



THE HIVE

PLUG AND PLAY

47-51 Lever Street, M1 1FN

thehivenq.com

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**Comprehensively
Refurbished**



Amenity Focused

6 new showers including
accessible facility and WC

56 lockers plus dedicated
drying room

Vanity area with hair dryers
and irons

Sustainable Transport


Substantial Bike Storage

Electric Bike Charging

Cycle Repair Station



One of Manchester's greenest and most energy efficient buildings



BREEAM rating 'Excellent': Industry certificate measuring efficiency, building design, management and sustainability



'Gold badge' provision of recycling and environmental management facilities (ISO14001)



Energy procured from renewable sources



EPC A rating achieved for refurbished office suites



Promotion of sustainable transport with spacious and secure internal bike store with showers and dry room changing facilities to be delivered as part of the refurbishment works



Low water use measures including self-closing taps, leak detection facilities and low flow fixtures and fittings



Energy efficient utilities including Wessex modular condensing boilers (latest technology boilers)



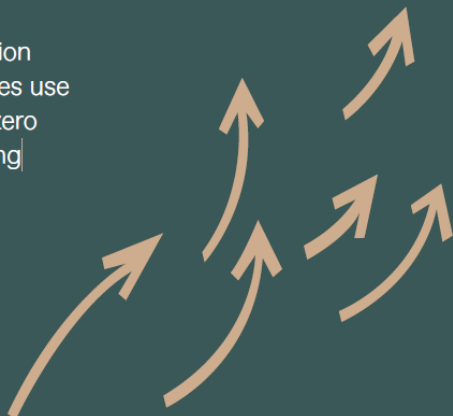
Energy efficient intelligent lighting management system with zone control, presence detection and daylight dimming



Living roofs, both brown and green planted roofs enhance the local ecology



A natural ventilation system that makes use of free, passive, zero energy-use cooling

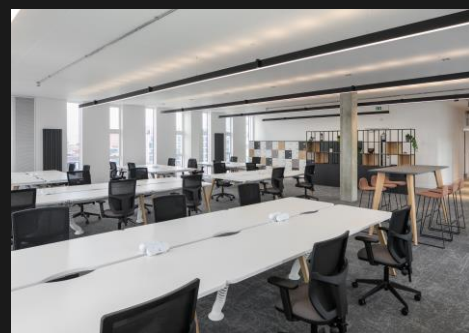
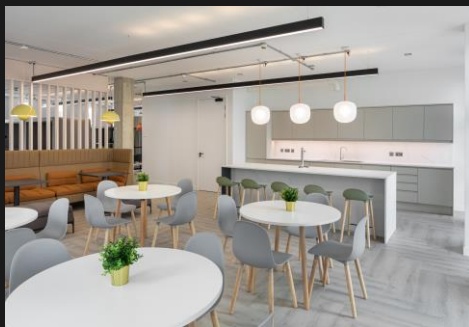


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**Fully Fitted
Office space in
the heart of the
Northern
Quarter**



Areas

Sixth Floor Suite 1 4,237 sq ft
Sixth Floor Suite 2 1,481 sq ft

Insurance

The current insurance estimate is £0.27 per sq ft per annum

Rent

Upon Application

Sustainability

EPC A Rated
BREEAM Outstanding
Naturally Ventilated

Rates

Interested parties are advised to make their own enquiries with the relevant authority

Terms

Any lease granted will be on standard Grosvenor terms, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954

Service Charge

The current service charge estimate is £10.74 per sq ft per annum

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Unique Plug and Play Office space in the heart of the Northern Quarter



