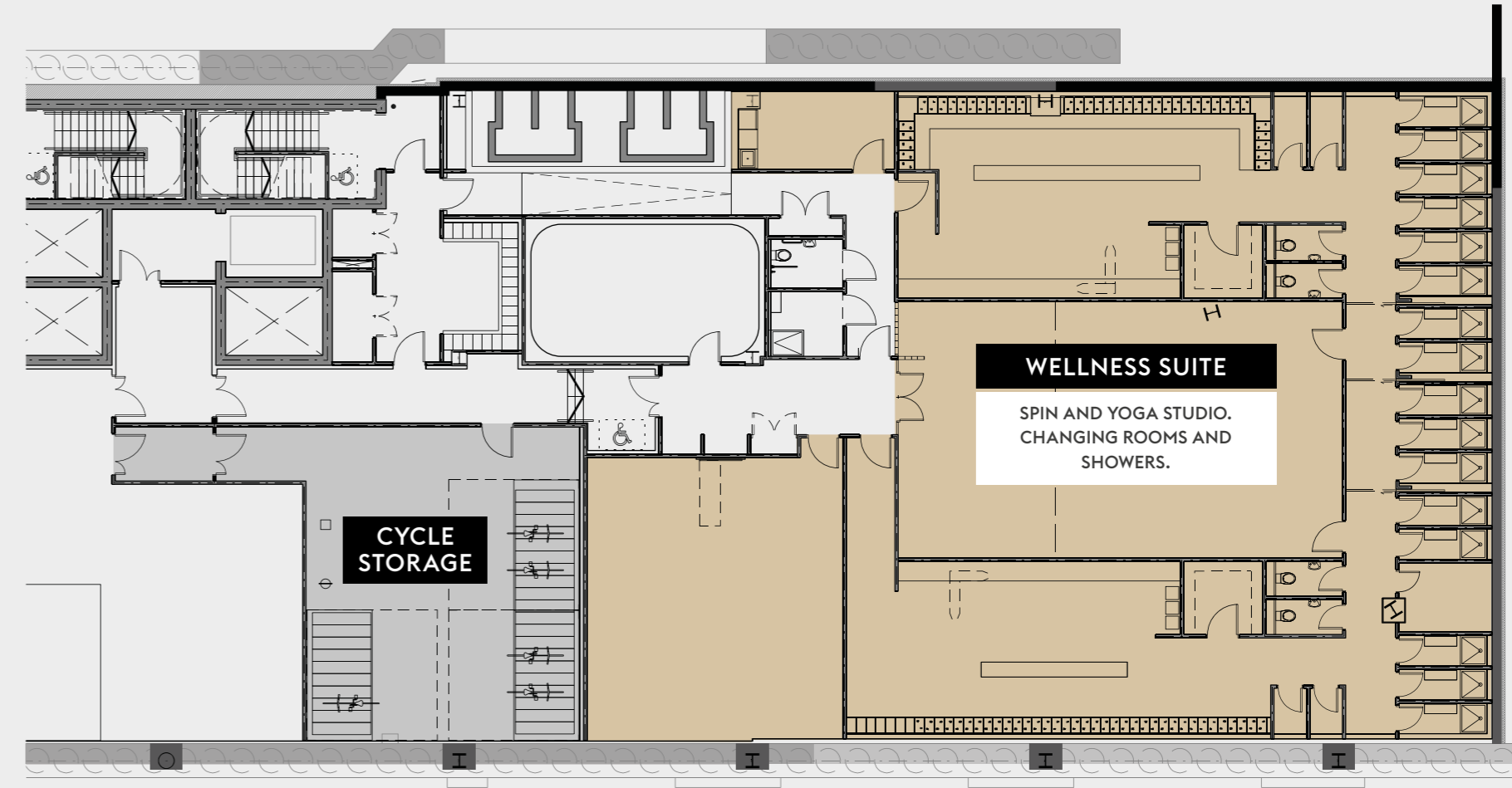
