Nº75
HYPHEN
MOSLEY ST

hyphen-manchester.com



JOIN -US

Hyphen is Manchester’s smartest business space.

Whatever size your business needs, from starter studios to large workspaces, rent fully-fitted, self-contained, interior-designed turnkey spaces from 680 to 7,000 sq ft (8-72 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.



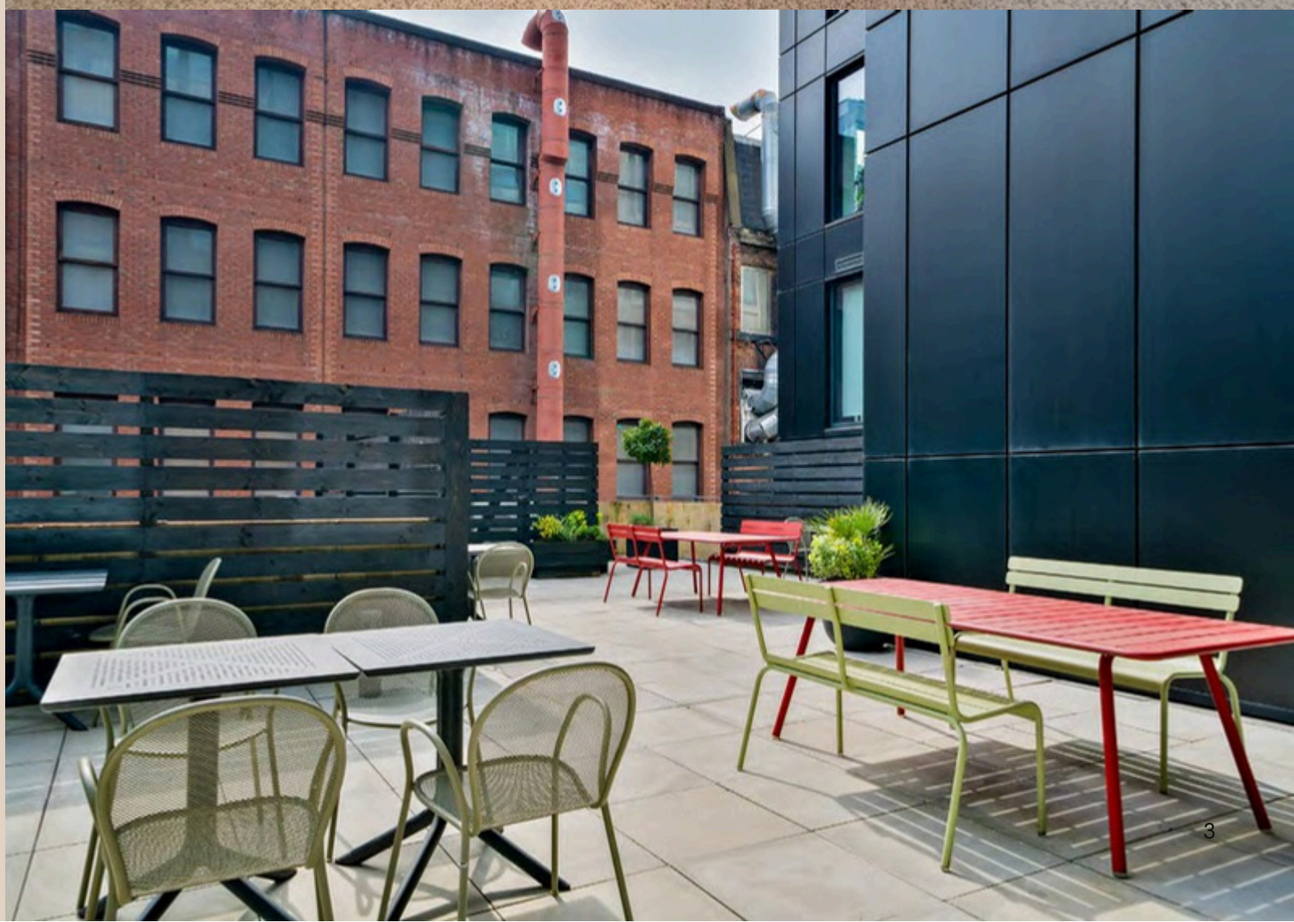
cOmmUNal -JOy

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. Or just find a quiet corner to recharge (you or your phone).

