



# TRINITY





OVER 56,000 SQ FT  
OF EXCEPTIONALLY  
CRAFTED WORKSPACE



## THE BUILDING

TRINITY provides 56,694 sq ft of 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 floor plates from 5,500 sq ft and suites from 3,000 sq ft, the flexibility of the building allows businesses to flourish and grow.



## THE WELCOME

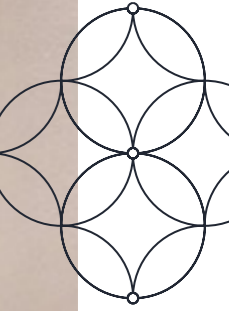
The enlarged, prominent double-height entrance from John Dalton Street provides an impressive welcome to the building.

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.

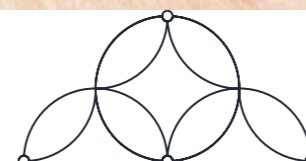


## THE SPACE

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.



Floors available from  
5,500 sq ft to 8,000 sq ft.



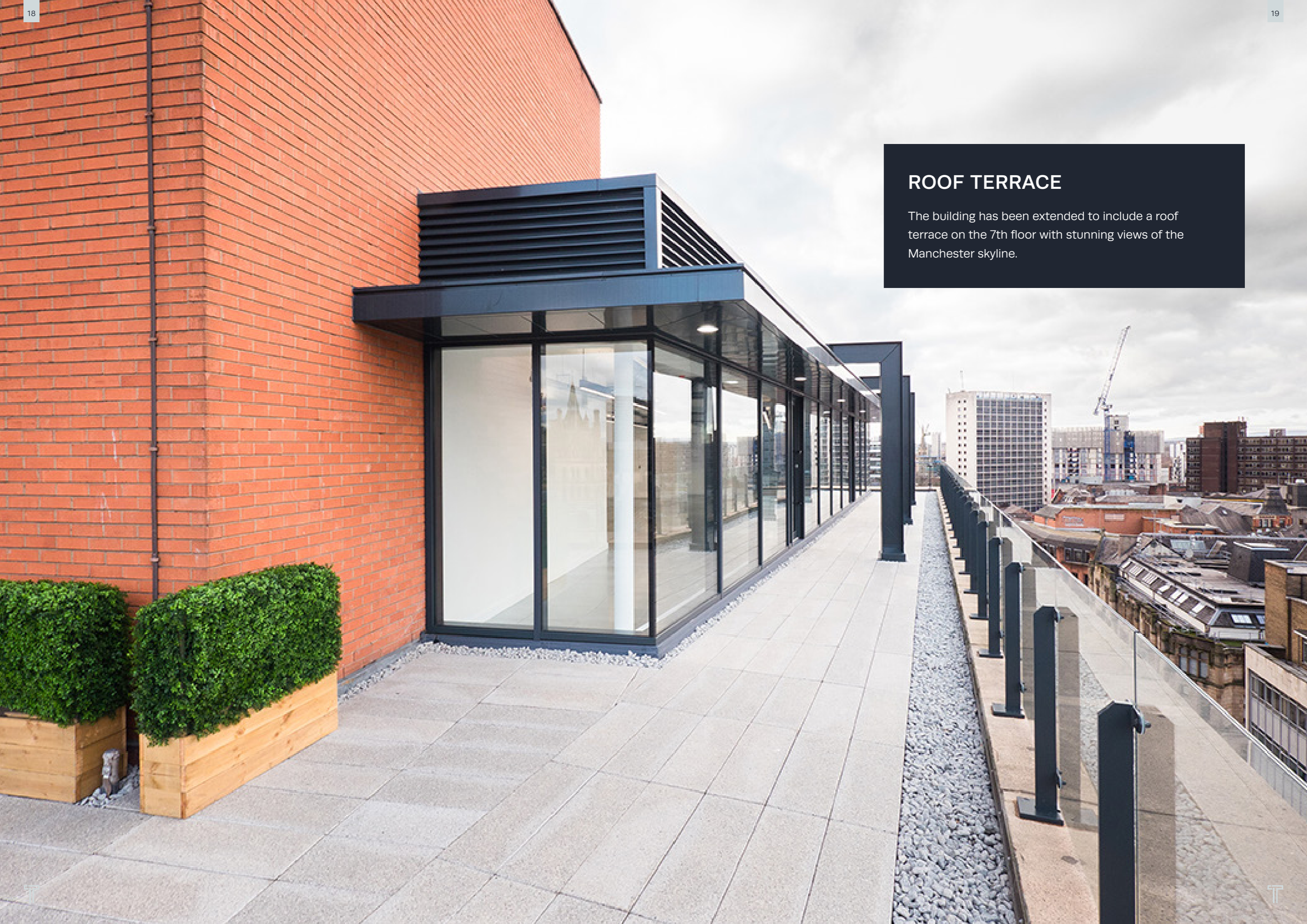


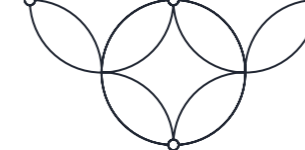
STUNNING VIEWS OF THE  
MANCHESTER SKYLINE FROM  
OUR ROOFTOP TERRACE



## ROOF TERRACE

The building has been extended to include a roof terrace on the 7th floor with stunning views of the Manchester skyline.





