



**Sunlight
house**

SPINNINGFIELDS



SUNLIGHT HOUSE

Introducing Sunlight House. A simply stunning refurbishment of a true Manchester landmark. Located on the edge of the thriving Spinningfields Estate, the city centre's luxury dining and shopping destination, this 215,000 sq ft iconic art deco building is perfectly placed with high-end amenities and extensive leisure opportunities just minutes from its impressive entrance.

It's time to step out of the shadows and into a building that, quite simply, puts ordinary office space somewhat in the shade.

DESIGNED TO
outline



**LEAVES OTHER
OFFICE SPACE
SOMEWHAT IN
THE SHADE**

(SORRY ABOUT THAT)

**PERFECTLY
PLACED**

A spectacular location in Manchester's most successful business district.



**NEWLY
REFURBISHED**

An art deco landmark fully restored to an impeccable standard.



**QUALITY
SPECIFICATION**

High-spec Grade A offices for a premium working environment.



**ON-SITE
AMENITIES**

Featuring showers, cycle hub and the Bannatyne Health Club & Spa with pool.



**A SHOPPER'S
PARADISE**

Moments from the boutiques and eateries of Spinningfields.



**EASY
CONNECTIONS**

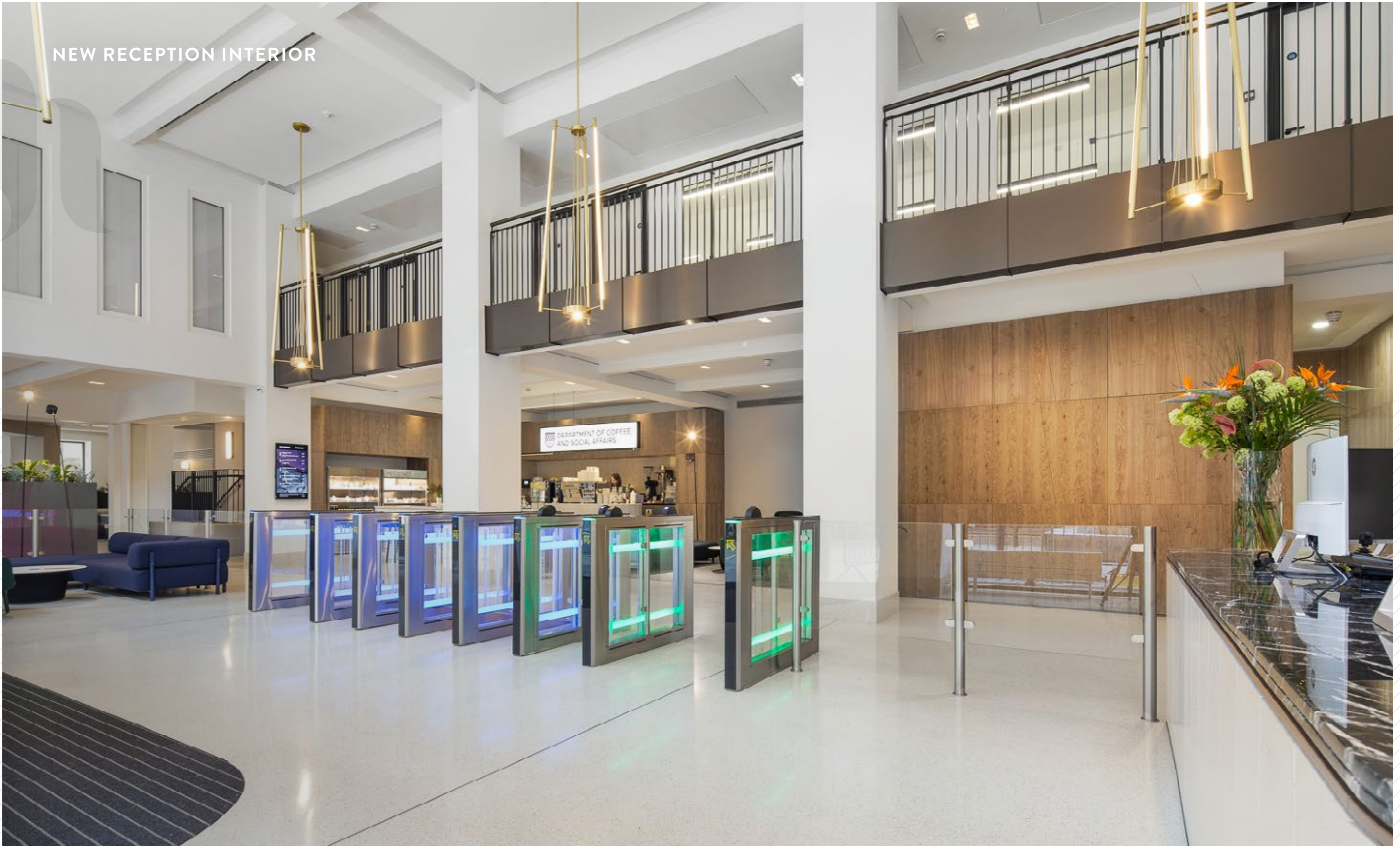
Incredibly close to bus, Metrolink and mainline rail stations.





