



NOX



**A new mixed-use workspace at
the intersection of enterprise
and creativity in Manchester.**





Providing a dynamic environment for creative, digital and tech companies.

NQX has been designed to deliver high quality workspaces over 17 floors. Floors will range from 1,076 sq ft to 10,171 sq ft and the building will total 122,150 sq ft.

Set within Manchester's Northern Quarter, NXQ blends history with innovation and will provide on site amenity, cycle hub, fitness space and a central courtyard.

The ground floor space will be activated by a restaurant, cafe and provide space to create a thriving community.

Planning permission has been granted and all the information relating to the permission can be found by searching application reference number 139778/FO/2024 on the Manchester City Council planning portal.





Northern Quarter & Ancoats





Intersecting the city's most dynamic districts.

Situated on the vibrant border of the Northern Quarter and Ancoats, this office development will offer the best of Manchester's creative and commercial hubs. Surrounded by independent cafés, stylish bars, and excellent transport links, it's a dynamic location designed for modern business.

Connectivity



Within 10 minutes
walk of the Metrolink



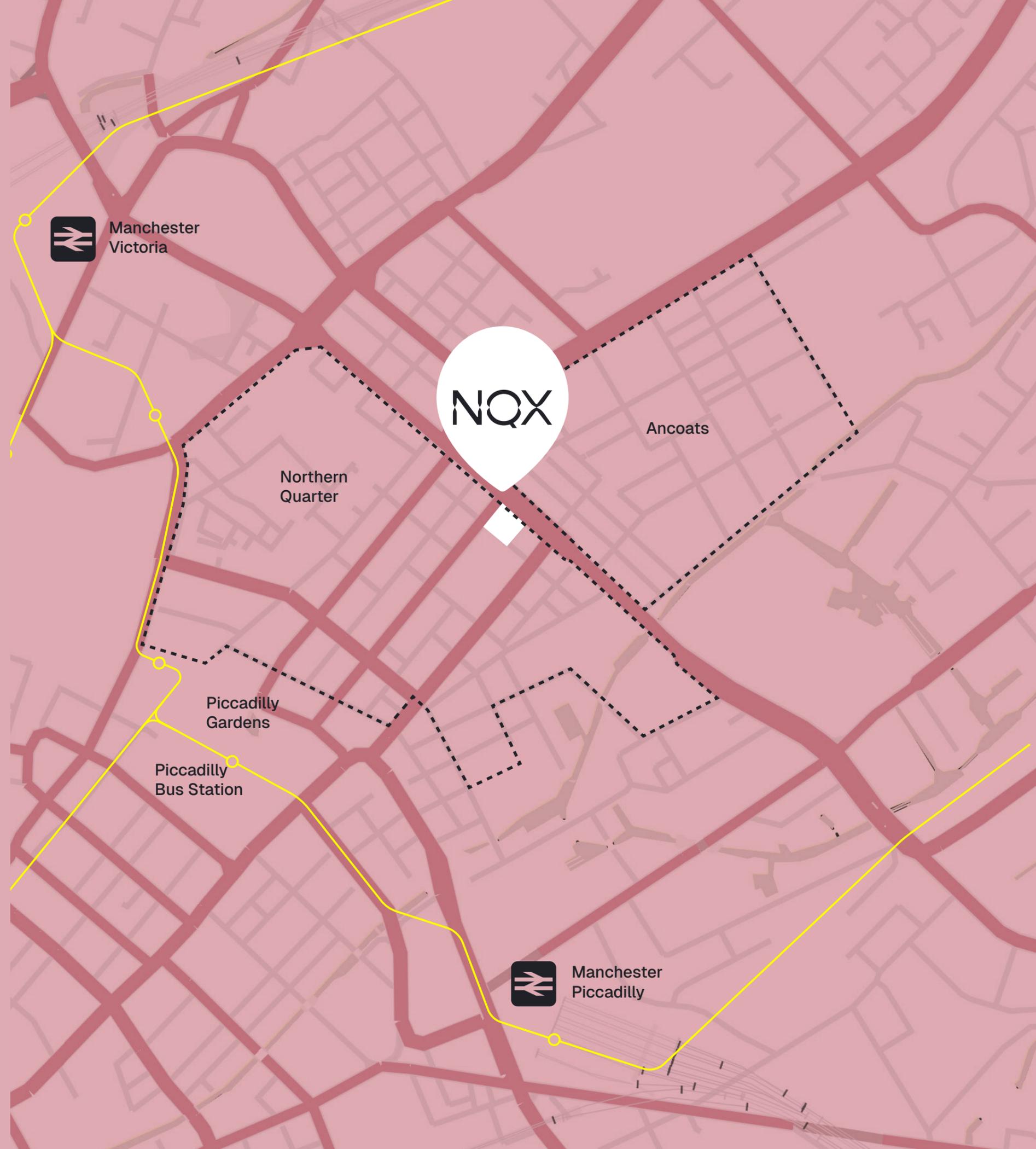
8 minute walk to
Piccadilly Bus Station



13 minute walk to
Piccadilly Train Station



Right next to the A665





Brimming with creativity, culture and energy.

