





**VISIONARY OFFICES
AVAILABLE TO LET
FROM 593 (55.1 SQ M)
– 11,514 SQ FT (1,069.7 SQ M)**

135–141 OLDHAM STREET, MANCHESTER, M4 1LN

NORTHSTAR





NEW CREATIVE WORKSPACE IN MANCHESTER'S NORTHERN QUARTER

Connected to a light filled atrium across 4 floors we have brought this modernist building into the 21st century for a new community of forward thinking businesses to enjoy. Light, colour and energy floods into the space with some surprising, colourful new additions.

Northstar was designed and brought back to life by renowned Manchester interior design studio Shelia Bird.

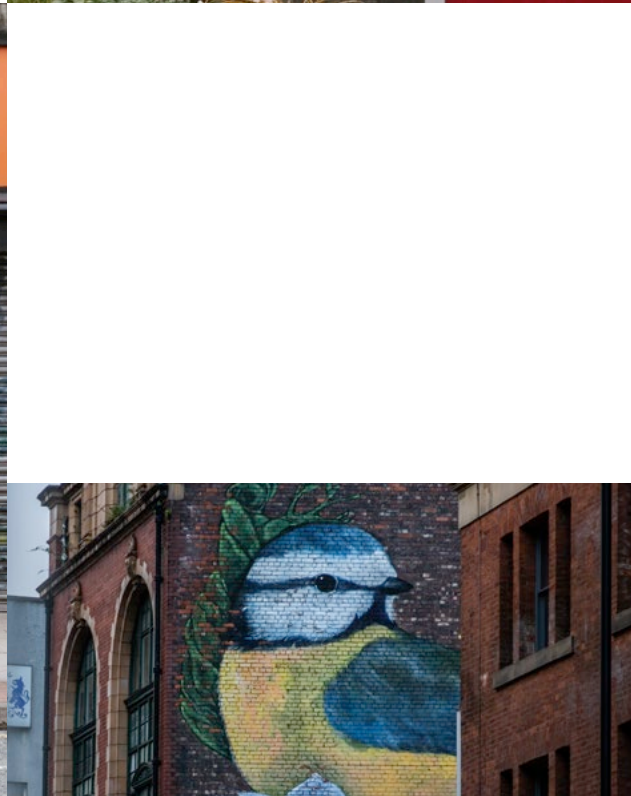
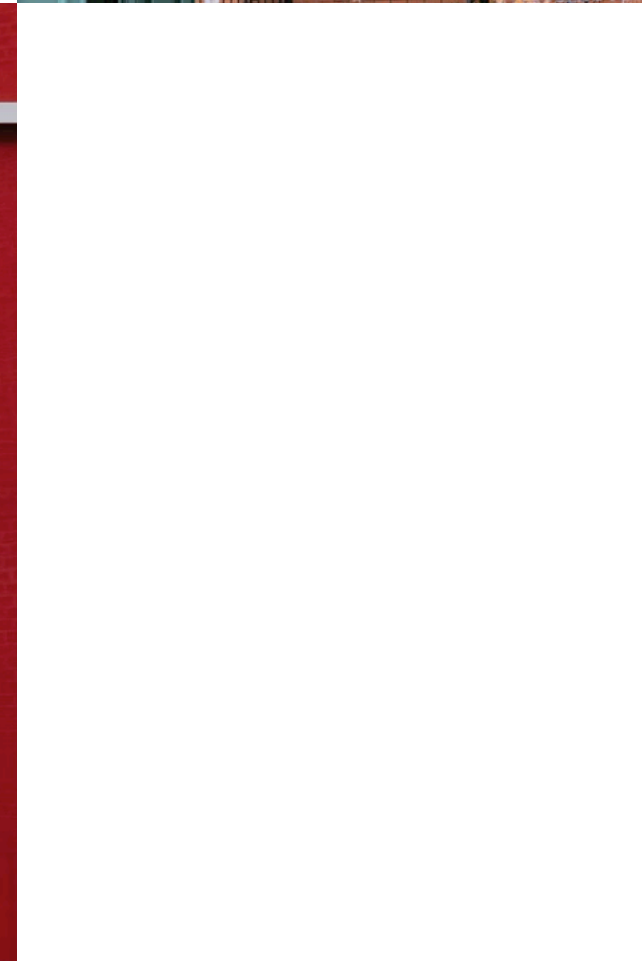


