

A DIFFERENT KIND OF WORKSPACE



THIS IS NOON

NOON is a self-contained collection of serviced offices on the second floor of 101 Princess Street - a Grade II listed Victorian warehouse in the heart of Manchester city centre. Named after the time of day when social interactions flourish, it pairs period character with a high-end contemporary fit-out and is designed for fluidity, where deep work and collaboration happen in the same space. With flexible licence terms, you take it entirely on your own terms.

Whether you need a quiet corner to focus or a vibrant setting to connect, NOON moves with you. It's the warmth of a boutique workspace with the ease of a private club, set among a considered community of occupiers - no forced structure, just effortless flow.



WHO IS NOON FOR?

A self-contained floor of design-led workspace, in the heart of the city - for those who want their space to feel as considered as it is productive.



Entrepreneurs

who need a dynamic,
flexible, professional base



Creatives and freelancers

who crave an inspiring setting.



Growing Businesses

looking for a mix of collaboration
and private workspaces.



NOON SPACES

A 635 SQ FT 14 Desks

B 721 SQ FT 15 Desks

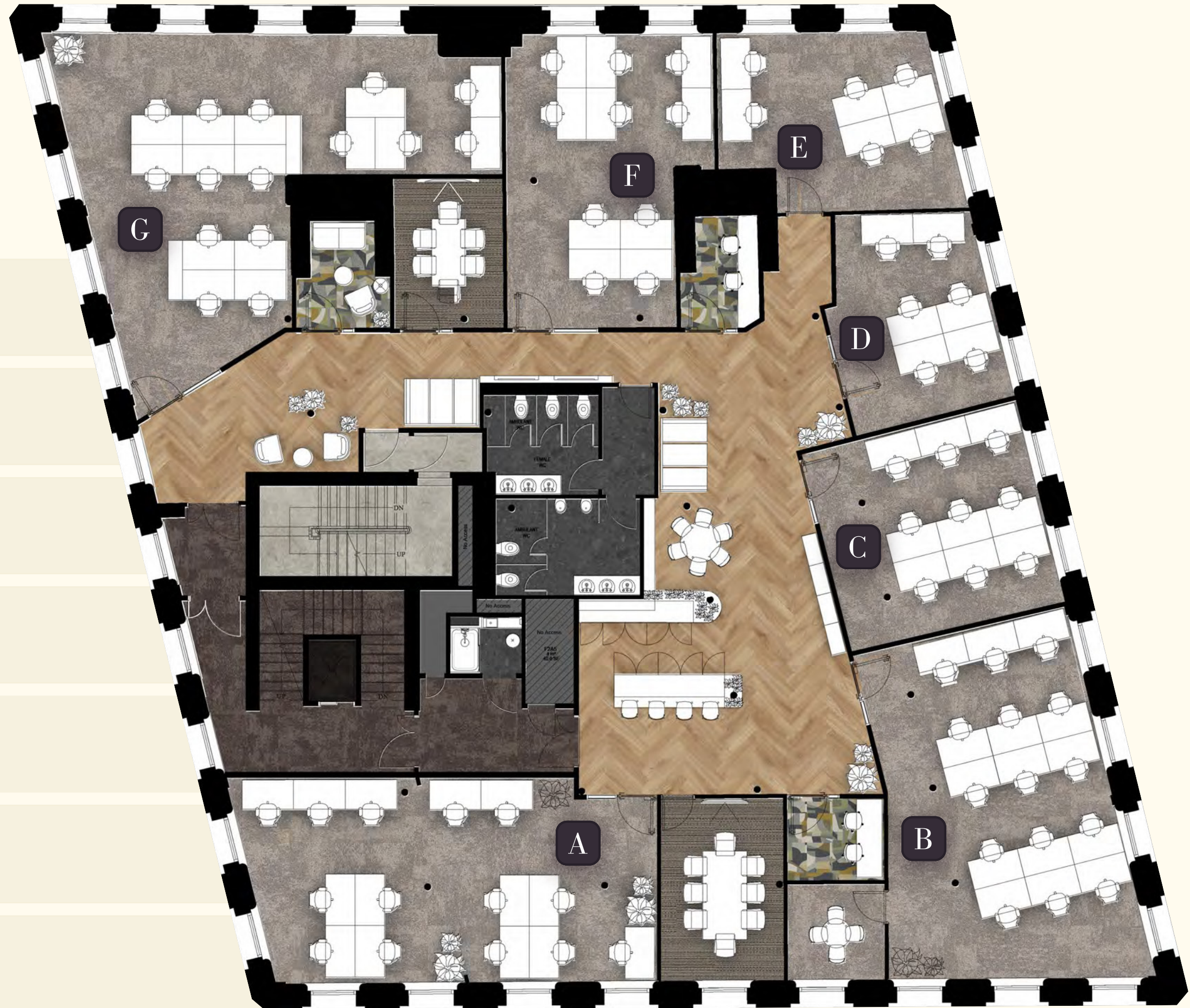
C 355 SQ FT 9 Desks

D 258 SQ FT 6 Desks

E 301 SQ FT 6 Desks

F 430 SQ FT 10 Desks

G 786 SQ FT 15 Desks



EVERYTHING YOU NEED



EPC B Rating

A high-performance energy rating for sustainability-conscious businesses.



Meeting Rooms

Two formal and an informal meeting room. High-spec spaces for seamless collaboration



Focus Rooms

Two dedicated quiet areas for distraction-free work and virtual meetings



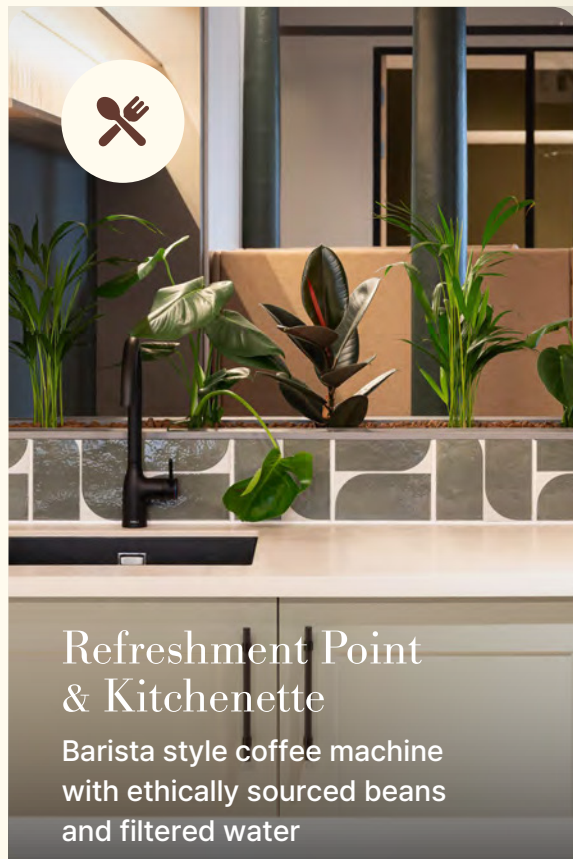
Fully Refurbished Suites & communal areas

A modern workspace with high-end finishes.



Superfast "Day One" Connectivity

1GBPS symmetric leased line with capacity for 10GBPS



Refreshment Point & Kitchenette

Barista style coffee machine with ethically sourced beans and filtered water



Communal Breakout Spaces

Thoughtfully designed areas to unwind and collaborate.



Shower & Amenity Space

Facilities designed for comfort and convenience.