Known for independent cafés, bars and eclectic shops, this area is an inspiring backdrop for work and play. Street art covers historic red-brick buildings and converted warehouses play host to creative studios, co-working spaces and tech startups.

With a blend of heritage, innovation and some of the best food and drink spots in the city, working in this area means being surrounded by a community of forward-thinking professionals in a lively, ever-evolving urban setting.



Port Street Beer House



The Counter House, Cutting Room Square



Ancoats Canal



Building

NQX is designed to deliver quality, efficiency, and modern functionality. Every detail has been carefully considered to create a professional environment that enhances productivity and comfort.

From high-spec finishes to state-of-the-art technology, every aspect of the space is crafted to meet the demands of modern businesses. With spacious layouts and premium amenities, this is a workspace that not only supports productivity but also fosters innovation and wellbeing.

Specifications

- Retention-led design
- Up to 100,000 sqft grade A office space
- Targeting BREEAM Excellent rating
- Targeting WELL 'Gold'
- Wirescore 'Platinum'
- Targeting EPC A rating
- Column-free floorplates
- 2-way split direct from core
- Net Carbon Zero



Available space

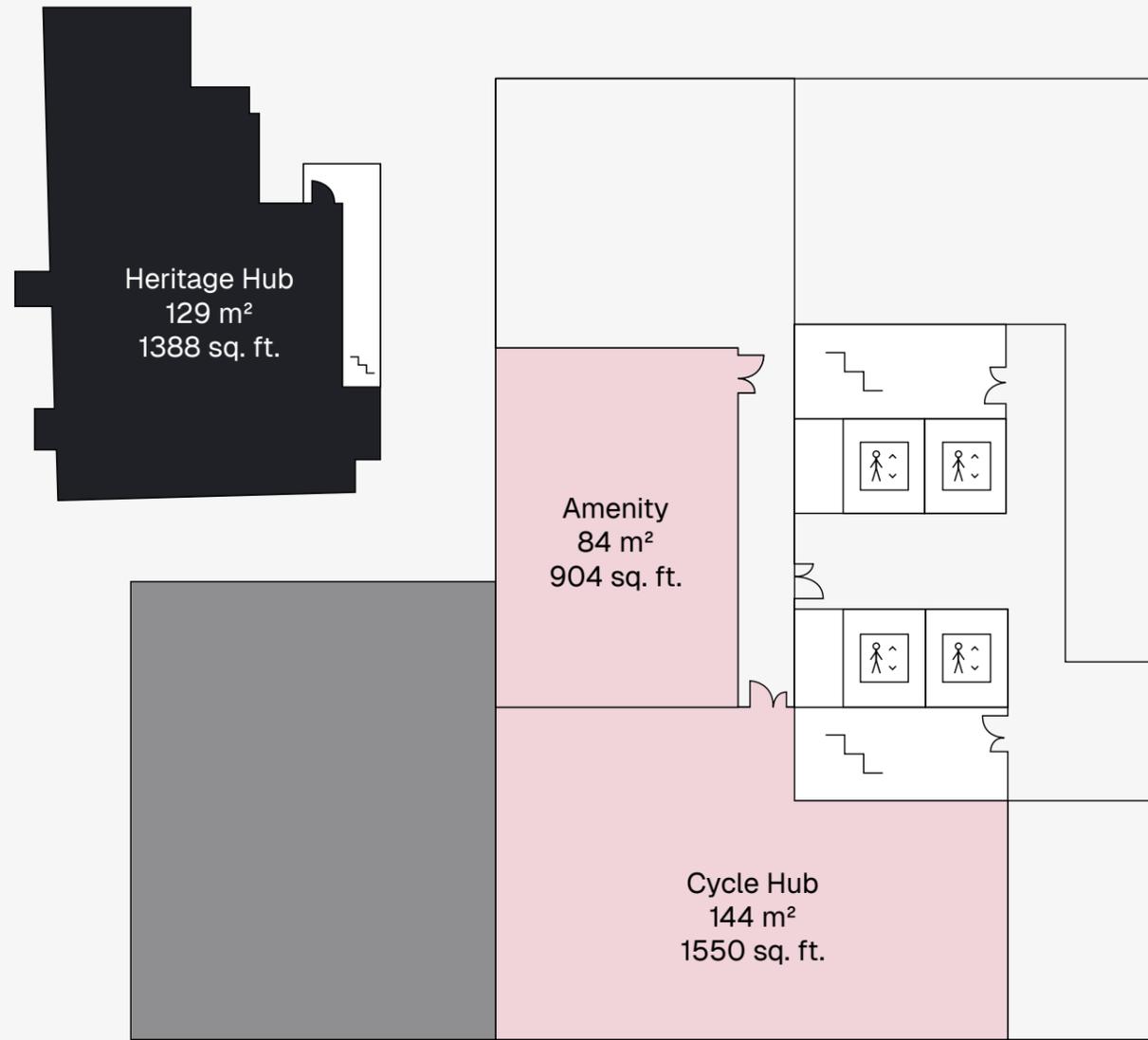
Tech Hub	GIA	
	sq. m.	sq. ft.
G	720	7,750
01	730	7,857
02	730	7,857
03	746	8,029
04	746	8,029
05	746	8,029
06	746	8,029
07	845	9,095
08	845	9,095
09	845	9,095
10	845	9,095
11	845	9,095
12	845	9,095
13	945	10,171
14	945	10,171
15	945	10,171
16	945	10,171
17	945	10,171
18	196	2,109
Total	16,682	179,563

