



Linley House

21 DICKINSON STREET / MANCHESTER



Office suites available
from 3,197 – 21,889 sq ft

Space to inspire



The Building

Linley House has undergone a recent refurbishment and now provides new office space that can be tailored to meet your needs.

The building provides a range of fit out options that gives you flexibility and allows your business to grow.

- 1 Exterior
- 2 Reception





On-site
café

Two Hands Café

Available exclusively for Clockwise members and building tenants, the Two Hands Café serves barista-crafted coffee along with a selection of exciting food options.

Clockwise

Clockwise occupies a number of floors at Linley House, offering a fully serviced workspace solution with event spaces and multiple meeting rooms available for hire.

Relax and take five at the Two Hands Café



Meeting &
event space

1 Two Hands Café

2 Clockwise Meeting Room

Occupier wellbeing at the fore

The building has been designed to a high specification with the tenant in mind. All things have been considered, from the arrival experience through to the end-of-journey facilities.



New VRF
air conditioning



On site security
& commissionaire



Cycle
storage



Exposed
services



Lockers &
drying room



Disabled
access



Full access
raised flooring



Secure
parking



Showers

ESG

Linley House uses 100% green energy which makes it a highly environmentally efficient building.



GRESB 5 star rating

WiredScore 'Gold'

BREEAM 'Very Good'

100% Green energy

EPC Rating B

Environmentally sourced cleaning products



Wellbeing

The building has been equipped with everything an occupier could need, providing a comfortable yet productive workplace.



Bicycle storage

ActiveScore 'Silver'

On-site café

Communal breakout areas

Shower facilities

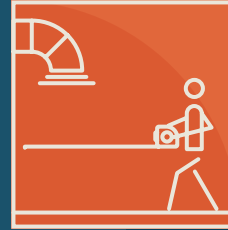
Space your way

Ready to Fit Space

A blank slate to make the space your own.

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture.

Simple.



Fitted Space

A traditional lease but with the benefit of an initial fit out already done for you.

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.



Fitted & Furnished Space

We'll provide the furniture, you just bring your team and their tech and you're ready to go.

With all furnishings included, there's nothing left to do apart from move in – top quality workspace allowing for a seamless transition.



Managed Space

Why not let us take care of maintaining your space?

Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, maintaining printers and even all the health and safety of running a commercial space – not to mention the internet and utilities – let us do all that for you so you can get on with what you do best.



Fully fitted
and ready
to go



The smarter way to work



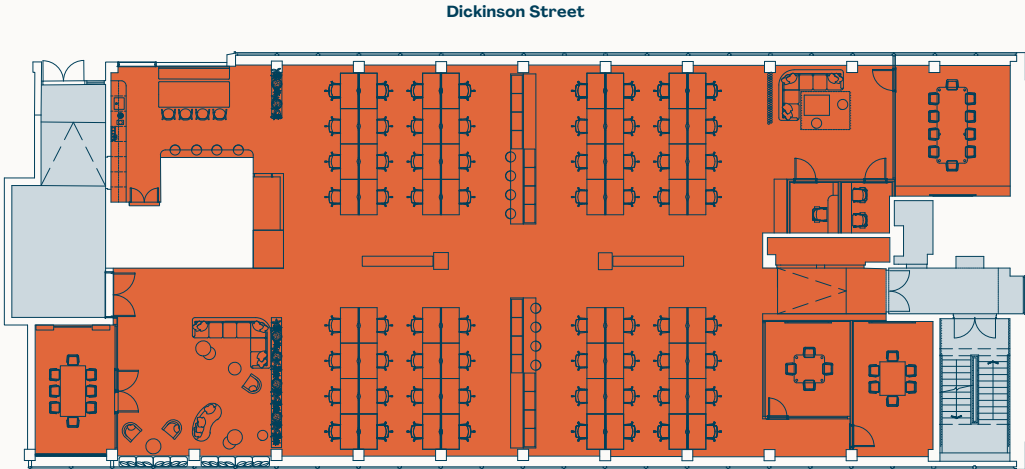
Flexible space

Floor	Unit	Sq Ft	Sq M
Sixth	6b	4,500	418
Fifth	5b	3,197	297
Third	3b	4,373	406
Second	2	9,819	912
Total		21,889	2,033



For indicative purposes only. Not to scale.

