

ARKWRIGHT HOUSE

PARSONAGE GARDENS • MANCHESTER • M3 3HP



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Built in a neo-classical style with some art deco motifs, Arkwright House was designed by local architects, Harry S. Fairhurst.

It was completed in 1937 becoming the headquarters of the English Sewing Cotton Company.

Arkwright House is a stunning Grade II listed office building at the heart of one of the city's Conservation Areas, fully refurbished to a Grade A specification.

AN OASIS OF CALM IN THE DYNAMIC HEART OF THE CITY

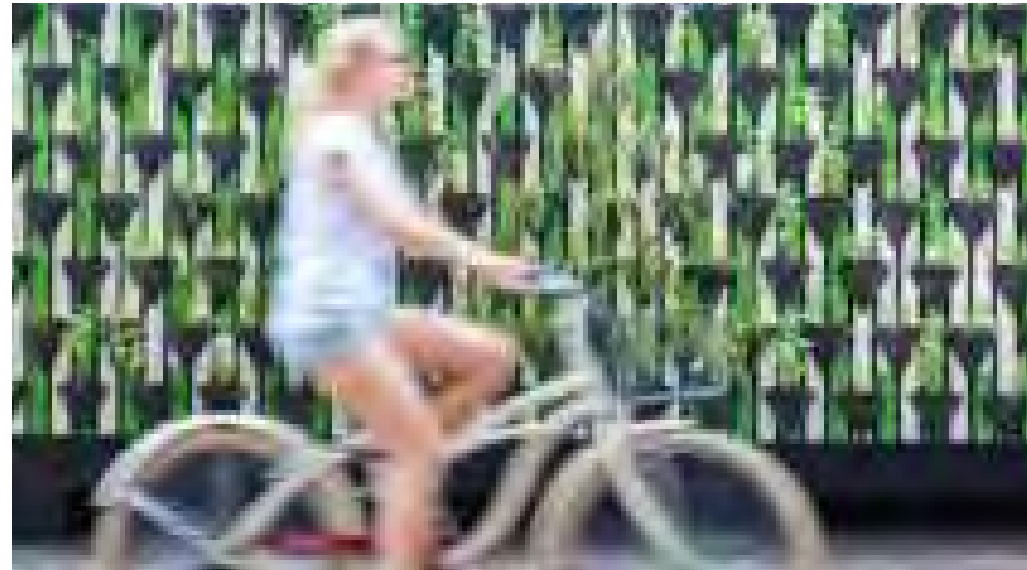




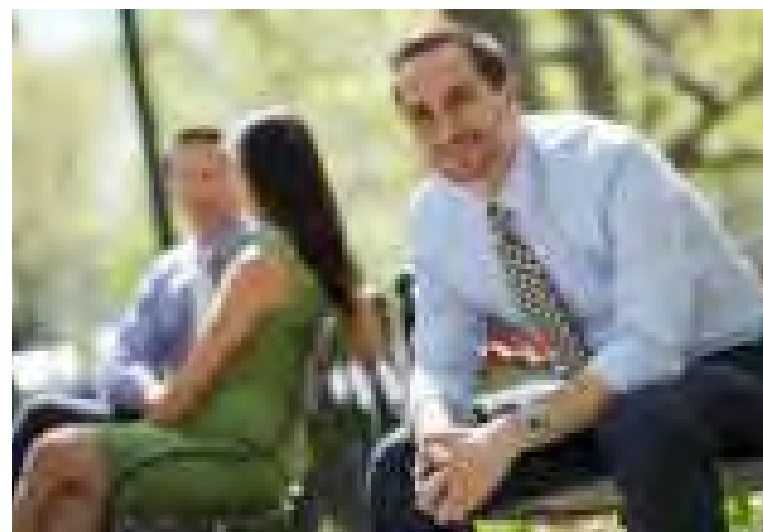
Performance and Wellbeing

Arkwright House boasts a rich heritage gained within Manchester's continually burgeoning business landscape. This landmark feature of the city's foremost greenspace is in a unique position. The building offers the perfect environment, enabling businesses to produce, create and inspire whilst enjoying a green outlook few others can provide.