NEW RECEPTION FAÇADE

NEW RECEPTION INTERIOR





DESIGNED TO IMPECCABLE STANDARDS

A brand new welcome area to serve the whole building, the light filled double-height reception features fast-entry speed gates, concierge and inviting breakout and meeting areas.

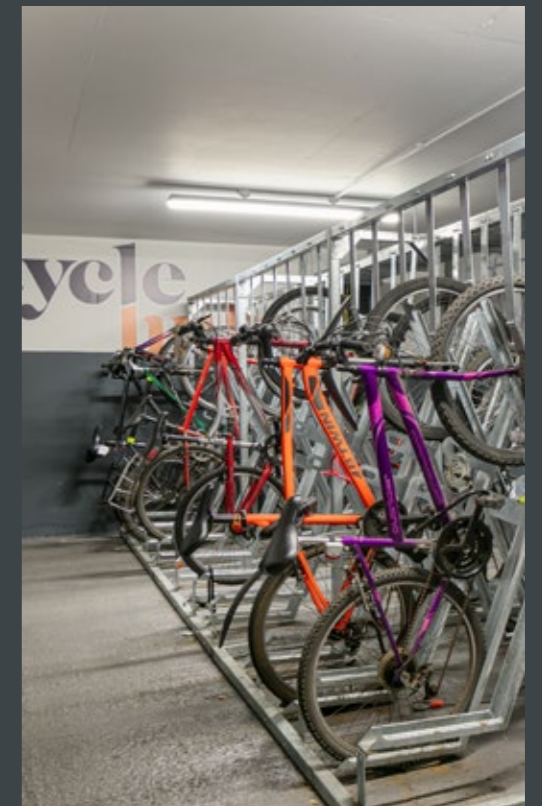
Enjoy a coffee and a bite to eat from Department of Coffee and Social Affairs or over a meeting in one of the booth seating areas with in-built screens.



EASY END OF TRIP FRESH START

Cruise down to the secure cycle hub set within the ramped private car park – kitted out with vertical bike racks, tyre pumps and repair tools, Sunlight House makes cycling to work a breeze.

The stylish shower and changing facilities are newly refurbished offering hairdryers, toiletries and a towel service – so no more excuses for missing that morning workout.



EVERYTHING UNDER THE SUN



(IN A TWO-MINUTE STROLL)

RESTAURANTS

1. Hawksmoor
2. Gusto
3. Tattu
4. The Dockyard
5. Fazenda
6. 20 Stories
7. The Ivy
8. Topkapi Palace
9. Dishoom
10. Red's True Barbecue
11. Tapeo & Wine

BARs

12. Revolucion de Cuba
13. The Oast House
14. The Refinery
15. Dirty Martini
16. Albert's Schloss
17. The Blend at The Loft
18. BrewDog