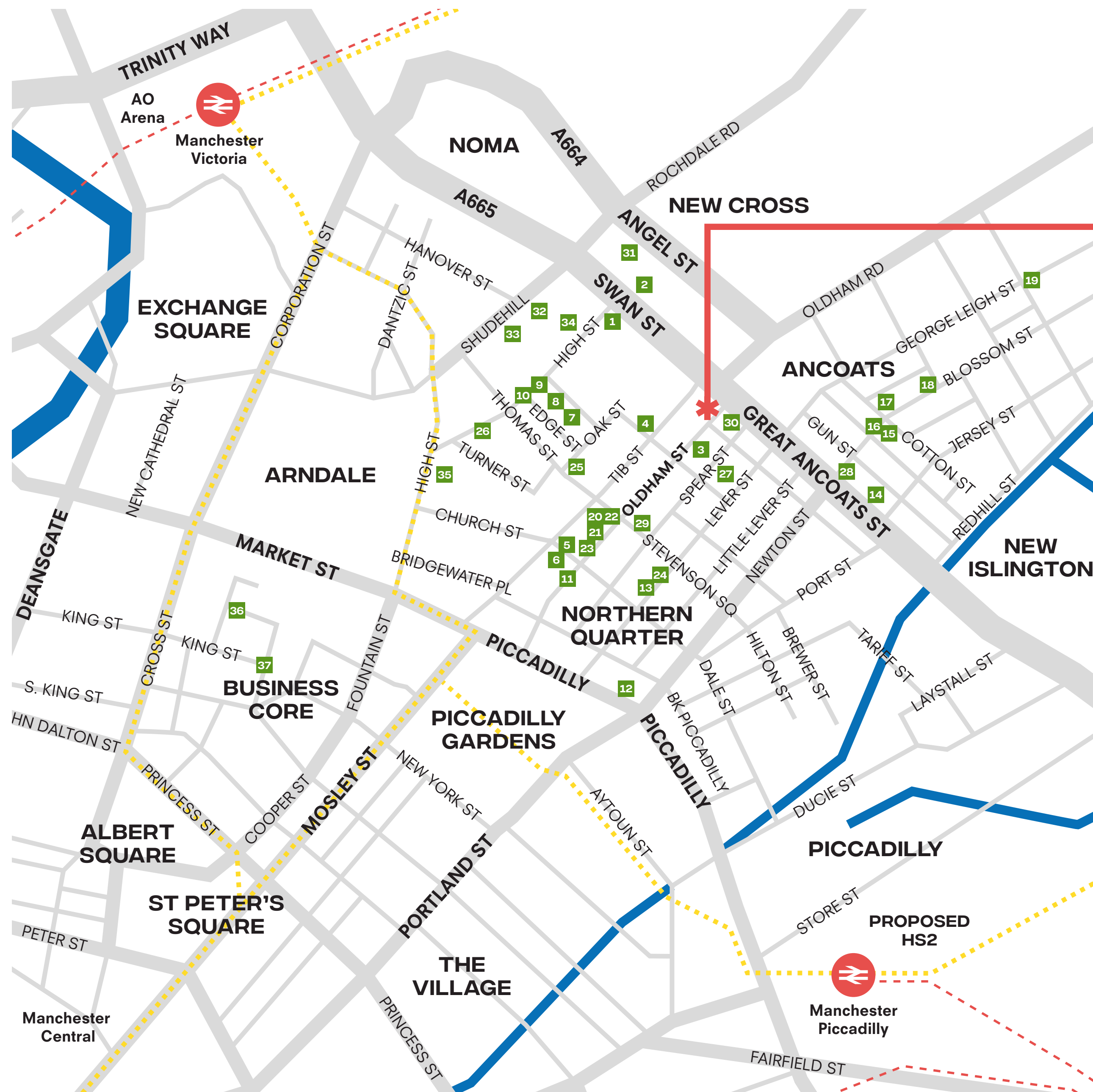
THE NEIGHBOURHOOD

The Northern Quarter is known as Manchester's creative and cultural centre with a growing number of digital, media and tech companies. As of 2015, the area has been a Government designated 'Tech Hub' and a popular destination for digital businesses. This has created a demand for distinctive workspaces suited to youthful businesses and young professionals.

Long home to an abundance of independent shops, bars, cafés restaurants and galleries, the northern quarter is widely recognised as the city's most vibrant district. Creative businesses, multinational brands and startups alike are choosing to locate themselves in this creative cluster.

Neighbouring Ancoats is just a 2 minute stroll away. With it's historic red brick buildings and cobbled streets and green spaces it is home to an emerging bar and restaurant scene – including Mana, Manchester's only Michelin starred restaurant.





*** HERE WE ARE**

You'll find us across the road from Northern Quarter stalwart the Koffee Pot in the heart of the NQ, handily located within easy walking distance from Piccadilly and Victoria Stations, the Metrolink tram network and the city centre retail and business districts.

Prominent high profile businesses in the area include Amazon, Arts Council, Boohoo, Co-Op, Lad Bible, Manchester's Finest, Pretty Little Thing, Ticketmaster, The Prince's Trust and Umbro.

EAT & DRINK

- 1 Mackie Mayor
- 2 Ramona
- 3 Koffee Pot
- 4 Siop Shop
- 5 Tokyo Ramen
- 6 Crazy Pedro's
- 7 Common
- 8 Yard & Coop
- 9 TNQ Restaurant
- 10 Almost Famous
- 11 North Tea Power
- 12 Bundobust
- 13 Foundation Coffee

14 Viet Shack

- 15 Rudy's
- 16 Canto
- 17 Seven Bro7hers
- 18 Elencot
- 19 Mana

SHOP

- 20 Afflecks Palace
- 21 Carhartt
- 22 Fred Perry
- 23 Piccadilly Records
- 24 Fred Aldous
- 25 Oi Polloi