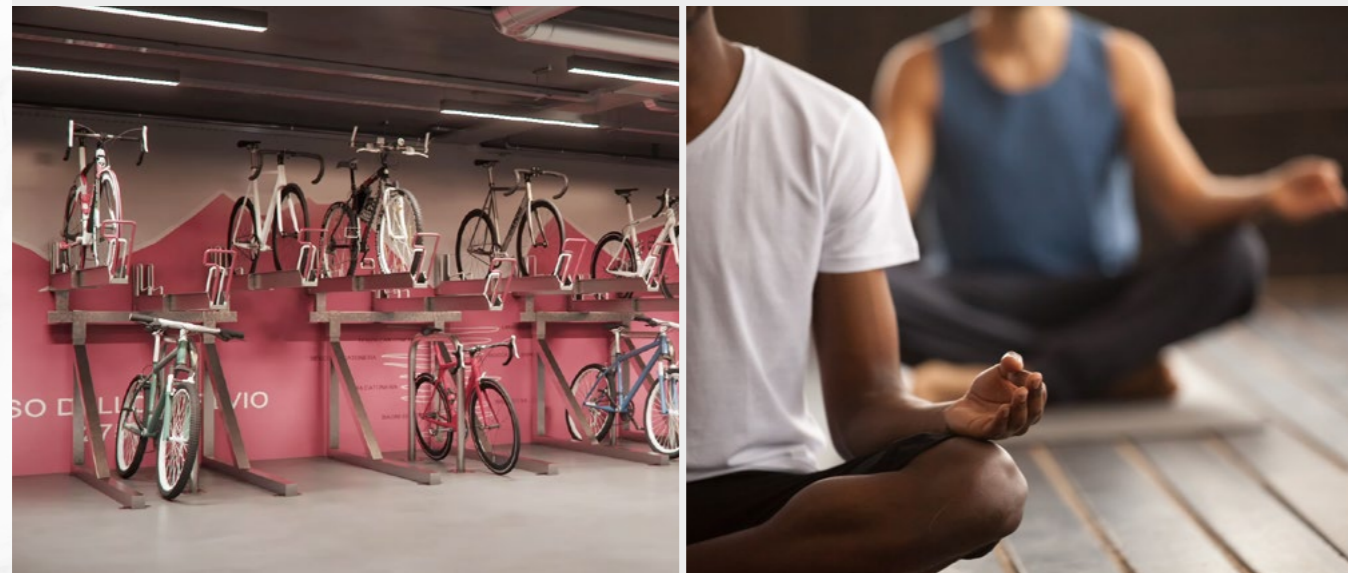
# WORKOUT



