

Nº75
HYPHEN
MOSLEY ST

hyphen-manchester.com



JOIN -US

Hyphen is Manchester's smartest new business space.

Whatever size your business needs, from starter studios to large workspaces, rent fully-fitted, self-contained, interior-designed turnkey spaces from 650 to 7,000 sq ft (8-70 workstations).

More than just an outstanding Grade A building, Hyphen offers a host of on-site facilities, a premium coffee shop, lifestyle gym, and inspiring communal and event spaces to think, chat and meet- all in a stunning contemporary setting.

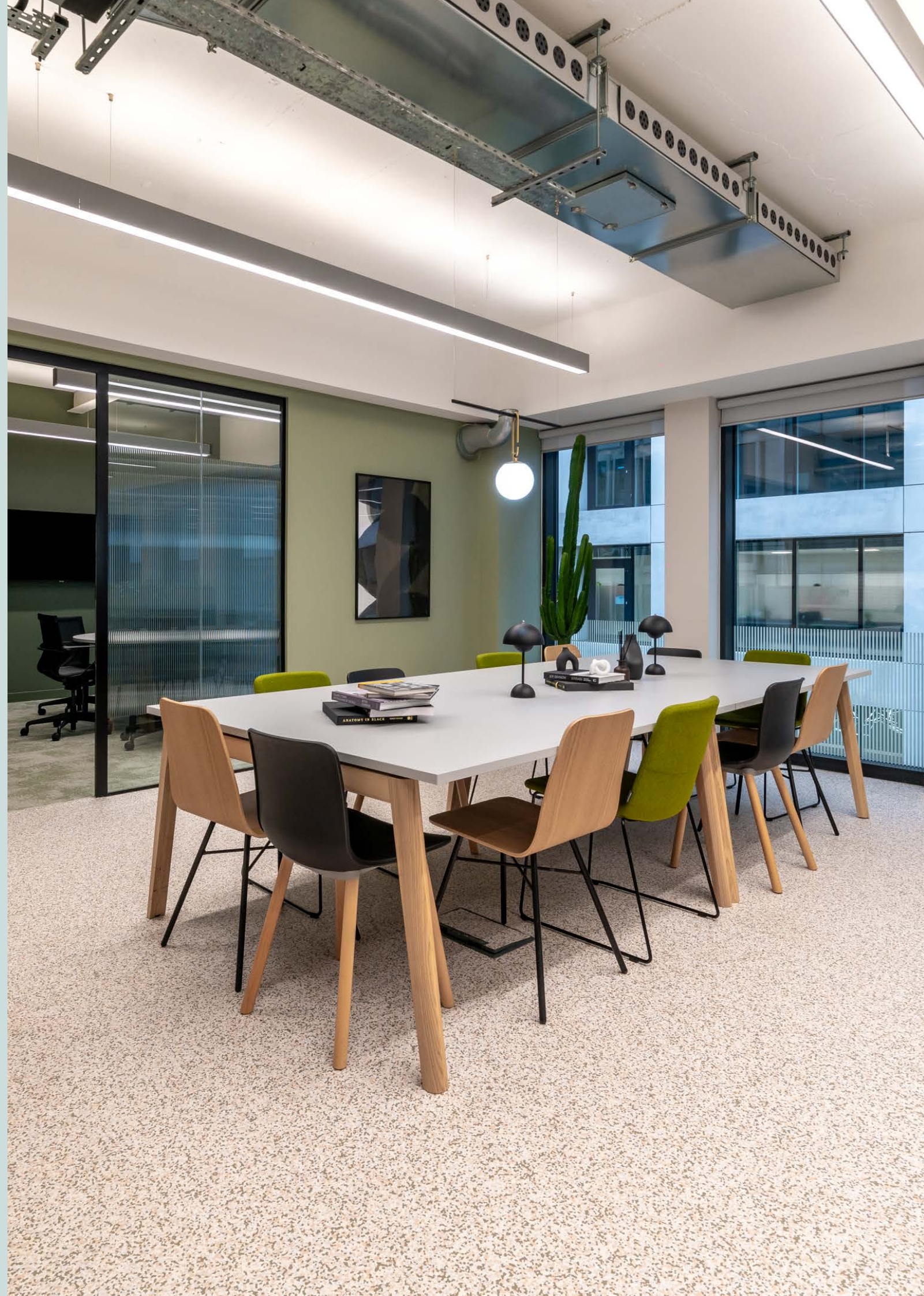


ALL- INCLUSIVE

Designed as a new breed of flexible space- Hyphen is as far from a serviced office as you can get.

