

**WRITE  
YOUR  
STORY  
HERE**

**EXPRESS**  
BUILDING





ZYXWVUTSRQPONMLKJIHGFEDCBA

#76

Galle Sans  
#74

LARGE WOOD LETTERS 1870-1940

#76

Printing Shop of London

A DRAMATIC CHANGE  
OF SETTING AND  
YOUR COMPANY'S  
NEXT CHAPTER  
CAN BE ITS MOST  
EXHILARATING YET.



# A LOCAL LANDMARK RETURNS AND ENDLESS POSSIBILITIES ARISE



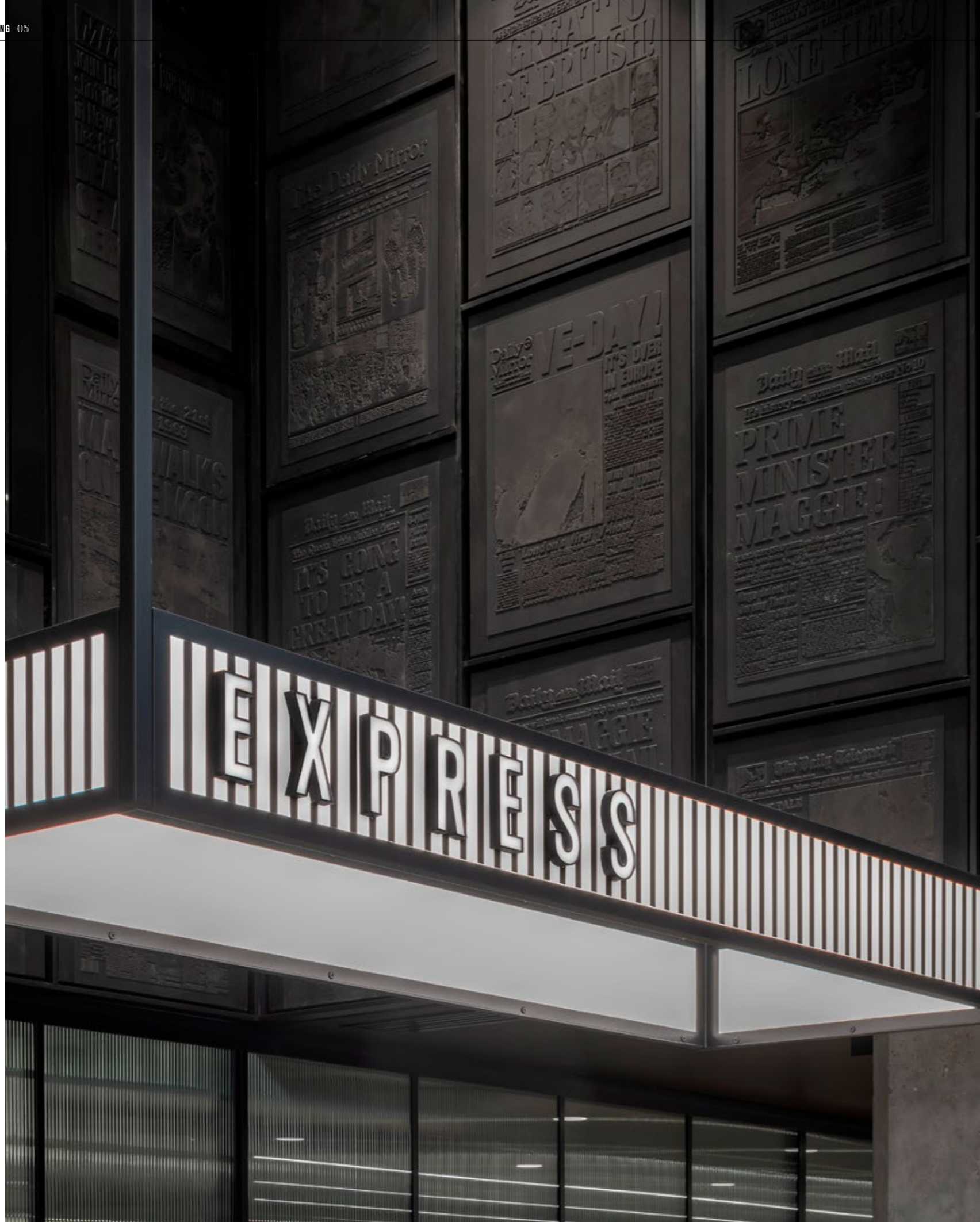




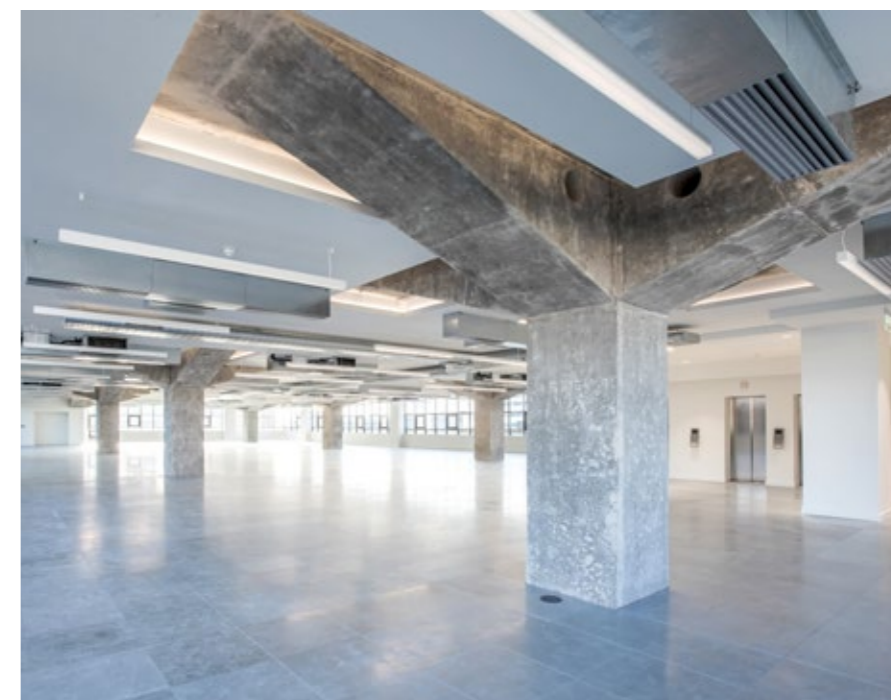
## MORE THAN A RECEPTION

This is a space in which you can meet, eat, drink, chat and collaborate.