MEETING SPACE
Whether you’re hosting a client or gathering the team, our communal meeting room is free to use, giving you the space to connect and collaborate.

ROOF TERRACE
Need some fresh air? Head up to the communal roof terrace to reset and enjoy a few moments away from your desk.



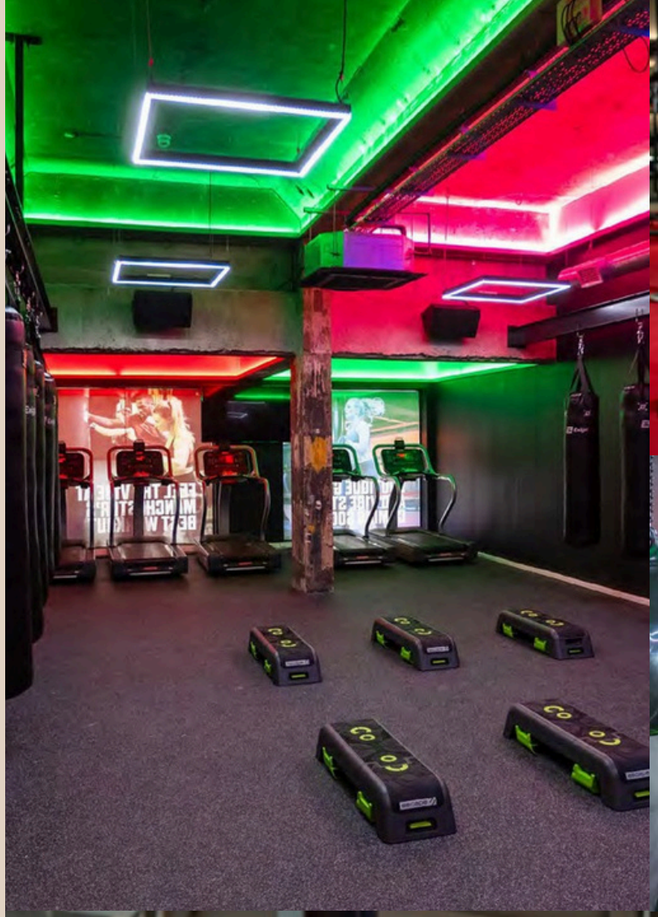


BEyOND -WORK

There’s more to Hyphen than just office space. From your morning coffee to a lunchtime workout, our onsite amenities help keep you fuelled, focused and feeling your best.

V1BE LIFESTYLE FITNESS
Re-energise at the on-site V1BE Lifestyle Fitness gym, with premium facilities, expert support and an exclusive 25% discount on membership for Hyphen tenants.

200 DEGREES COFFEE
Whether it’s your morning coffee or a lunchtime catch up, 200 Degrees is the perfect spot to pause and recharge, with Hyphen tenants enjoying 10% off all food and drink.









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.









OUR -FEaTURES

Here's a feature-lengthlistofwhattoexpect(thisisjustforstarters)...

— 24/7 access& 4 passengerlifts

— 100 Mbps data packageincluded inallunits

— Fully fitted self-contained studios ranging from 650 to 7,000 sq ft (from 8 people upwards), with Made & Managed plug-and-play options available through Workthere.

— 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 V1BE & 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

Allourspacesfromstarterstudios to largebespokeoffices arefully-fitted,self-contained, and interior-designed.

Everything in yourspaceis 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 and fridge.



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

FLOOR PLANS





aVaIlaBlE -SPaCE

	Size (sq ft)	Workstation
	1,882	s 22
	882	8
	2,475	30
Space	1,536	20
Space 1	871	10
Space 4	760	10
Space 7	845	10
Space 8	4,649	54
Space 9	7,124	72
Space 12		
Space 13		
Space 15		
Space 21		