Your meeting space is yours, and so is the kitchen, the desks, the chairs, and the sofa (and the nice cushions too). We also include super-fast connectivity, cleaning, concierge services, shower facilities and access to a delightful outdoor terrace, as standard.

See [OUR-FEATURES](#) list for more.



COMMUNAL -JOY

We know it's fun to socialise too, so Hyphen has lots of communal spaces for when you want to get out and have a chat with your neighbours (how refreshing!). Or just find a quiet corner to recharge (you or your phone).

Take advantage of our onsite coffee shop 200 Degrees or re-energise at the state-of-the-art VIBE & Lifestyle Fitness Gym- both offering benefits and deals for Hyphen tenants.

If you need a complete change of scene, step outside and the buzz of Manchester is literally on your doorstep.



OUR —FEATURES

Here's a feature-length list of what to expect (this is just for starters)...

- 24/7 access & 4 passenger lifts
- 100 Mbps data package included in all units
- Fully fitted self-contained studios ranging from 650 to 7,000 sq ft (from 8 people upwards)
- New heating/cooling system, plus supply & extract ventilation system
- Communal terrace with feature planting & seating
- Private terrace for exclusive use of 1st floor tenants respectively
- New digital lockers & 7 self-contained showers
- Secure bicycle storage for 50 bikes
- Onsite 200 Degree Coffee Shop and VIBE & Lifestyle Gym
- Your own kitchen & meeting space
- Bookable meeting/event spaces on ground & 2nd floors
- Premium fittings & furnishings with no capital outlay
- Hassle-free, fully-inclusive rents
- Flexible options with space to grow
- Cleaning included

We could go on....and on...

SELF-CONTAINED

All our spaces from starter studios to large bespoke offices are fully-fitted, self-contained, and interior-designed.

Everything in your space is carefully considered. From positioning windows in your integrated meeting room to maintain a sense of privacy, to how many sockets there are in your own kitchen for your teams own toaster, kettle & fridge. So no more milk mysteriously disappearing.



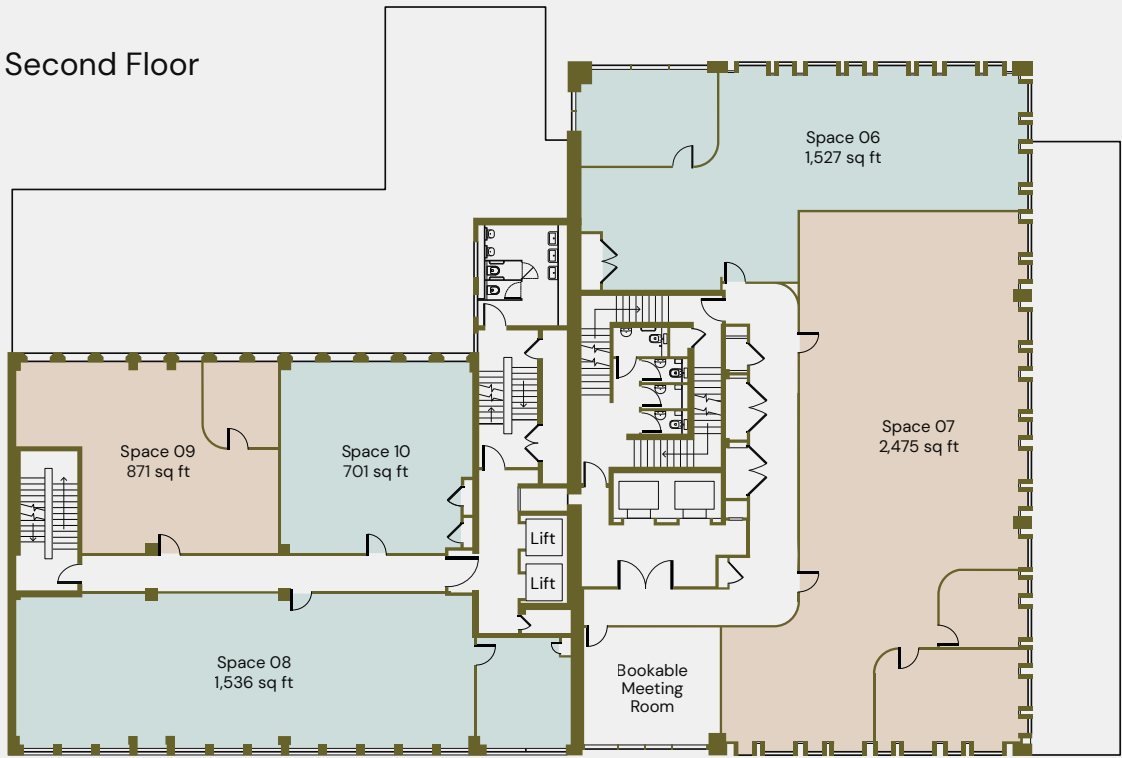
↑ Fully-fitted example (using floor 01 layout).
For illustrative purposes only.