6th Floor

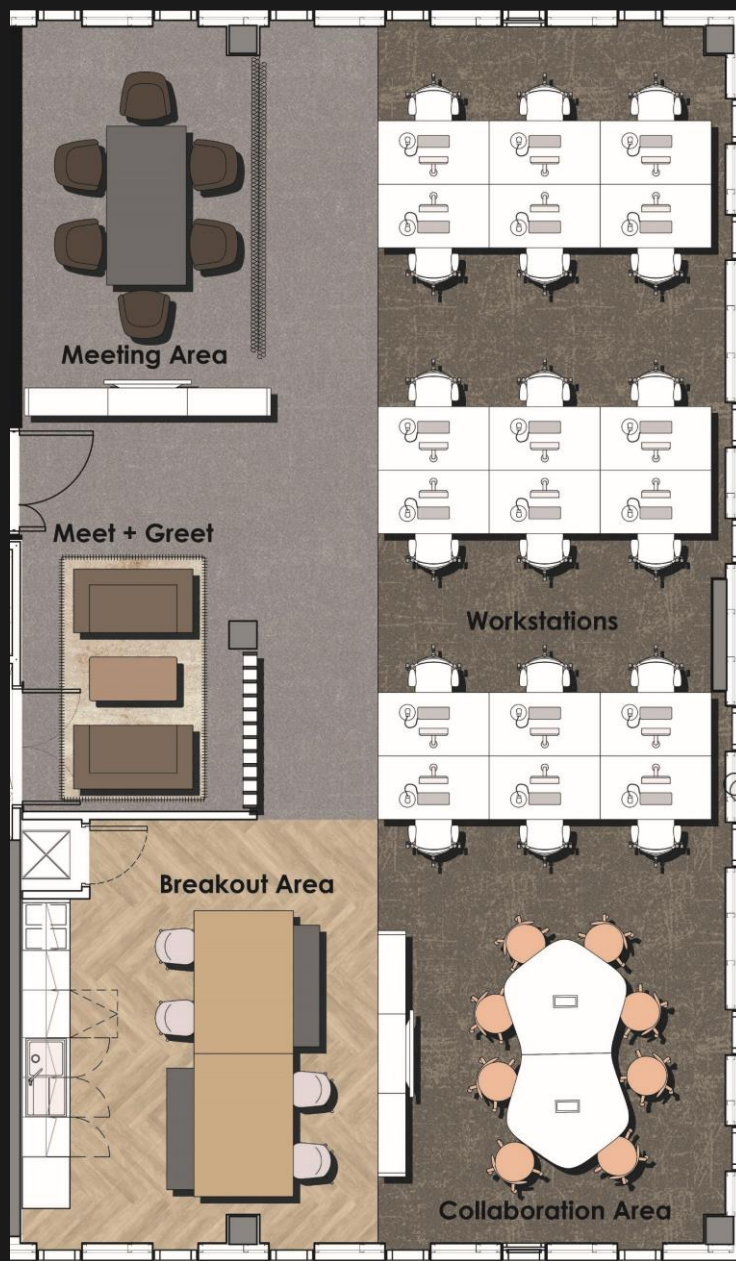
Suite 1 – 4,237 sq ft

- 56 workstations
- 1 large meeting room
- 3 breakout areas
- Fully fitted kitchenette and dining area
- 2 meeting booths
- 36 lockers
- LED lighting
- Cabled throughout

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6th Floor

Suite 2 – 1,481 sq ft

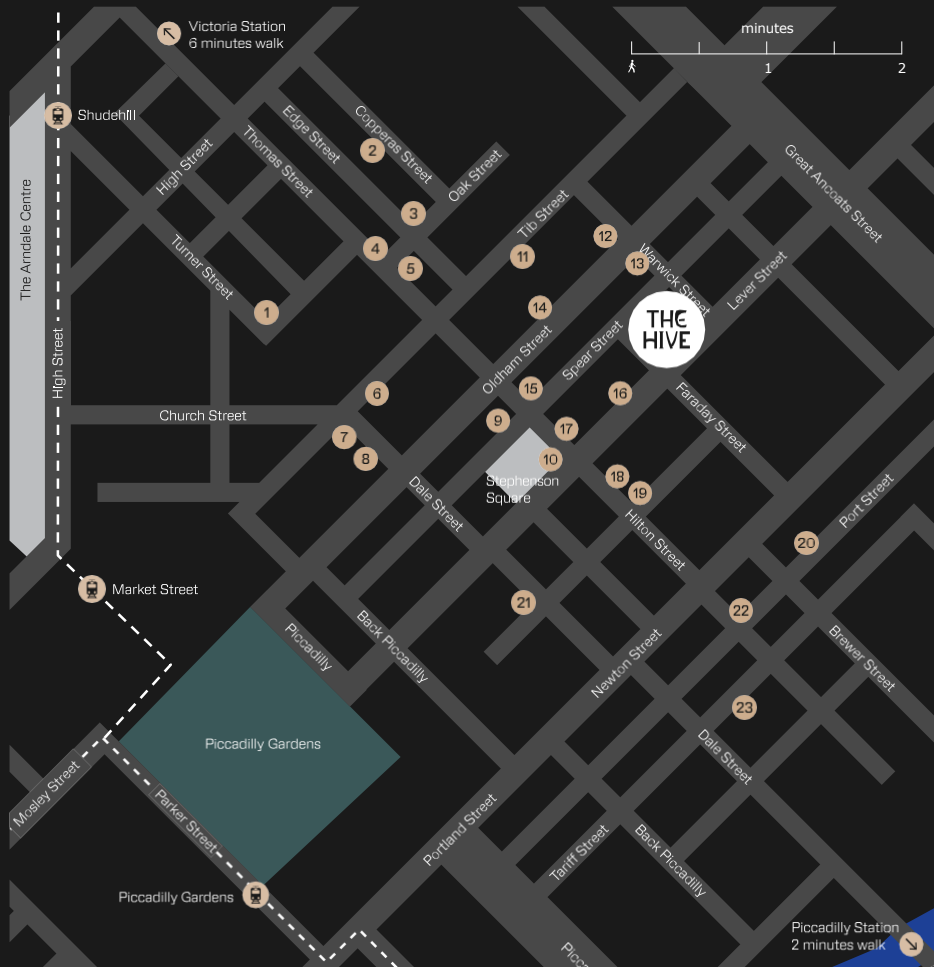
- 24 workstations
- Collaboration space and flexible meeting area
- Client Reception
- Fully fitted kitchenette and dining area
- LED lighting
- Cabled throughout

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Unique Plug and Play office space in the heart of the Northern Quarter

The Northern Quarter



- 1 SoLita
- 2 Common Bar
- 3 Home Sweet Home
- 4 Rivet & Hide
- 5 Oi Polloi
- 6 North Tea Power
- 7 Black Dog Ballroom
- 8 Afflecks
- 9 Soup Kitchen
- 10 Fred Aldous
- 11 Tib Street Tavern
- 12 Gullivers
- 13 The Castle Hotel
- 14 Matt & Phreds
- 15 Koffee Pot
- 16 7 Sins
- 17 Eastern Bloc Records
- 18 Quarter House
- 19 Kraak Gallery
- 20 Port Street Beer House
- 21 2022 NQ
- 22 Crown and Anchor
- 23 Northern Monk Refectory

The Hive to...

Walking

Market Street	5 minutes
Piccadilly Station	10 minutes
St Peters Square	10 minutes
Spinningfields	15 minutes

Train and Metrolink

London Euston	2 hours 15 minutes
Salford Quays	33 minutes
Didsbury	33 minutes
Altrincham	37 minutes

Cycling

Northern Quarter	1 minute
Piccadilly Station	3 minutes
Castlefield	8 minutes
Oxford Road	8 minutes

Airport

Manchester Airport	20 minutes
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Contact

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