01 First Floor



02 Second Floor



03 Third Floor

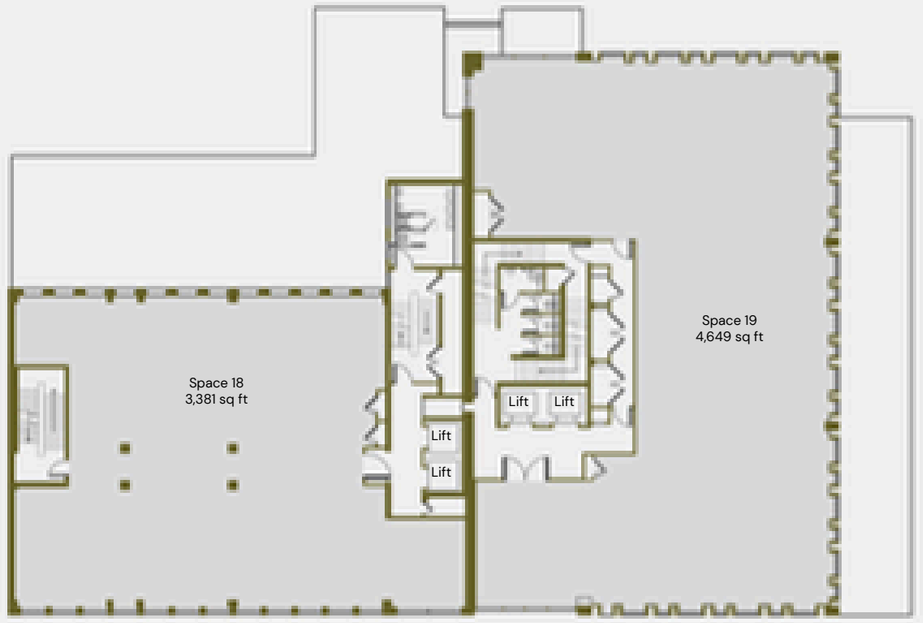


AVAILABLE LET BOOKABLE MEETING ROOM

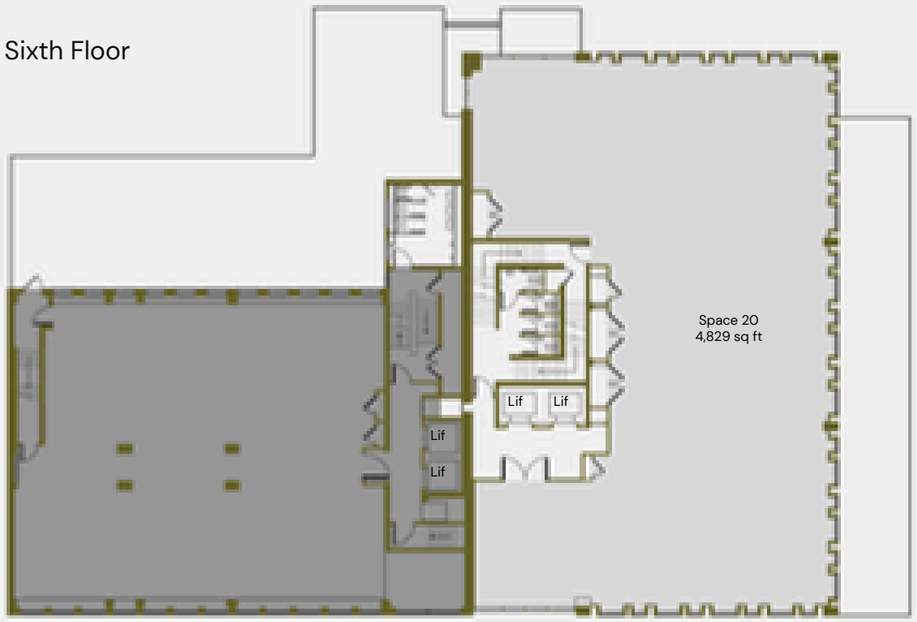
04 Fourth Floor



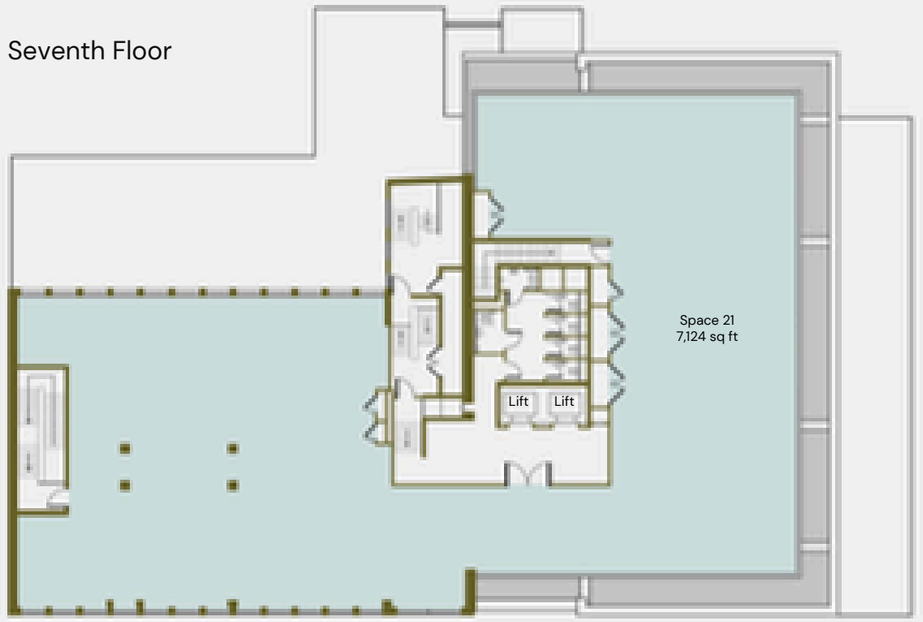
05 Fifth Floor



06 Sixth Floor



07 Seventh Floor



AVAILABLE LET BOOKABLE MEETING ROOM

SPacE 15
-3RD FlOOR

4,649 sq ft of fully fitted and furnished, design-led workspace. With a boardroom, separate meeting rooms, collaboration areas and a cafe-style kitchen, this one is definitely for organisations seeking a multifunctional and prestigious space.