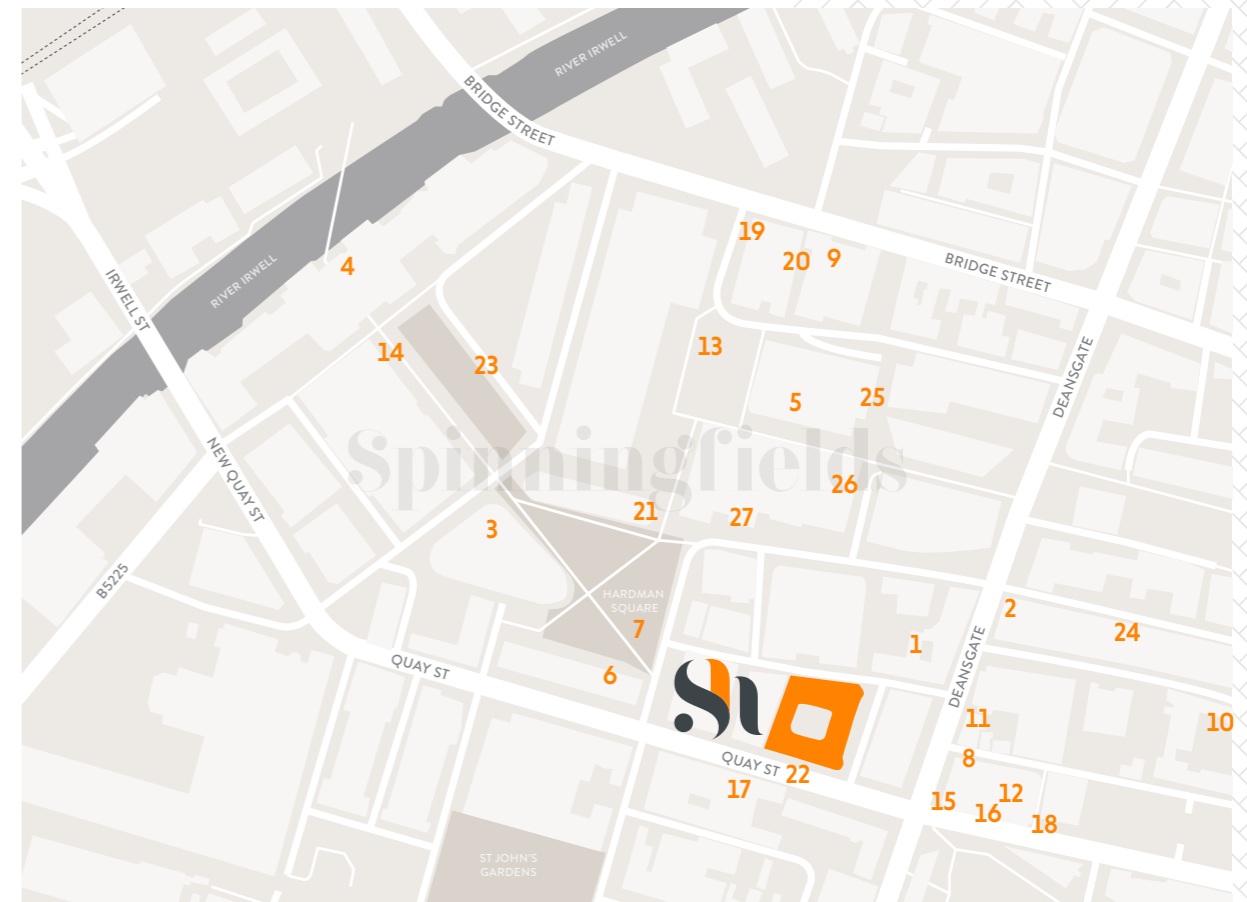
AMENITIES/LEISURE

19. Waitrose
20. Costa
21. Pret A Manger
22. Bannatyne Health Club
23. Ultimate Performance Gym
24. Pro-Balance Personal training

RETAIL

25. Mulberry
26. Oliver Sweeney
27. T.M. Lewin

Situated on the wildly popular Spinningfields Estate – one of Europe's most successful urban regeneration projects – Sunlight House offers premium space in arguably Manchester's best location. In fact, with amenities like these, you'll have everything you'd ever need, right on your doorstep.





Cocktails at The Alchemist

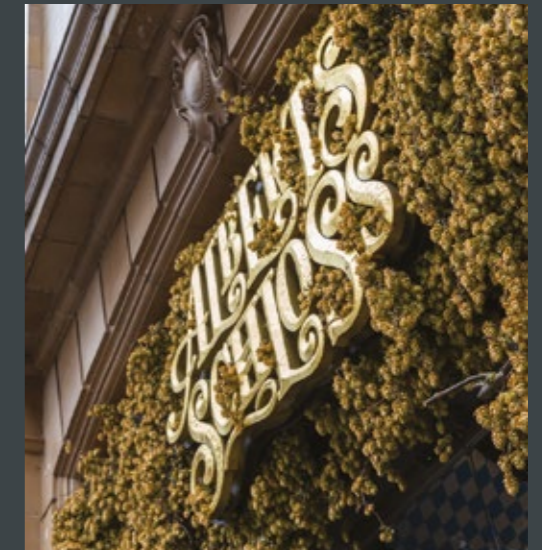


Lunchtime eats & nights out



YOUR NEW USUAL

Luxury retail therapy



Going to work needn't be drab and dull. With Spinningfields on your doorstep, you'll have the pick of the city's shopping and leisure. Whether you're in the mood for a luxury designer spree or a lively bar for a team night out, Spinningfields will light your way.

**PLEASE ALIGHT HERE
FOR LIGHTER**

When it comes to connections, Sunlight House outshines them all. The nearest bus and Metrolink stops are a few minutes' walk, effortlessly linking you to the rest of the city. When you need to venture further afield, Manchester Piccadilly and Manchester Victoria are short tram rides away.

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**MINUTE WALK TO
THE RETAIL DISTRICT**