Creative Hub	GIA	
	sq. m.	sq. ft.
G	100	1,076
01	100	1,076
02	100	1,076
Total	299	3,228

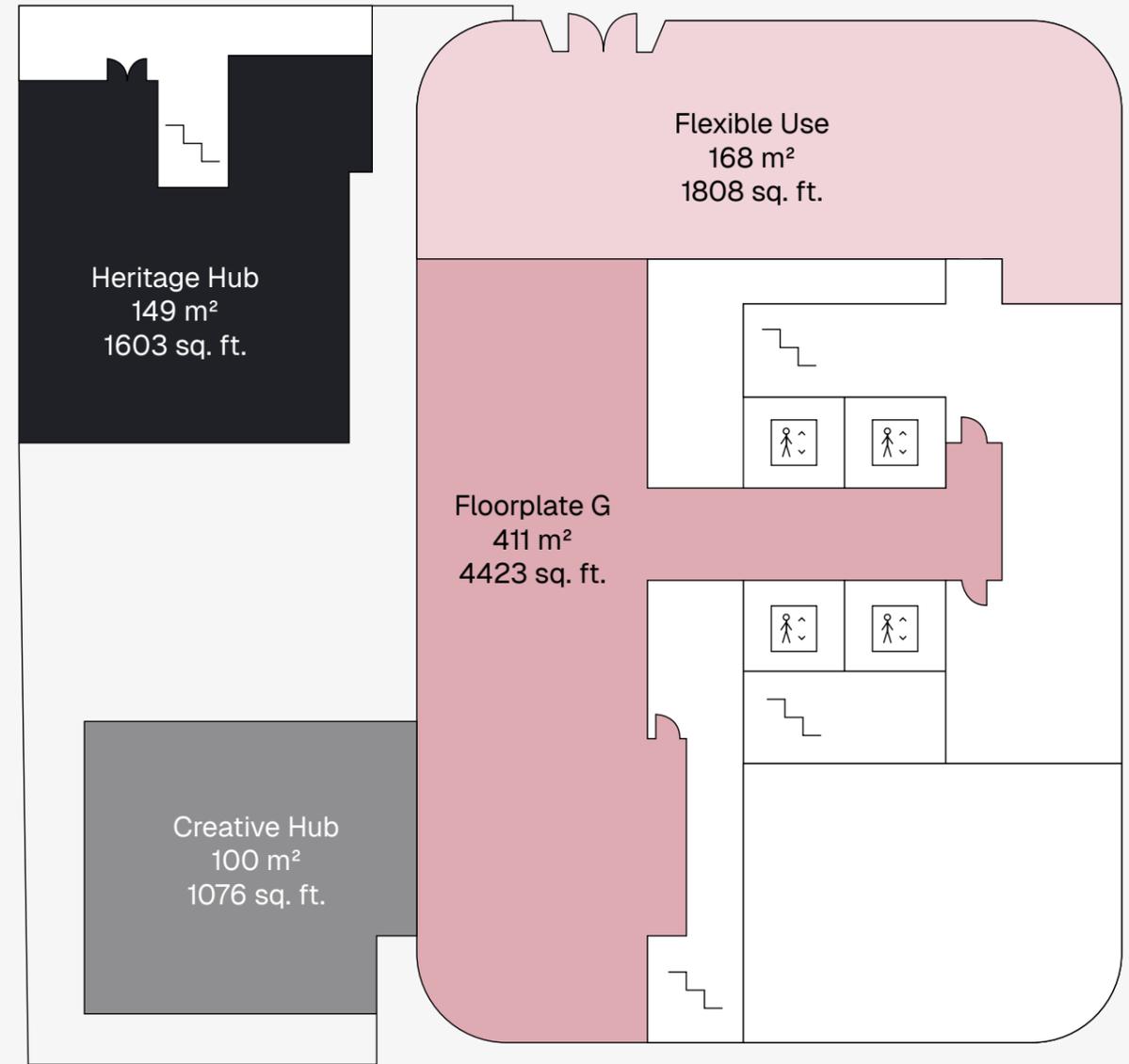
Heritage Hub	GIA	
	sq. m.	sq. ft.
G	149	1,603
01	151	1,625
02	120	1,291
Total	549	5,907

Total NIA:
122,150 sq. ft.