# 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

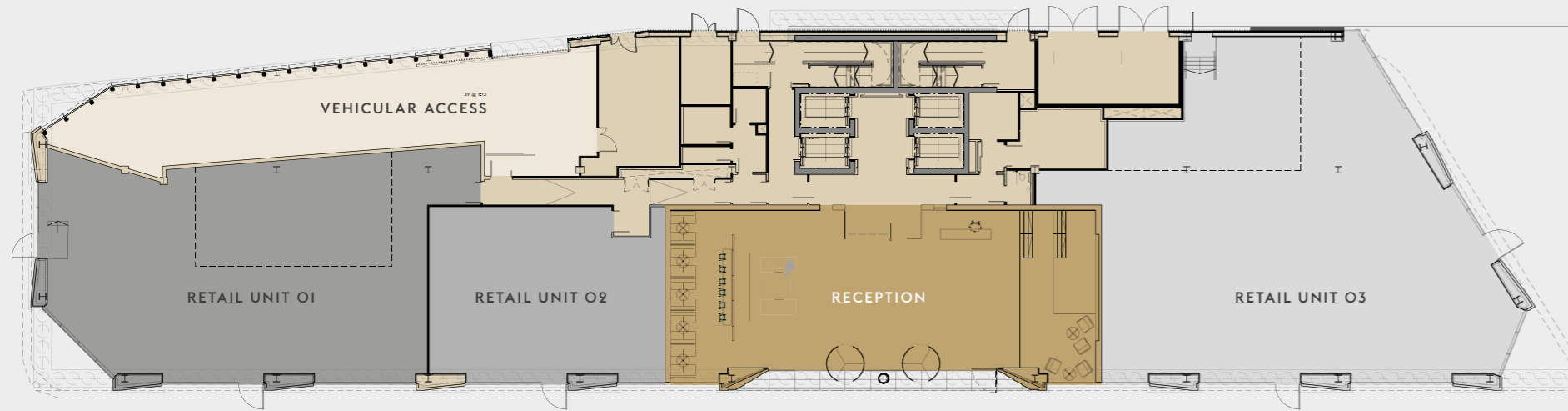


LINCOLN SQUARE



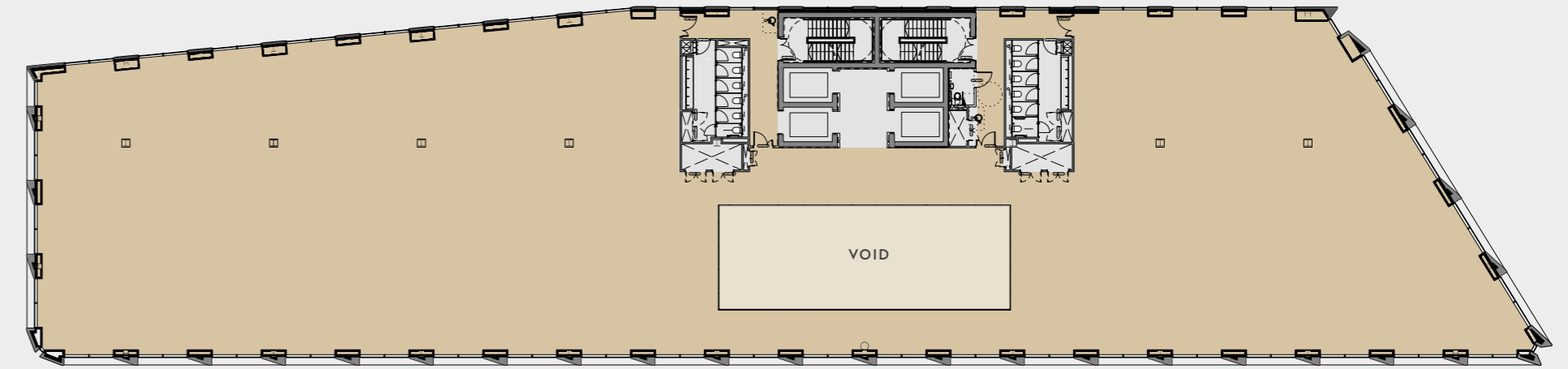
# GROUND

	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

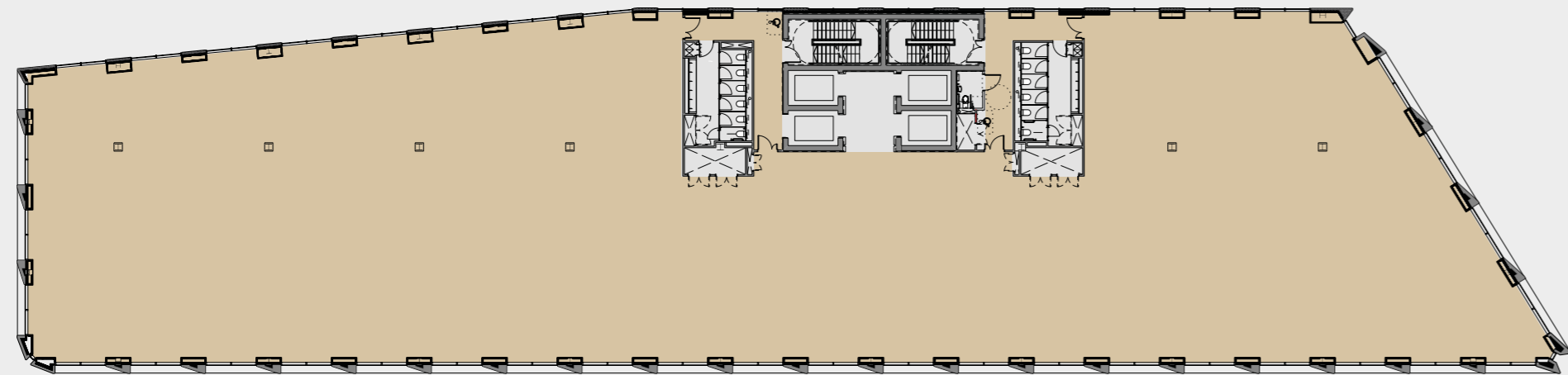
	SQ M (NIA)	SQ FT (NIA)
OFFICE	1,374	14,790