A dedicated building management team provides a stimulating and relaxing hub by providing a programme of wellbeing activities, achieving the perfect balance between work and leisure.



OPEN & INVITING GREEN SPACE



A CITY CENTRE GEM



MANCHESTER CENTRAL CONVENTION COMPLEX

DEANSGATE

DEANSGATE-CASTLEFIELD

BEETHAM TOWER

DEANSGATE

SPINNINGFIELDS

OXFORD ROAD

ST. PETER'S SQUARE

ALBERT SQUARE

BRIDGE ST

MANCHESTER CENTRAL LIBRARY & TOWN HALL

ST ANN'S SQUARE

SALFORD CENTRAL

LOWRY HOTEL

CROSS ST

PICCADILLY

PICCADILLY GARDENS

PICCADILLY GARDENS

MARKET STREET

NORTHERN QUARTER

EXCHANGE SQUARE

MANCHESTER CATHEDRAL

CATHEDRAL QUARTER

CORN EXCHANGE

RIVER IRWELL

SHUDEHILL INTERCHANGE

VICTORIA



MANCHESTER THE CITY ON YOUR DOORSTEP

Manchester is more than just a modern vibrant city, it is an award-winning business destination for start-up and global companies alike. An international player, Manchester boasts unrivalled access to a deep talent pool enabling the city to further it's success by continuing to innovate and to influence both a diverse and successful business landscape.

This talent needs a thriving leisure scene that can cater for everyone, and Arkwright House doesn't disappoint. High street retail, designer brands, fine dining from around the world and international entertainment is all close by. The shopping and leisure provisions of Spinningfields, King Street, The Corn Exchange, St Ann's Square and Deansgate are all within a short walk.

TRAVEL TIMES



WALKING

- SPINNINGFIELDS
6 MINUTES
- EXCHANGE SQUARE METROLINK STATION
6 MINUTES
- MANCHESTER ARNDALE
7 MINUTES
- SALFORD CENTRAL TRAIN STATION
8 MINUTES
- VICTORIA TRAIN STATION
11 MINUTES
- PICCADILLY TRAIN STATION
12 MINUTES
- SHUDEHILL TRANSPORT INTERCHANGE
13 MINUTES
- DEANSGATE TRAIN STATION
13 MINUTES



DRIVE

- MANCHESTER AIRPORT
27 MINUTES
- LEEDS
1 HOUR
- BIRMINGHAM
2 HOURS
- LONDON
4 HOURS



RAIL

- LEEDS
49 MINUTES
- BIRMINGHAM
1 HOUR 26 MINUTES
- LONDON
2 HOURS 7 MINUTES
- EDINBURGH
3 HOURS 23 MINUTES



METROLINK

- EXCHANGE SQUARE / SHUDEHILL
2 MINUTES
- MARKET STREET
5 MINUTES
- ST PETER'S SQUARE
6 MINUTES
- DEANSGATE STATION
9 MINUTES
- MANCHESTER PICCADILLY
16 MINUTES
- MANCHESTER AIRPORT
45 MINUTES



AIR

- PARIS
1 HOUR 30 MINUTES
- DUBAI
7 HOURS 10 MINUTES
- NEW YORK
7 HOURS 45 MINUTES
- BEIJING
10 HOURS 25 MINUTES

AN EXTENSIVE CONNECTIVITY NETWORK

Manchester boasts world-class multi-modal transport infrastructure, providing fast, affordable connectivity to London, Europe and the rest of the world. With direct links via both train and tram, Manchester Airport is approximately 20 minutes from the city centre. To travel to London via one of the regular services from Piccadilly Station takes two hours, with the completion of HS2 this journey time will significantly improve.