26 Oklahoma

- 27 Form Lifestyle Store
- 28 Ancoats General Store

STAY

- 29 Selina NQ1
- 30 The City Warehouse
- 31 AC Hotel by Marriott
- 32 Crowne Plaza
- 33 Premier Suites
- 34 Holiday Inn Express
- 35 High Street Townhouse
- 36 Stock Exchange Hotel
- 37 Hotel Gotham

THE



SPACE



ACCOMMODATION

FLOOR/SUITE		SQ FT	SQ M
LG	LOWER GROUND	3,300	306.6
GF	GROUND	2,757	256.1
→	GF1	735	68.3
→	GF2	1,030	95.7
→	GF3	593	55.1
1F	1ST	2,650	246.2
2F	2ND	2,807	260.8

NORTHSTAR PROVIDES A UNIQUE AND RARE OPPORTUNITY FOR A BUSINESS TO OCCUPY THE BUILDING AS A WHOLE

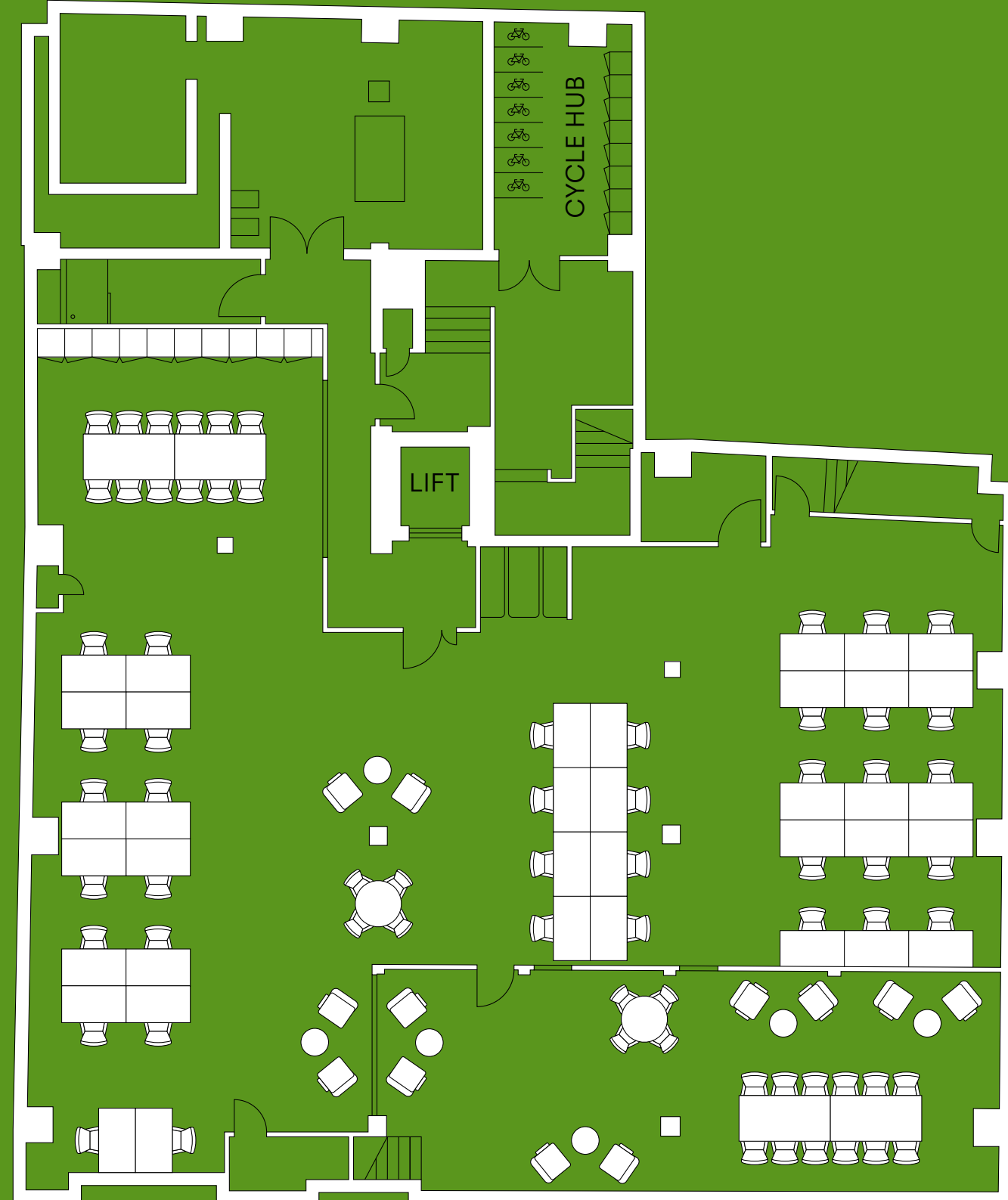
As a fully self-contained workspace, an occupier can have complete control over their own working environment and put their own stamp of identity on this incredible property.