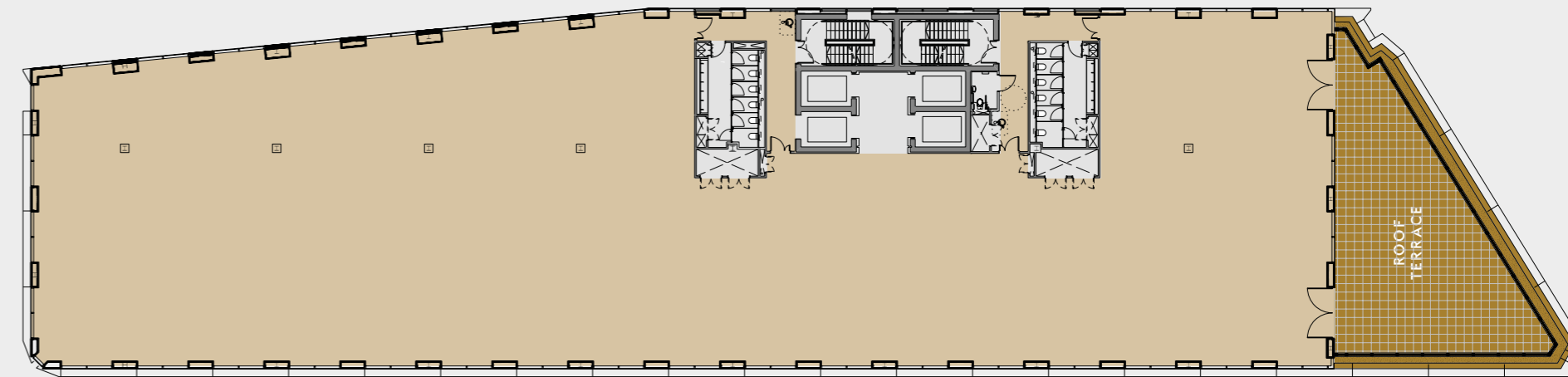
## SECOND - FIFTH

		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.

## TECH HUB KEY

<b>DESKING</b> MONOLITHIC BENCH SYSTEM 1400 X 800 PER PERSON  1600 x 800 FOCUS DESK (CELLULAR)  1000 x 600 FOCUS POD (OPENPLAN)  <b>STORAGE</b> 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	<b>RECEPTION</b> 1800 x 800 CONCIERGE POINT  <b>MEETING FURNITURE</b> FORMAL MEETING 1800 x 1000 TABLE & CHAIRS  VIDEO CONFERENCE 1500 x 1800 TABLE & CHAIRS  INFORMAL MEETING LOUNGE SETTING SOFA, COFFEE TABLE, ARMCHAIRS & STOOLS	<b>AGILE FURNITURE</b> 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
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## FINANCIAL KEY

<b>DESKING</b> 1600 x 800 WORKSTATION  3000 x 1400 TOUCH-DOWN BENCH  1800 x 800 FOCUS DESK (CELLULAR)  1000 x 600 FOCUS DESK (OPENPLAN)	<b>STORAGE</b> 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  <b>RECEPTION</b> 2500 x 800 RECEPTION DESK  WAITING AREA LOUNGE SETTING SOFA, COFFEE TABLE & ARMCHAIRS	<b>MEETING FURNITURE</b> INFORMAL MEETING 10000 TABLE & SOFT CHAIRS  FORMAL MEETING 15000 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	<b>AGILE FURNITURE</b> TEAM REVIEW SPACE HIGH BACK SOFA & STOOLS  UPHOLSTERED 6 PERSON MEETING BOOTH WITH TABLE  1 PERSON HIGH BACK PHONE CHAIR  TEAM REVIEW HIGH TABLE & STOOLS  TEAM REVIEW MEDIA WALL & HIGH TABLE  TEAM MEETING / TOUCHDOWN TABLE & SEATING
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FIRST:  
TECH HUB  
122 workstations



