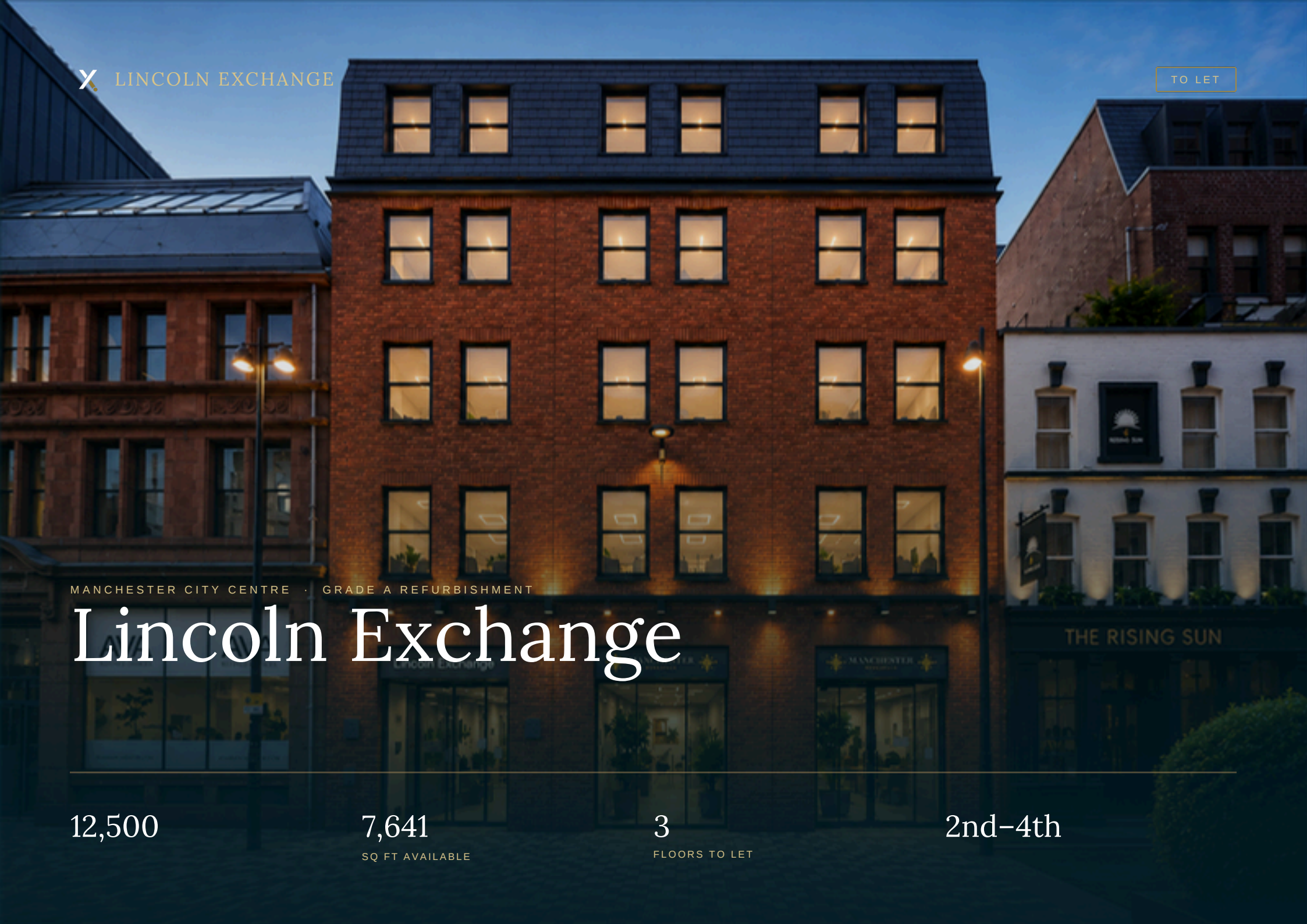


LINCOLN EXCHANGE

TO LET

MANCHESTER CITY CENTRE · GRADE A REFURBISHMENT

Lincoln Exchange

12,500	7,641	3	2nd–4th
	SQ FT AVAILABLE	FLOORS TO LET	



ARRIVAL & LOBBY

THE OPPORTUNITY

A landmark refurbishment in the city's core

Lincoln Exchange occupies a striking red-brick building on Queen Street, in the heart of Manchester's commercial core. A comprehensive strip-out and refit is transforming the scheme into contemporary workspace, wrapped in the character of the original façade. Inside, warm walnut, brushed brass and dark bottle-green joinery set a considered, hospitality-led tone — designed to give occupiers a workplace that feels distinct from the standard city-centre offer.