10

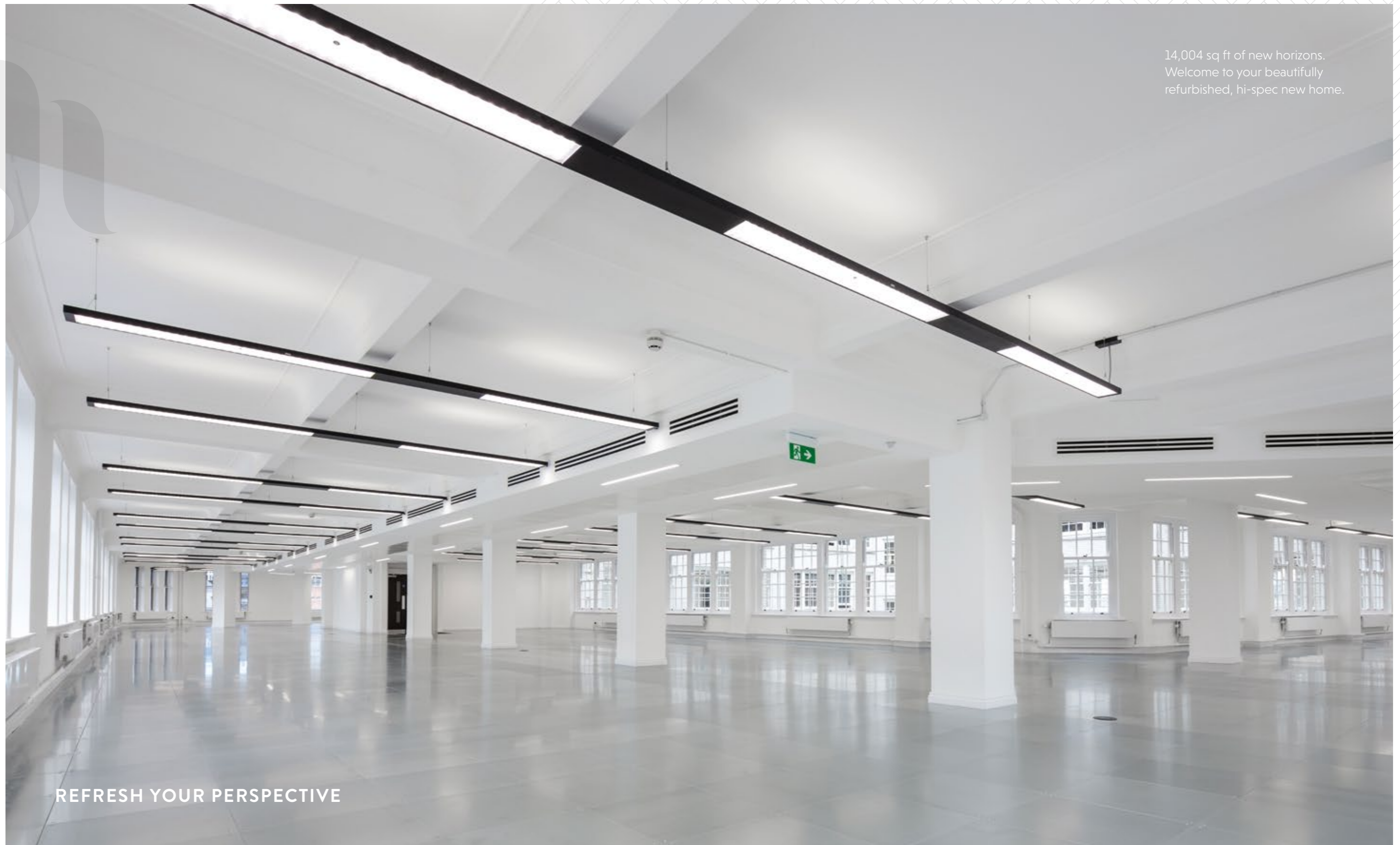
**MINUTES TO
MANCHESTER VICTORIA**

15

**MINUTES TO
MANCHESTER PICCADILLY**



14,004 sq ft of new horizons.
Welcome to your beautifully
refurbished, hi-spec new home.