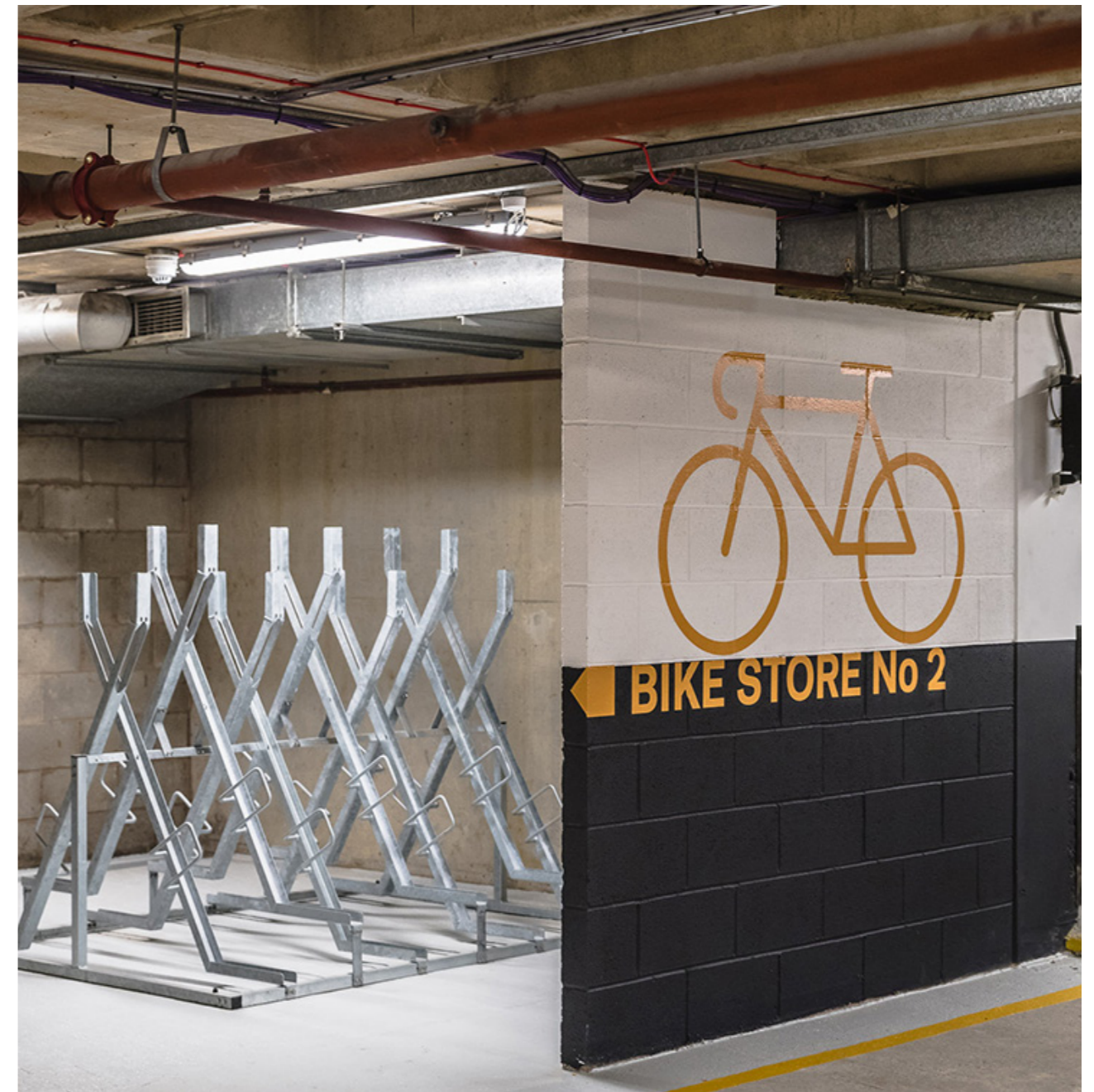
## THE VIEW

The 7th floor complements the existing 5th floor balcony with it's own outstanding views.



## BUILDING SPECIFICATIONS

- Double-height reception, with full height glazing to John Dalton Street Coffee shop 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>



