



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 workspace over 17 floors. Floors will range from 4,575 sq ft to 7,922 sq ft and the building will total 118,000 sq ft of office space

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.

SEVEN BRO7HERS BEERHOUSE - Ancoats



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
- 118,000 sq. ft. grade A office space
- 2-way split direct from core

## Targeting

**BREEAM®**

BREEAM Excellent rating



WELL 'Gold'

**WiredScore**

Wiredscore 'Platinum'



Targeting EPC A rating







# Available space

Office Accomodation	NIA	
	sq. m.	sq. ft.
G	394	4,241
01	425	4,575
02	521	5,608
03	535	5,759
04	535	5,759
05	535	5,759
06	535	5,759
07	636	6,846
08	635	6,835
09	635	6,835
10	635	6,835
11	635	6,835
12	635	6,835
13	736	7,922
14	736	7,922
15	736	7,922
16	736	7,922
17	736	7,922
Total	11,051	118,953

Retail/ Leisure	NIA	
	sq. m.	sq. ft.
G	99	1,066
01	99	1,066
02	99	1,066
Total	297	3,197

Total NIA:  
118,000 sq. ft.







Lever Street Manchester

Little Ancoats St.

Little Ancoats St.

Little Lever Street

Little Lever Street

Great Ancoats Street

Great Ancoats Street

Basement

Floorplate G  
394 m<sup>2</sup>  
4,241 sq. ft.

Retail/Leisure  
99 m<sup>2</sup>  
1,066 sq. ft.

Lever Street

Lever Street

# BASEMENT

# GROUND FLOOR





Lever Street Manchester

Little Ancoats St.

Little Ancoats St.

