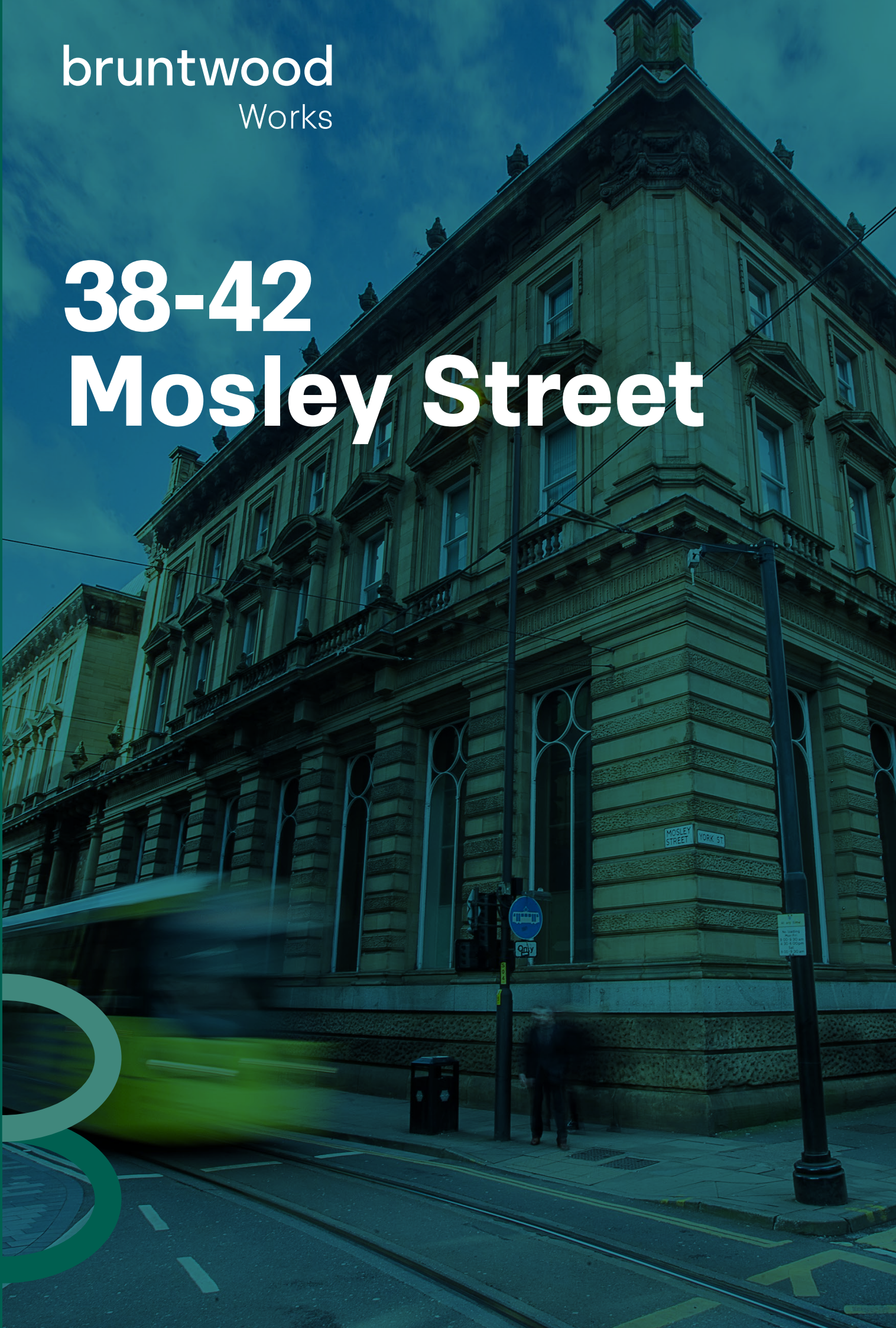


bruntwood
Works

38-42 Mosley Street





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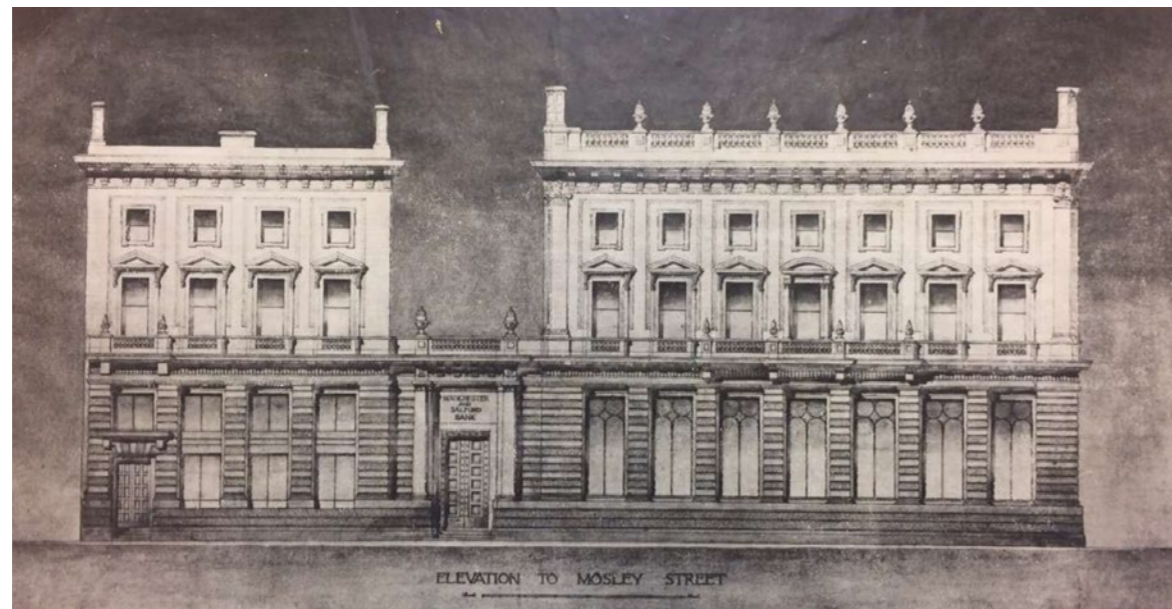


A Manchester landmark since 1862

Located on one of the main thoroughfares in Manchester City Centre, 38-42 Mosley Street is a double-block Victorian bank constructed in 1862 for the Manchester and Salford Bank.