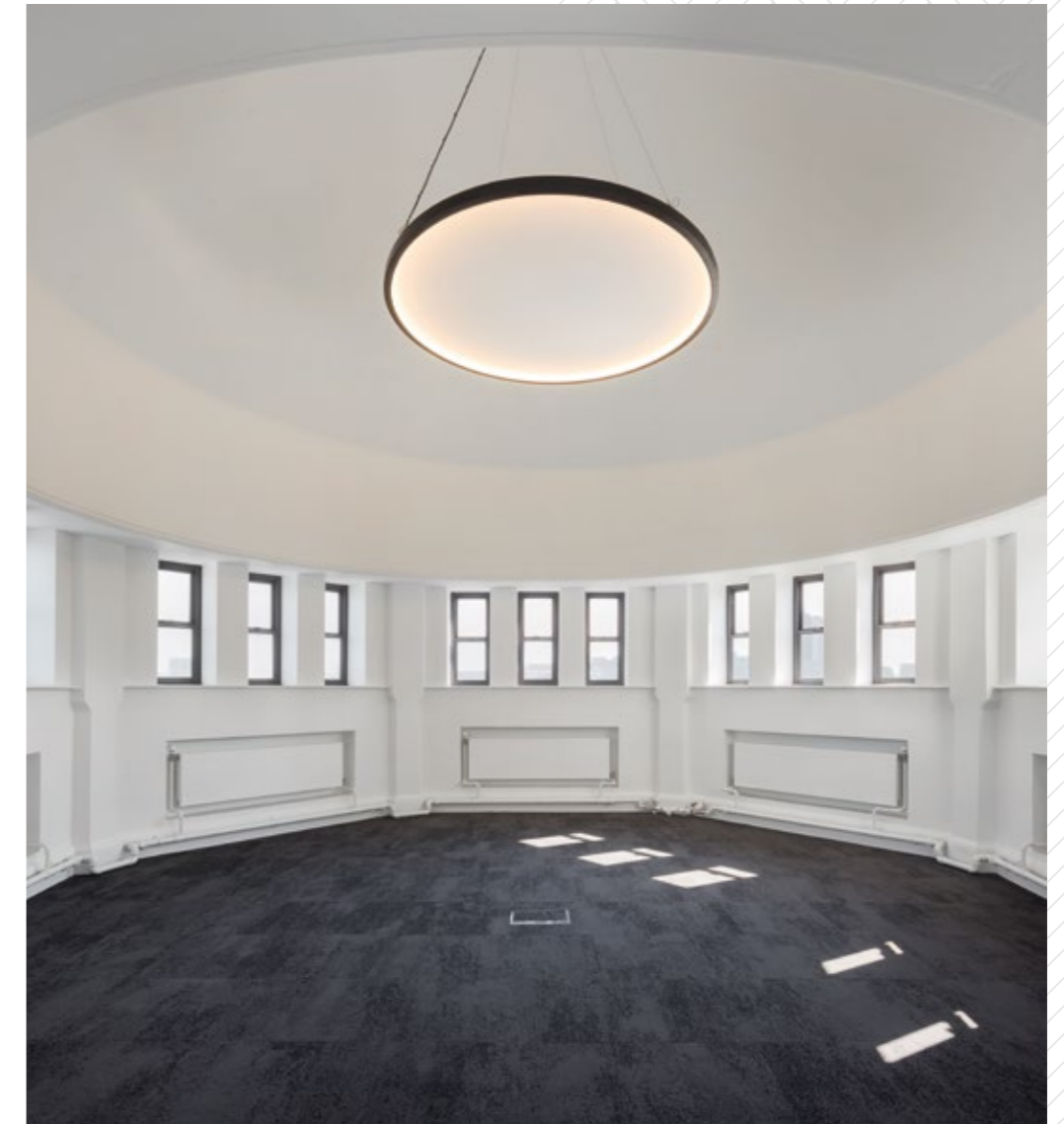


REFRESH YOUR PERSPECTIVE



Large sash windows and an open-beamed ceiling with suspended lighting gives a brilliantly bright and airy space.





DISTINCTLY DIFFERENT

A shining example of space with character, the 13th floor is 5,268 sq ft of restored original parquet flooring, barrel ceiling and skylights creating a light-filled workspace. The two rotundas offer unique break out or meeting areas with impressive views across Manchester.

RECEPTION AREA



MEETING ROOM

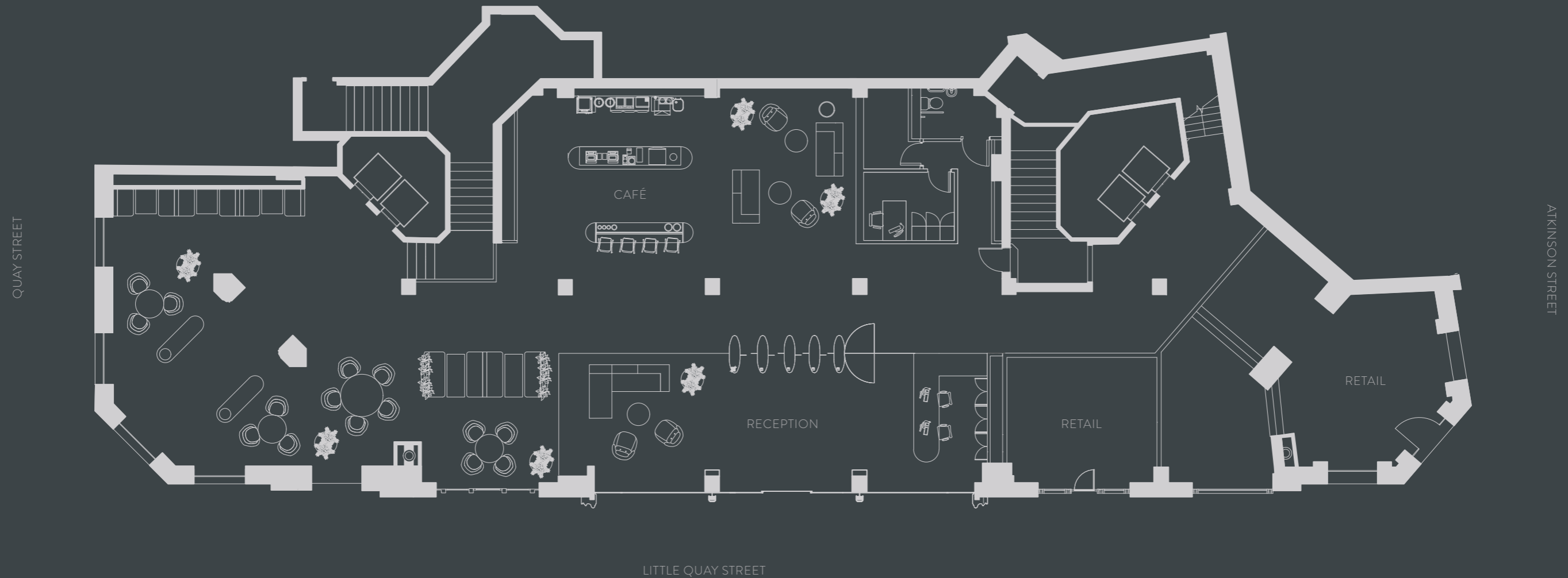
Bookable private meeting room featuring a digital screen and coffee making facilities.

BREAKOUT AREA

Relax with a drink from the café as you take a breather, or use the in-built screens for meetings.

CAFÉ

Grab a bite to eat or a flat white whenever the mood strikes.



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24-HOUR SECURITY

A reception desk staffed around the clock, plus comprehensive CCTV.

CONCIERGE

On hand to help the day-to-day run as smoothly as you'd expect.

WI-FI CONNECTION

Available for you and your guests throughout reception.

MEETING BOOTHS

Stylish and comfortable, ideal for both internal and external meetings.

SPEED GATES

Four automatic gates to keep everyone moving at busy times.

DESIGN

Jaw-dropping design worthy of an icon. Don't forget your shades.