Little Lever Street

Little Lever Street

Great Ancoats Street

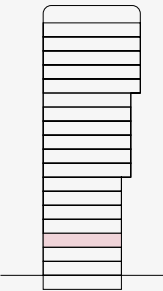
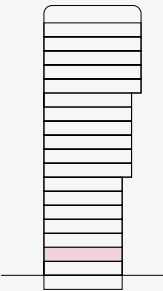
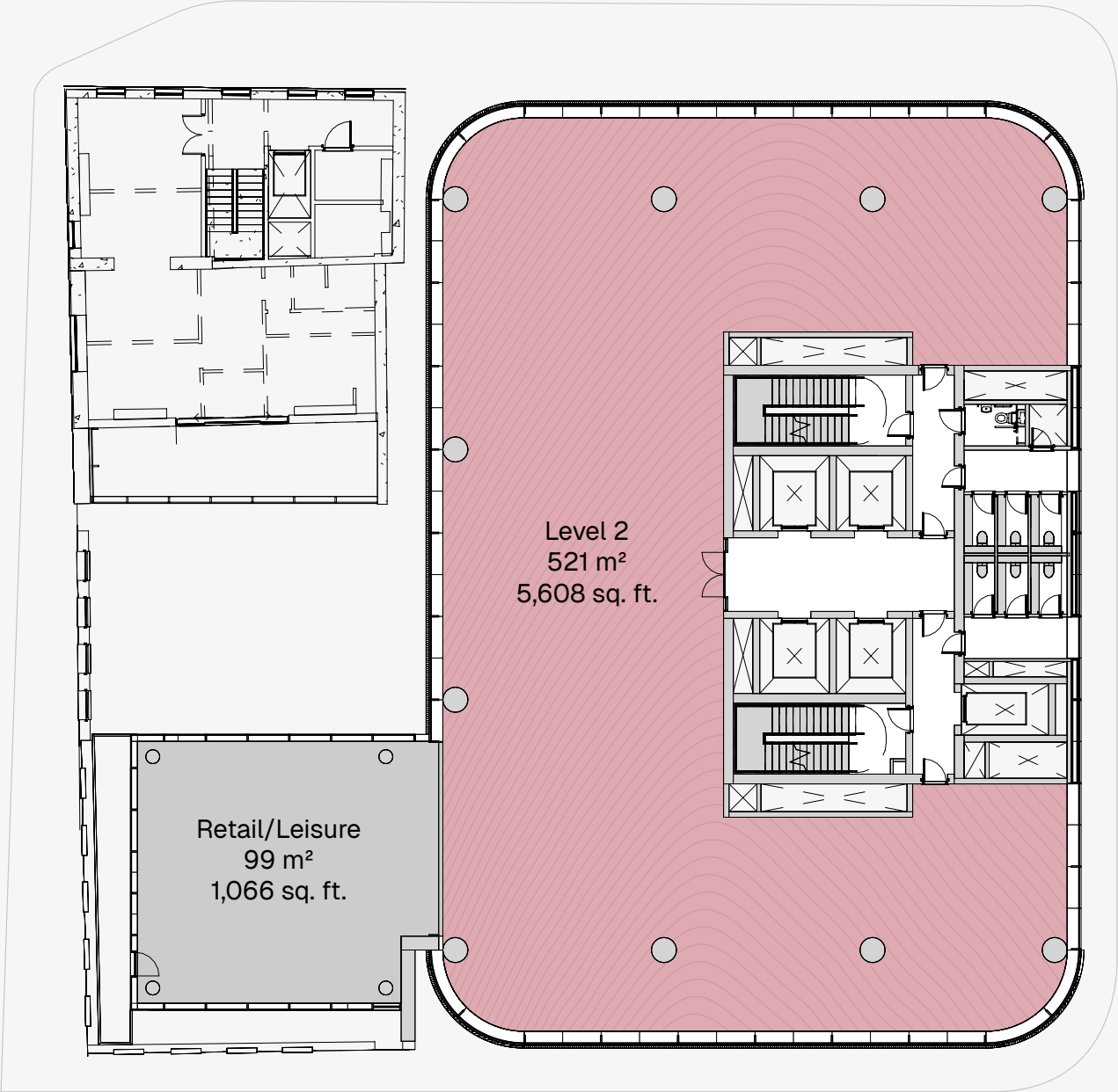
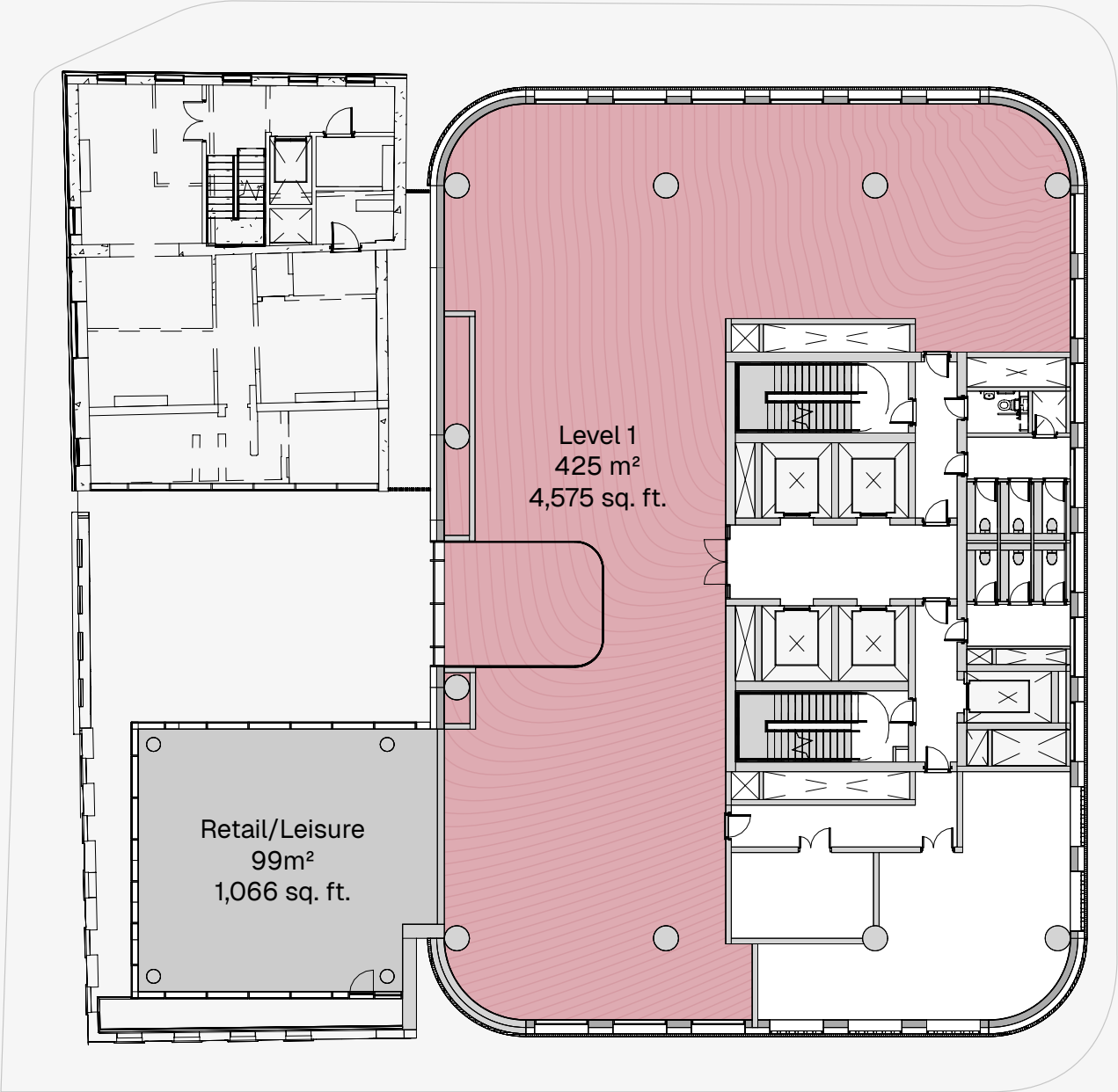
Great Ancoats Street