It's prestigious company, too — No.10 North, the Prime Minister's new Northern Office, sits just two doors away.

M2 5HX	5	2,547	Oct '26
	STOREYS	SQ FT / FLOOR	READY FOR OCCUPATION

POA



BOARDROOM



BREAKOUT SPACE



KI TCHEN & BREAKOUT



MEETI NG SPACE



FOCUS PODS

AVAILABILITY

Three floors, ready to fit out

Floors2–4areavailable asa whole or individually, each offering full-floor, self-contained space with the flexibility to suit a range of occupier requirements.

7,641 sq ft

FLOOR	AREA	STATUS
4th	2,547 sq ft	AVAILABLE
3rd	2,547 sq ft	AVAILABLE
2nd	2,547 sq ft	AVAILABLE
TOTAL BUILDING	12,500 sq ft	

Floors may be combined or let individually. Terms available on application. Ready for occupation October 2026.

FLOOR PLANS

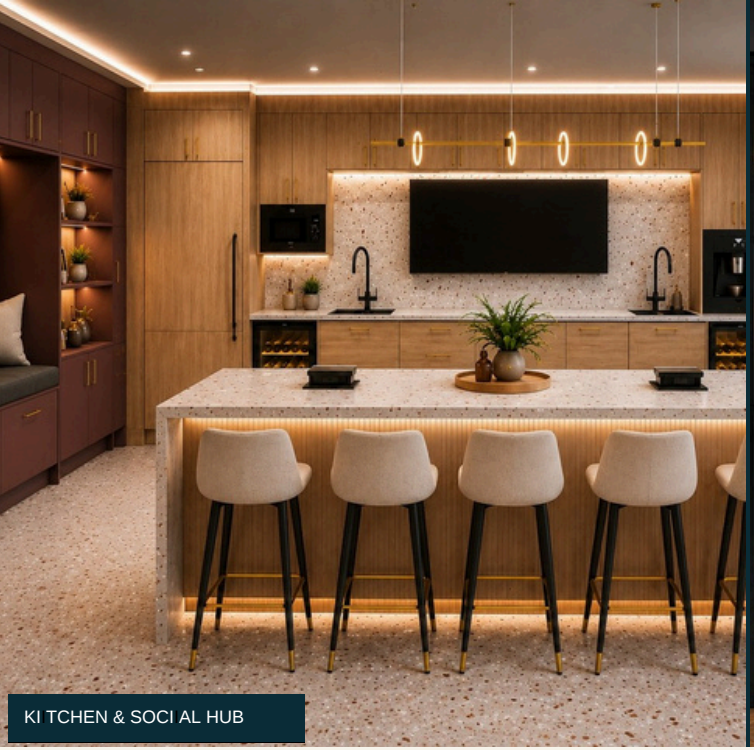
An example floorplate

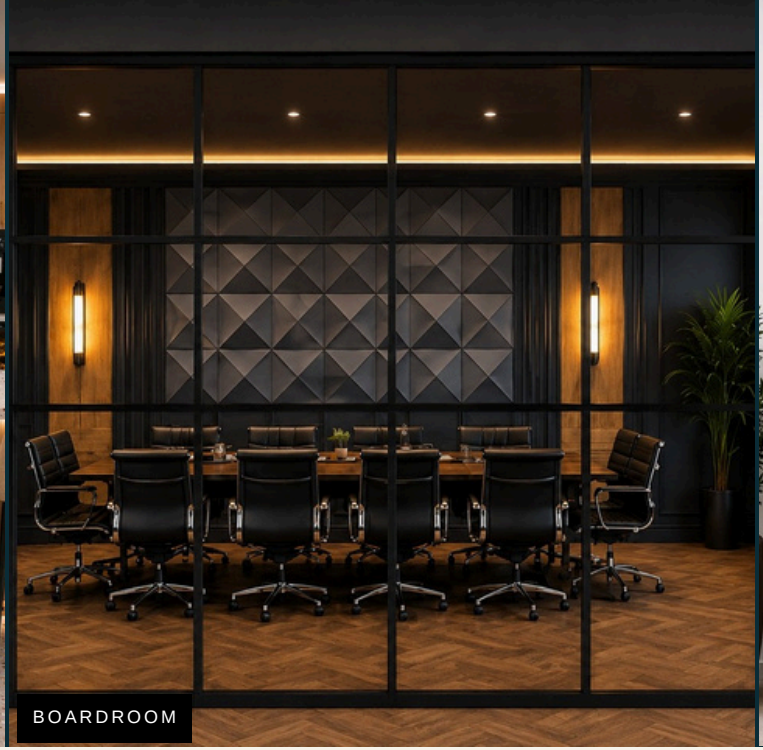
2nd, 3rd & 4th Floors Available

2,547 sq ft Each Floor



Representative layout — each of the three available floors follows a similar plan. Indicative only, not to scale; furniture layout illustrative.


KI TCHEN & SOCI AL HUB


BOARDROOM


FOCUS PODS

SPECIFICATION

Designed for modern business

Each floor is being delivered to the same considered standard, from a full mechanical and electrical upgrade through to bespoke joinery and finishes.

01 **Boutique Fit-Out**
Bespoke joinery, brass detailing and a warm material palette throughout.