Built in the Italian palazzo style, the original block has three storeys and seven bays, and the 1887 extension has four bays, all built in ashlar with slate roofs.

Internally the ground floor arrival experience includes an impressive double height banking hall with columns and a coffered ceiling, perfect for a reimagination as a modern work or leisure space. The Bank was extended in 1973 with a modern stone-clad building known as 57 Spring Gardens.



Steeped in History: 1890-2020

A Grade II* listed building, 38-42 Mosley Street became known as the Williams Deacon Bank after its acquisition by the Manchester & Salford Bank in 1890.

The cumbersome title of Williams Deacon & Manchester & Salford Bank was shortened to Williams Deacon Bank in 1901.

World War I brought about a significant decline in the cotton trade upon which much of Lancashire's economy depended, posing significant problems for Williams Deacon. In 1931 the bank was acquired by the Royal Bank of Scotland and RBS themselves occupied the building for almost two decades from 2001 until late 2020.



38-42 Mosley Street

The Heart of the City



Manchester Art Gallery



King Street Festival

38-42 Mosley Street sits directly on the Metrolink line that cuts through the city centre, forming the gateway between St Peter's Square and Piccadilly Gardens, and is a daily feature for Manchester's commuters.

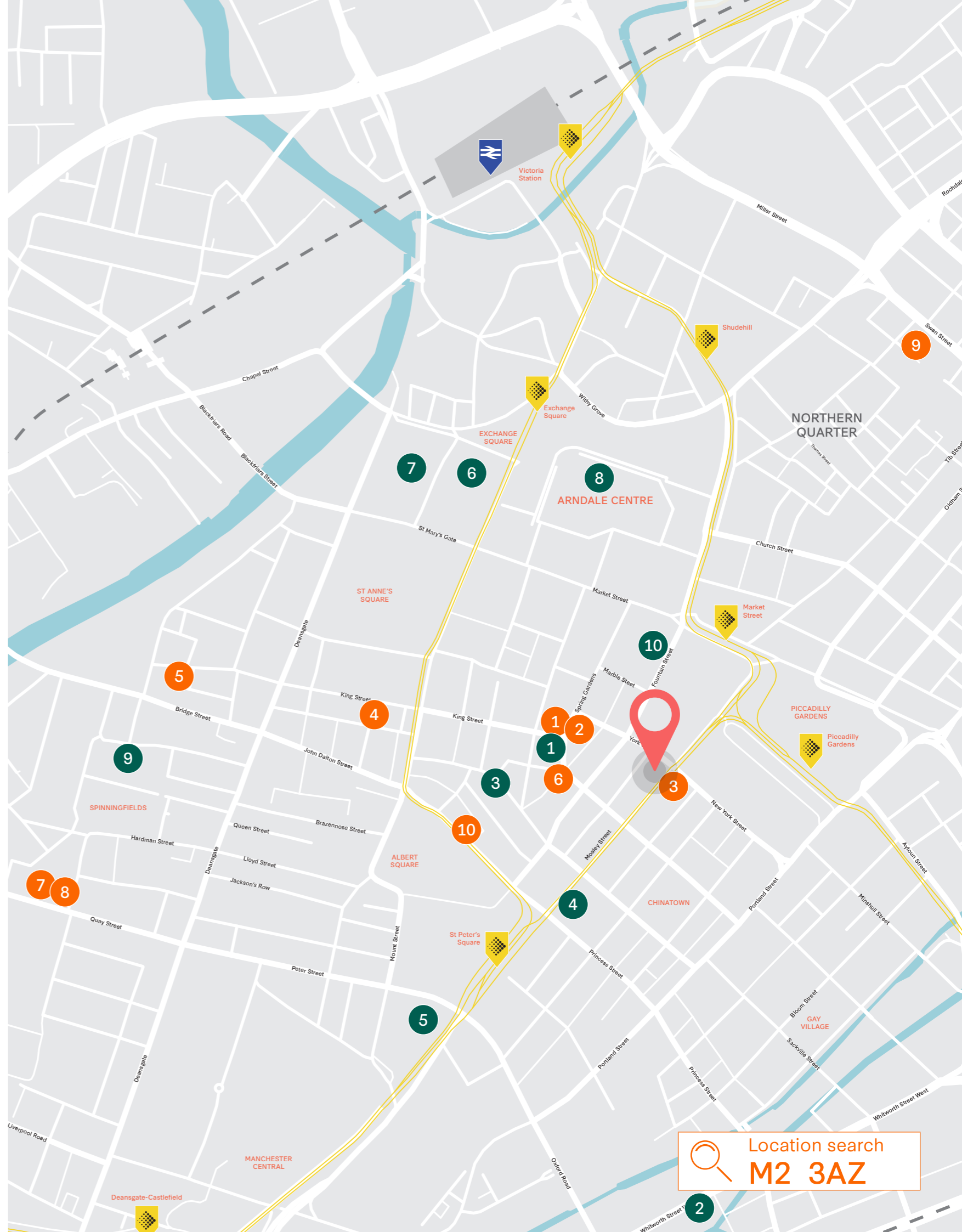
Located within the Upper King Street Conservation Area, the Bank is within close proximity to a number of designated heritage assets. It shares Mosley Street with some high profile neighbours, most notably the Georgian splendour of Manchester Art Gallery, best known for its collection of works by 19th century British artists including Gainsborough, Stubbs and Turner.