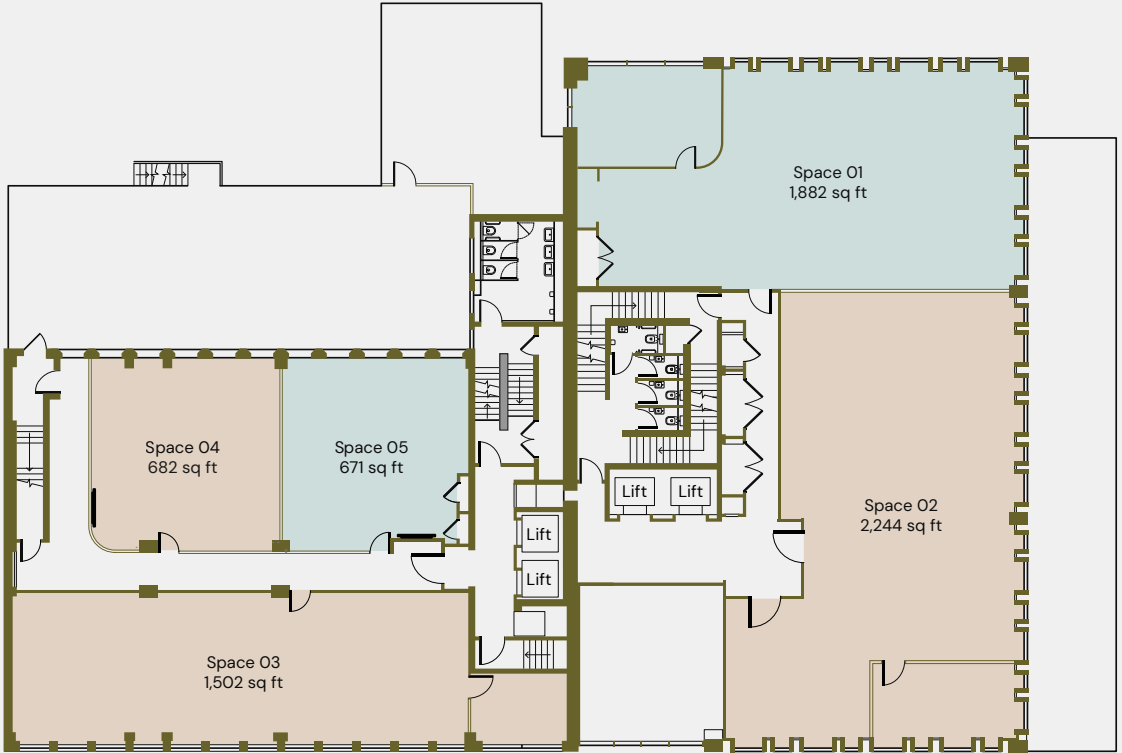
AVAILABLE -SPACE

Space	Size (sq ft)	Workstations
Space 3	1,502	20
Space 4	682	8
Space 8	1,536	20
Space 9	871	10
Space 12	760	10
Space 13	845	10
Space 15*	4,649	70*