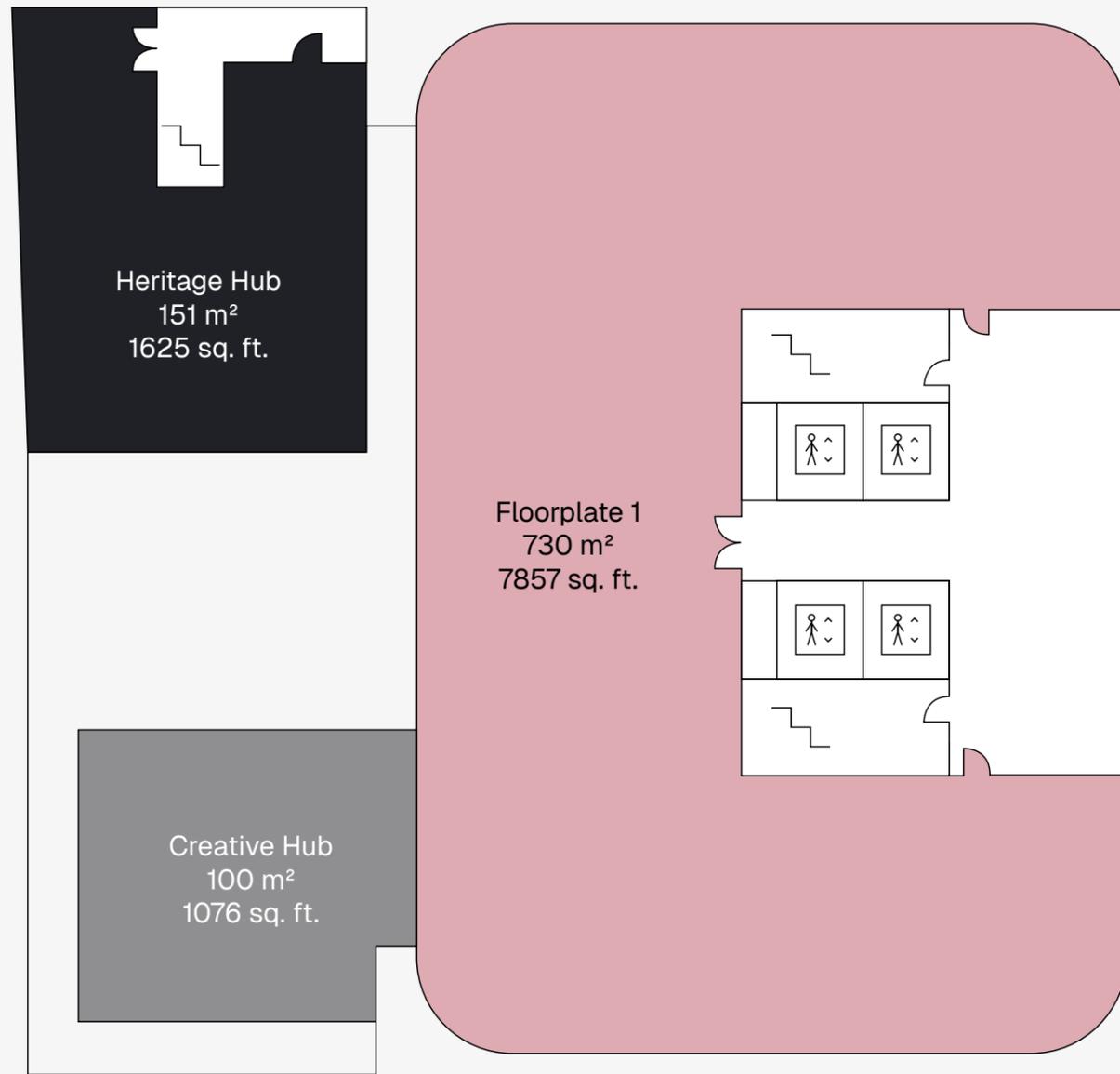
WAITING FOR RENDER



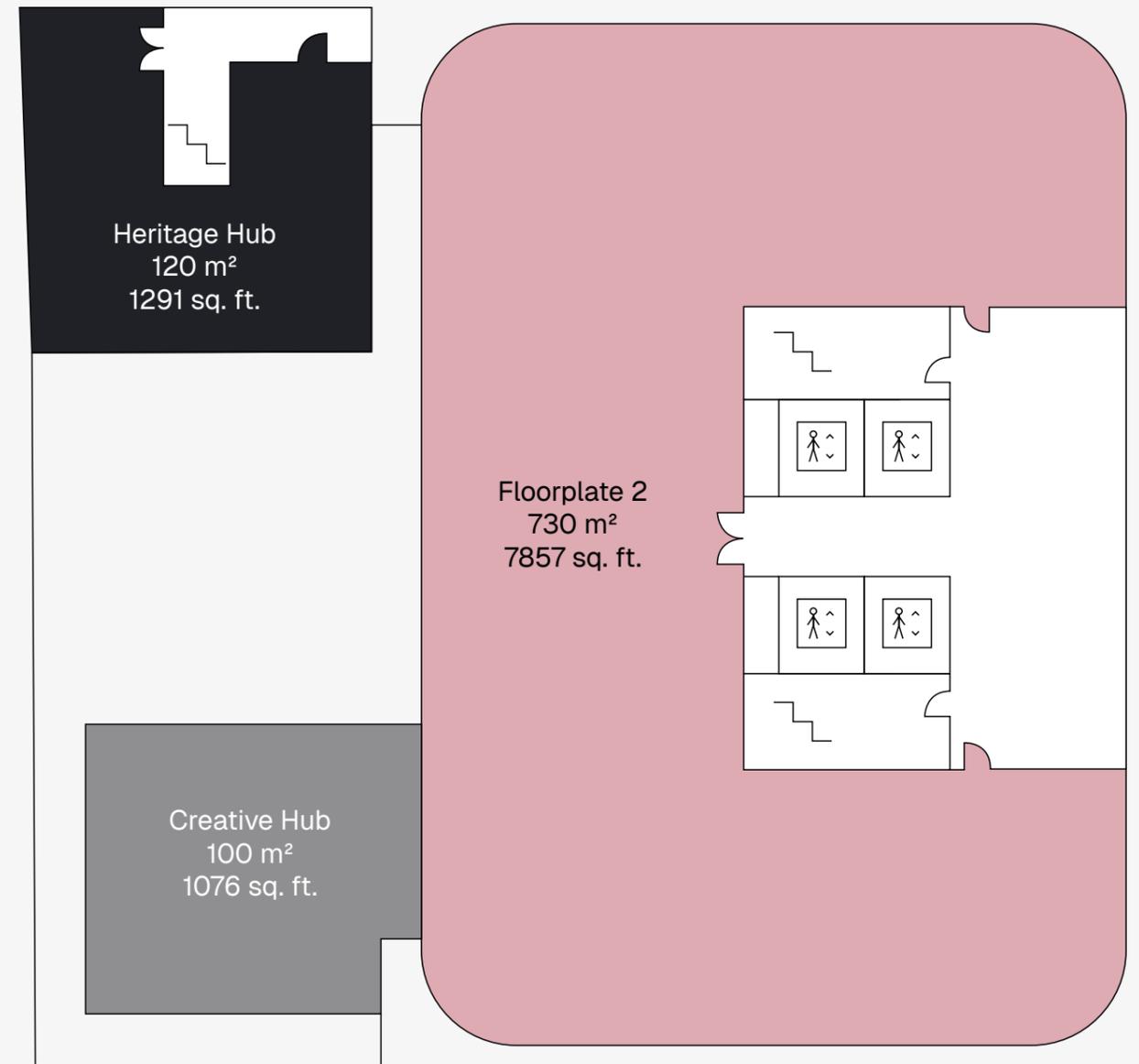
BASEMENT



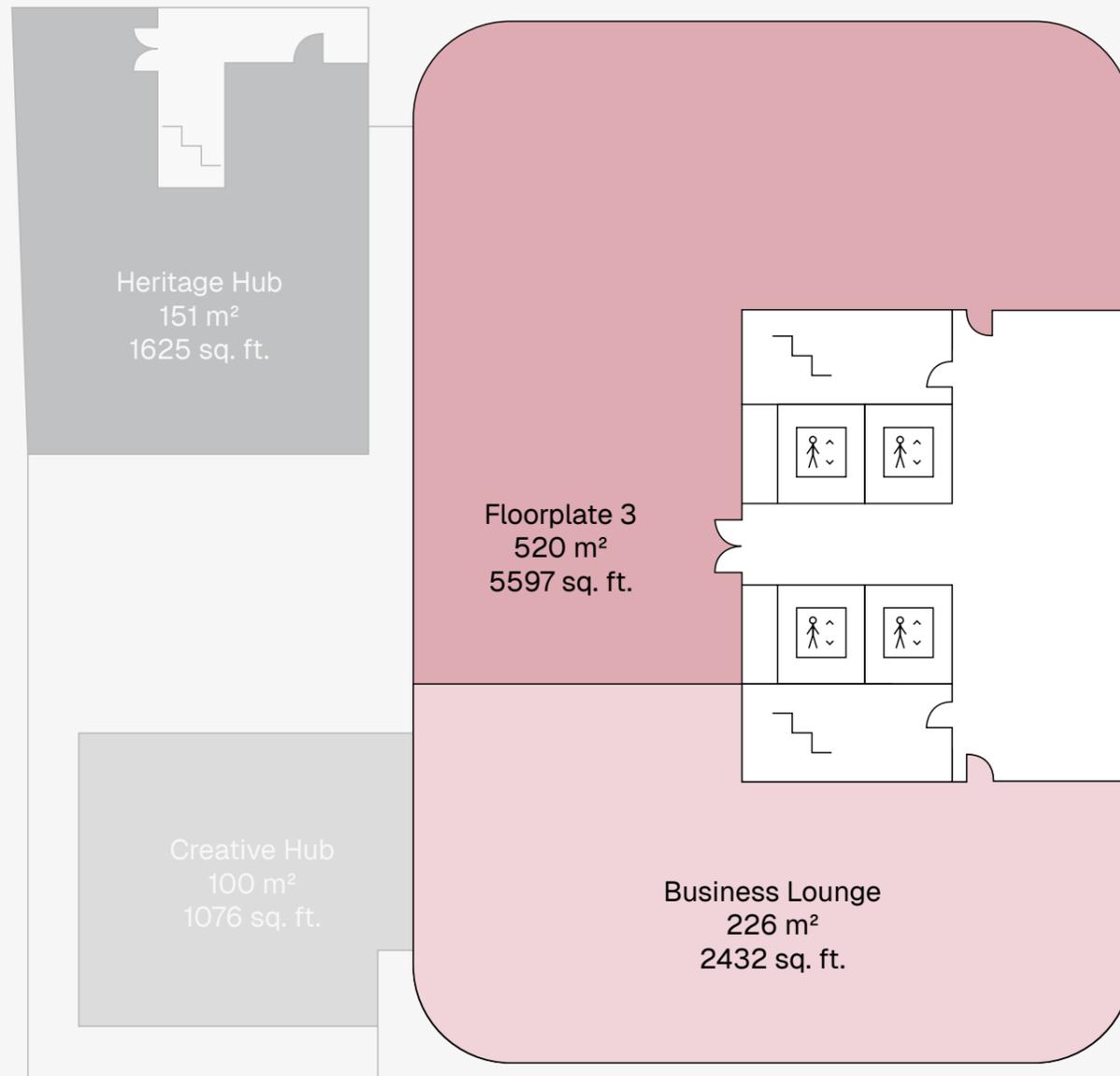
GROUND FLOOR



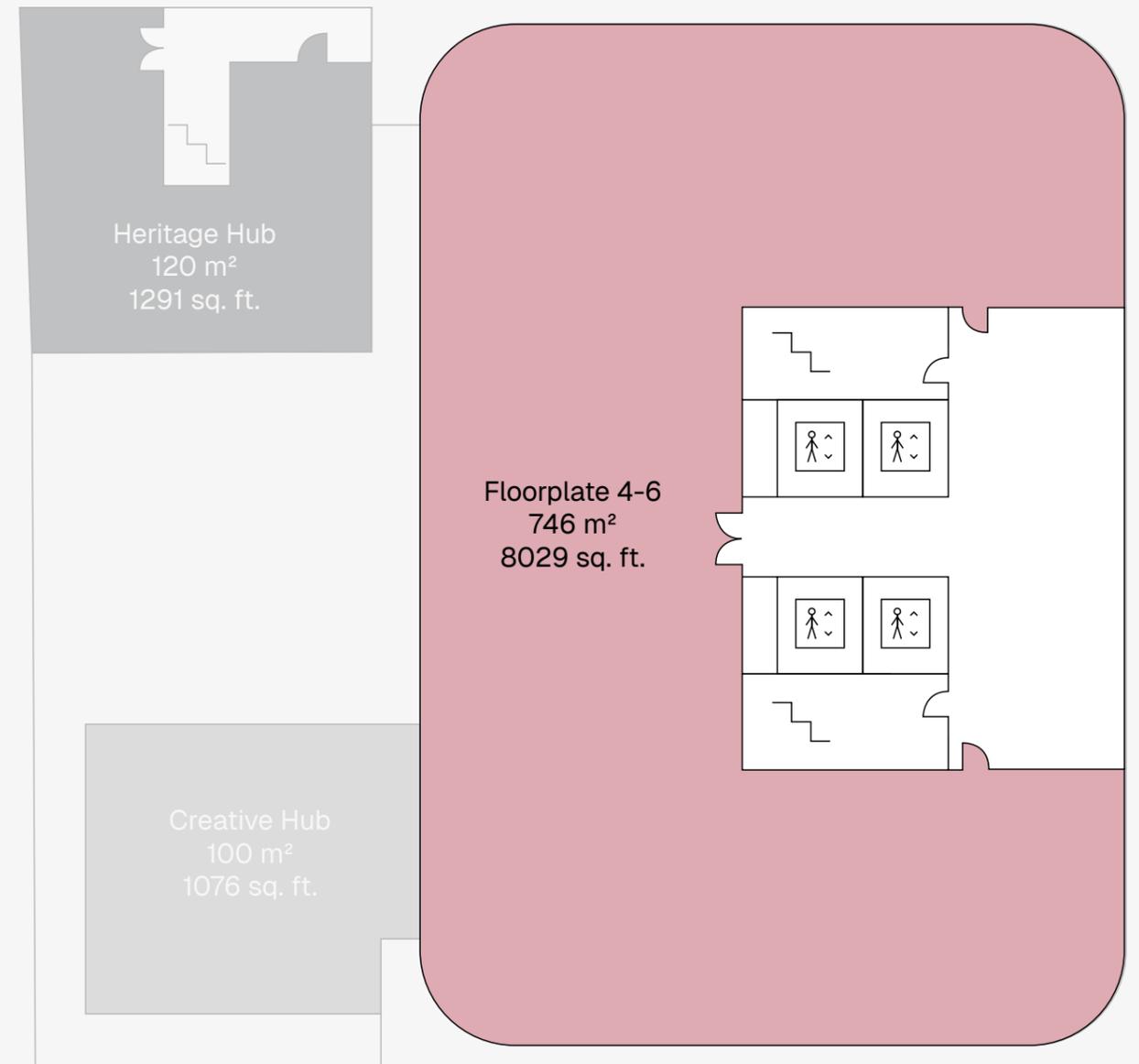
LEVEL 1