Retail & Leisure

- 1 Hotel Gotham
- 2 Kimpton Clocktower Hotel
- 3 King Street Townhouse
- 4 Manchester Art Gallery
- 5 The Midland Hotel
- 6 Selfridges
- 7 Harvey Nichols
- 8 Manchester Arndale
- 9 Mulberry
- 10 Brewdog DogHouse Hotel - coming soon

Drinking & Dining

- 1 Grand Pacific
- 2 Rosso
- 3 The Alchemist
- 4 El Gato Negro
- 5 San Carlo
- 6 Six by Nico
- 7 20 Stories
- 8 The Ivy
- 9 Mackie Mayor Food Hall
- 10 Grande Caffe Piccolino





Opportunities: Workspace

Fully self-contained

Ground, 1st, 2nd and 3rd = **23,021 sq ft**

Basement, ground, 1st, 2nd and 3rd = **30,468 sq ft**

As a pioneering workspace provider with a focus on redevelopment rather than construction, we know that listed buildings make for the most inspiring offices. 38-42 Mosley Street is no exception.

The demand for unique workspace has never been greater, with leading office providers like Bruntwood Works having raised the bar on office design and amenity. Although the Bank has operated as an office for almost 20 years, it requires an entirely new workspace scheme befitting the building's grandeur.

Precedent redevelopment examples from our own portfolio include Blackfriars House, Bloc and 111 Piccadilly in Manchester, Cornwall Buildings in Birmingham and The Plaza in Liverpool, where we are breathing new life into iconic buildings.

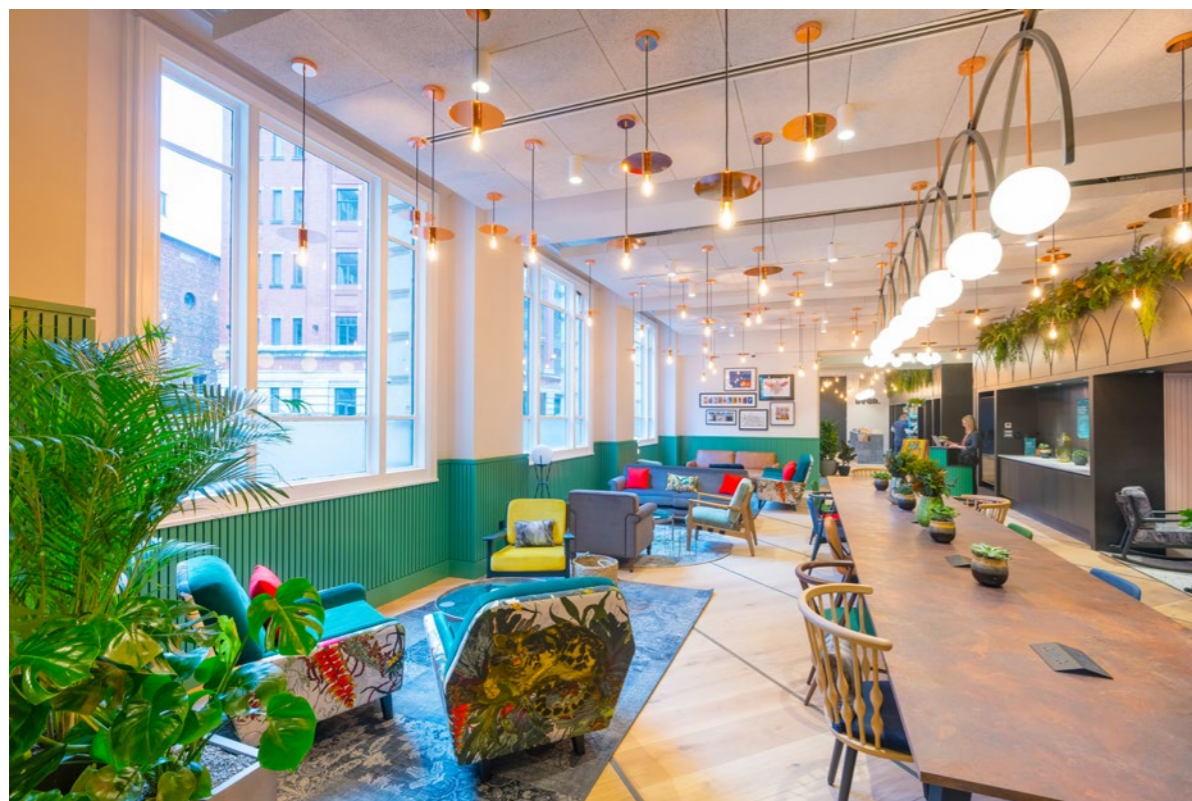
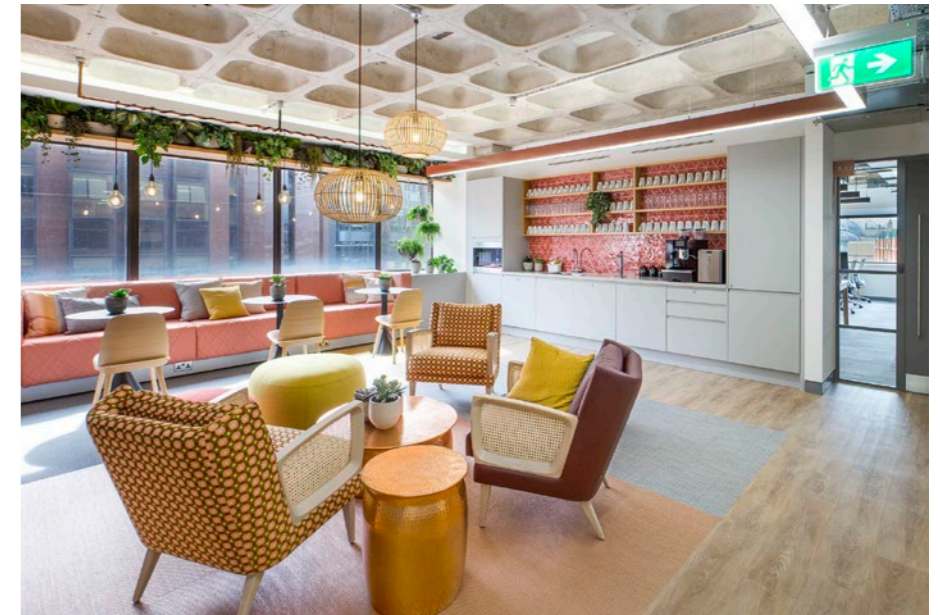
38-42 Mosley Street would also lend itself to a blend of workspace and retail amenity, such as a ground floor coffee operator and coworking lounge, much like that of The Plaza, which is currently under redevelopment.