**HISTORY MEETS MODERNITY**

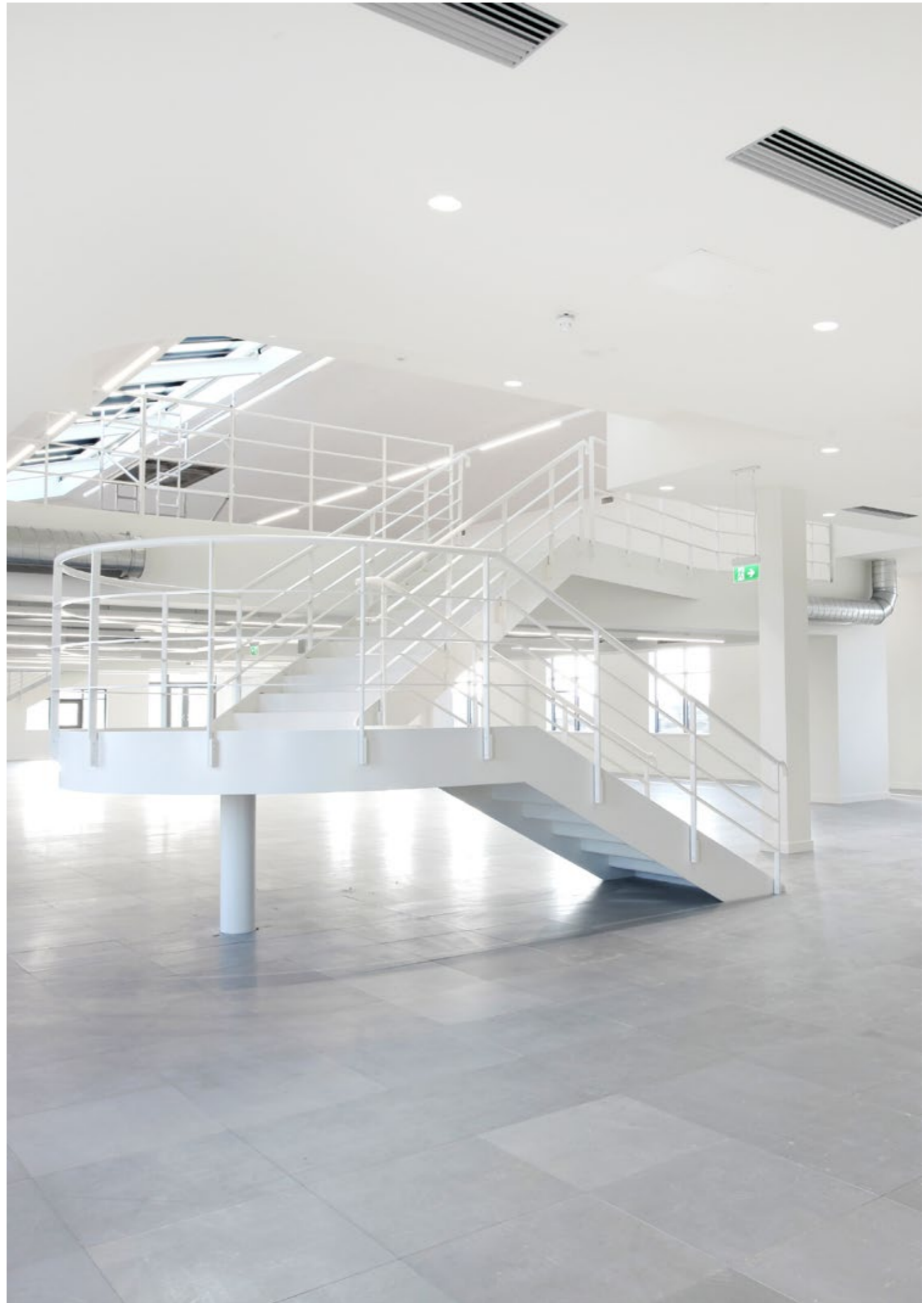






**A BIG  
BEAUTIFUL  
CANVAS**









03

PASSENGER  
LIFTS

ROOF

TERRACE

16

SHOWER  
CUBICLES

6TH

FLOOR  
MEZZANINE

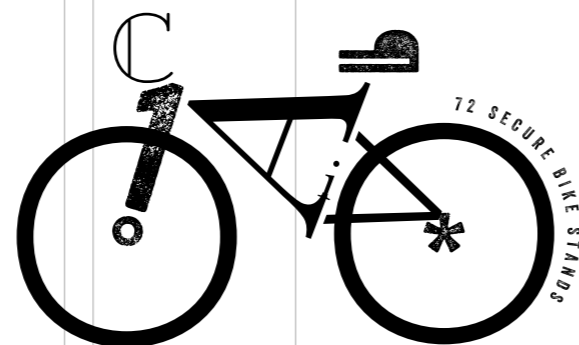


## FEATURES AND FACILITIES

- Fully remodelled reception area
- Feature atrium, maximising natural light to all floors
- Business lounge
- Three passenger lifts; one dedicated goods lift
- Wired Score rating - Gold
- Exposed mechanical and electrical systems
- LED linear pendant light fittings
- Fully accessible raised floors with 150mm clear void
- Ability to occupy at a population density of 1:6 sq m
- All-new mezzanine area, accessible from sixth floor
- Extensive roof-terrace areas on fifth and sixth floors
- Premium-quality male and female showers, lockers and changing facilities
- Drying facilities
- Male, female and disabled WCs on every floor
- Over 70 bike racks
- Basement car parking spaces

# ALL IN THE DETAIL

The Express Building offers anything and everything you could want from a modern work environment, from invaluable basement parking to a spectacular roof terrace. Away from the communal areas the design aesthetic has been kept elegantly understated, allowing your company to truly make the space its own.





Large, flexible  
 and flooded with  
 natural light.  
 The perfect setting  
 for shaping stories.