Arkwright House is close to Manchester's extensive Metrolink tram network with the closest stop being at Exchange Square an 8 minute walk away. Victoria train station and the Shudehill transport interchange within a 10 minute walk. Piccadilly Station is a short tram journey away. Both stations offer national rail links to the whole of the UK. Manchester Airport is 9 miles south of the city centre, a 26 minute drive or 45 minute tram/train journey.



AN INTRICATE WEAVE OF HISTORICAL BEAUTY & MODERN ELEGANCE

RECEPTION UNDERGOING EXTENSIVE REMODELLING



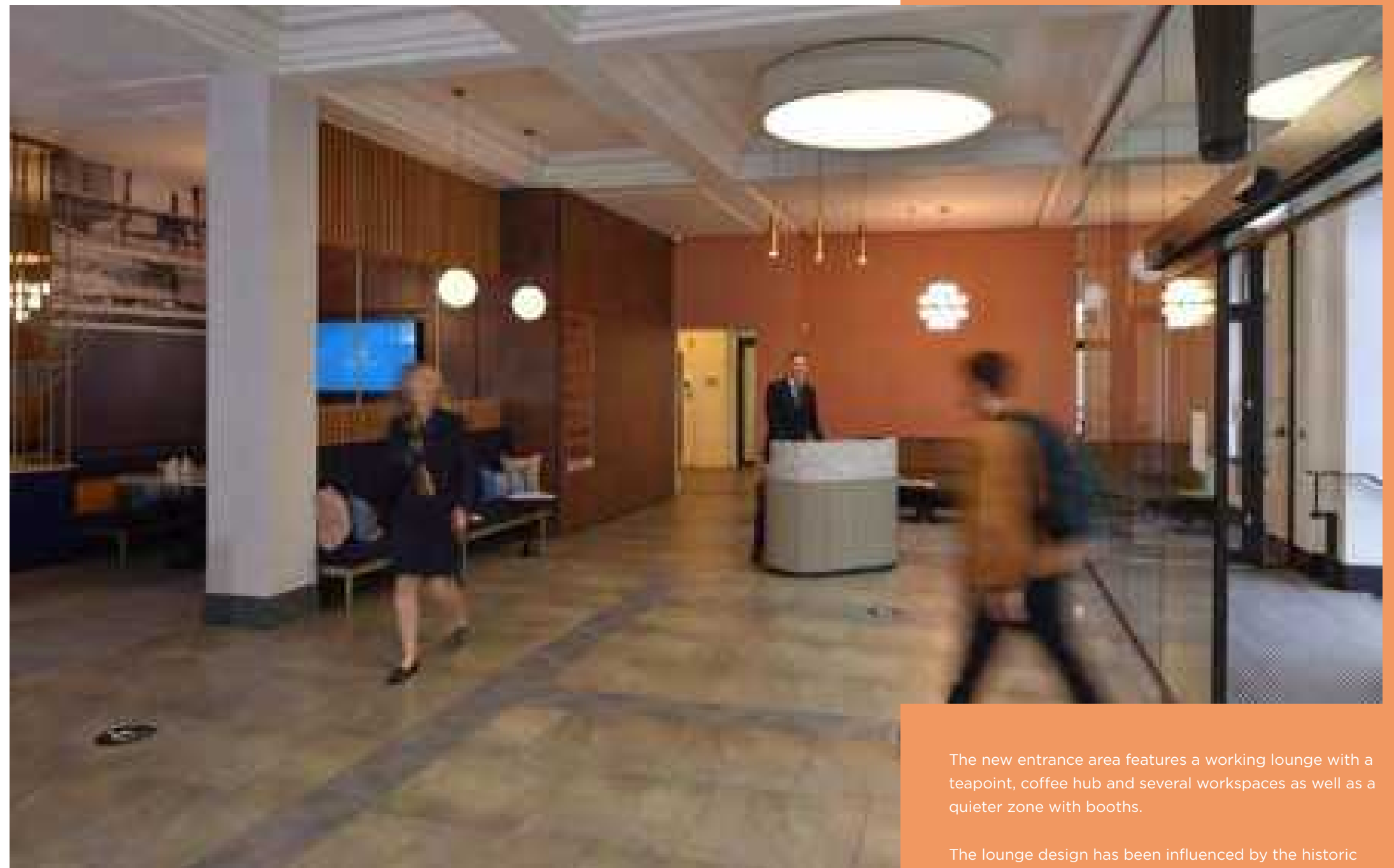
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Arkwright House, a stunning
period building featuring
cutting edge interior design.