The Plaza, Liverpool



111 Piccadilly, Manchester

Bloc, Manchester



Blackfriars House, Manchester





Opportunities:
Retail & Leisure

Double Height Banking Hall Opportunities



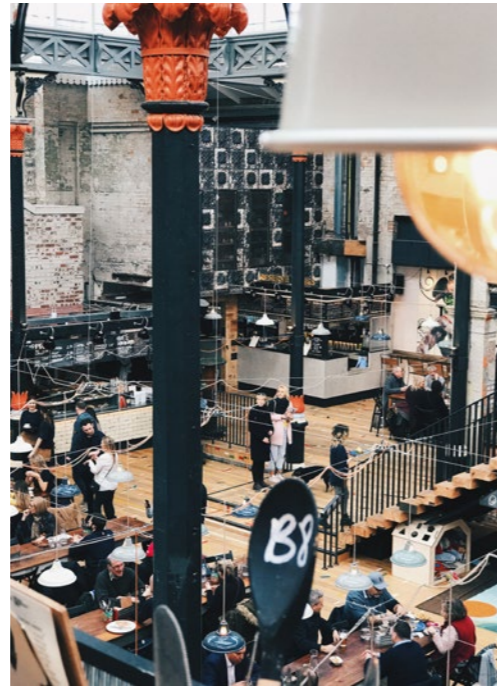
The Ned, London

38-42 Mosley Street offers a truly unique opportunity for retail and leisure to form an iconic cultural redevelopment of this historic building.

The grand, open-plan banking hall lends itself to a sprawling lobby filled with one or several dining and drinking concepts, taking precedence from venues such as The Ned in London and Kimpton Clocktower Hotel in Manchester.

Manchester itself has seen much success from boutique hotels in recent years, with Hotel Gotham, King Street Townhouse, Great John Street Hotel and others exploding onto the scene, proving particularly popular as event and occasion destinations.

The Mosley Street site is well situated, with the city's finest drinking and dining establishments on its doorstep, suggesting it would perform well as an addition to Manchester's burgeoning gastronomic scene. The Mackie Mayor food hall in the Northern Quarter is of a similar scale, the food market concept proving popular across Greater Manchester.



Mackie Mayor, Manchester



King Street Townhouse, Manchester



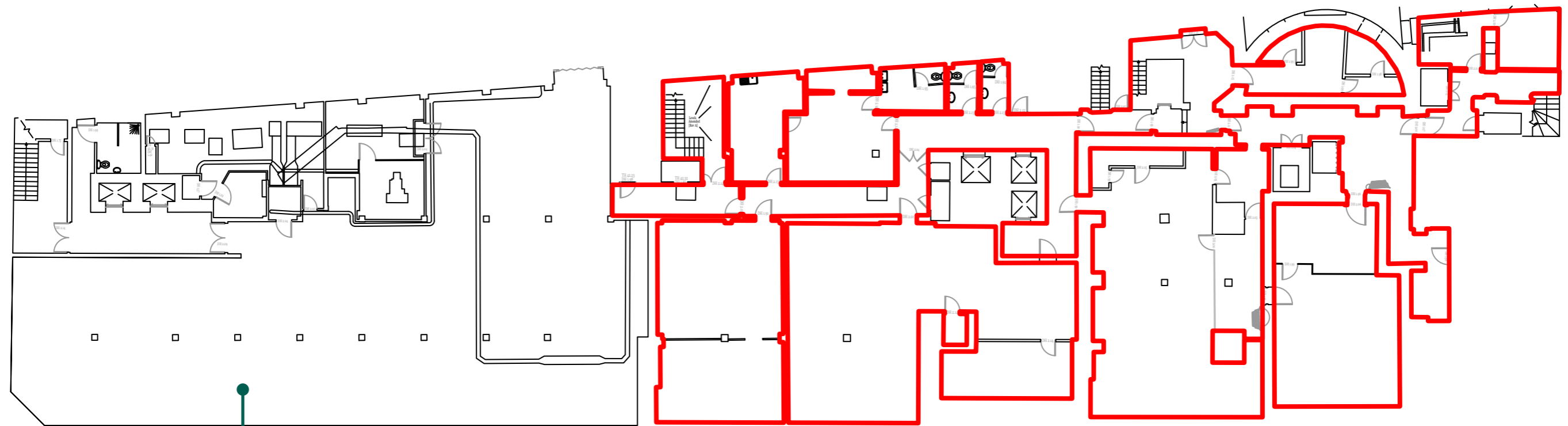
Kimpton Clocktower Hotel, Manchester



Existing Floor Plans

Basement


Please note plans are illustrative only. Floor areas as noted are estimated. A full measured building survey will be required to develop detail design.