Third Floor Space Plan
4,373 Sq Ft / 406.3 Sq M



64 open plan workstations



10 person boardroom



8 person meeting room



6 person meeting room



4 person meeting room



Kitchen



2 x breakout areas



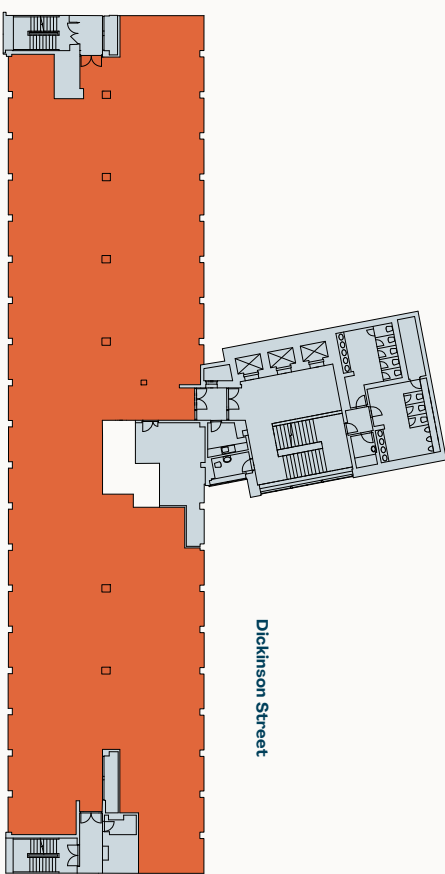
2 x phone booths



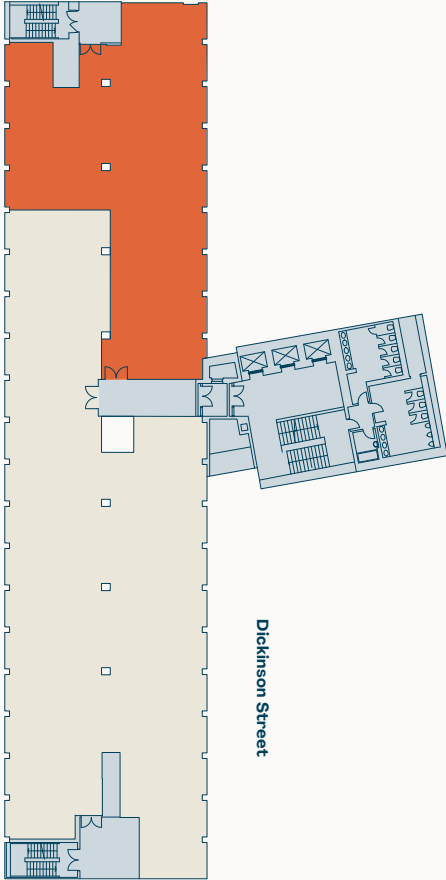
Collaboration area

Bright & open

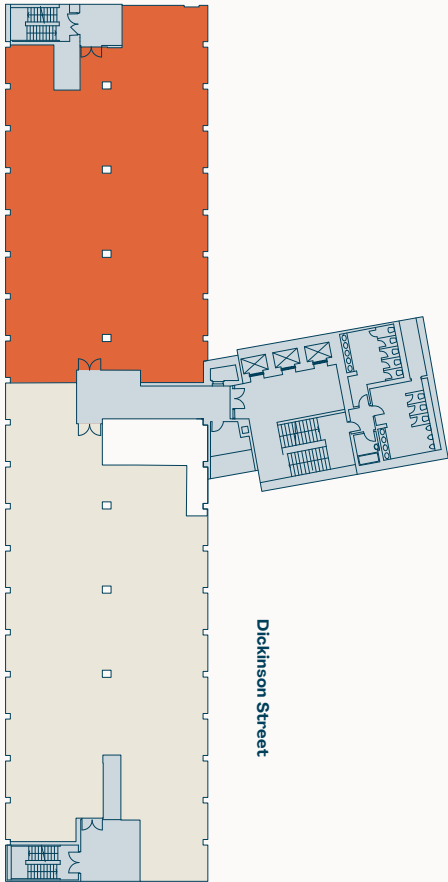
Second Floor Plan
9,819 Sq Ft / 912.2 Sq M





Fifth Floor Plan
3,197 Sq Ft / 297.0 Sq M



Sixth Floor Plan
4,500 Sq Ft / 418.0 Sq M



-  Available Space
-  Core



For indicative purposes only. Not to scale.