ENHANCING THE SOCIAL FABRIC

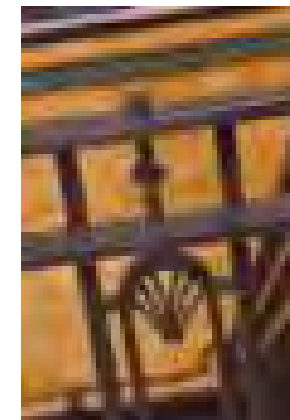
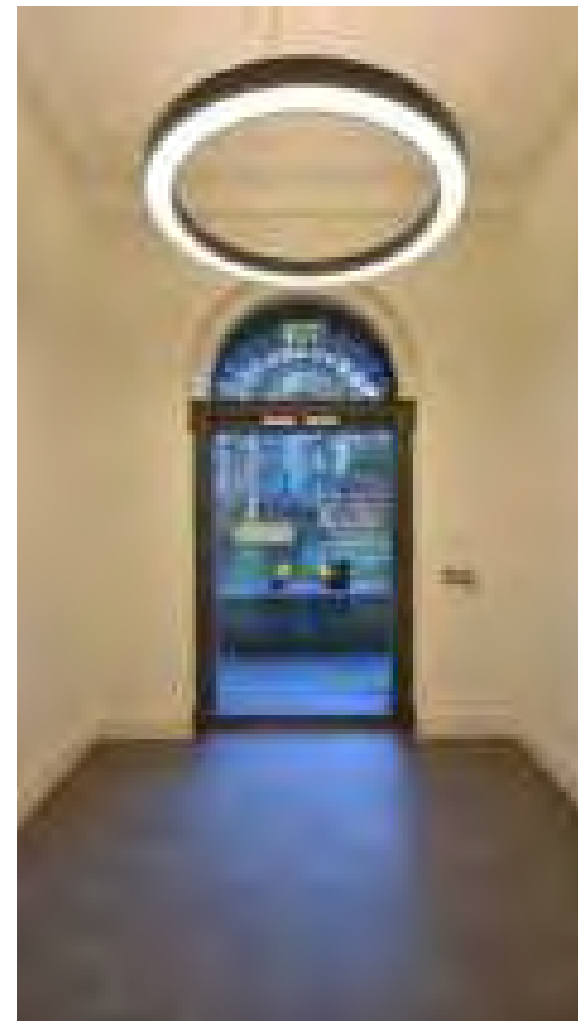
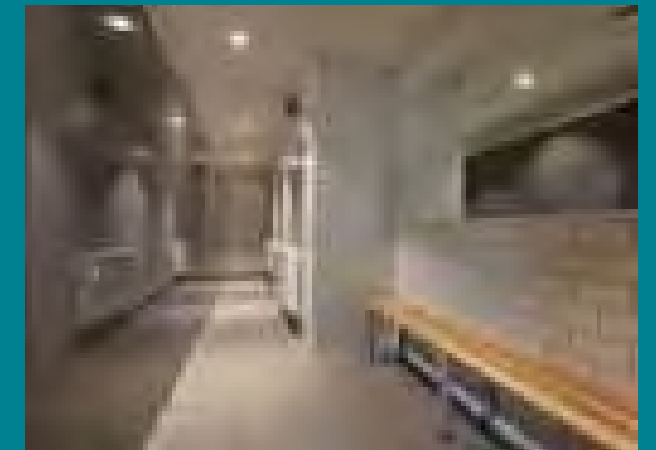
A new sophisticated and engaging building entrance including a work zone and concierge welcome.