Dedicated and secure car parking

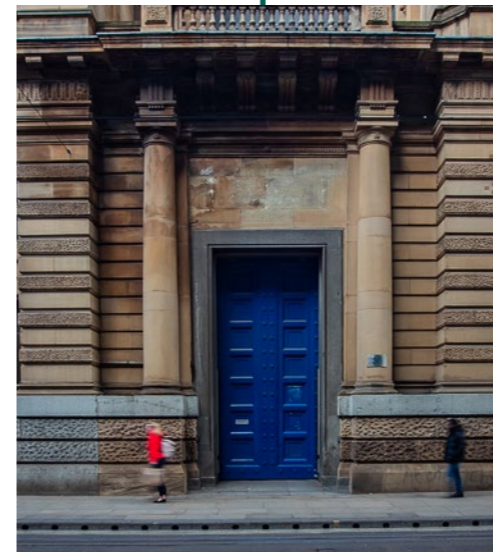
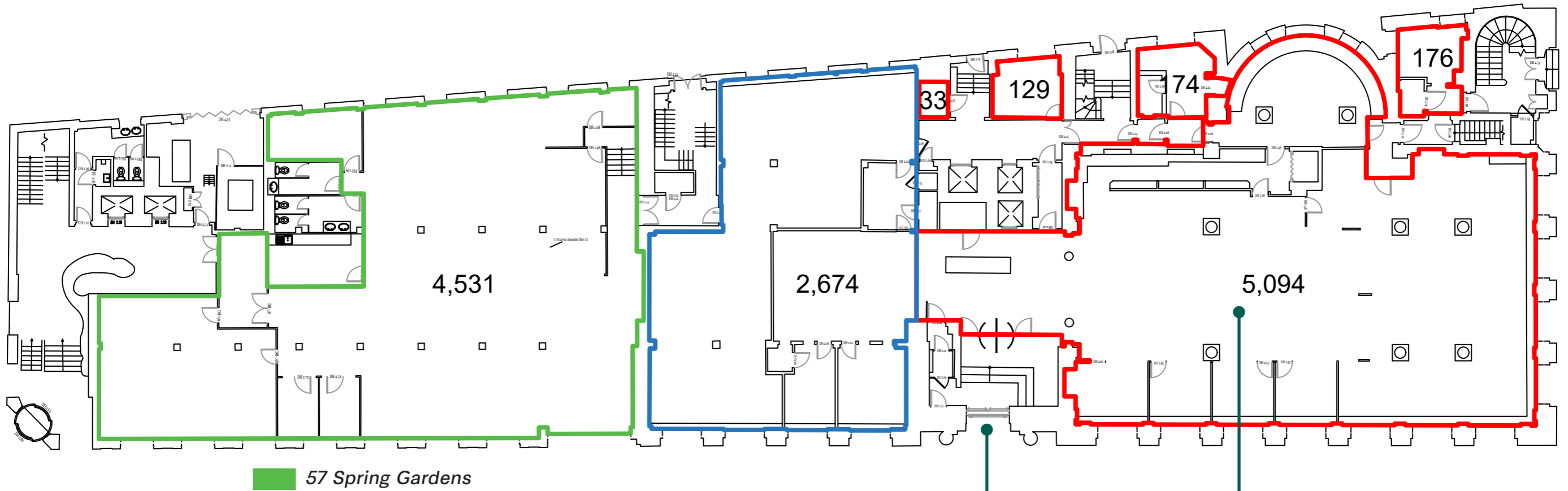