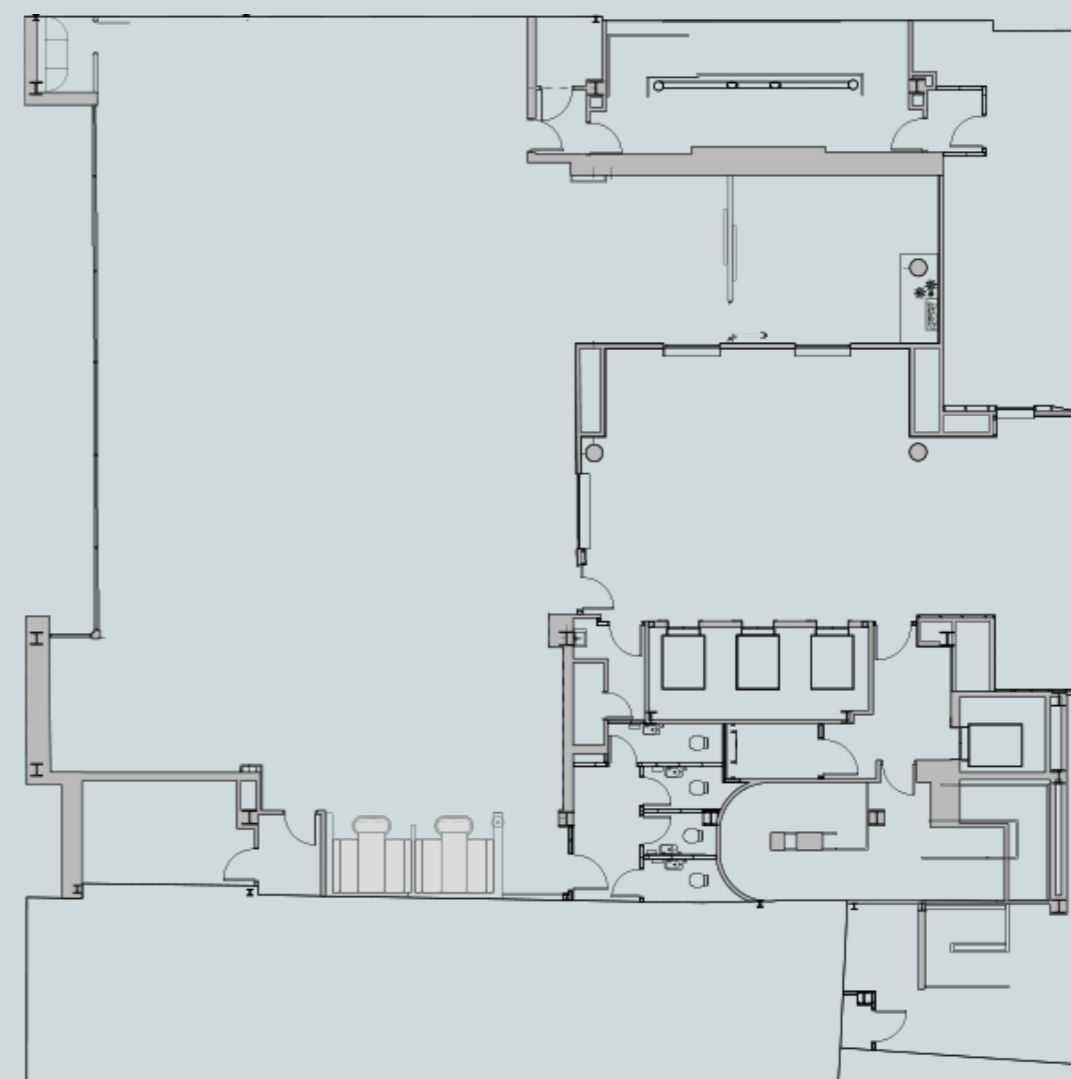
- Outside terrace space on level 5 and level 7
- Three 10-persons passenger lifts exiting directly into the office suites and one 800 kg goods lift serving all floors
- Dedicated loading bay on Mulberry Street
- 30 secure basement car parking spaces
- Communal cycle storage for 58 bikes at basement level
- Separate male and female showers and changing areas
- Ultra-fast broadband capability with multiple providers