The new entrance area features a working lounge with a teapoint, coffee hub and several workspaces as well as a quieter zone with booths.

The lounge design has been influenced by the historic association of the building with the cotton industry, using soft textures aligned with luxury finishes and detailing, providing a modern and stylish welcome within this elegant building.

Arkwright House,
a unique, modern
and efficient working
environment in the
city centre.



Arkwright House provides a combination of historical elegance, sophisticated interior design and efficient floor plates to meet the demands of modern business.

The building features two staircases allowing for controlled access to floors when necessary, and has many features of decor reminiscent of its elegant past.





CONCIERGE
RECEPTION



BUSINESS
LOUNGE



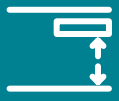
LED AND LG7
LIGHTING



CONNECTIVITY -
WIREScore



1:8 SQ M
OCCUPANCY



2.7 METRES
FLOOR TO
CEILING RAFT
HEIGHT

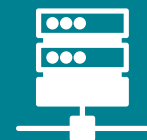


3 METRES
FLOOR TO
CEILING SOFFIT
HEIGHT



EXISTING INCOMING HIGH
SPEED VODAFONE /
OPENREACH / BT FIBRE
CONNECTIONS - MULTIPLE
INCOMING FIBRES

RESILIENT POINTS
OF ENTRY AVAILABLE
AROUND THE BUILDING



COMPREHENSIVE
COMMUNICATIONS
CONTAINMENT AND
DEDICATED RESILIENT
RISER SPACE TO
ALL FLOORS

SPECIFICATION



INNOVATIVE CEILING
RAFT DESIGN WITH EXPOSED
STRUCTURAL BEAMS AND
PLASTERED SOFFIT



4 PASSENGER
LIFTS &
1 GOODS/
PASSENGER LIFT



28
BASEMENT
CAR PARKING
SPACES



NEW WCS



NEW AIR CONDITIONING/
VENTILATION AND HEATING
ALL DESIGNED TO 1:8 SQ M
OCCUPANCY



DDA ACCESSIBLE



8 SHOWERS



FULL ACCESS
RAISED FLOOR



40 CYCLE RACKS /
40 LOCKERS

BREEAM®

BREEAM RATING
'VERY GOOD'