Opportunities for alternative working areas

 **7,447**
Total space Sq ft

Ground Floor

8,280 sq ft
38-42 Mosley Street
ground floor



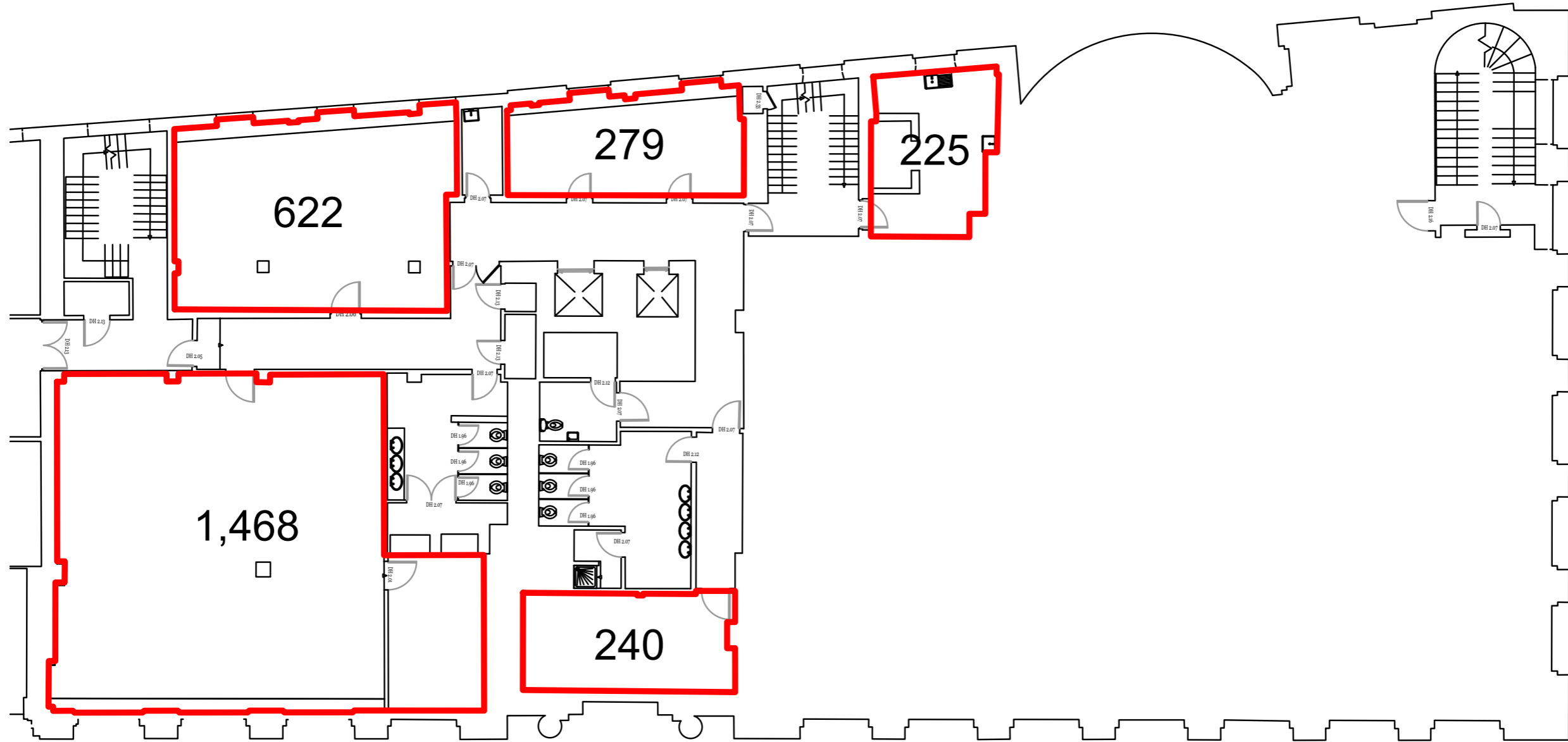
Self-contained entrance



Double height banking hall with
characterful features

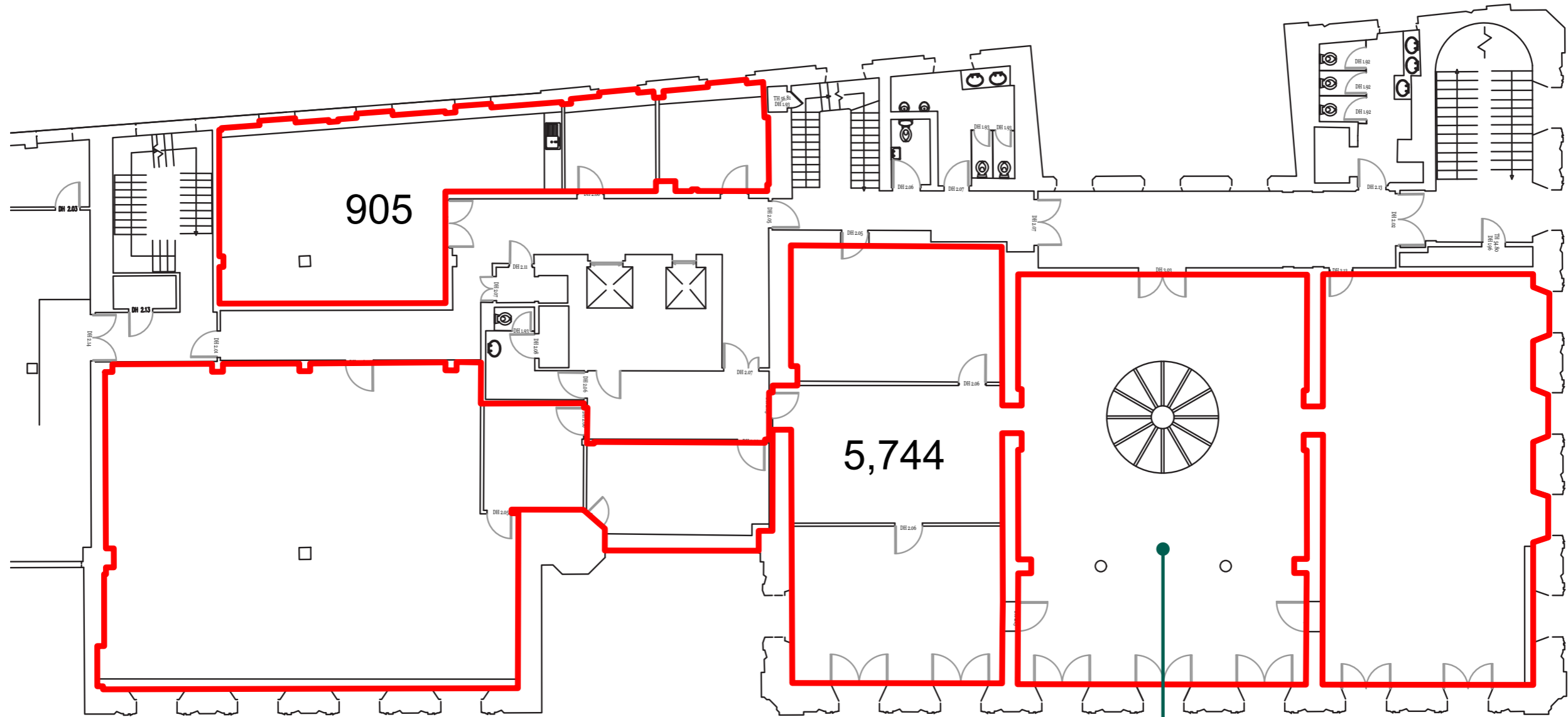
12,811
Total space Sq ft

1st Floor




 **2,834**
Total space Sq ft

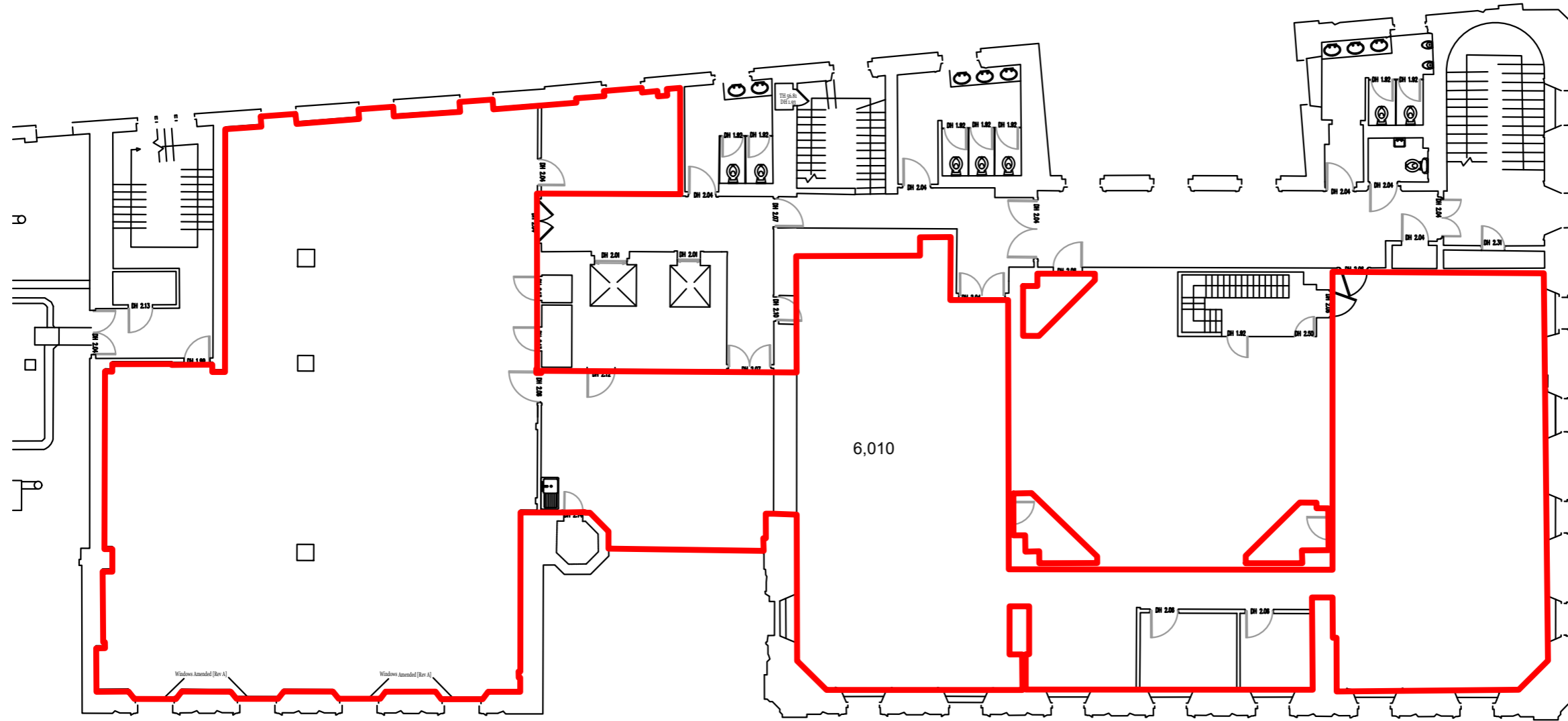