LOWER GROUND

3,300 SQ FT

TIB ST



OLDHAM ST

GROUND

2,757 SQ FT

Suites from 593 sq ft

TIB ST



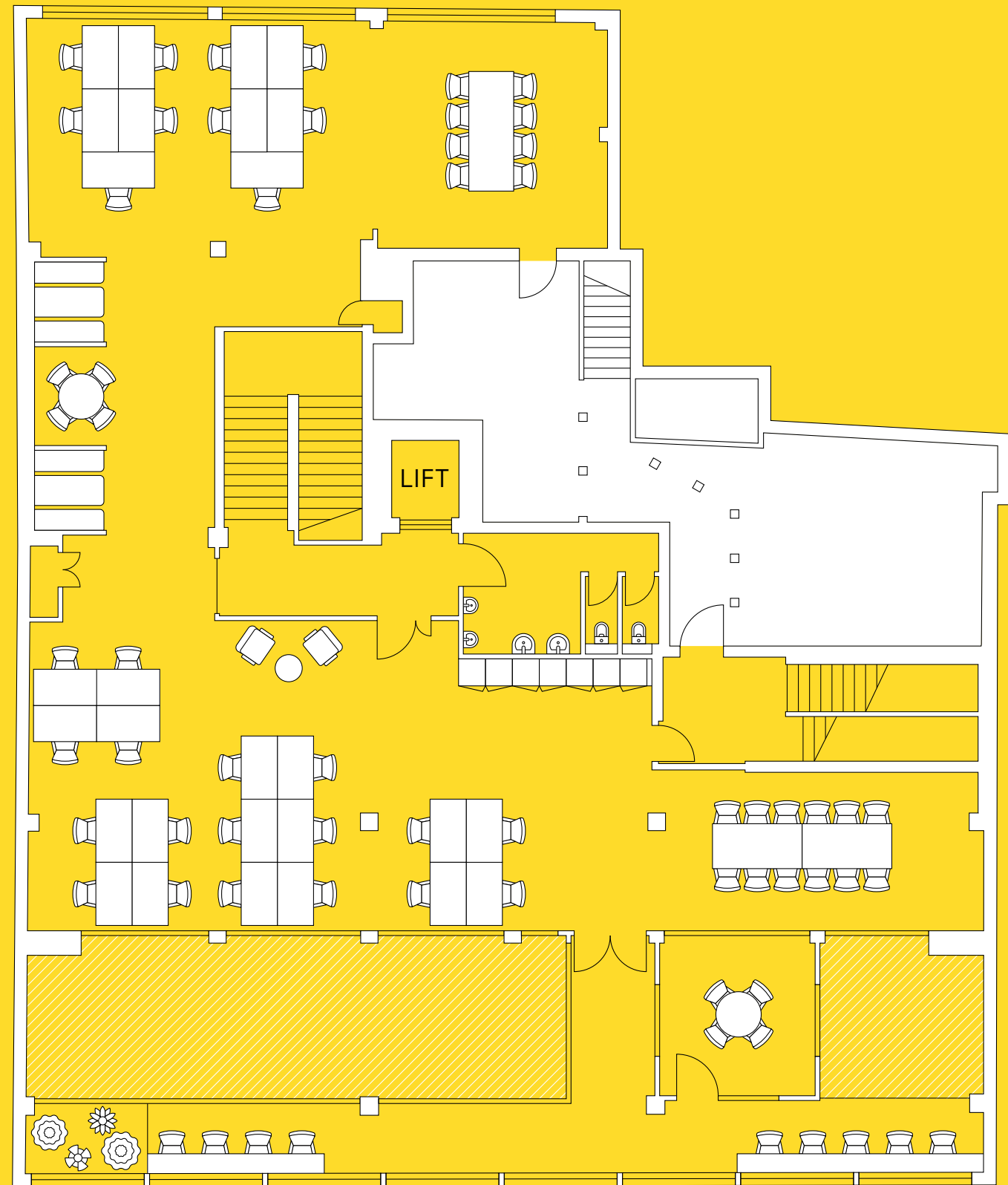
ENTRANCE

OLDHAM ST

1ST FLOOR

2,650 SQ FT

TIB ST

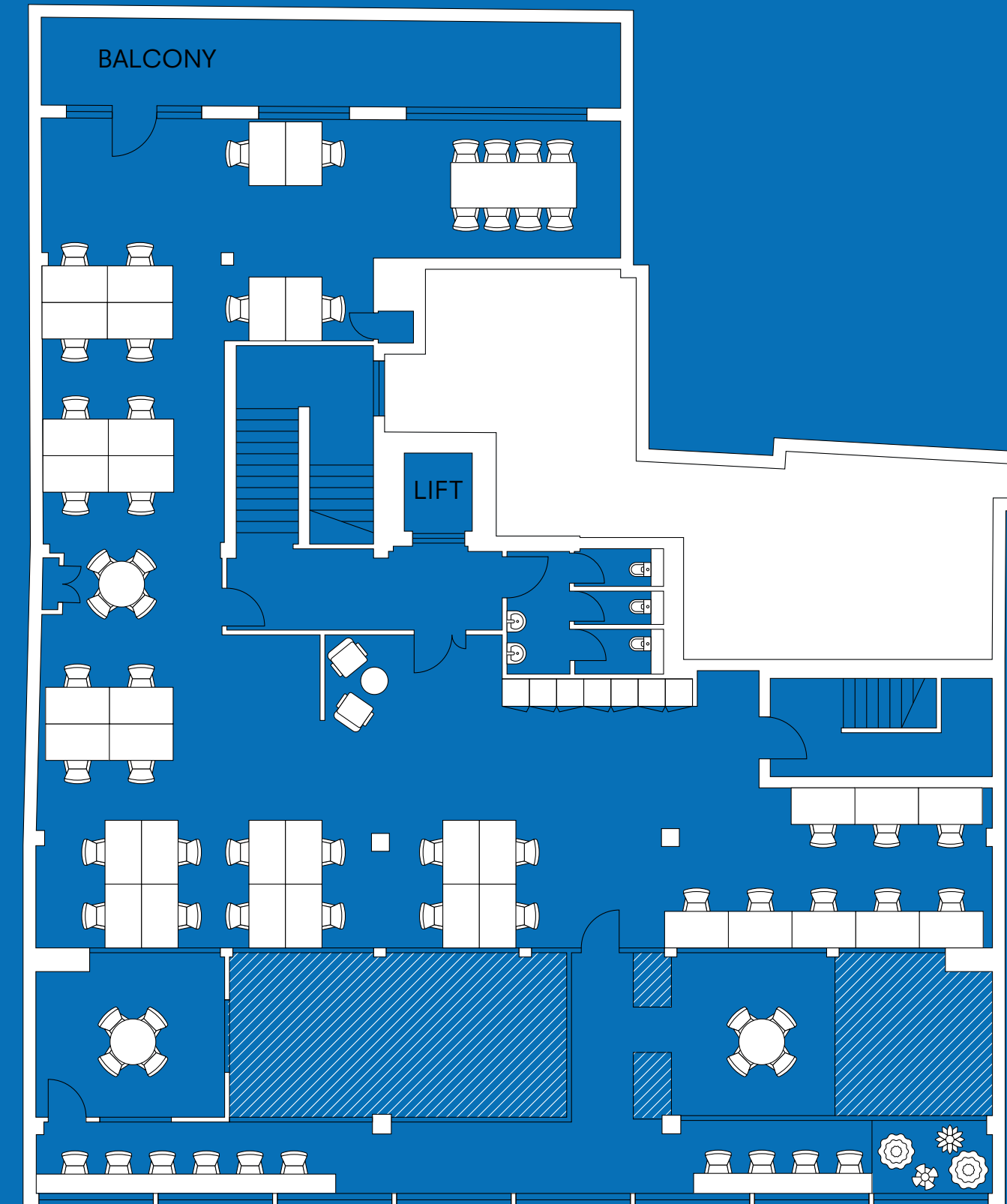


OLDHAM ST

2ND FLOOR

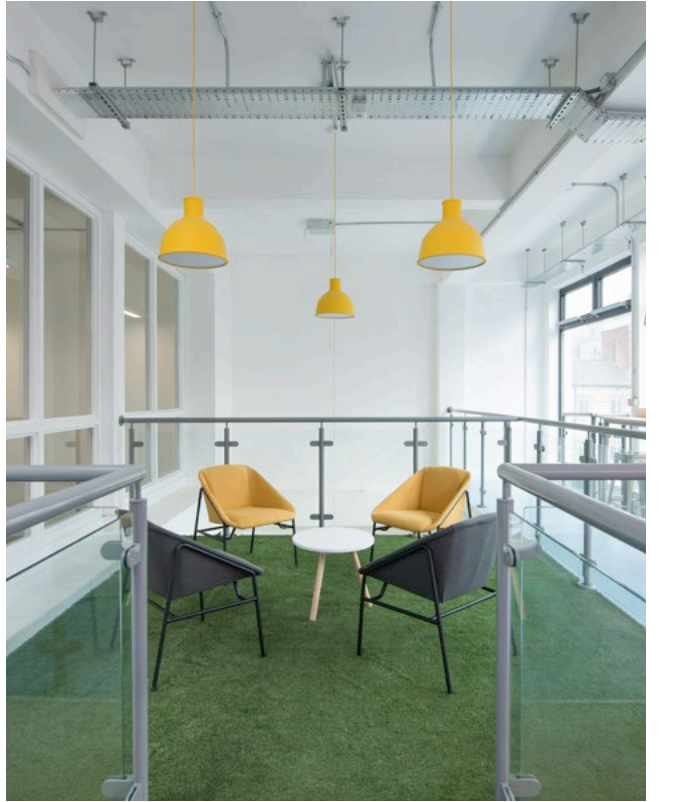
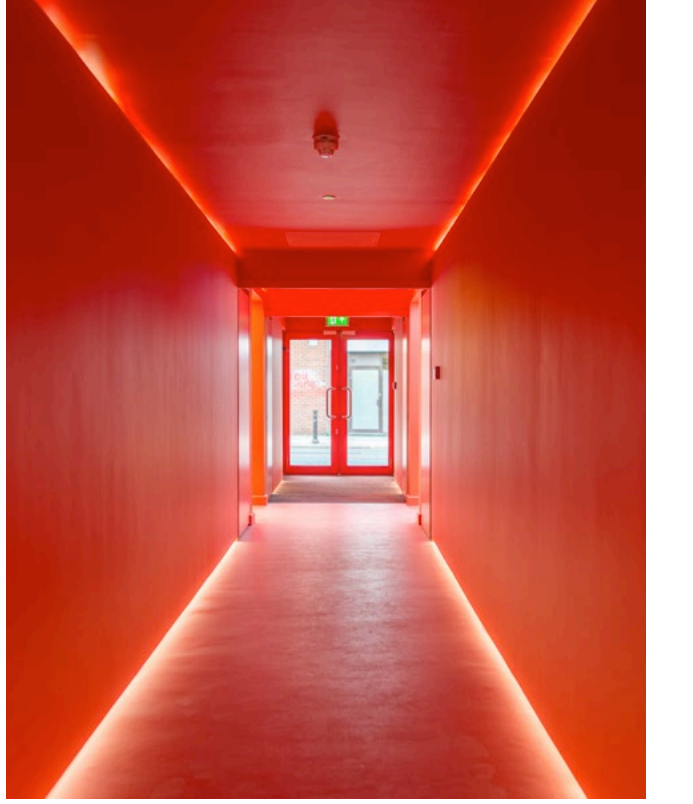
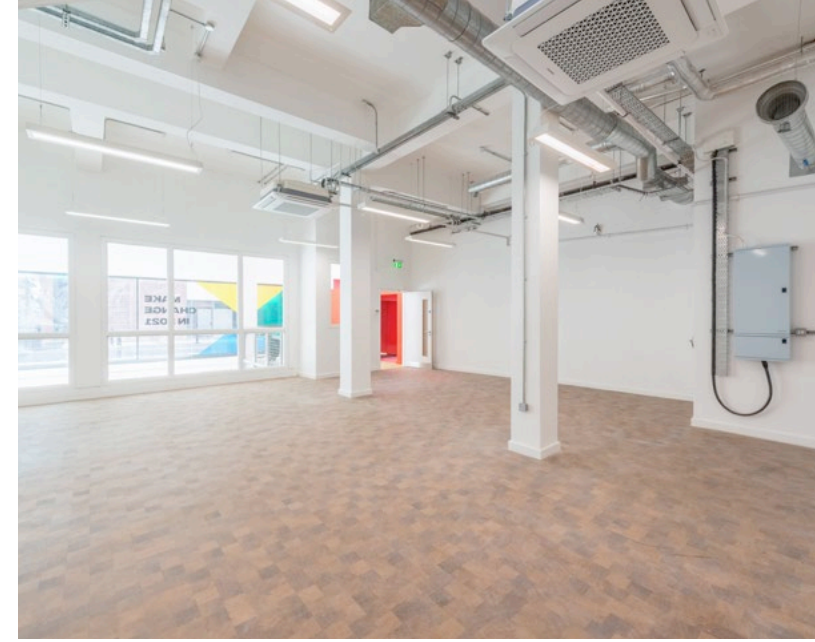
2,807 SQ FT

TIB ST



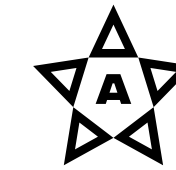