Lever Street

Lever Street

LEVEL 1

LEVEL 2





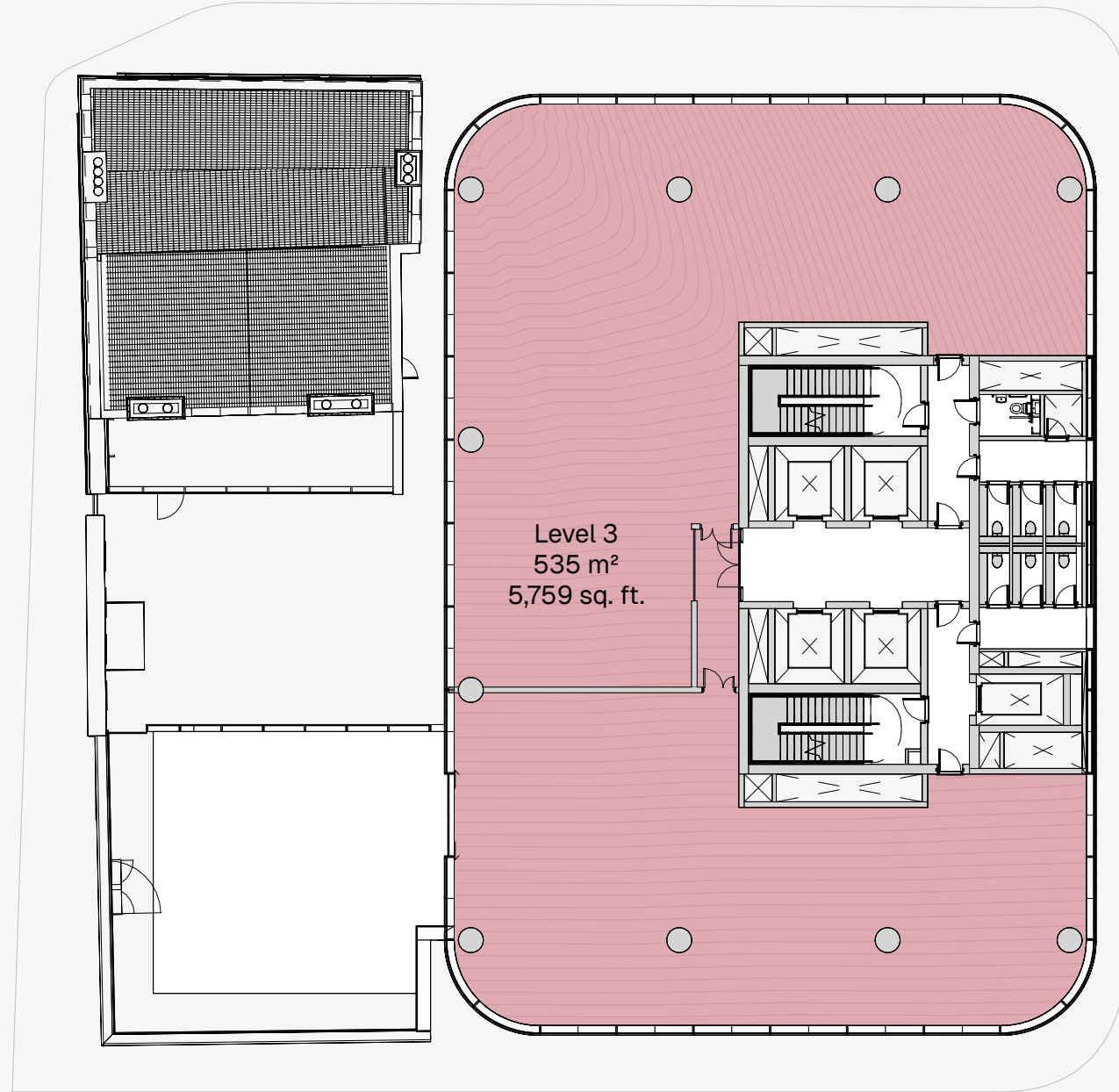


Little Ancoats St.

Lever Street Manchester

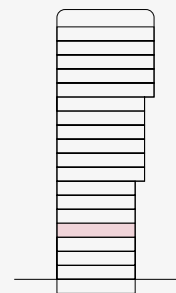
Little Lever Street

Great Ancoats Street



Level 3  
535 m<sup>2</sup>  
5,759 sq. ft.