## FLOOR PLATES

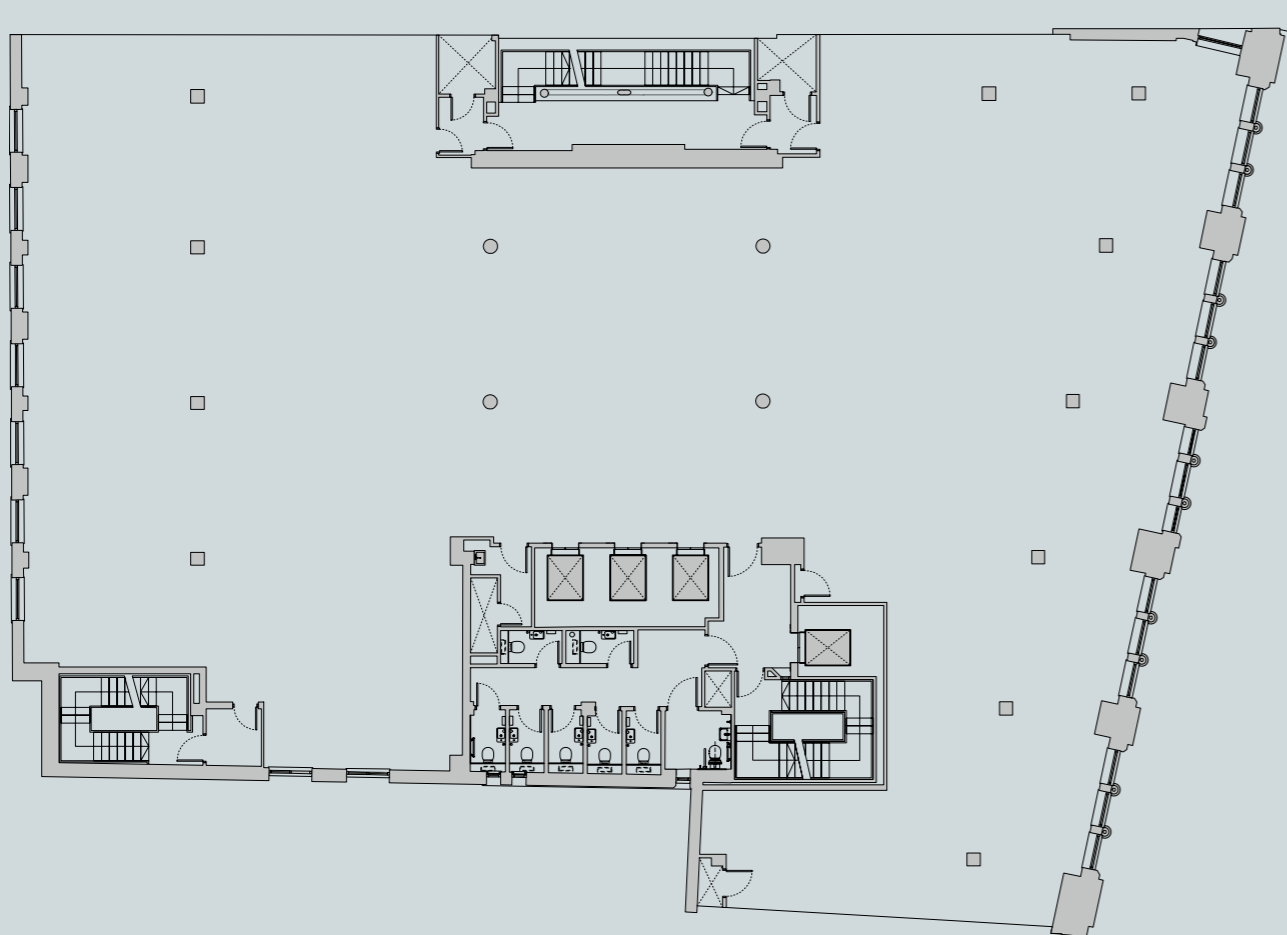
### MEZZANINE LEVEL

3,464 SQ FT

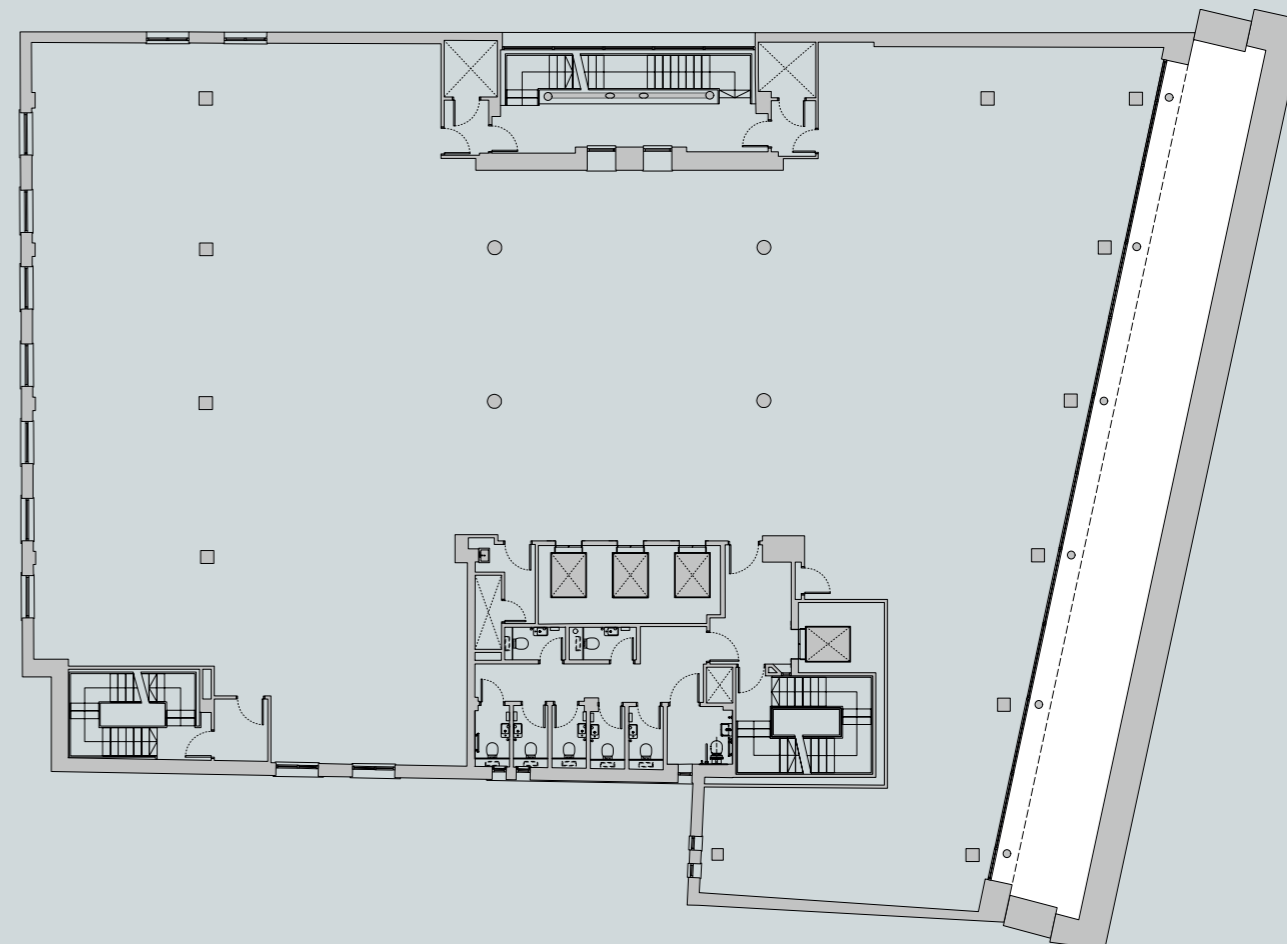




- LEVEL 1** 7,918 SQ FT
- LEVEL 2** BLUE ROOMS
- LEVEL 3** KENNEDYS SOLICITORS
- LEVEL 4** KENNEDYS SOLICITORS

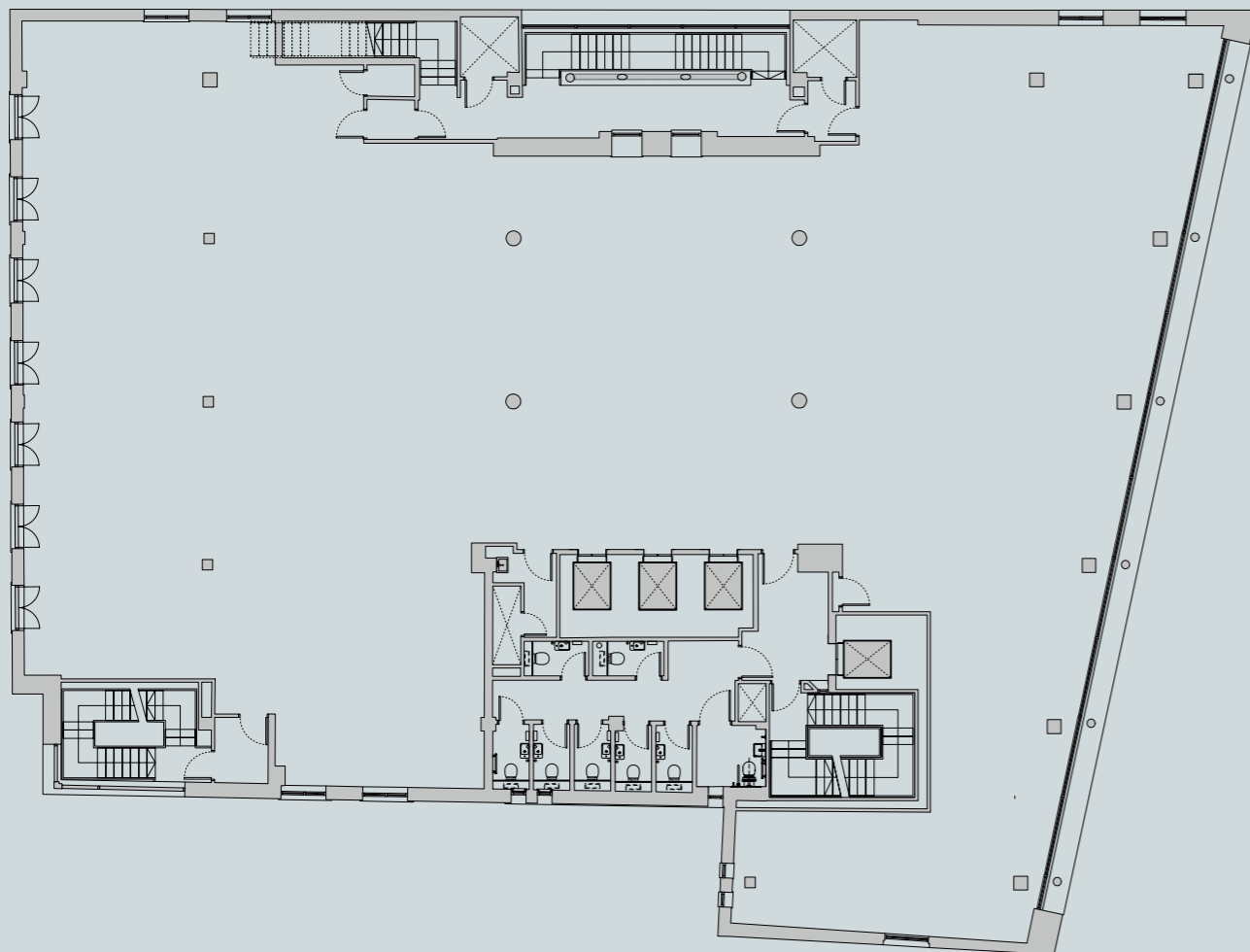


- LEVEL 5**
- TOSCA DEBT CAPITAL & SAFFERY CHAMPNESS