OLDHAM ST

GALLERY

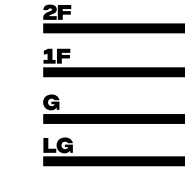




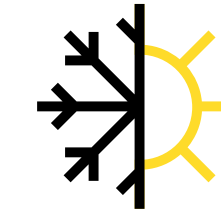
THE STANDARD



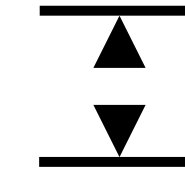
Refurbished to Grade A standard



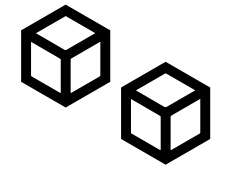
Self contained floors and ground floor studios



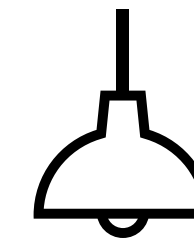
Mechanical cooling and heating system



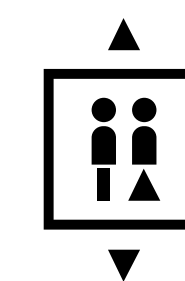
High ceilings (3m plus)



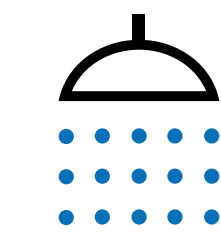
Unique atrium meeting pods and co-working space



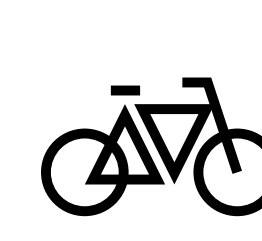
Pendant led light fittings



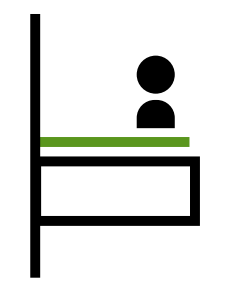
New passenger lift



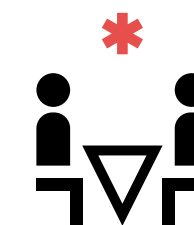
Shower facilities



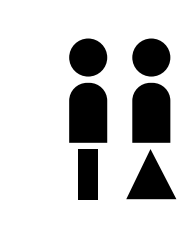
Cycle hub



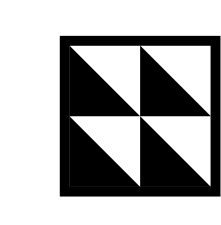
Private balcony (2nd floor)