BOARDROOM

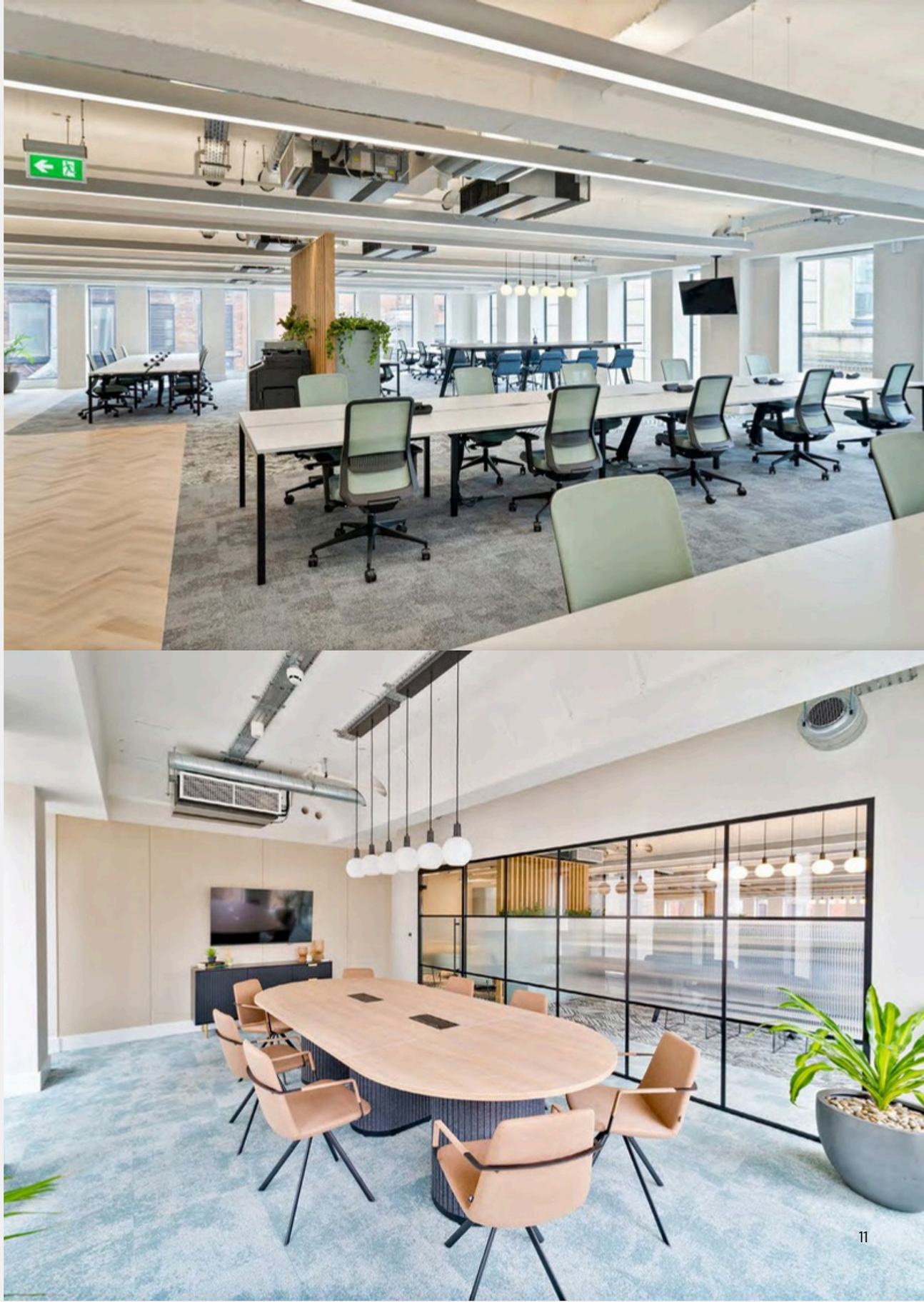
8 PERSON
MEETING ROOM

2 × 4 PERSON
MEETING ROOMS