Midline

Baseline

X-Height

Ascender

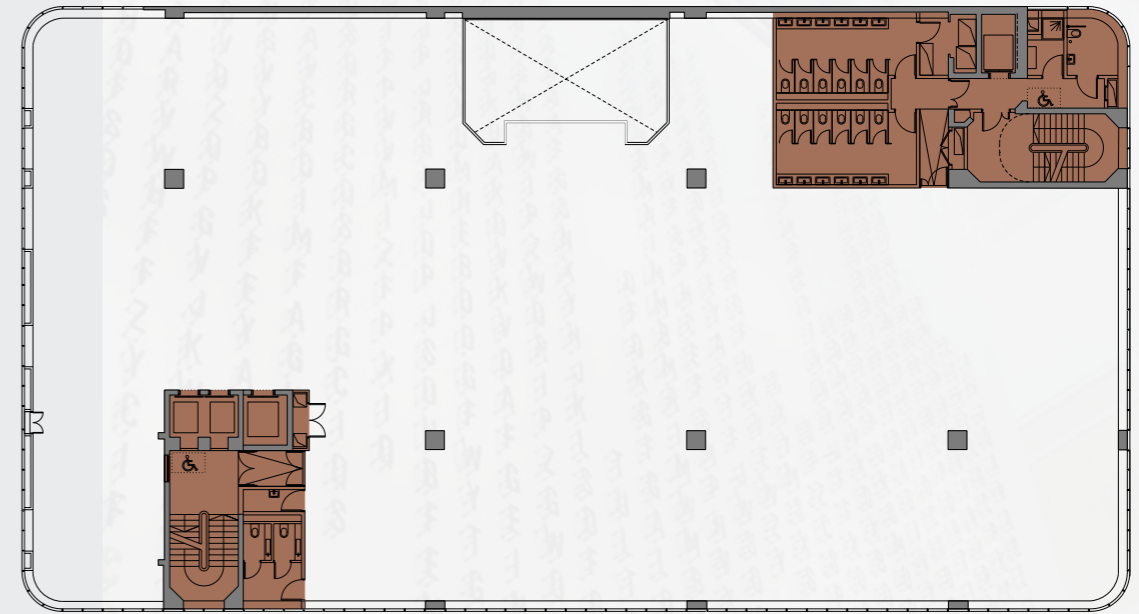
Cap Height

Descent

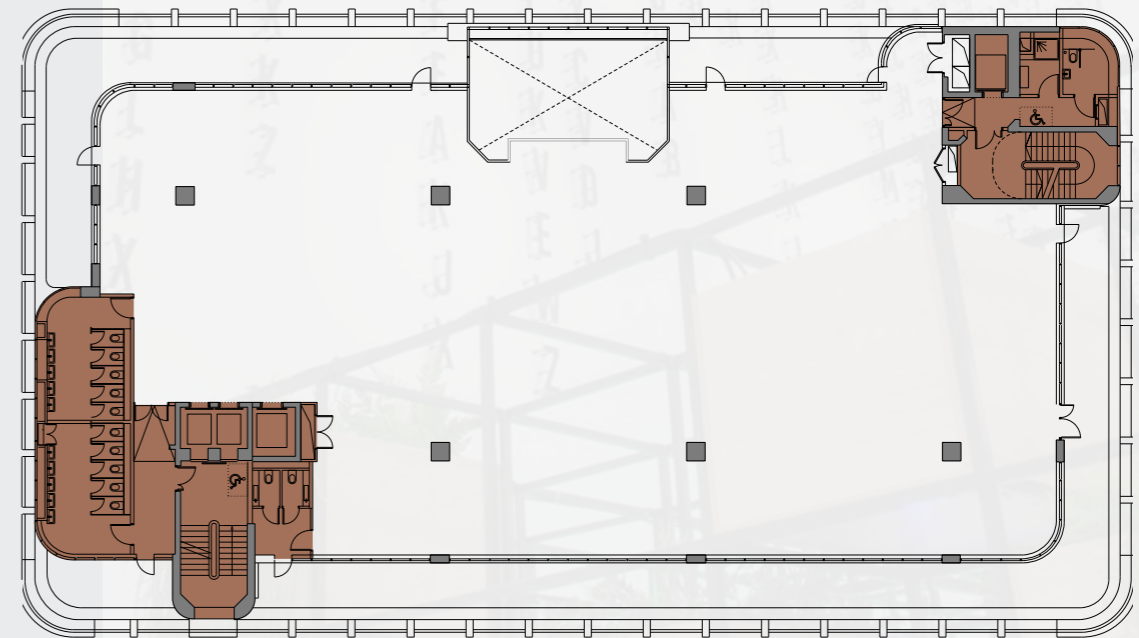
SCHEDULE OF AREAS

LOWER GROUND	Let to HUCKLETREE
GROUND FLOOR	Let to HUCKLETREE
FIRST FLOOR	Let to HUCKLETREE
SECOND FLOOR	11,377 SQ FT
THIRD FLOOR	11,398 SQ FT
FOURTH FLOOR	11,517 SQ FT
FIFTH FLOOR	9,213 SQ FT
SIXTH FLOOR + MEZZANINE	8,622 SQ FT
<b>TOTAL</b>	<b>52,127 SQ FT</b>