SIXTH:  
FINANCIAL  
Sixth Floor 56 workstations



TYPICAL  
FINANCIAL  
96 workstations



FIFTH:  
FINANCIAL  
Fifth Floor 56 workstations





# SPECIFICATION



## ESG

BREEAM®

BREEAM  
EXCELLENT  
RATING



SOLAR GAIN  
REDUCTION  
GLAZING



ENERGY  
MONITORING  
SYSTEM



AUTOMATED  
LED LIGHTING  
CONTROL



CENTRAL AIR  
HANDLING  
SYSTEM

## BUILDING FEATURES



CCTV



MANNED  
RECEPTION



WIRED CERTIFIED  
PLATINUM



24/7 FOB  
ACCESS



LARGE  
DOUBLE HEIGHT  
RECEPTION



FLOOR TO CEILING  
HEIGHT 2.75M



4 x 17 PERSON  
PASSENGER  
LIFTS



BUILDING  
OCCUPANCY  
DESIGNED  
TO 1:8 SQ M



ROOF TERRACE  
TO 6TH FLOOR

## AMENITIES



14 BASEMENT  
PARKING SPACES



CHANGING &  
LOCKER FACILITIES



120 CYCLE  
STORAGE SPACES



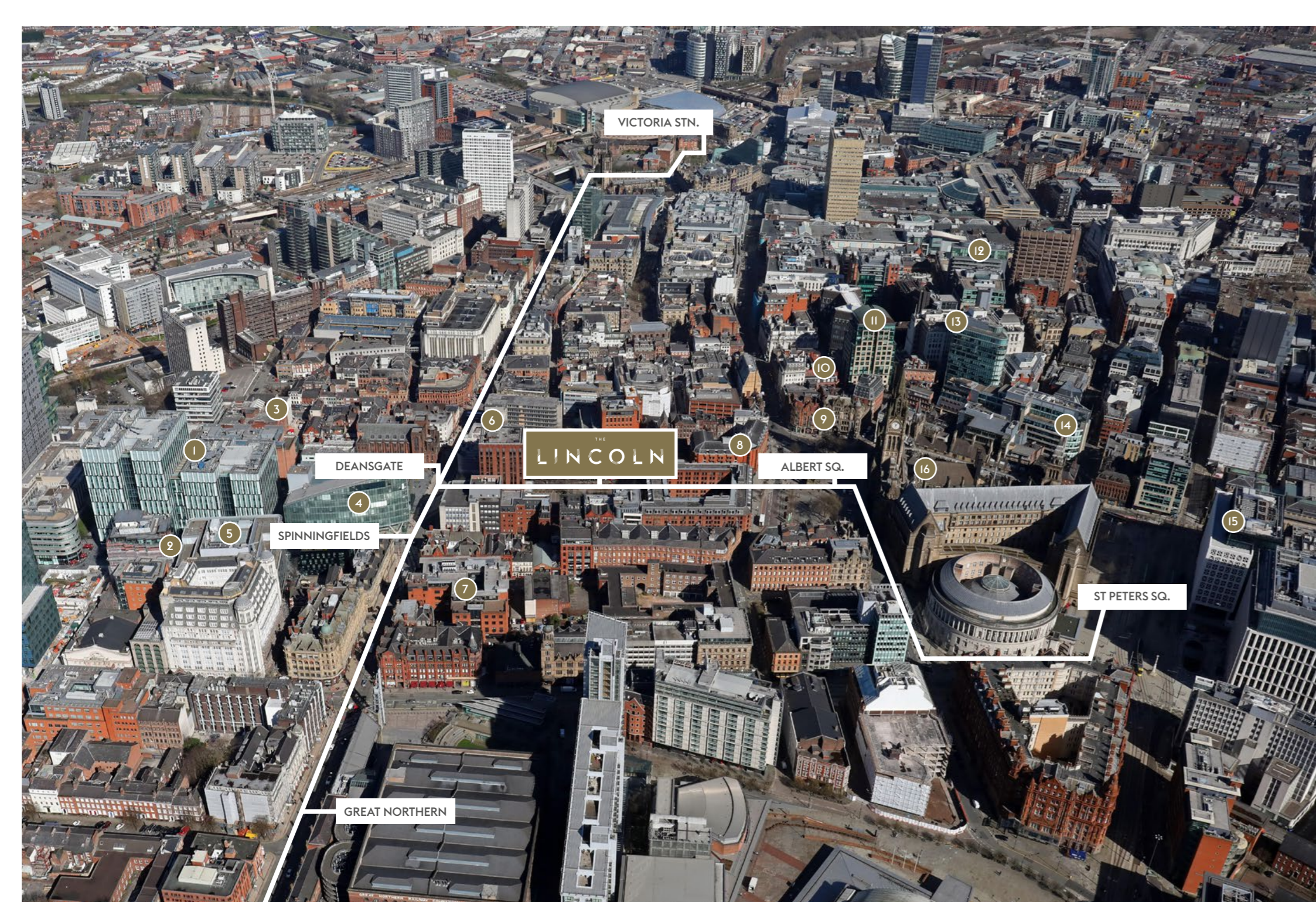
16 SHOWERS



A  
VIEW  
ON  
HISTORY

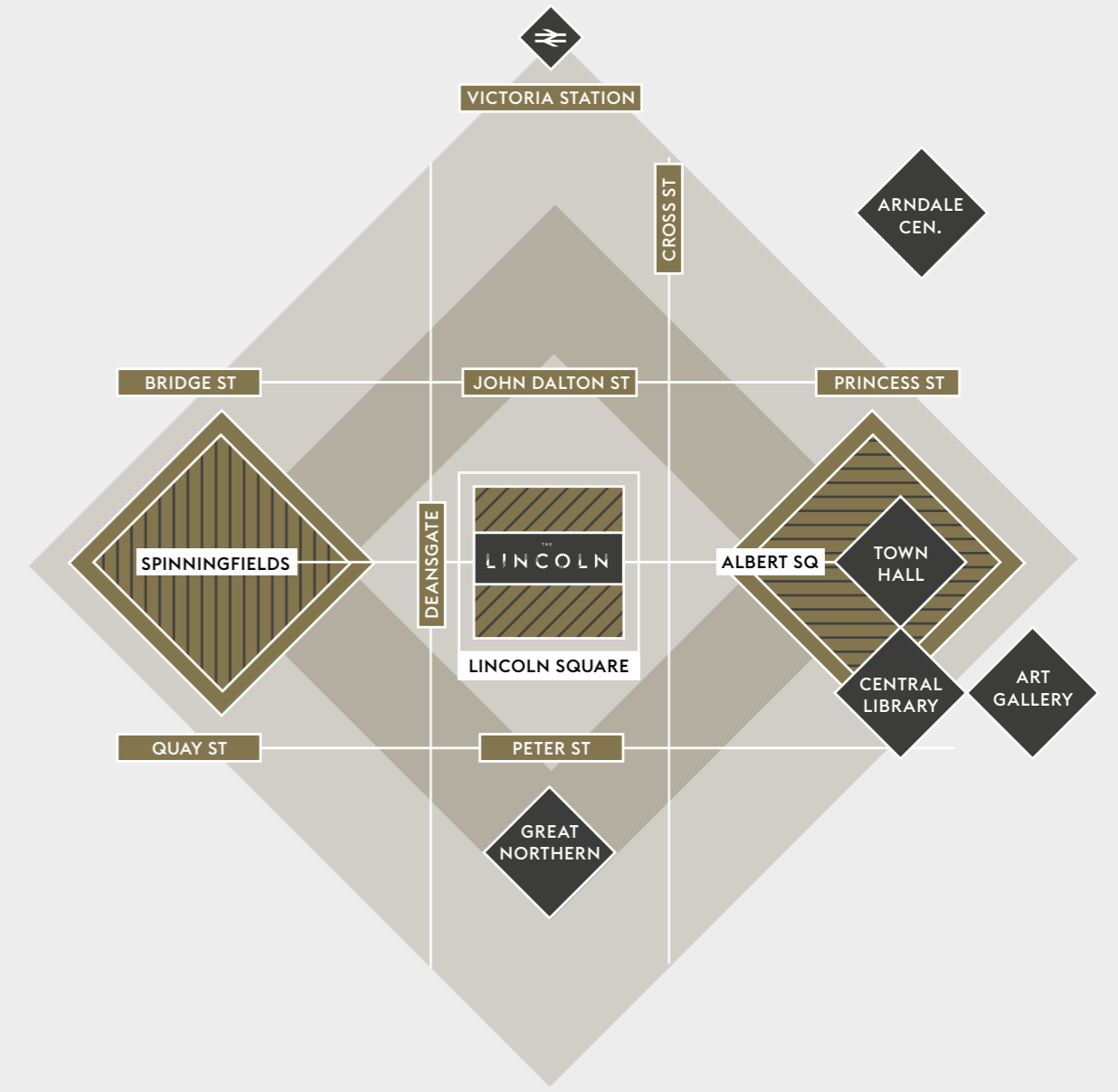






Taking centre stage in Manchester's business district this is where global business goes to work.

- 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](http://THELINCOLNMCR.CO.UK)

FOR FURTHER INFORMATION:



[jevans@savills.com](mailto:jevans@savills.com)



[david.Porter@knightfrank.com](mailto:david.Porter@knightfrank.com)



[rob.yates@cushwake.com](mailto:rob.yates@cushwake.com)

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