ROOF SPACE
AVAILABLE FOR
FUTURE
MICROWAVE LINKS



EPC B





MEET & GREET



RELAX & BREAKOUT



AGILE WORKSPACES

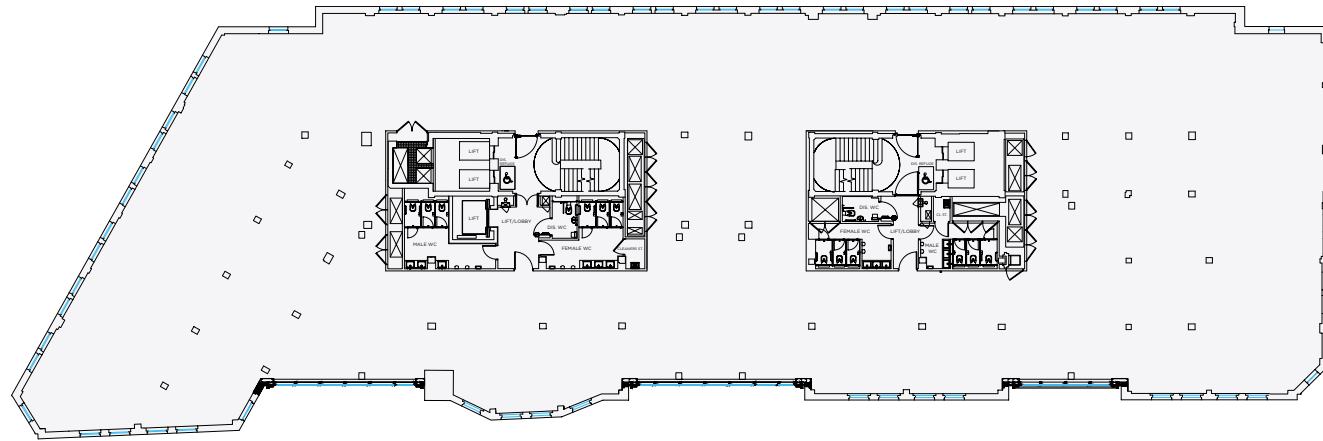
FULLY FITTED SUITES NOW VIEWING



HIGHLY EFFICIENT FLOORS



PARSONAGE GARDENS

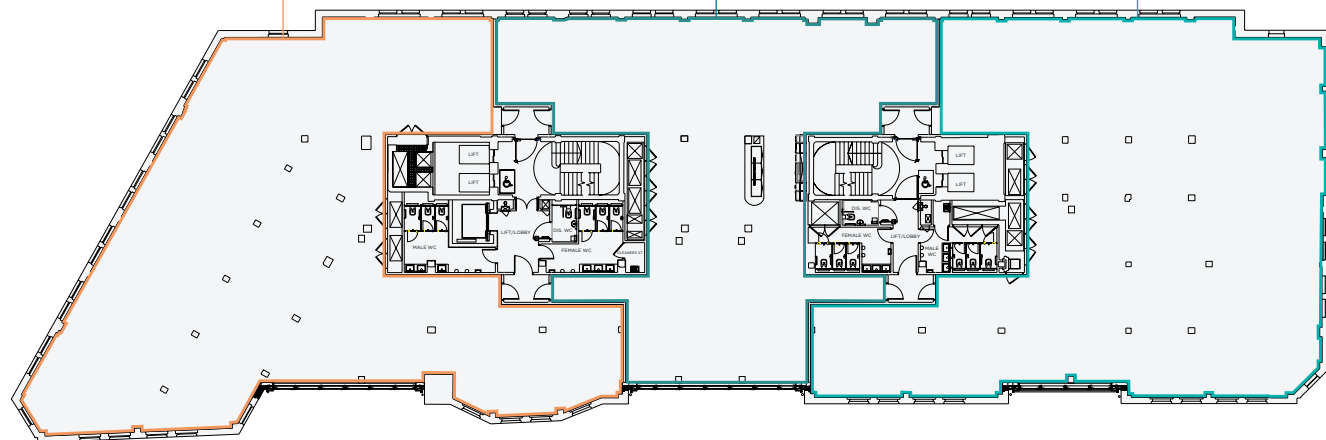


FULL FLOOR

SUITE 1
5,554 SQ FT / 516 SQ M

SUITE 3
LET TO FORTEM INTERNATIONAL

SUITE 2
5,586 SQ FT / 519 SQ M

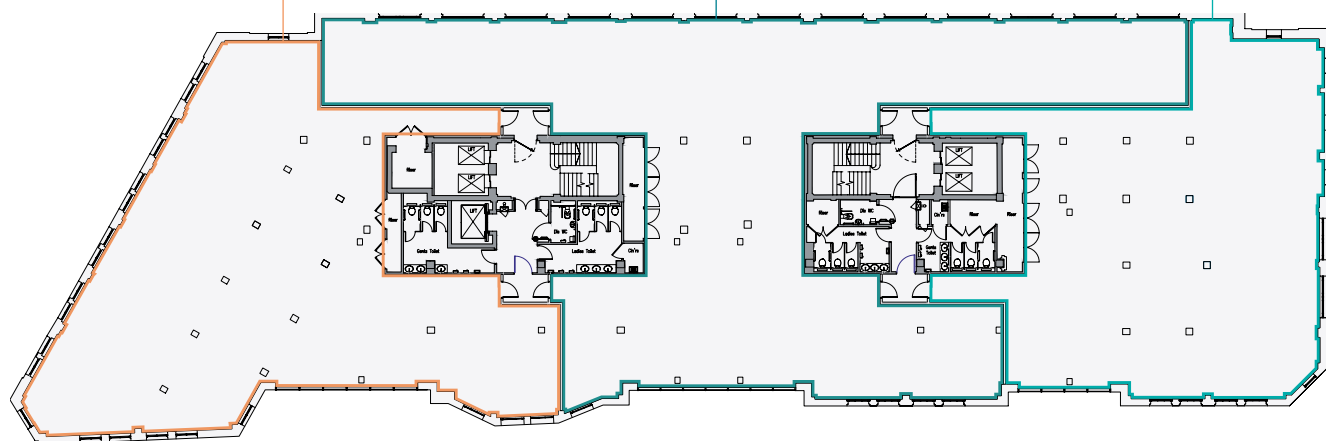


2ND FLOOR

SUITE 1
4,737 SQ FT / 440 SQ M

SUITE 3
SAN CARLOS

SUITE 2
4,014 SQ FT / 373 SQ M



