

# Federation | NOMA

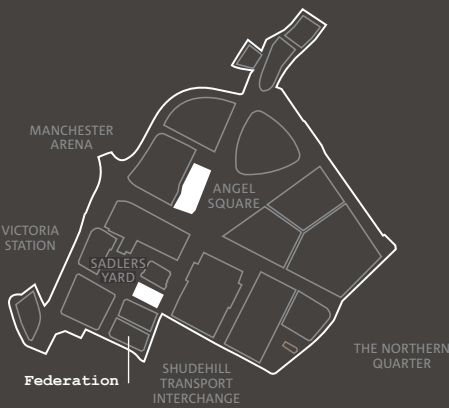
Balloon Street NOMA Manchester

Part of the historic NOMA estate, Federation was built over 100 years ago to house a growing collective of pioneers who went on to lead the world in a new style of commerce that put the needs of people first.

Now part of our cities proud heritage, the buildings grouped around Manchester's new city square, Sadler's Yard, are once again meeting the needs of a new generation of pioneers – in digital, technology and creative business.

Comprising six upper floors over a ground and basement level, Federation offers workspace that combines the best of both worlds – retaining original features with a blank canvass, ready to become whatever you can imagine....

Suitable for everyone from the smallest start-up to the corporate with character, this workspace has an honesty and freshness that will inspire a generation.



Plans not to scale, for indicative purposes only

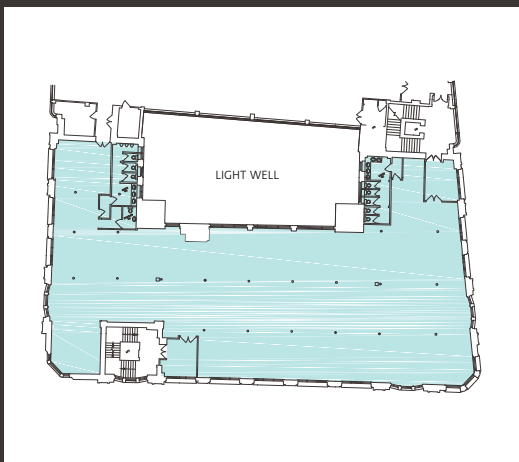


Federation exterior



Federation workspace

## TYPICAL FLOORPLAN



## FLOOR AREAS

Floor	GIA(sq ft)	NIA(sq ft)
6th Floor	9,831	7,700
5th Floor	9,695	8,483
4th Floor	9,693	8,608
3rd Floor	9,675	8,516
2nd Floor	9,569	8,319
1st Floor	9,537	8,208
Ground Floor	11,509	6,713
Lower Ground	8,644	5,092
Basement	12,067	9,707
<b>Total</b>	<b>90,220</b>	<b>71,346</b>

## FEATURES INCLUDE

- Painted plaster walls and ceilings
- Opening original windows
- Cleaned, sanded and sealed timber board floors
- Hot water radiator central heating
- New passenger lift and door access controls at each level
- New electrics throughout
- Gigabit connectivity throughout
- 4/7 access and use
- Adjacent Shudehill Metrolink/ bus interchange and two mins from Manchester Victoria

# NOMA

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