Amongst the hustle & bustle of city life

- 1 Canal Street
- 2 Grand Pacific
- 3 Mana
- 4 Mackie Mayors
- 5 St Peters Square
- 6 New Century



Local area

Located in the heart of Manchester, Linley House is minutes away from the city's must-see sights and cultural institutions.

Manchester has a vibrant social scene, with a host of renowned food and drink options all at your fingertips.



Keeping you connected

The Location

The area is well served by numerous local amenities and transport links, with Manchester Oxford Road and Manchester Piccadilly stations both a short walk away. The Metrolink tram network is easily accessed at nearby St Peter's Square, connecting the rest of the city.



Bars & Restaurants

- 01 WOOD
- 02 Erst
- 03 Higher Ground
- 04 Mana
- 05 Six by Nico
- 06 Dishoom
- 07 Yuzu
- 08 Mackie Mayors
- 09 The Ivy Spinningfields
- 10 Refuge

Culture

- 11 Palace Theatre
- 12 Manchester Art Gallery
- 13 New Century
- 14 HOME
- 15 Kampus

Coffee

- 16 ASAP Coffee
- 17 Bold Street Coffee
- 18 Foundation Coffee House
- 19 Black Sheep
- 20 Pret A Manger

Fitness

- 21 BLOK
- 22 Pure Gym
- 23 F45
- 24 TRIB3
- 25 Barry's

Hotels

- 26 The Midland
- 27 Hotel Brooklyn
- 28 Double Tree by Hilton
- 29 Hilton Manchester
- 30 Hotel Gotham



05

minutes

St Peter's Square
Tram Stop



06

minutes

Oxford Road
Station



10

minutes

Market Street
Tram Stop



13

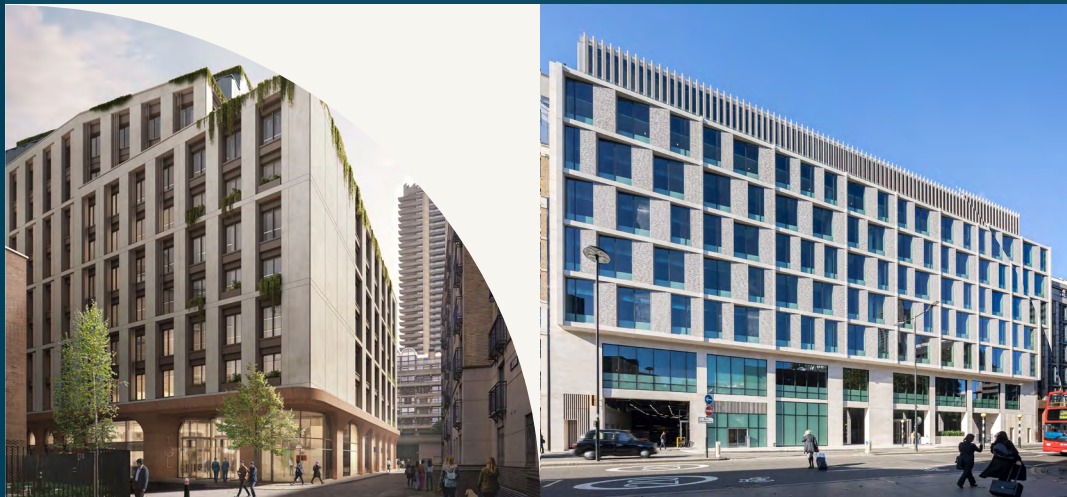
minutes

Manchester
Piccadilly



Founded in 2010, we are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



Our ESG focus

Environmental, social and governance factors are embedded in our investment process which not only reduces risk but also generates value for our investors.

Select examples in practice are:

- revitalising heritage buildings and improving local landscapes
- providing spaces or funds for local community use
- improving building quality to provide greater energy efficiency and disabled accessibility
- socially responsible business plans that integrate our local communities
- active consultation with and responsiveness to local stakeholders



Further Information

Viewings

Strictly through the joint sole letting agents:



James Devany

t 07525 582 901
e james.devany@eu.jll.com

Sixteen.

Nick Nelson

t 07842 714 043
e nick@sixteenrealestate.com

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