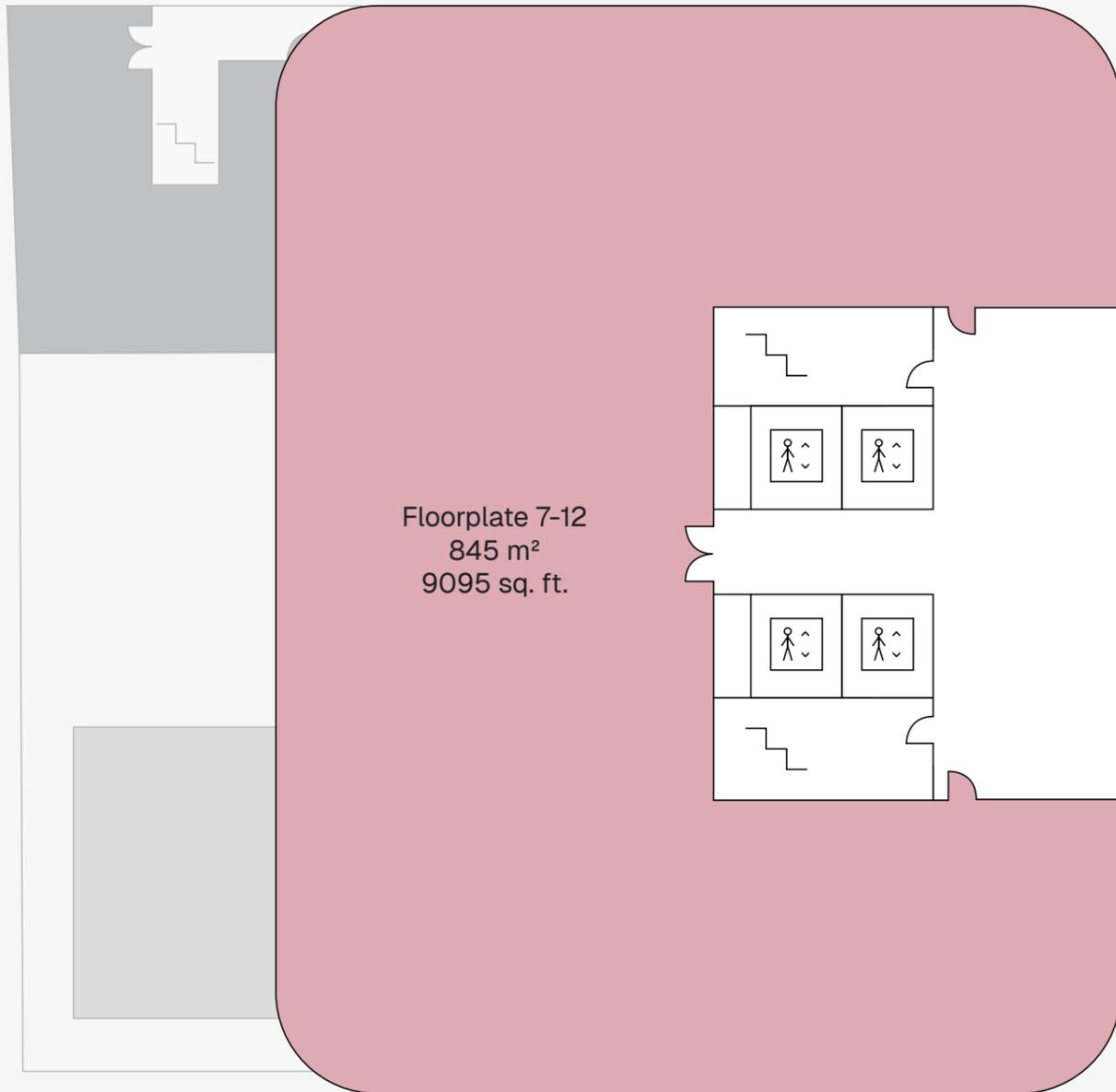
LEVEL 2



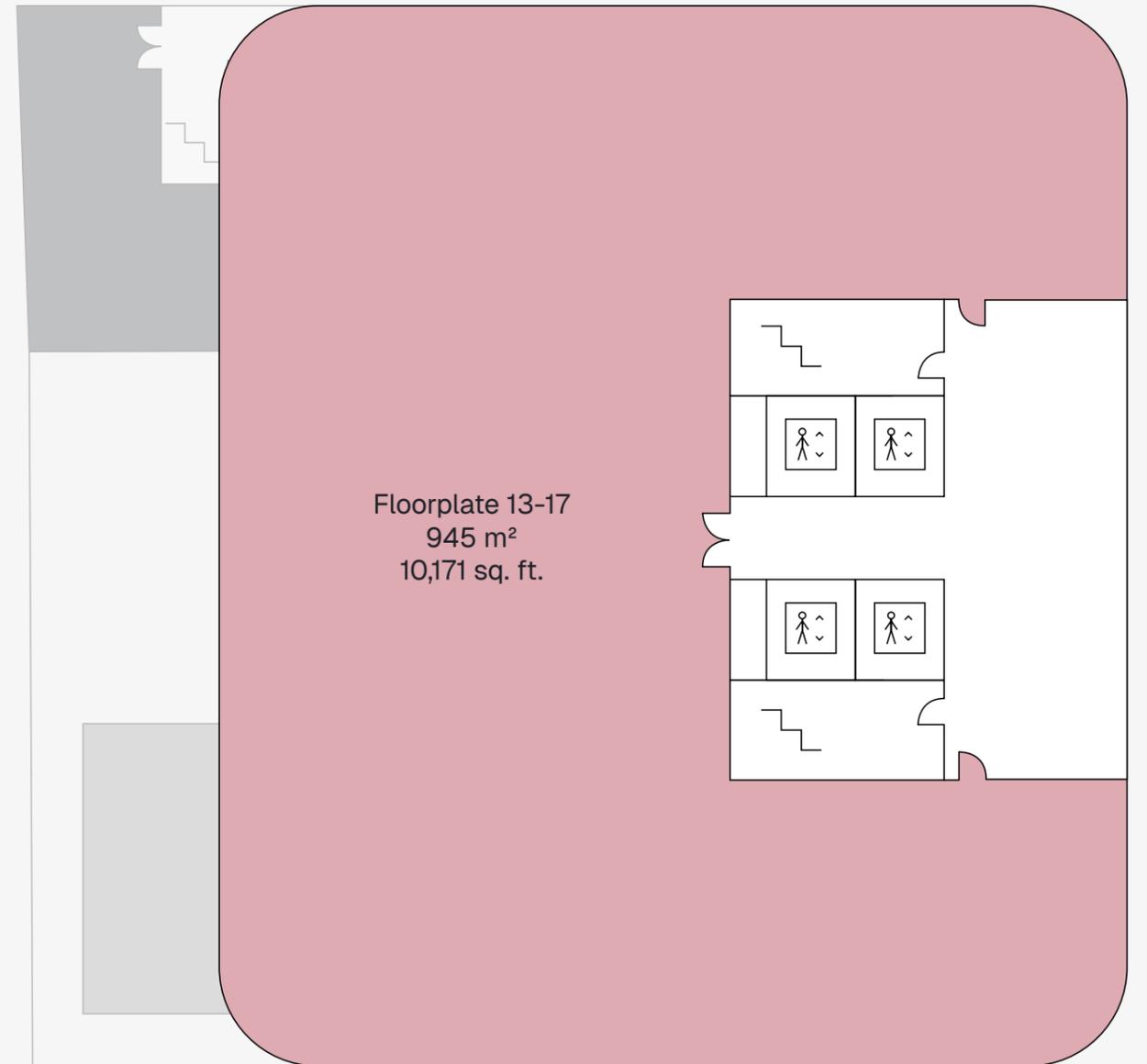
LEVEL 3



LEVEL 4-6



LEVEL 7-12



LEVEL 13-17



Cycle Hub

The indoor cycling hub offers secure bike storage within the building, letting you keep your ride safe and close to your workspace.

Health & Wellbeing



Outdoor Roof Terrace

Elevate your workday with our stunning rooftop terrace—a thoughtfully designed outdoor space offering panoramic city views, stylish seating, and lush greenery. Perfect for informal meetings, lunch breaks, or unwinding after a busy day, it's an inspiring setting that blends work and wellbeing.



Luxury Gym

Stay active and energised in our state-of-the-art gym, equipped with premium fitness technology and sleek, modern design. Whether you're fitting in a morning workout or unwinding after a busy day, this exclusive space offers the perfect balance of performance and relaxation.



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