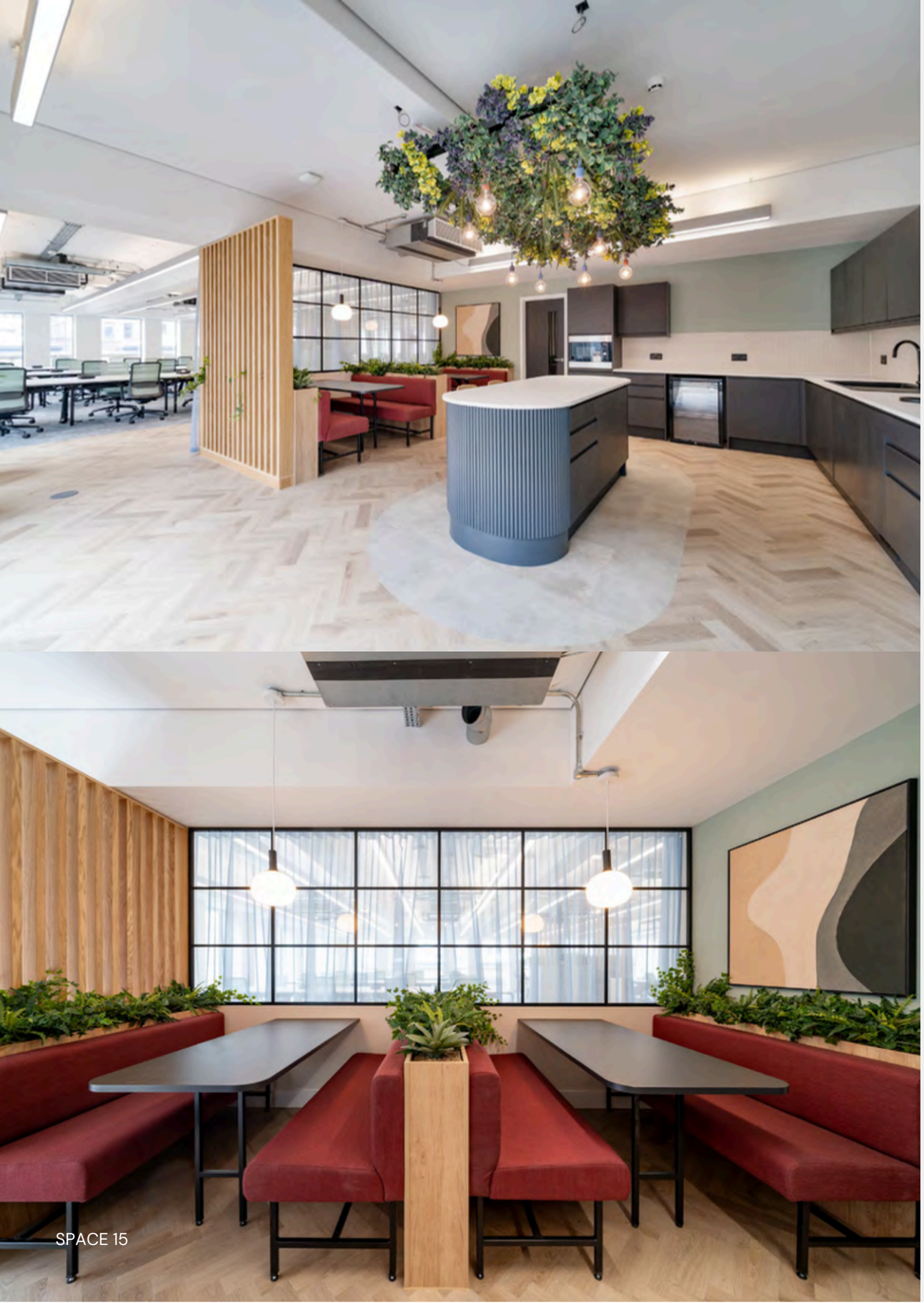
2 PHONE
BOOTHS

52 FIXED
DESKS