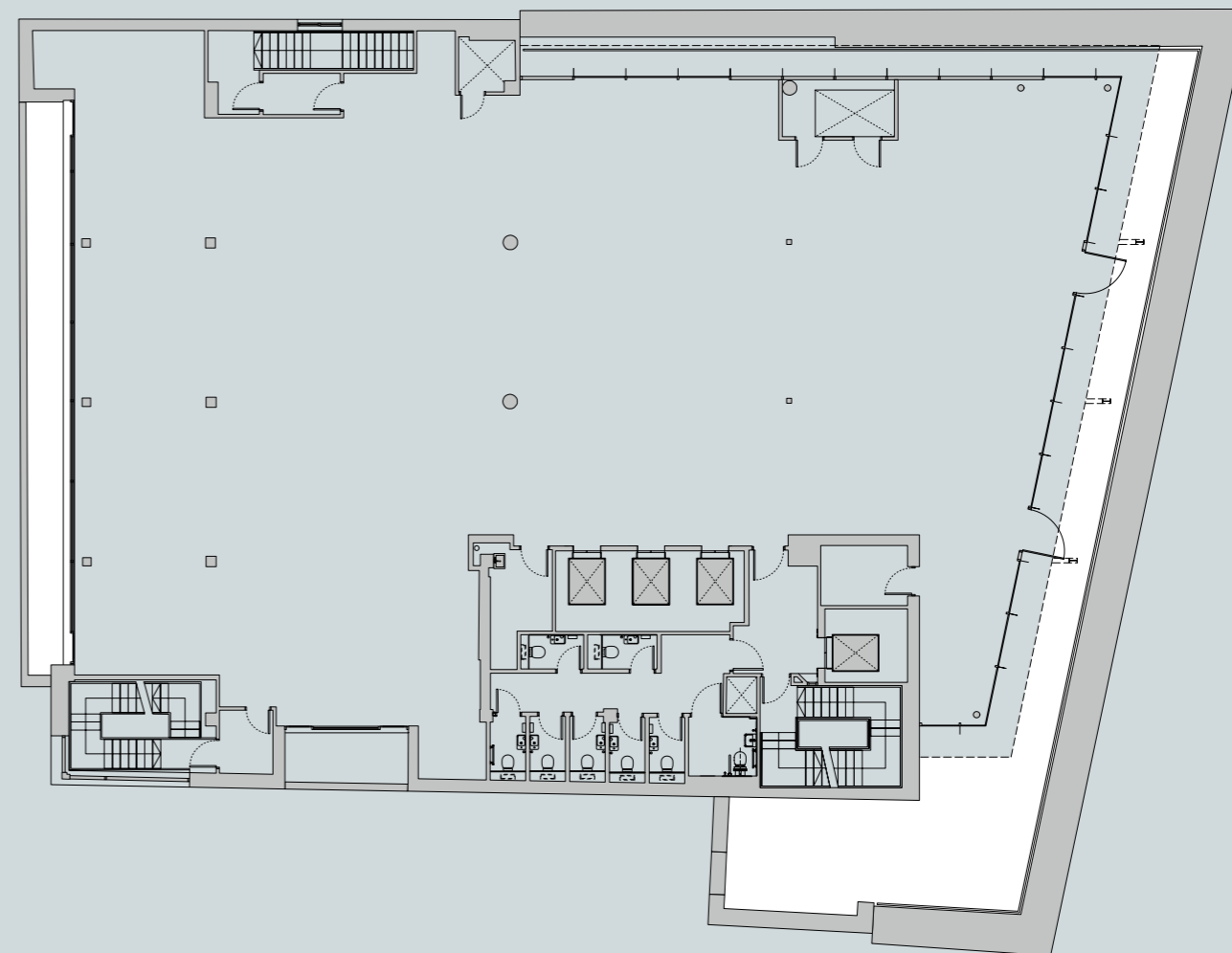


**LEVEL 6**

6,906 SQ FT

**LEVEL 7**

5,588 SQ FT





PICCADILLY TRAIN STATION

Metrolink

STEVENSON SQUARE

Metrolink

OXFORD RD STATION

MANCHESTER ART GALLERY

Metrolink

ST PETER'S SQ

TOWN HALL

Metrolink

ROYAL EXCHANGE THEATRE

KING STREET



VICTORIA TRAIN STATION

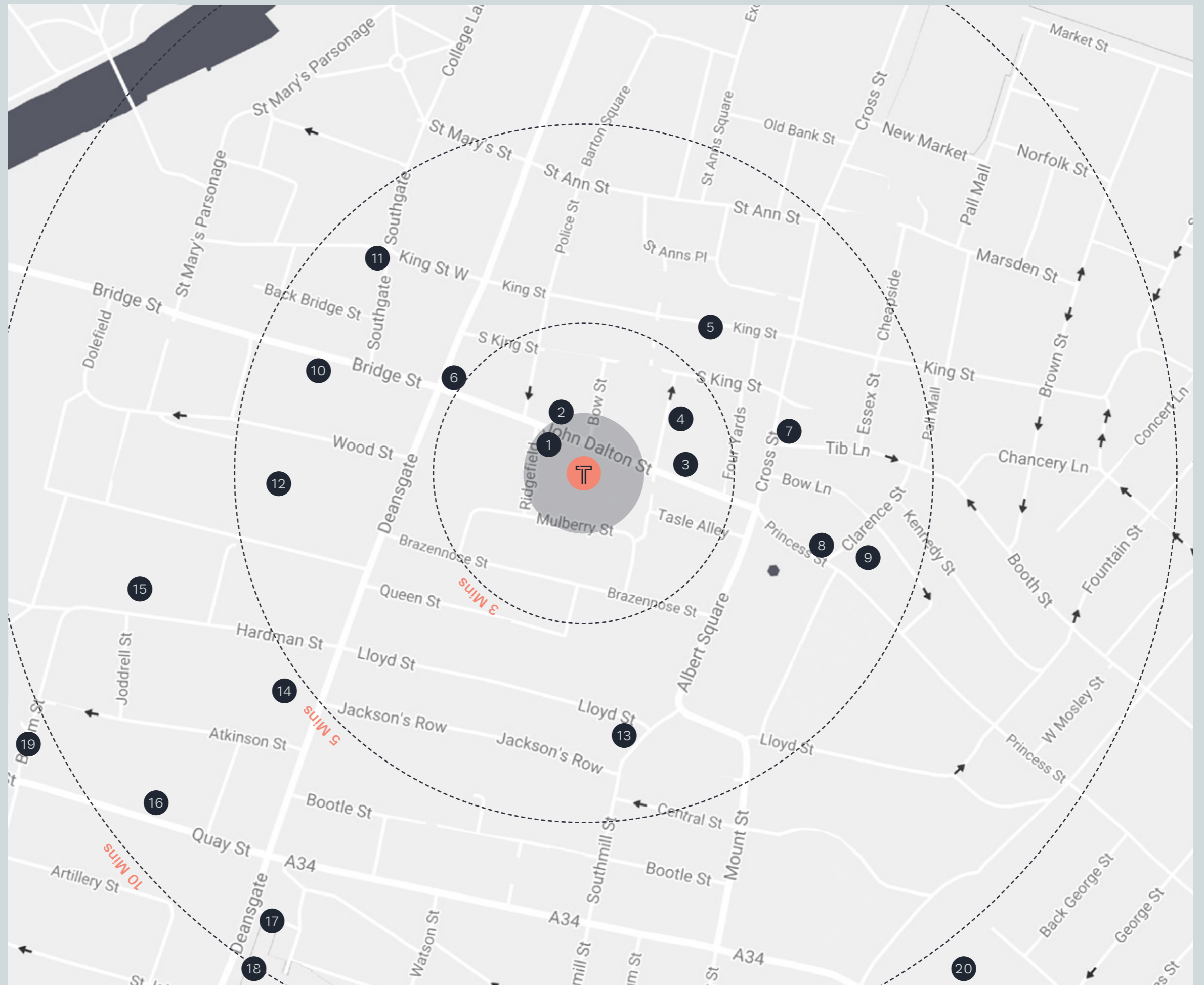
DEANSGATE