2nd Floor




Dome Room

 **6,649**
Total space Sq ft

3rd Floor



 **6,010**
Total space Sq ft

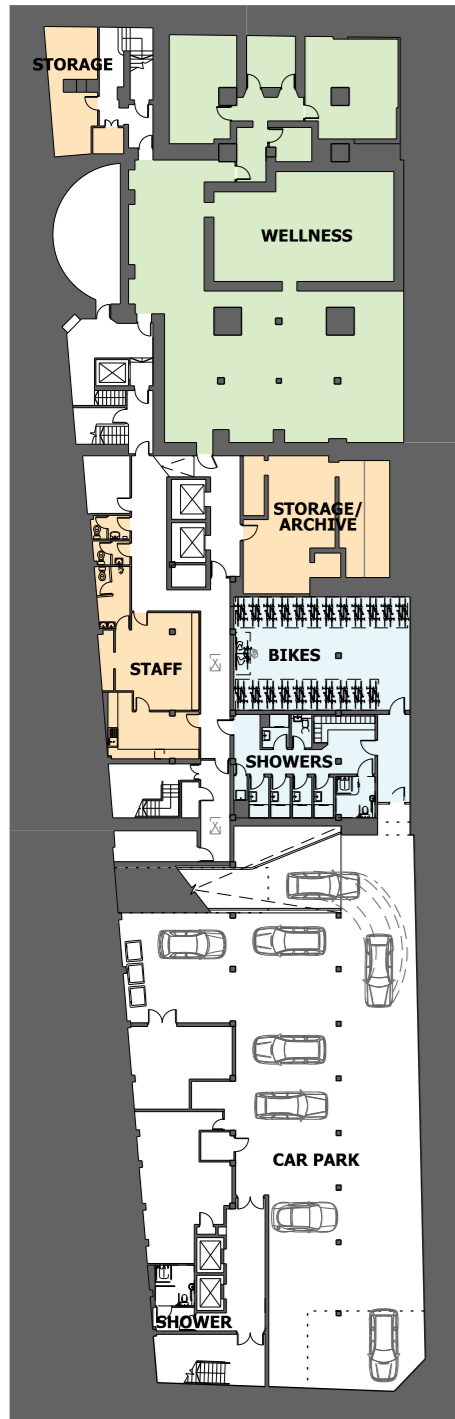


Floor Arrangement Ideas

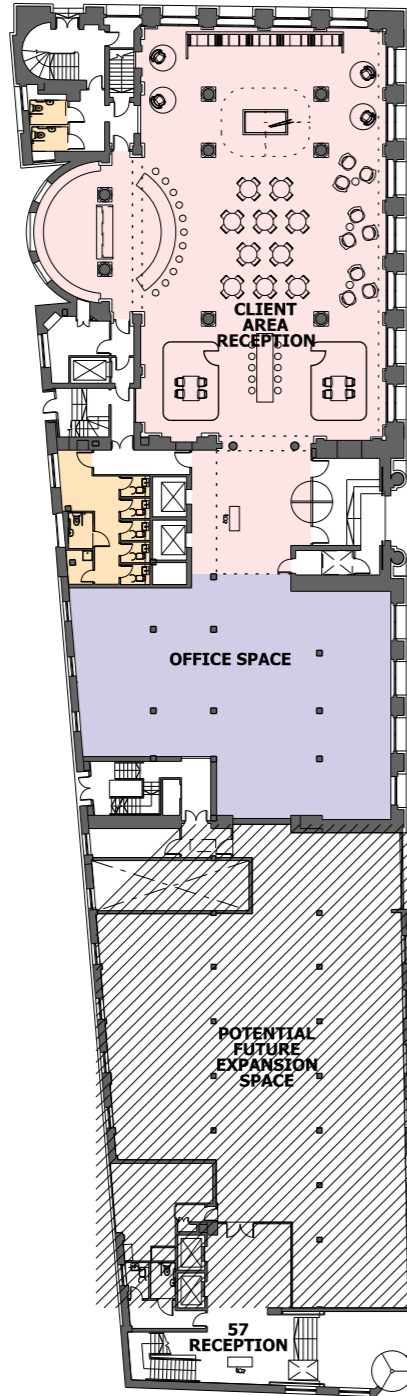
Floor Arrangement Ideas

KEY:

- Client area reception
- Ancilliary accommodation
- Wellness
- Cycling and shower provision
- Roof garden
- Potential future expansion space
- Office Space
- Circulation space