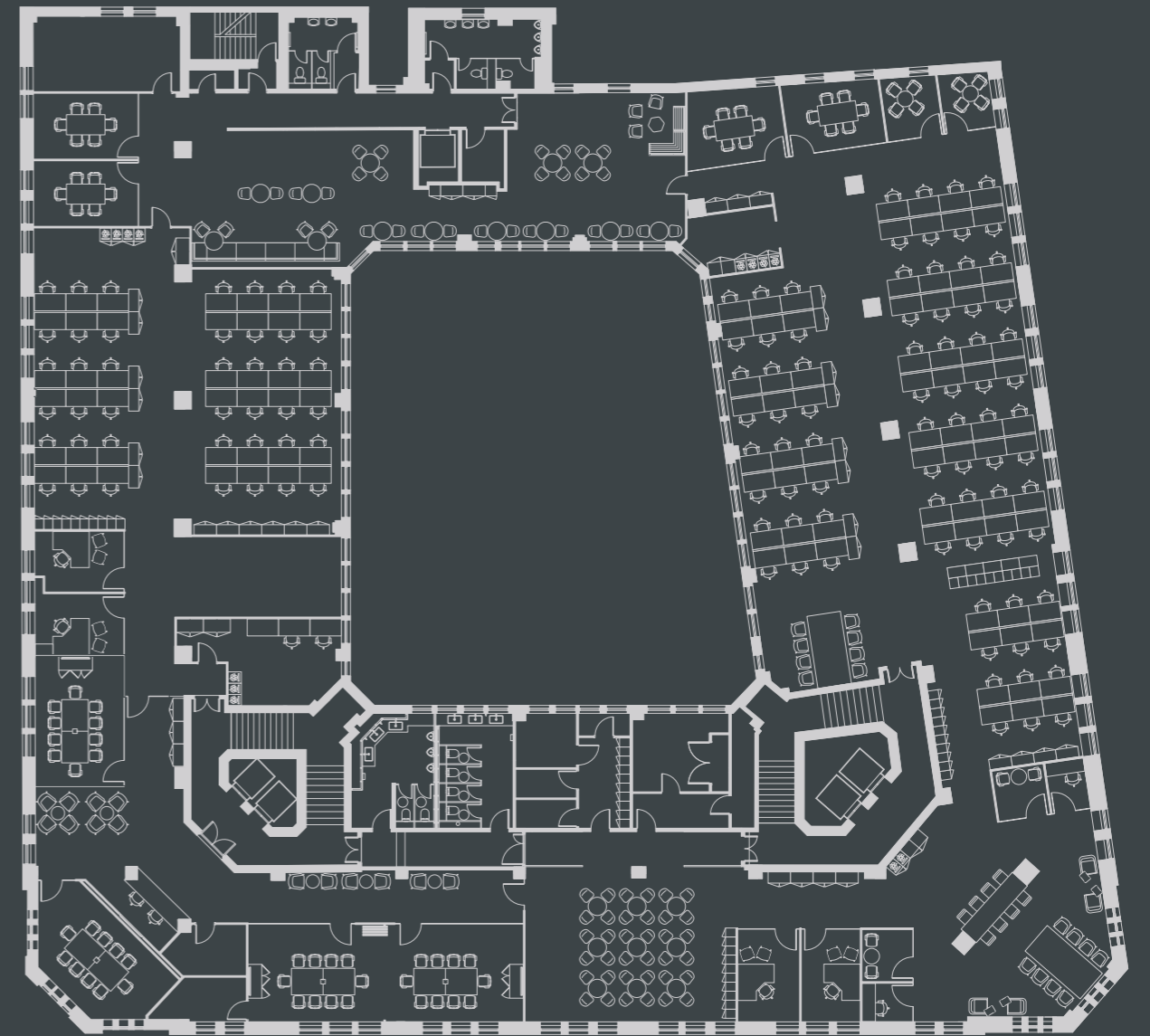
8TH FLOOR

14,004 SQ FT



8TH FLOOR SPACE PLAN

- 160 x workstations in open plan office plus 36 agile working
- 4 x managers office
- 3 x 10 person meeting rooms
- 3 x 8 person meeting rooms
- 1 x 6 person meeting room
- 2 x 4 person meeting rooms
- 4 x 2 person meeting rooms
- 3 x quiet spaces (phone booth)
- Staff teapoint / breakout area for 51
- Print area plus reprographics & post room
- High density storage
- Coats and locker storage
- Server room
- Well-being room
- Reception with waiting area