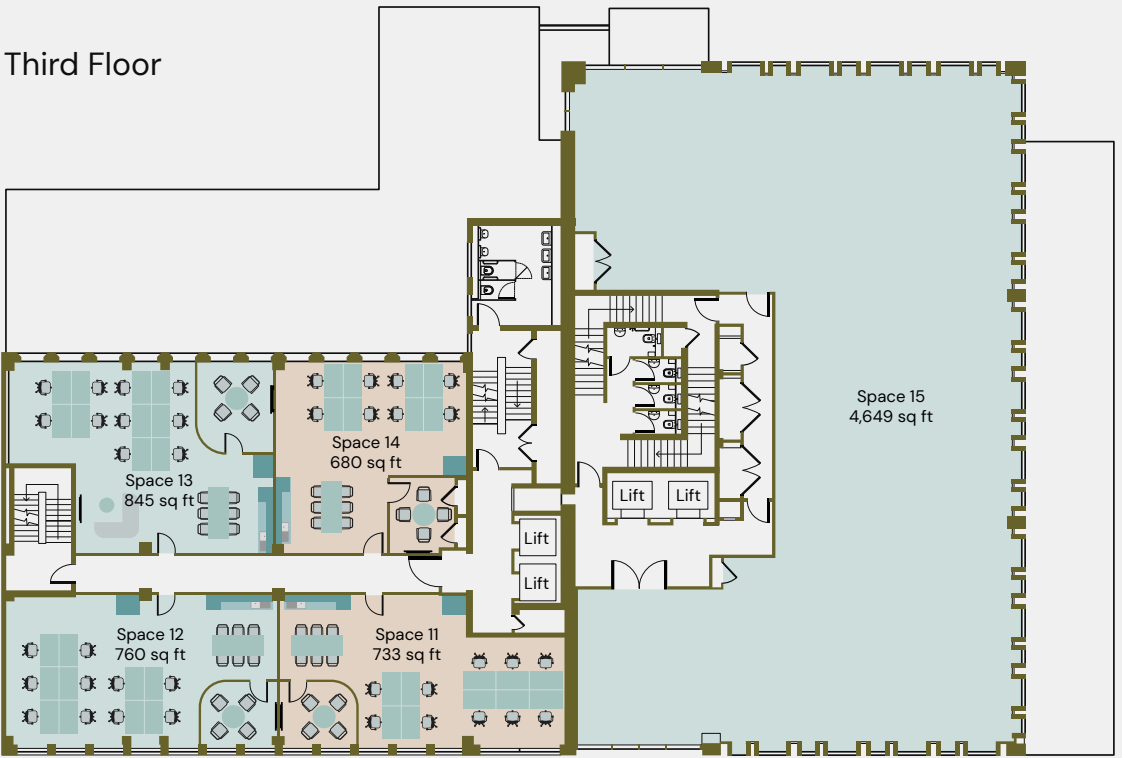
02 Second Floor



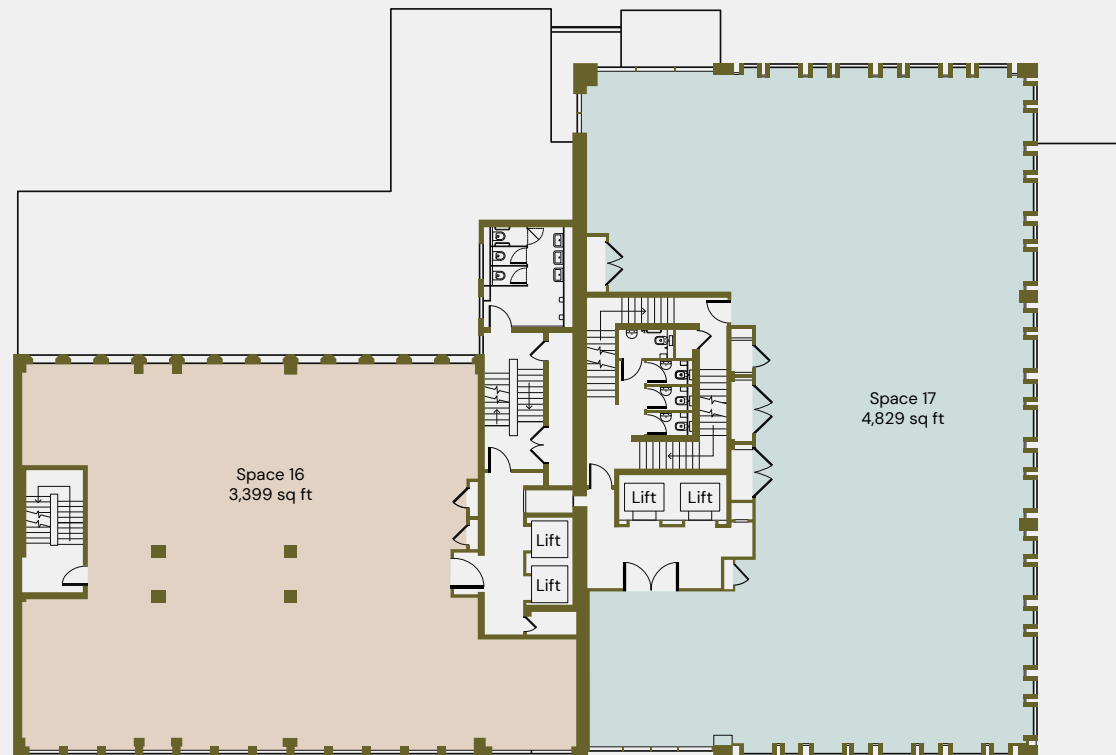
01 First Floor



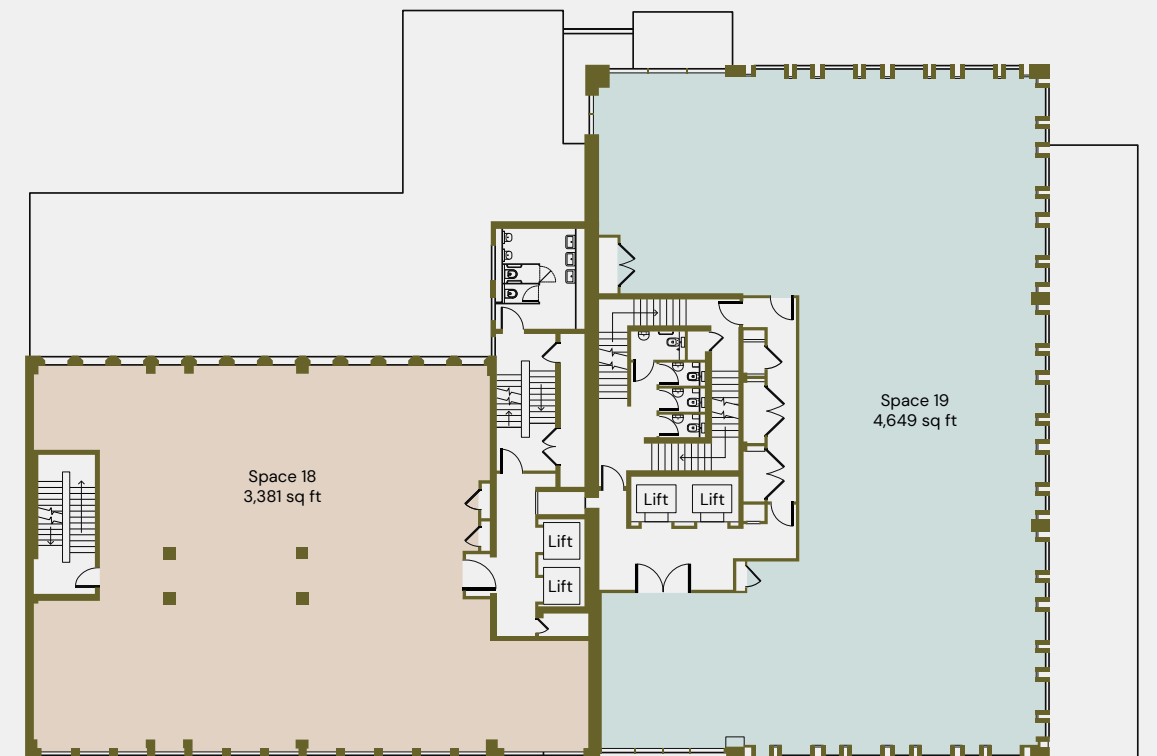
03 Third Floor



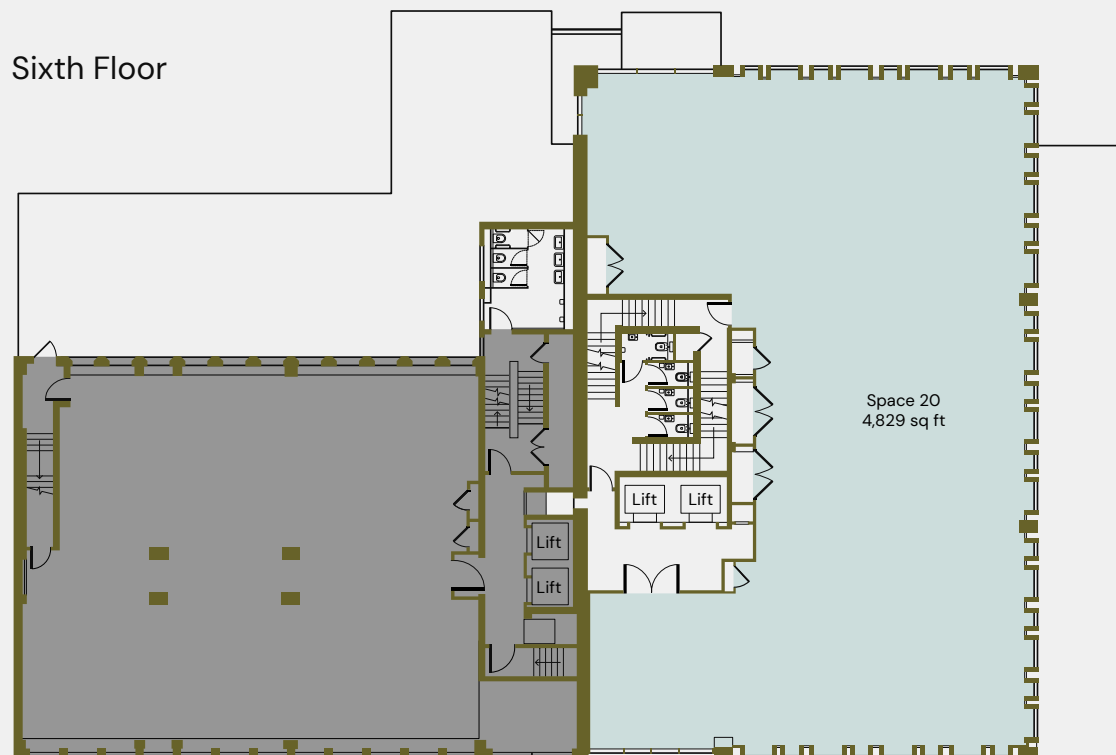
04 Fourth Floor



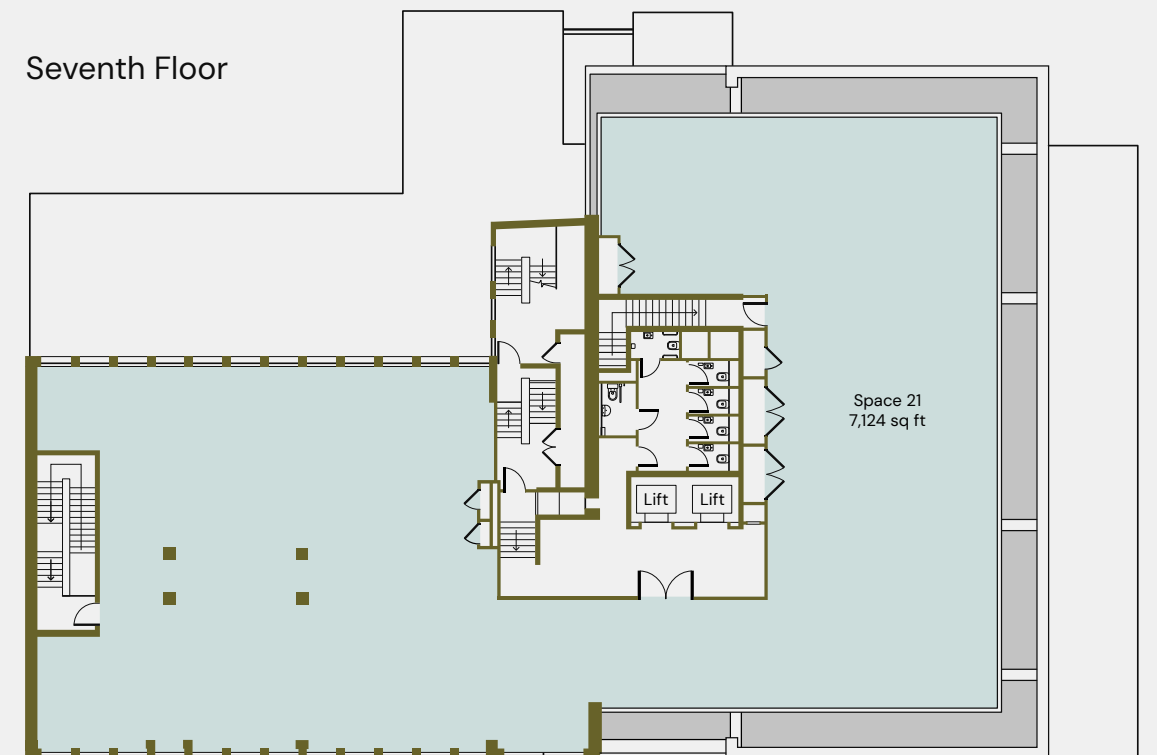
05 Fifth Floor



06 Sixth Floor



07 Seventh Floor



ULTRA -CONNECTED

Manchester is one of the UK's most exciting and thriving cities for work and play, and it's super-connected both locally and internationally. Close to home there's everything from the cultural Northern Quarter to the legendary Canal Street, as well as inspiring Areas of Outstanding National Beauty (AONB). All the UK's major cities are within easy reach, and the rest of the world is your oyster, via Manchester International Airport.