Lever Street



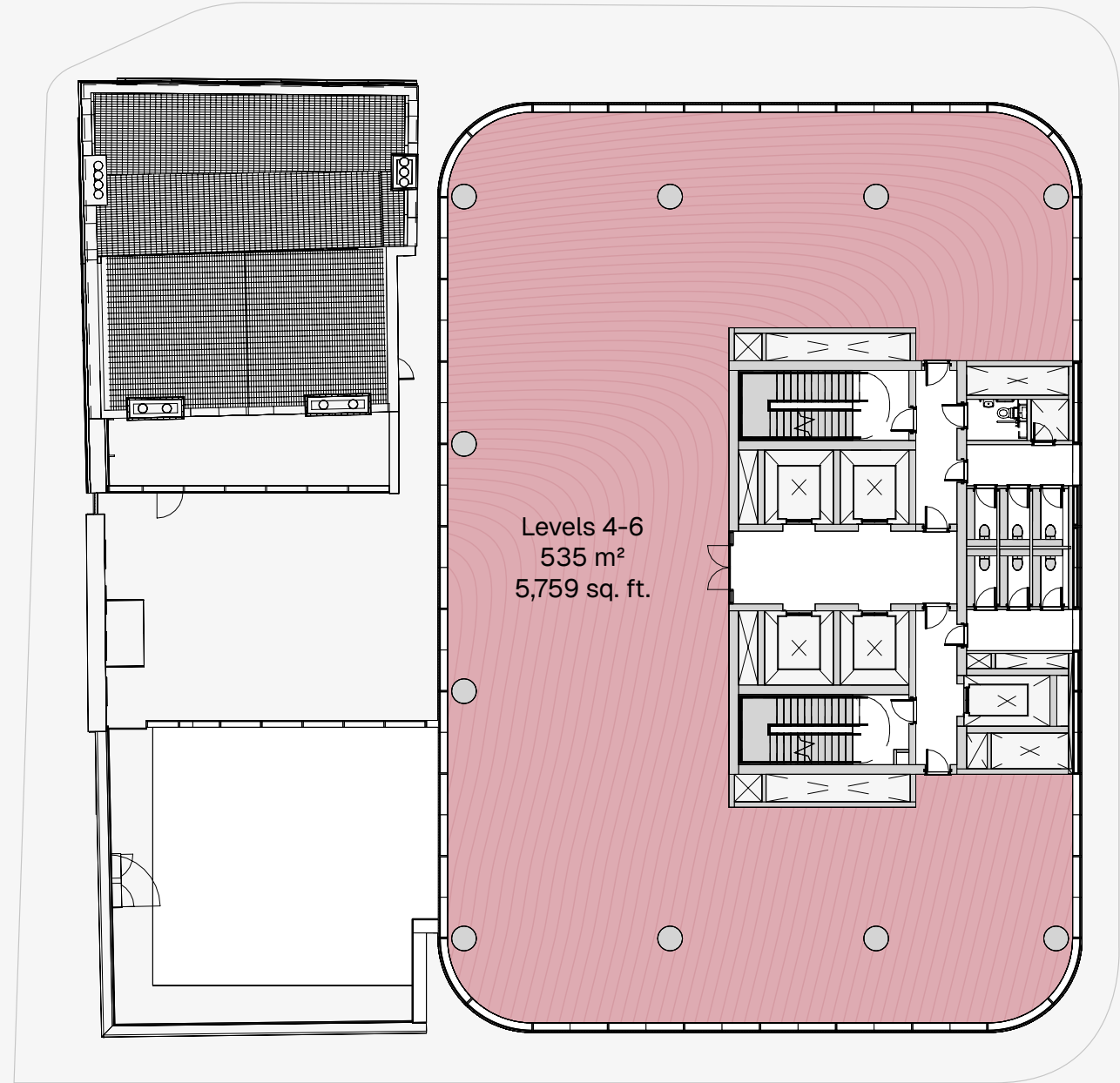
## LEVEL 3



Little Ancoats St.

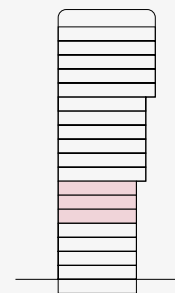
Little Lever Street

Great Ancoats Street



Levels 4-6  
535 m<sup>2</sup>  
5,759 sq. ft.

Lever Street



## LEVEL 4-6







Lever Street Manchester

Little Ancoats St.

Little Ancoats St.

Little Lever Street

Little Lever Street

Great Ancoats Street

Great Ancoats Street

Levels 7-12  
636 m<sup>2</sup>  
6,835 sq. ft.

Level 13-17  
736 m<sup>2</sup>  
7,922 sq. ft.

Lever Street

Lever Street

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.







# NQX



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