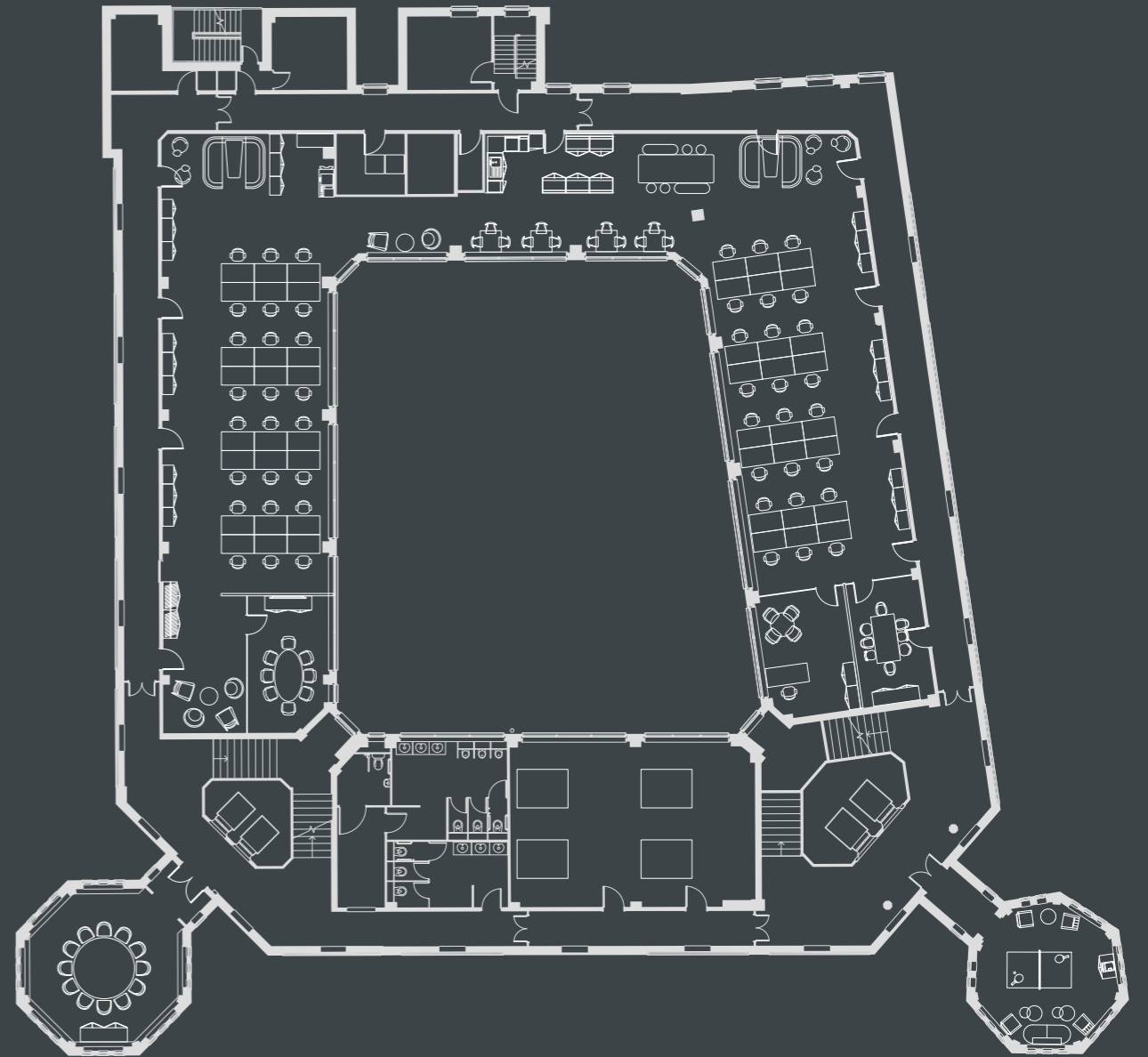
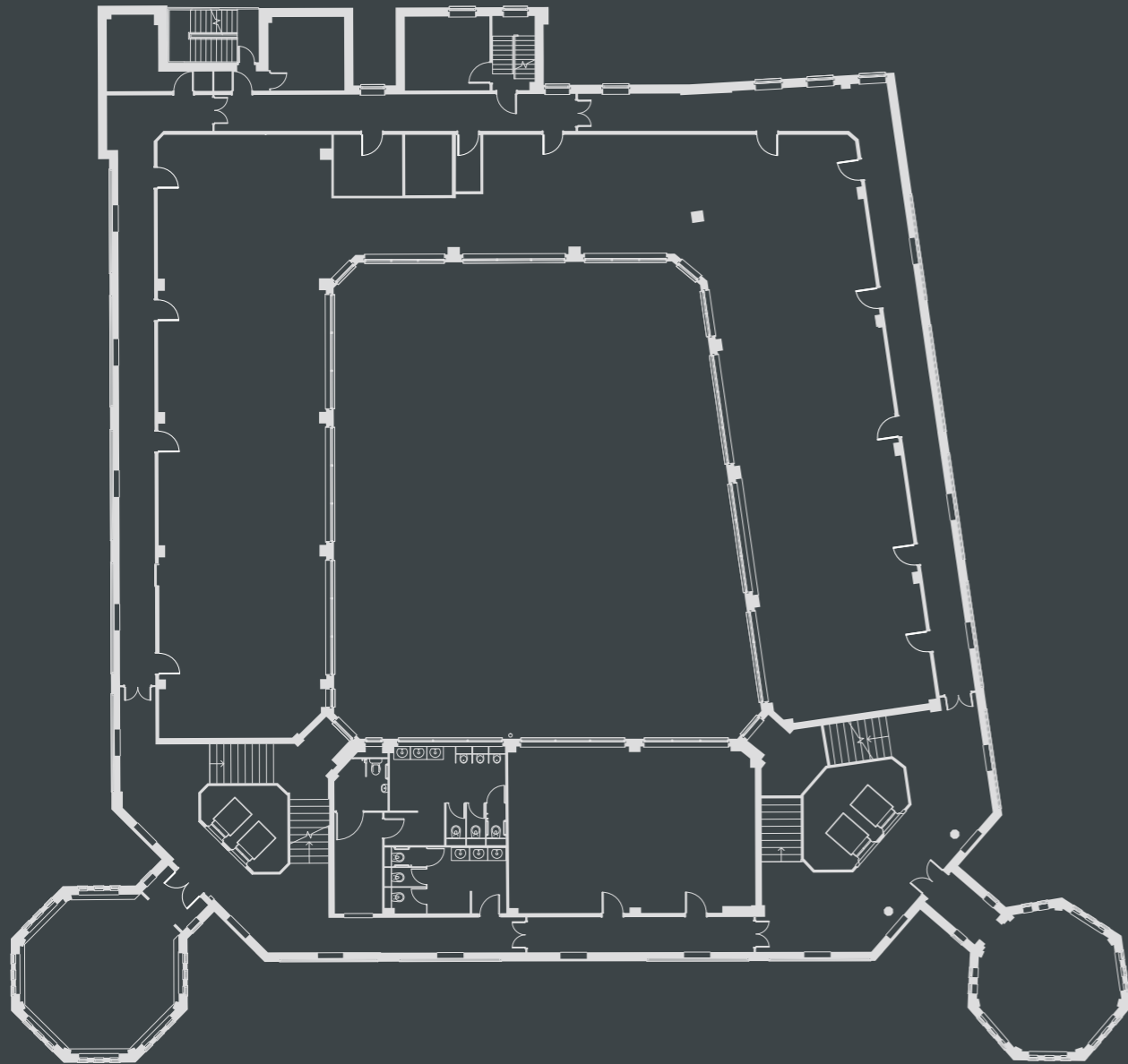
13TH FLOOR