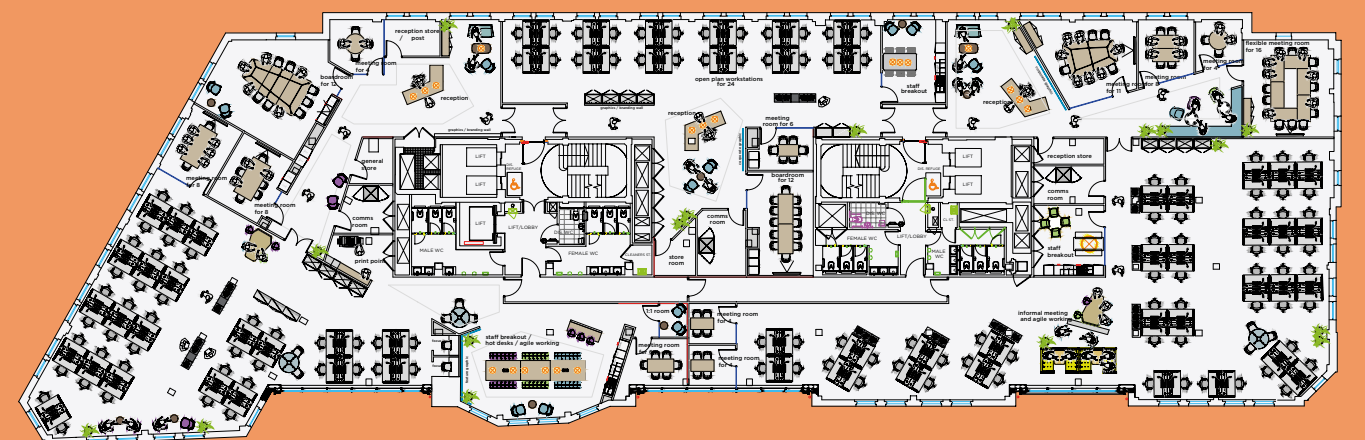
3RD FLOOR

2ND-6TH FLOORS

FLOOR	SQ FT	SQ M
Part Ground Floor	Let to Kellan Group Ltd	
Part Ground Floor	1,810	168
First Floor	14,900	1,384
Part Second Floor	Let to Fortem International	
Part Second Floor	5,554	516
Part Second Floor	5,586	519
Part Third Floor	Let to San Carlo	
Part Third Floor	4,737	440
Part Third Floor	4,014	373
Fourth Floor	Let to Omega	
Fifth Floor	Let to Omega	
Sixth Floor	10,939	1,016
Seventh Floor	Let to Ramboll UK	
Total	47,540	4,416

28 car parking spaces at a ratio of 1:2600 sq ft.