Ground floor communal breakout space



New WC's to each floor



Contemporary flooring

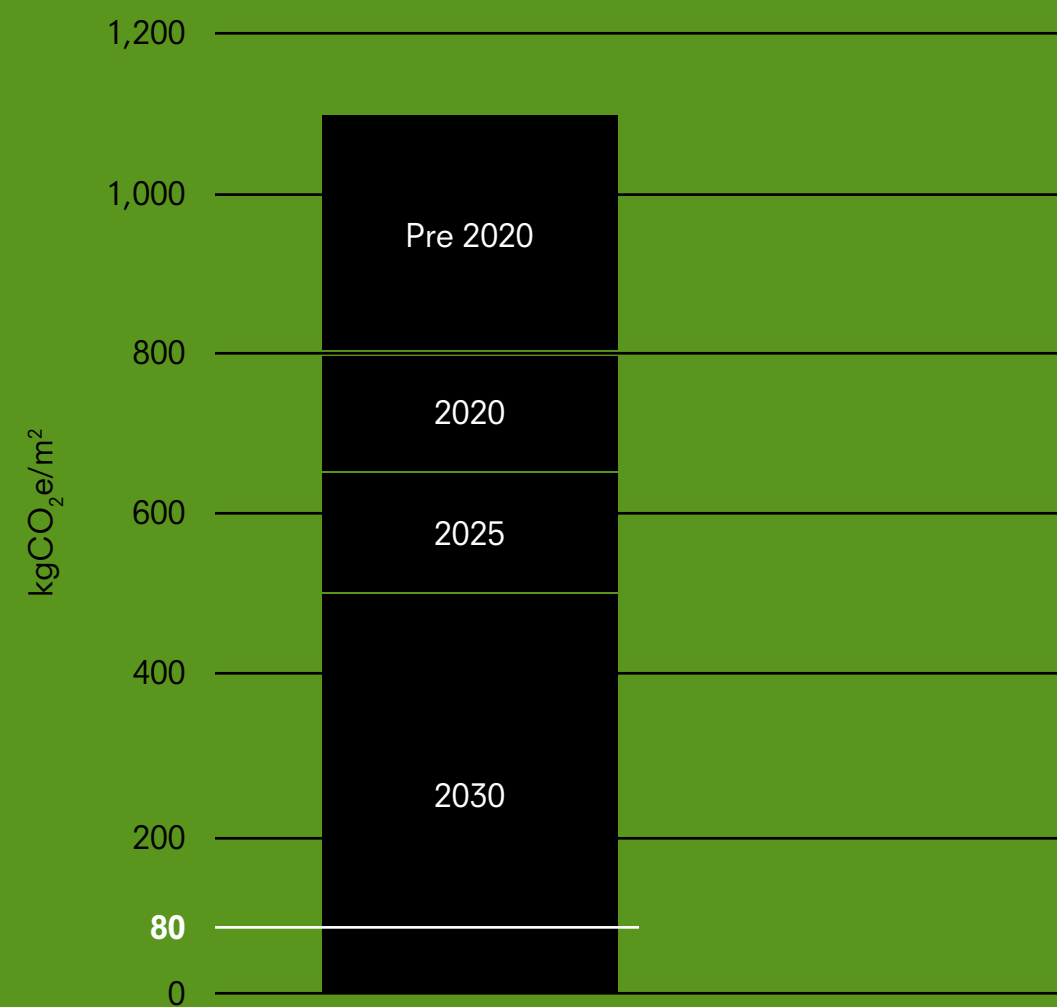


Wirescore Gold certification pending



SUSTAINABILITY

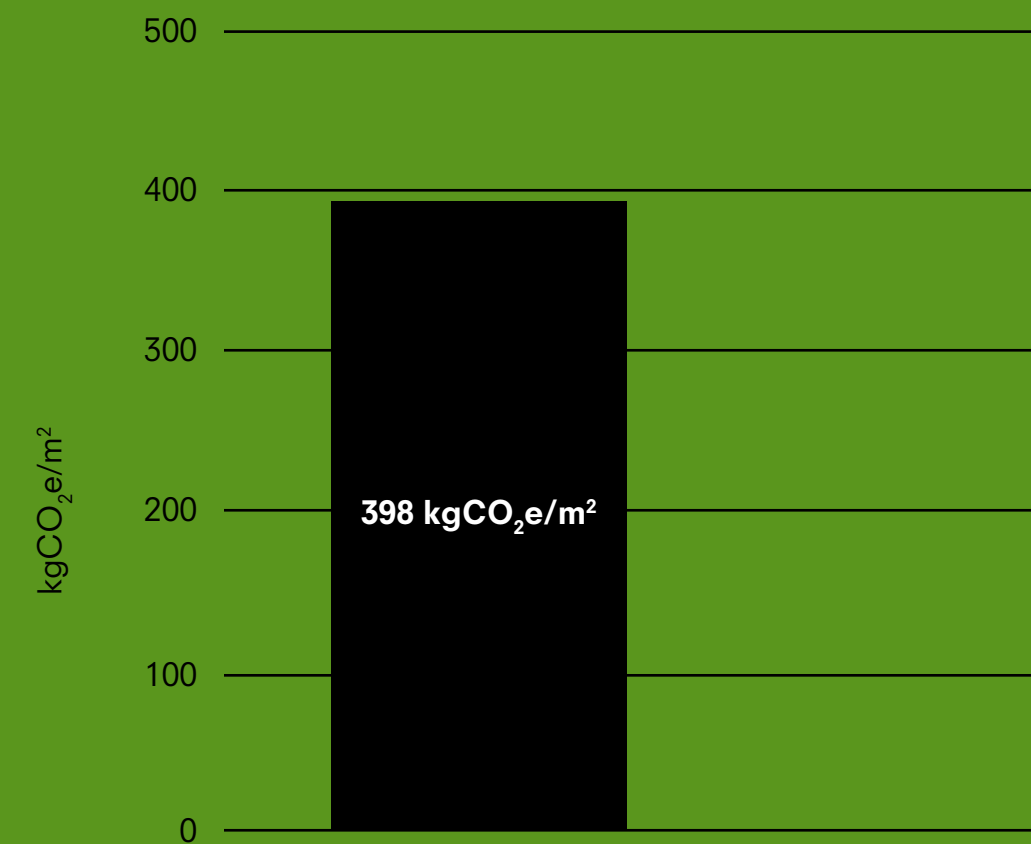
Embodied carbon emissions



Emissions resulting from the fabric have been analysed and compared to the RIBA 2030 standards. Northstar passed comfortably!

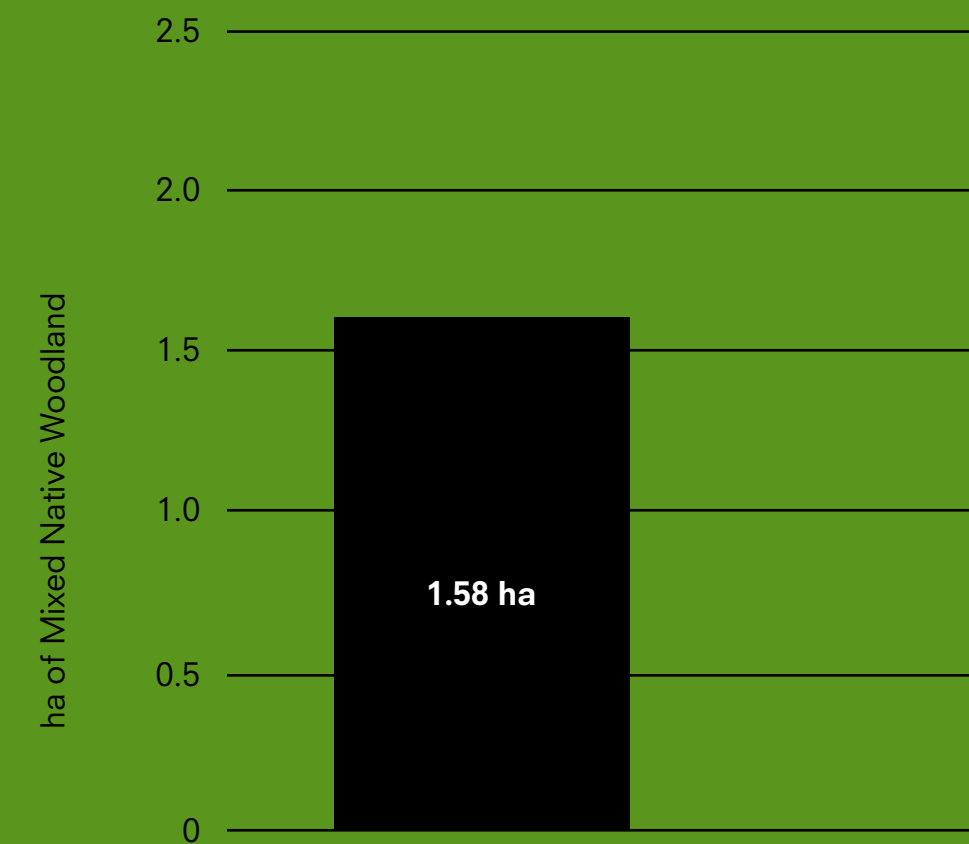
Rebuilding Northstar would typically 'cost' around 1100kg carbon per m² and the RIBA target for 2030 is to move this to 500kg. Refurbishing Northstar and using what was there cost just 80kg of carbon per m².

Emissions avoided through retrofit



We avoided emitting 2609 tonnes of carbon by retro fitting.

Forest equivalent to avoided emissions



The savings from retaining the buildings can be expressed as the forest required to offset an equivalent emissions.

This is based on mixed native woodland using the Woodland Carbon Code at 437 tCO₂e/ha.





FURTHER INFO

TIMING

The accommodation is available for immediate occupation.

TERMS

Accommodation is available on a new full repairing and insuring lease agreement.

RENT, SERVICE CHARGE & RATES

Available on request.

EPC

Available on request.

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