5,268 SQ FT



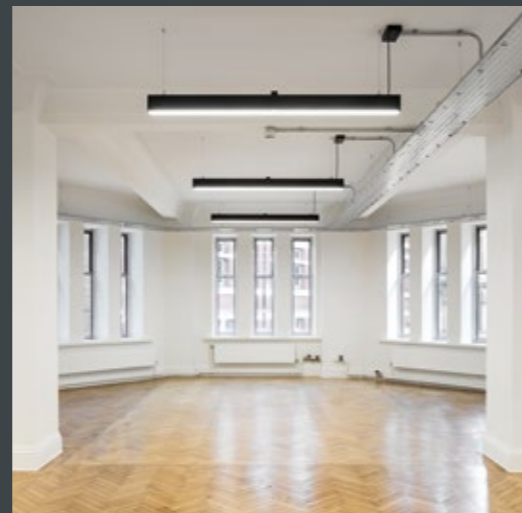
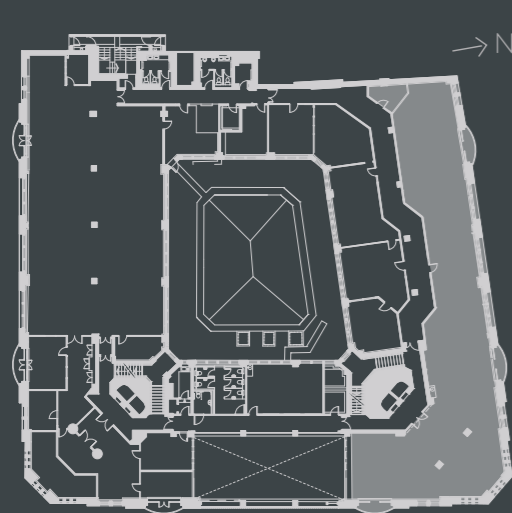
13TH FLOOR SPACE PLAN

- 48 x open plan desks
- 2 x focus booths
- 1 x CEO office
- 1 x breakout / social space
- 2 x 8 person meeting rooms
- 1 x 12 person boardroom
- 1 x comms room
- Reception / waiting area



1ST FLOOR SUITE

3,521 SQ FT



FULLY FITTED

8th floor offices are fitted with a monolithic plaster ceiling raft containing comfort cooling and incorporated metal access ceiling tiles. The 1st and 13th floors feature barrel-vaulted ceilings with exposed air conditioning.

QUALITY FINISH

Plaster painted walls and skirtings throughout the office areas.

RAISED FLOOR

The 8th floor boasts a fully accessible metal raised floor with an approximate 75 mm floor void for power, telecom and data management.

FEATURE FLOORING

Original restored parquet flooring is exposed on the 1st and 13th floors.

ALWAYS LIGHT

Thorlux lighting to the floor plate is provided by Low Energy LED LG7 compliant light fittings suspended from the ceilings with presence detection.

WARM WINTERS

Perimeter heating is provided by Low Temperature Hot Water (LTHW) flat panel radiators fed from a central gas fired boiler.

COOL SUMMERS

Comfort Cooling is provided by a 2-pipe VRF fan coil unit system located within a feature raft ceiling, based on an assumed occupancy density of 1 person / 10 sqm.

REFURBISHED WASHROOMS

Newly refurbished male and female WCs with full height cubicle systems.

EASY PARKING

On-site multi-storey shared car park facilities.

STAY FRESH

New and stylish shower facilities offering hair dryers, toiletries and towels.

RAMP IT UP

Cycle rack storage within our private car park.

DESIGNEDTOOUTSHINE.COM



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