02 **Boardroom & Meeting Suites**
Dedicated meeting and boardroom space across the floors.

03 **Breakout & Kitchen**
Social kitchen and breakout areas for informal work and downtime.

04 **Focus Pods**
Private podsforcalls and heads-down work.

05 **Refurbished Lobby & Lifts**
Newarrival experience with passenger lift access to all floors.

06 **Private WCs**
Newly refurbished facilities, demised for the occupier's sole use.

07 **LED Lighting**
Energy-efficientLED lighting installed throughout.

08 **Neighbours with No.10 North**
Justtwo doors fromthe Prime Minister's new Northern Office.

09 **Sustainable Materials**
Environmentally considered materials used throughout the fit-out.

10 **Superfast Connectivity**
Superfast internet connectivity throughout.

LOCATION & CONNECTIVITY

You won’t find a better address

LincolnExchange sits on QueenStreet, right inManchester’s Central Business District — on the doorstep of King Street, St Ann’s Square and Spinningfields, with Manchester Town Hall and St Peter’s Square just a few minutes’ walk away.

Few occupiers get a more central footing in the city: everything from the civic heart of Manchester to its established banking and legal district is within easy walking distance of the front door.

Neighbours with No.10 North

ThePrimeMinister’snewNorthernOfficesitsjust two doors away.