SPINNINGFIELDS

SALFORD CENTRAL STATION

## LOCATION

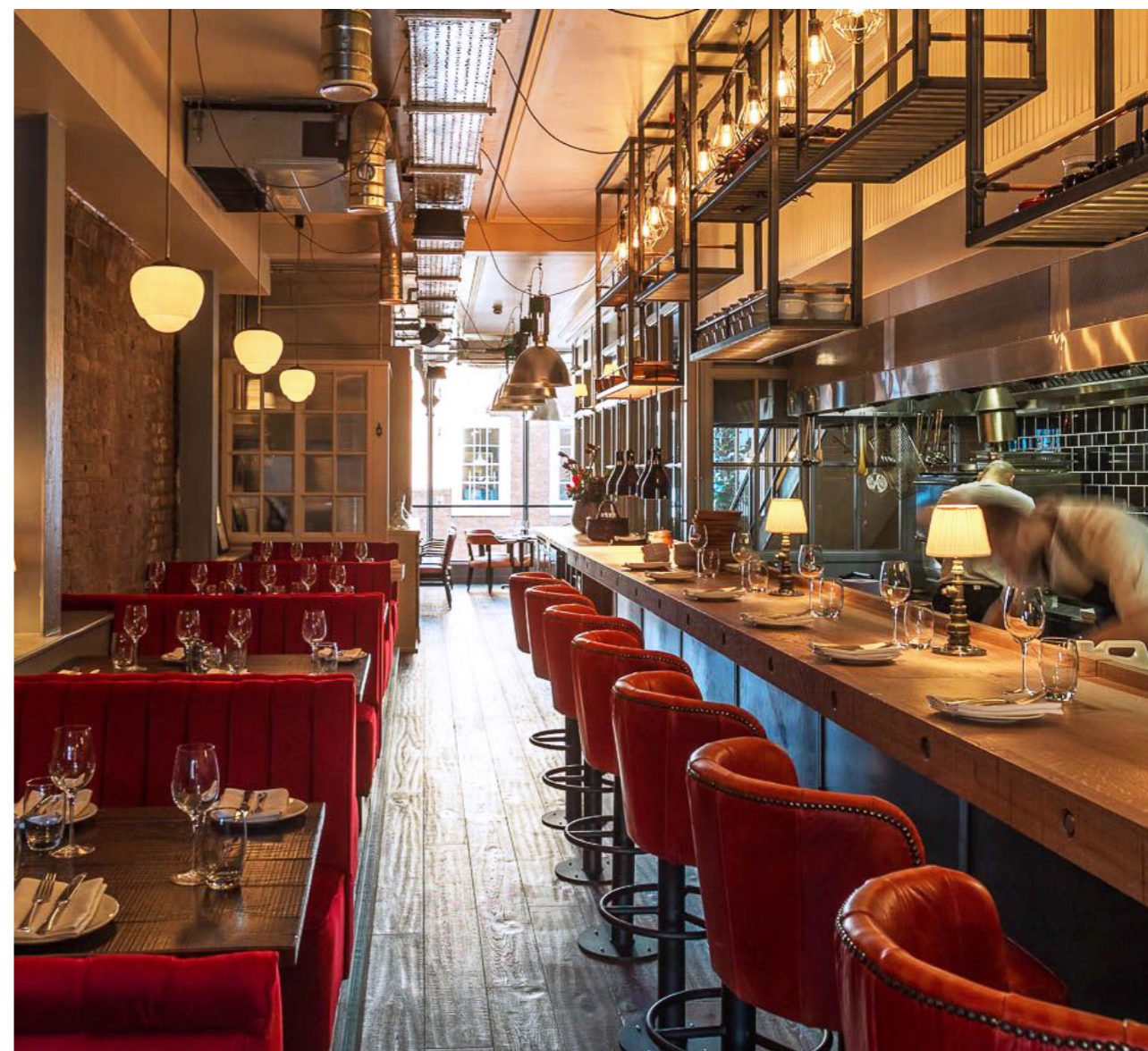
1. Restaurant Bar & Grill
2. Salvis
3. MyThai
4. Cafe Forté
5. El Gato Negro
6. Katsouris
7. Cafe Nero
8. Piccolinos
9. Starbucks
10. Randall and Aubin
11. San Carlo
12. Australasia
13. Reds True BBQ
14. Hawksmoor
15. PureGym
16. Bannatyne Gym
17. Grindsmiths
18. Lifestyle Fitness
19. 20 Stories
20. Fumo





## THE NEIGHBOURHOOD

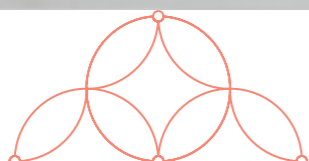
Sitting perfectly between the traditional commercial district surrounding St. Peter's Square and thriving business hub, Spinningfields, the best Manchester has to offer is right on our doorstep.



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.