On-site coffee shop— 200 Degrees



On-site gym— VIBE & Lifestyle Fitness



LOCAL -AMENITIES

Food & Drink

- 1 200 Degrees
- 2 Brewski
- 3 Caffè Nero
- 4 Black Sheep Coffee & Cocktails
- 5 Six by Nico
- 6 Nudo Sushi
- 7 The Alchemist
- 8 Moose Coffee
- 9 Franco Manco
- 10 Grand Pacifi
- 11 Wagamama
- 12 Fumo
- 13 Pret a Manger
- 14 LEAF

Culture

- 1 Manchester Art Gallery
- 2 The Portico Library
- 3 Manchester Central Library
- 4 Palace Theatre

Retail

- 1 Sainsbury's
- 2 Marks & Spencer
- 3 Tesco Express
- 4 King Street
- 5 Market Street
- 6 Arndale Shopping Centre
- 7 Boots
- 8 Morrisons

Fitness

- 1 VIBE & Lifestyle Fitness
- 2 P1 Fitness Studio
- 3 The Gym
- 4 Rena Health at the Midland

Transport

- 1 St Peters Sq Tram Stop
- 2 Piccadilly Gardens Tram Stop
- 3 Market Street Tram Stop
- 4 Oxford Road Train Station
- 5 Piccadilly Train Station

OUR -COMMITMENT

At Blue Coast Capital, we take our ESG (environmental, social and governance) responsibilities seriously. We're proud to have refurbished— and now manage & operate— Hyphen according to the principles and standards set out in ESG policy.

But what does that really mean for our tenants?

- Hyphen is an original 1960s building, which has been refurbished & extended to retain its original structure. Refurbishment (as opposed to demolition and rebuild) has been shown to reduce embodied carbon exposure by 50%
- The building is EPC 'A' rated— which is incredibly efficient for a retrofit ed commercial building.
- Hyphen is fully electric-powered, and supplemented with solar PV panels on the roof.
- Super-efficient LED lighting is used th oughout the building.
- Aircon is via by a variable refrigerant fl w (VRF) system with heat recovery, which cools on a per-zone basis, making it highly efficient
- Electricity intensity has been calculated at 77kWh/m2 per year, which is 55% better than typical practice and 37% better than best practice.
- Day-to-day tenant wellbeing is bolstered by our superb on-site facilities and fantastic location close to local amenities—and we also organise regular pop-ups and events for tenants.



HYPHEN

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