5 min
ST PETER’S SQUARE METROLINK

10 min
VICTORIA & DEANSGATE STATIONS

20 min
MANCHESTER PICCADILLY



Location

Queen Street, Manchester, M2 5HX

///locked.repay.tops

Local Amenities

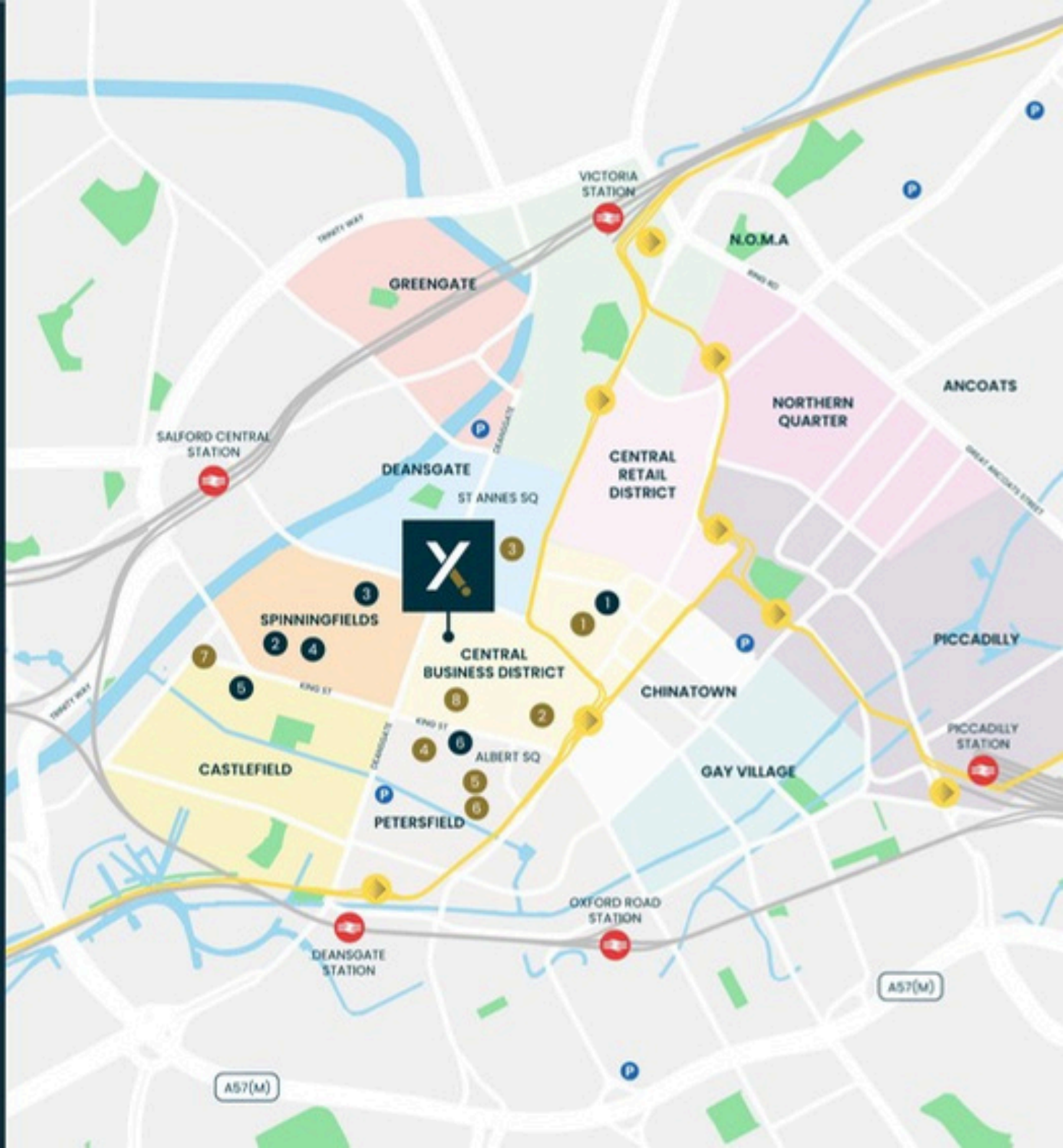
1. King Street Gym
2. Manchester Town Hall
3. Royal Exchange Theatre
4. Central Library
5. The Midland Hotel
6. Manchester Central
7. Aviva Studios (Factory International)
8. No10 North

Places to Eat

1. Lucky Cat by Gordon Ramsay
2. Tattu
3. Sexy Fish
4. Louis Restaurant
5. Fenix
6. Peter Street Kitchen

Trains and Trams

- 10 minutes walk to Manchester Victoria Station
- 10 minutes walk to Deansgate Station
- 10 minutes walk to Oxford Road Station
- 15 minutes walk to Piccadilly Station
- 5 minutes walk to Piccadilly Gardens Metrolink
- 5 minutes walk to Deansgate Metrolink
- 5 minutes walk to St Peter's Square Metrolink



GET IN TOUCH

lincoln exchange.

Lincoln Exchange is owned and managed in-house, with lettings handled directly by the team below.

ARRANGE A VIEWING

OWNER · MANAGER

Matt Healey Yates

07949 593129 · matt.hy@senecaproperty.com

Seneca Property

Central Office · 0800 012 9088

CANNING O'NEILL

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MANAGED BY SENECA FLEX