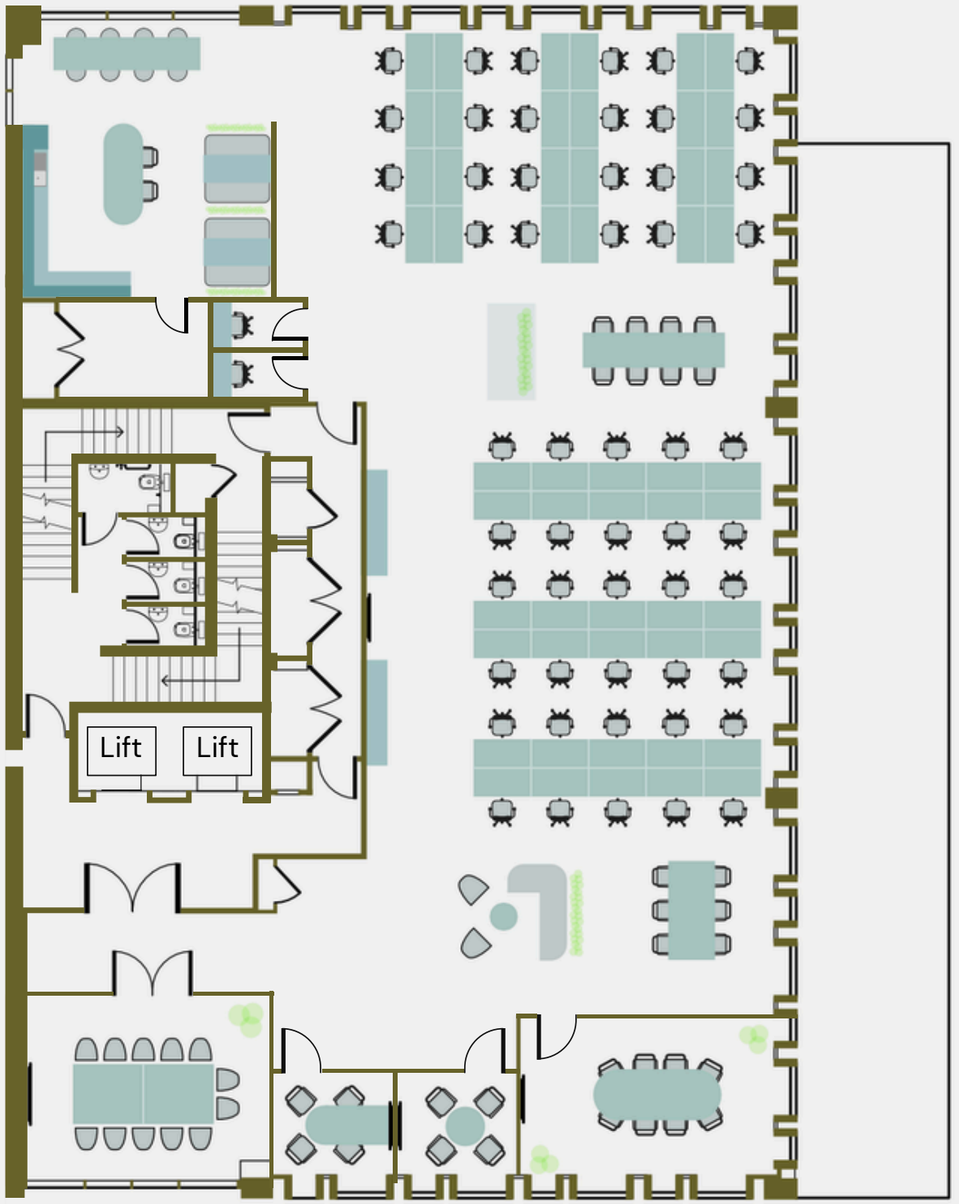
KITCHEN &
BREAKOUT SPACE



Images and space plan are indicative only.