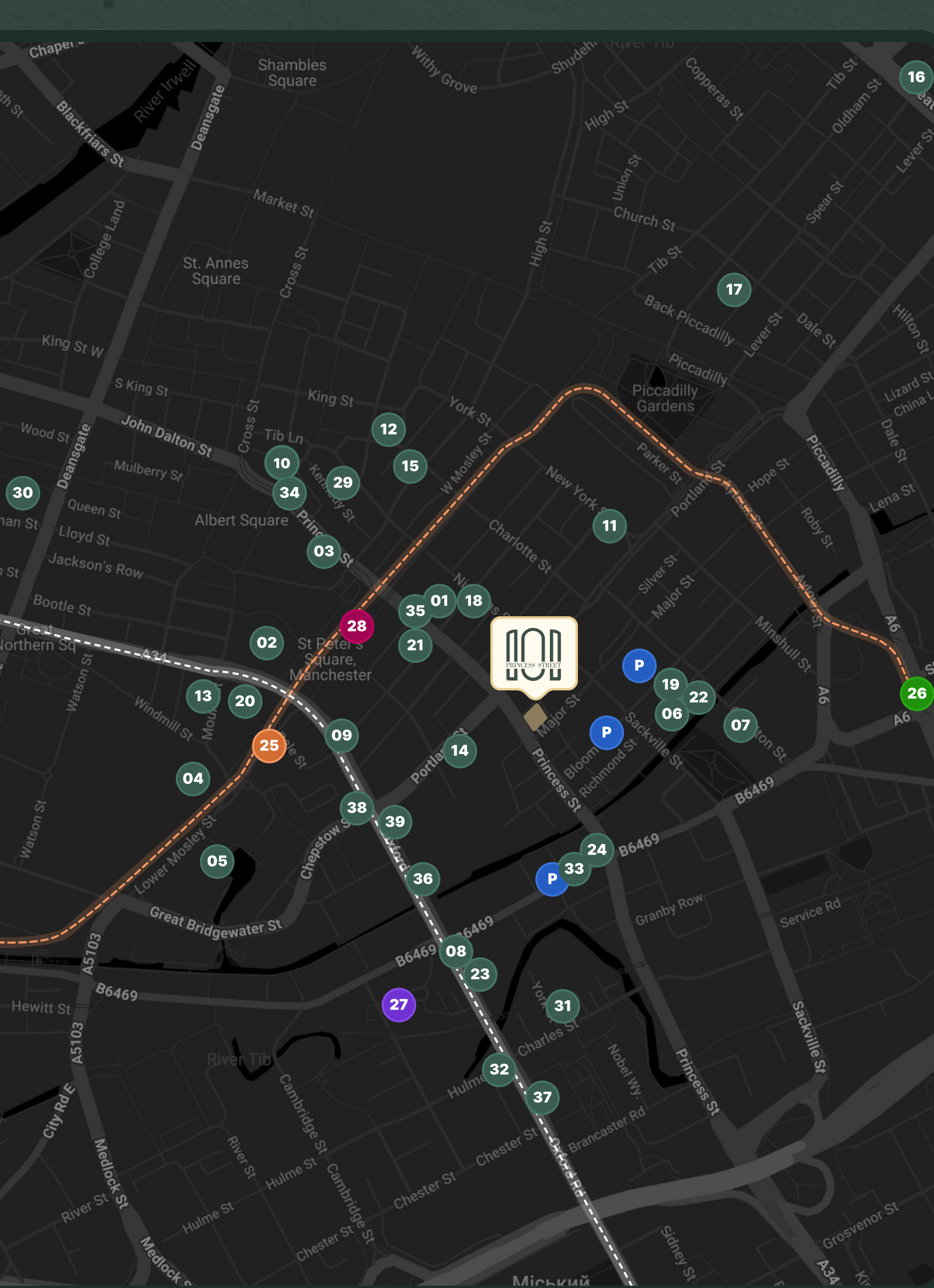
Male & Female WC's

Dedicated on-floor washrooms.



Air Conditioning

Climate control for a comfortable workspace.



PRIME LOCATION IN THE HEART OF MANCHESTER

Located in the heart of the city, with unbeatable access to key business districts, transport links and cultural hotspots.



Places of Interest

- 01 Manchester Art Gallery
- 02 Manchester Central Library
- 03 Manchester Town Hall
- 04 Manchester Convention Centre
- 05 Bridgewater Hall



Restaurants & Bars

- 06 Maya (Chorlton Street)
- 07 Madre (Chorlton Street)
- 08 Refuge (Whitworth Street)
- 09 Fumo (Oxford Street / St Peter's Square)
- 10 Piccolinos (Princess Street)
- 11 Higher Ground (New York St)
- 12 Lucky Cat (King Street)
- 13 Exhibition (Peter Street)
- 14 House of Fu (Portland Street)
- 15 Six By Nico (Spring Gardens)



Key Districts & Neighborhoods

- 16 Ancoats
- 17 Northern Quarter
- 18 China Town
- 19 The Village



Hotels

- 20 The Midland
- 21 The Alan
- 22 Leven
- 23 Kimpton Clocktower Hotel
- 24 Locke



Transport Hubs

- 25 Tram Line
- 26 Piccadilly Train Station
- 27 Oxford Road Train Station
- 28 St Peter's Square (Tram Station)



Business & Commercial Areas

- 29 Traditional Business District (TBD)
- 30 Spinningfields
- 31 Oxford Road Corridor
- 32 Circle Square



Coffee Shops

- 33 Foundation Coffee (Whitworth St)
- 34 Starbucks (Princess St)
- 35 Manchester Art Gallery Café (Princess St)
- 36 Loaf (Oxford Road)
- 37 Half Dozen Other (Circle Square)
- 38 Pret (Oxford Street)
- 39 Phil Potts (Portland Street)

**101 Princess Street,
Manchester, M1 6DD,
United Kingdom**

For those arriving by car, several parking options are available near 101 Princess Street, Manchester:

- P NCP Car Park Sackville Street Sackville St, Manchester M1 3LY
- P NCP Car Park Chorlton Street Chorlton St., (75 St James Street, M1 4BP)
- P NCP Car Park Manchester Palace Theatre - Whitworth St, Manchester M1 6NE



Restaurants & Bars:

Maya, Refuge, Piccolinos,
Exhibition



Coffee Shops:

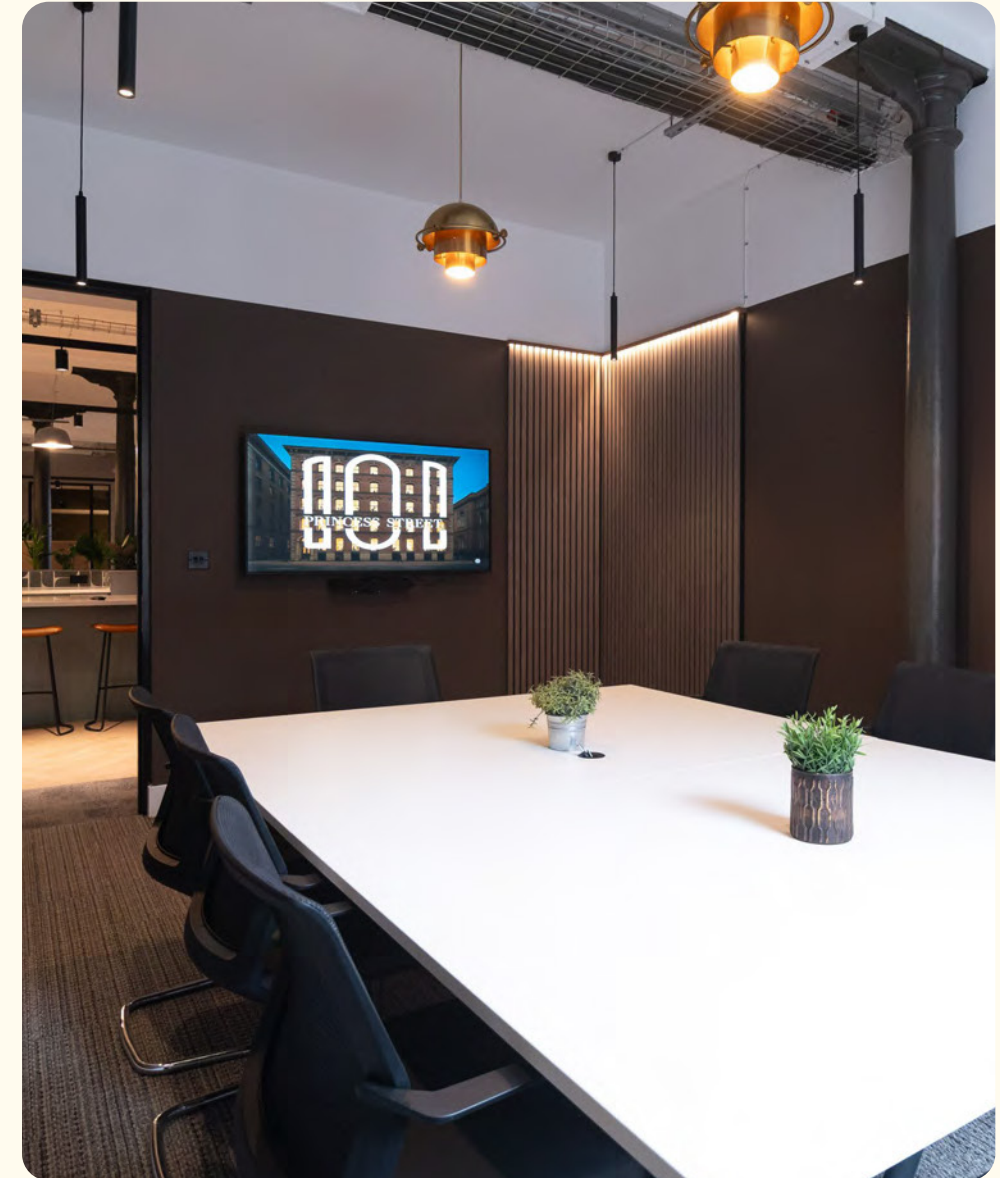
Foundation Coffee, Loaf, Pret,
Manchester Art Gallery Café



Cultural Landmarks:

Manchester Central Library,
Town Hall, Manchester Central

STEP INSIDE NOON



READY TO EXPERIENCE NOON?

Contact us to learn more and
let us know how we can help.



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[LinkedIn Profile](#)

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