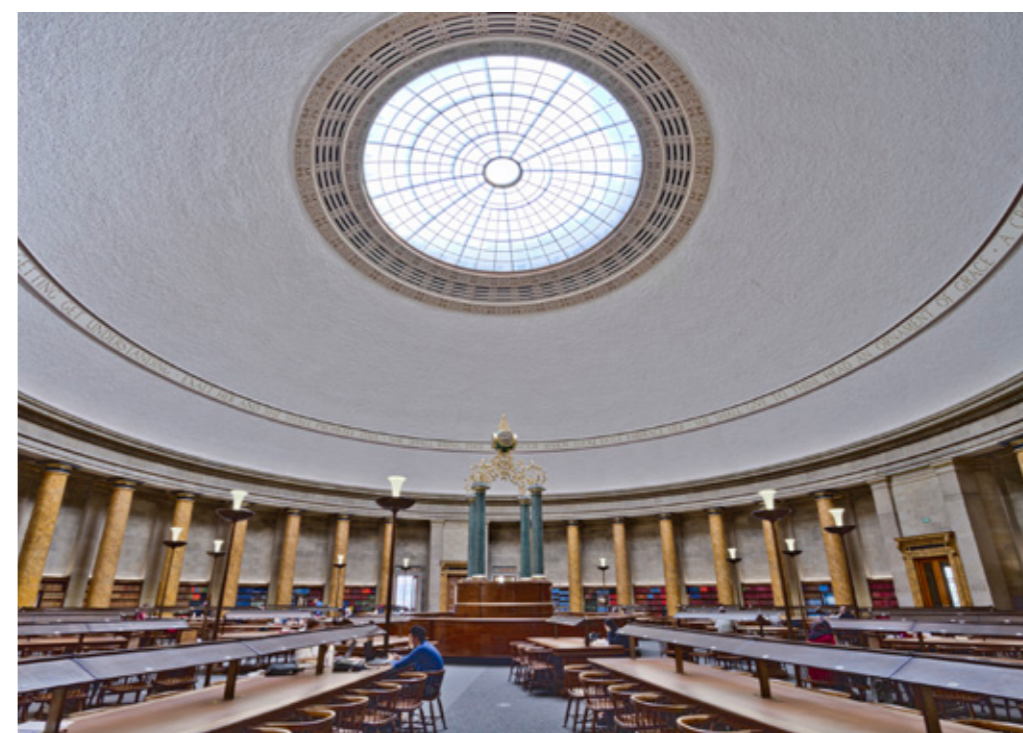
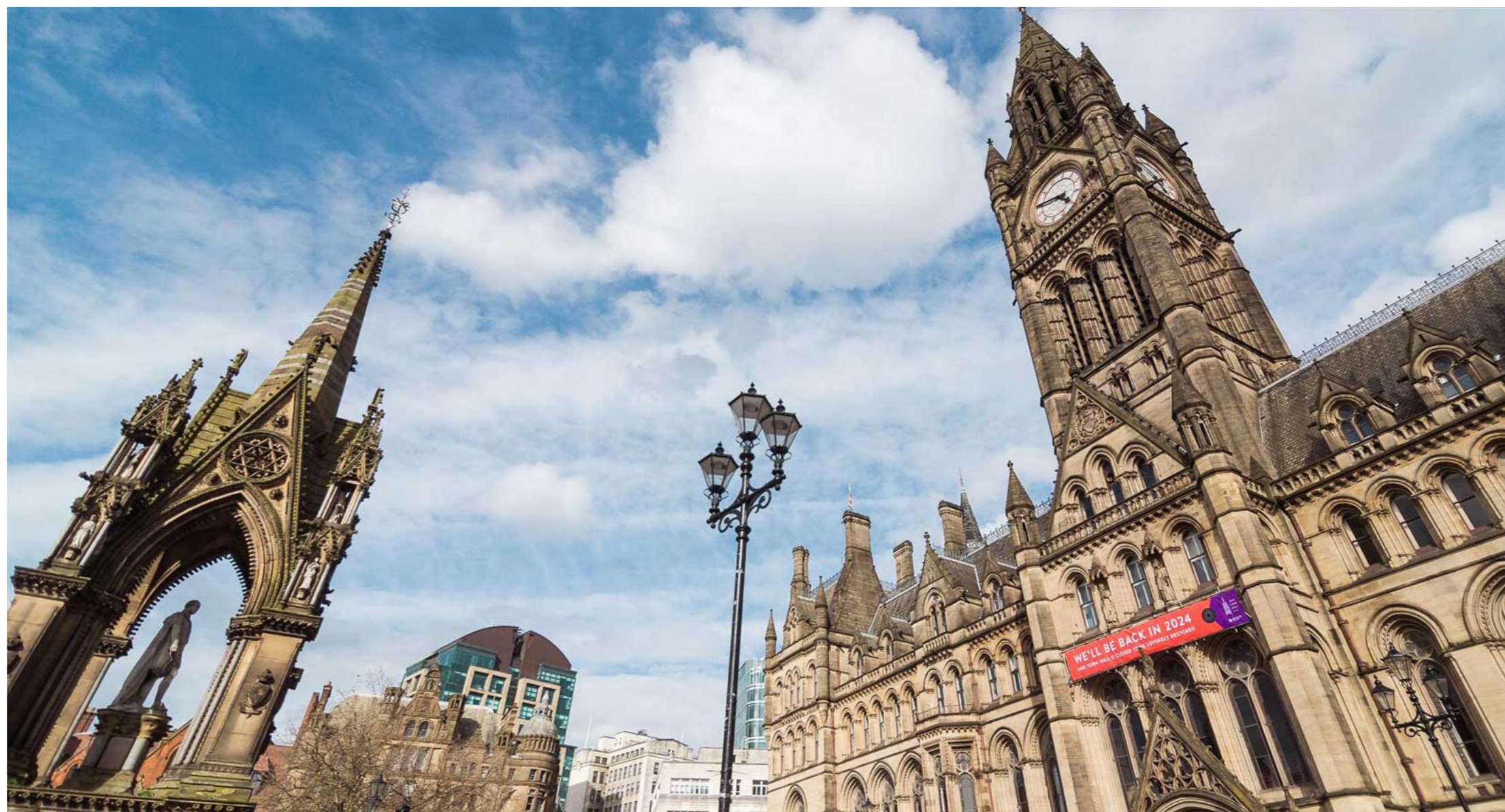
Whether it's a flat white or a caramel macchiato you're after, you'll find high-street favourites and independent coffee shops nestled amongst each other in the local area.



## 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 three excellent gyms nearby – PureGym in Spinningfields, Lifestyle Fitness at the Great Northern and Bannatynes Health Club on Quay Street. However, if you don't go for traditional gym culture, why not check out one of the nearby yoga studios, bootcamps or sign up for Lululemon's free after-work running club every Tuesday.





## 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 VIEWING CONTACT:



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