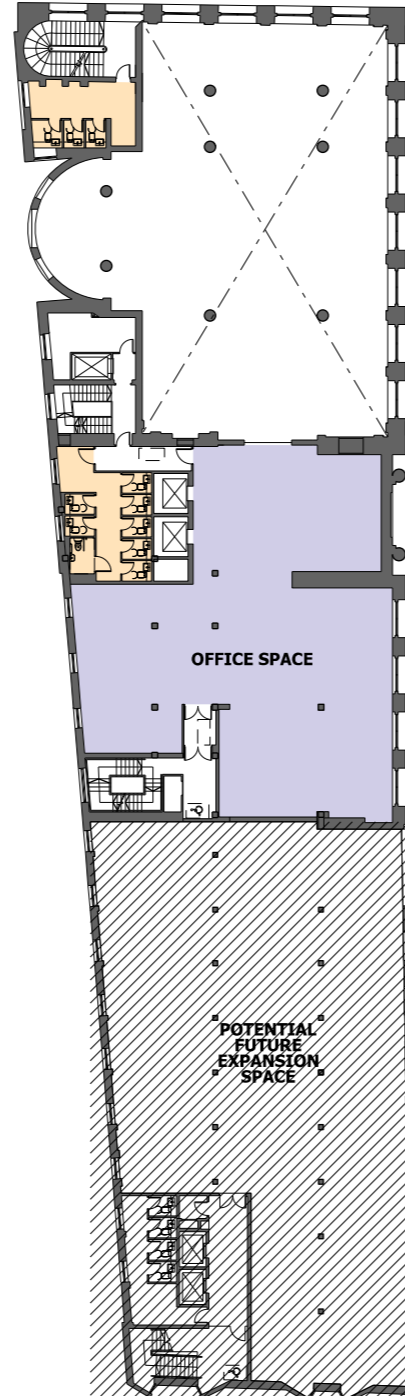


BASEMENT PLAN



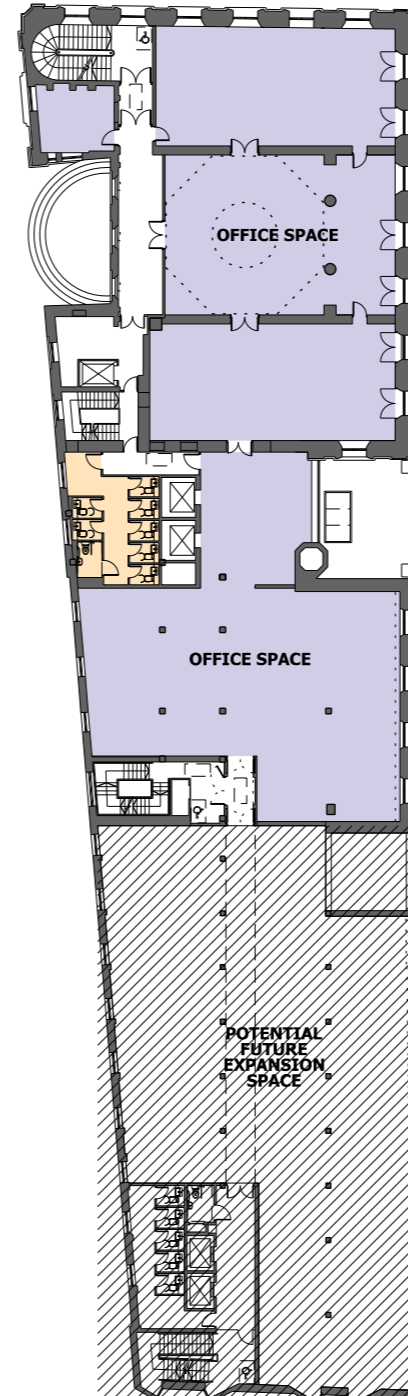
GROUND FLOOR PLAN

Net internal areas:
 Client area reception: 480sqm
 Office space: 243sqm
 Future expansion space: 405sqm



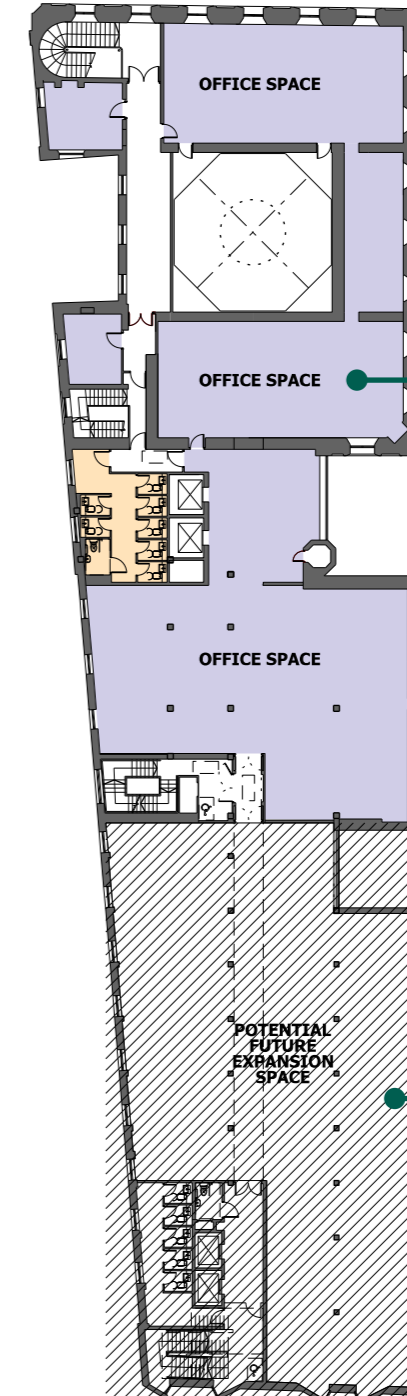
FIRST FLOOR PLAN

Net internal areas:
 Office space: 325sqm
 Future expansion space: 530sqm



SECOND FLOOR PLAN

Net internal areas:
 Office space: 663sqm
 Future expansion space: 497sqm



THIRD FLOOR PLAN

Net internal areas:
 Office space: 568sqm
 Future expansion space: 497sqm

38-42 Mosley Street

57 Spring Gardens

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