PARSONAGE GARDENS



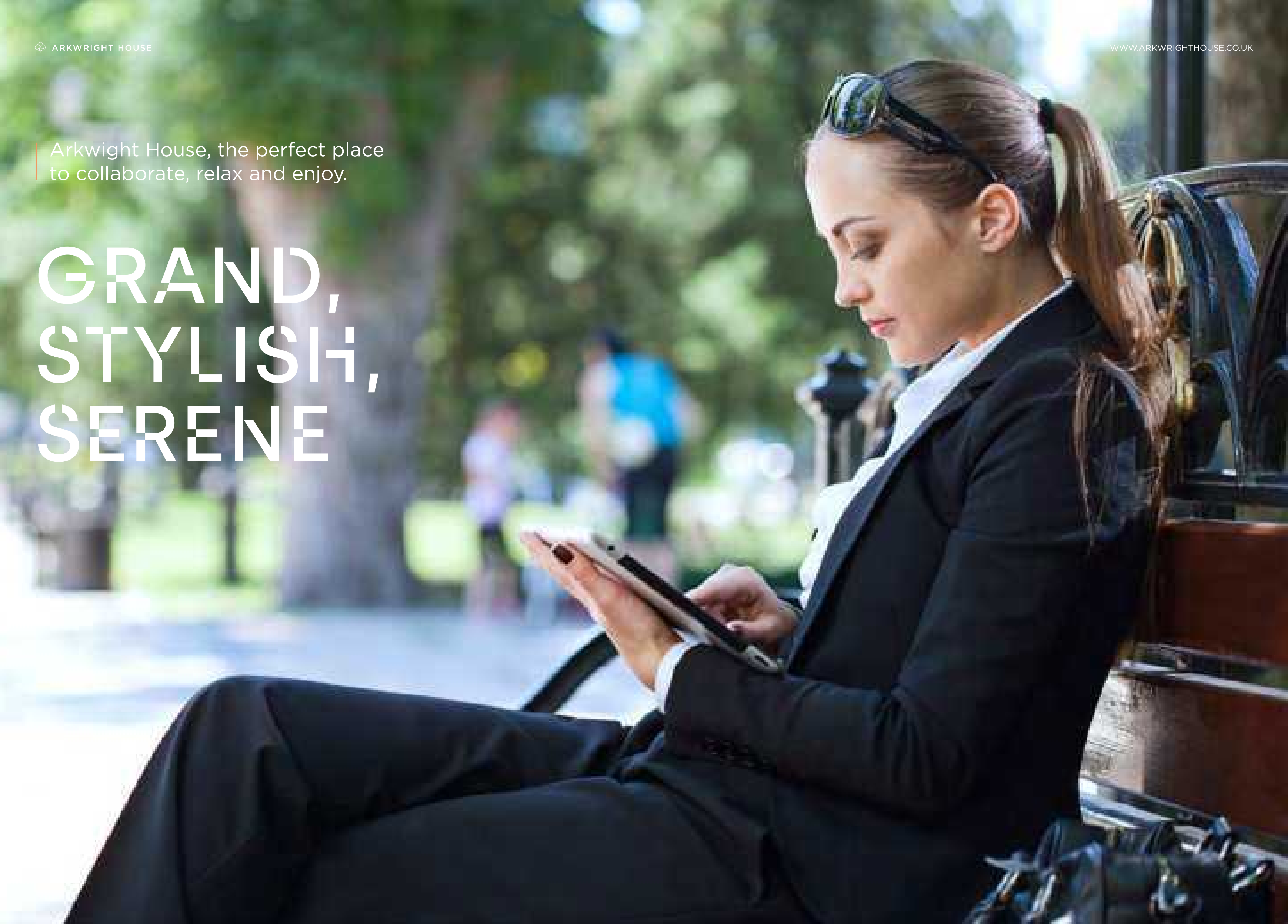
SPACE PLAN



A BLANK CANVAS,
CREATE YOUR OWN
MASTERPIECE

Arkwright House, the perfect place
to collaborate, relax and enjoy.

GRAND, STYLISH, SERENE





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