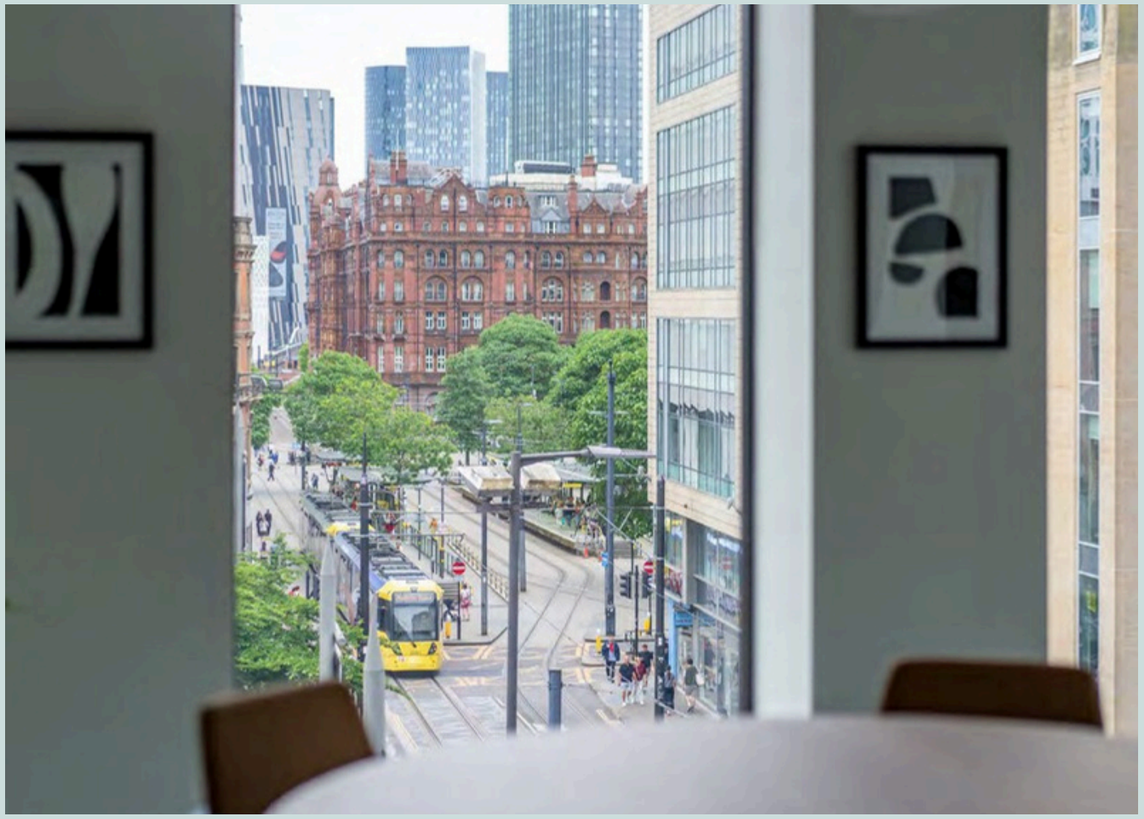
SPACE 15

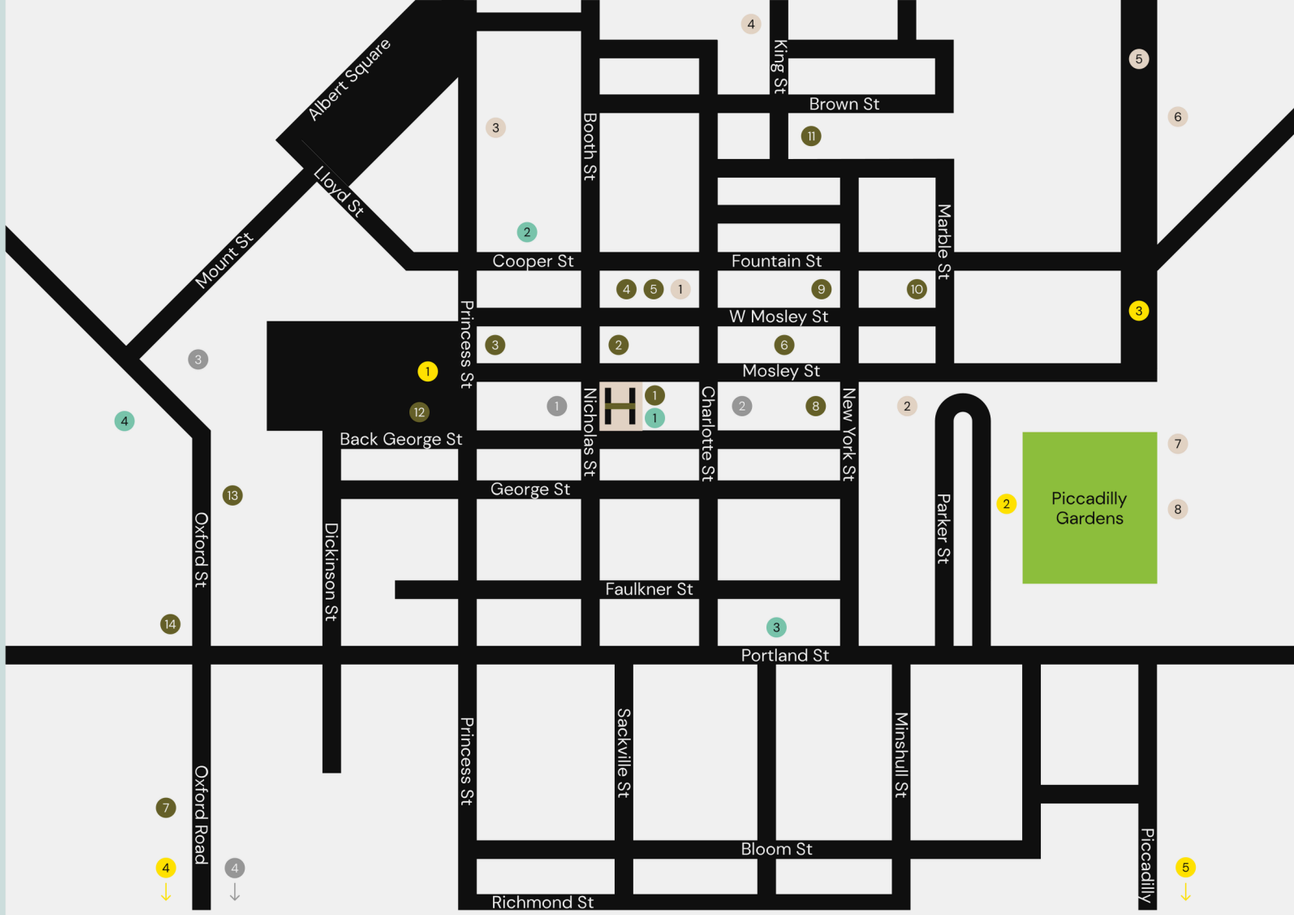


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UlTRa -cONNEcTED

Manchester is one of theUK's mostexcitingandthriving citiesforwork and play,and it's super-connected bothlocally and internationally. Close tohomethere's everything from the cultural Northern Quarterto 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.





lOcal -amENITIES

Food & Drink

1. 200 Degrees
2. Ferma Pizza
3. Caffè Nero
4. Black Sheep Coffee & Cocktails
5. Lennox
6. Cut & Craft
7. Nudo Sushi Box
8. The Alchemist
9. Moose Coffee
10. Franco Manco
11. Grand Pacific
12. Wagamama
13. Fumo
14. Pret a Manger

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. V1BE & Lifestyle Fitness
2. P1 Fitness Studio
3. The Gym
4. Rena Health at the Midland

Transport

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

OUR -cOmmITmENT

AtBlueCoastCapital, we take our ESG (environmental, social and governance) responsibilities seriously. We're proud to have refurbished—and now manage & operate— Hyphen according to theprinciples 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 retrofitted commercial building.

— Hyphen is fully electric-powered, and supplemented with solar PV panels on the roof.

— Super-efficient LED lighting is used throughout the building.

— Aircon is via by a variable refrigerant flow (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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Blue Coast Capital

Dan Brown

Design by Studio.Build

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