TYPICAL UPPER FLOOR



FIFTH FLOOR





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Midline

Baseline

X-Height

Ascender

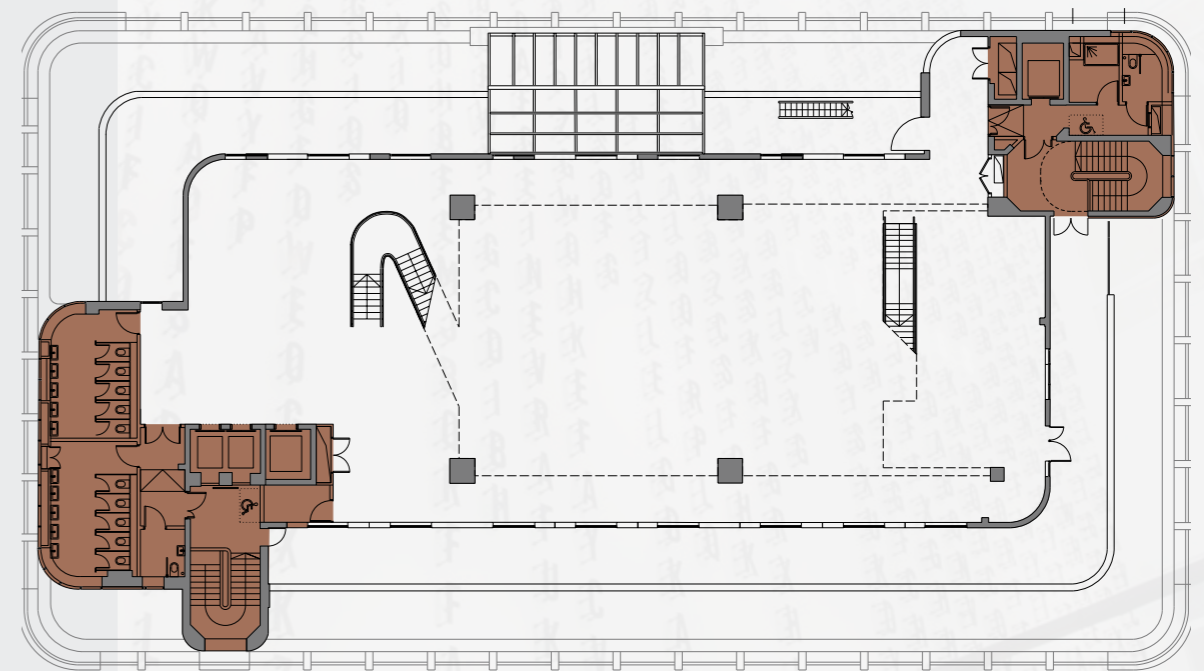
Cap Height

Descent

### SCHEDULE OF AREAS

LOWER GROUND	Let to <b>HUCKLETREE</b>
GROUND FLOOR	Let to <b>HUCKLETREE</b>
FIRST FLOOR	Let to <b>HUCKLETREE</b>
SECOND FLOOR	11,377 SQ FT
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SIXTH FLOOR + MEZZANINE	8,622 SQ FT
<b>TOTAL</b>	<b>52,127 SQ FT</b>

### SIXTH FLOOR





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 and flooded with  
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 The perfect setting  
 for shaping stories.

Midline

Baseline

X-Height

Ascender

Cap Height

Descent

### SCHEDULE OF AREAS

LOWER GROUND	Let to <b>HUCKLETREE</b>
GROUND FLOOR	Let to <b>HUCKLETREE</b>
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# WELCOME TO MANCHESTER HUCKLETREE. THIS IS YOUR INVITATION TO CREATE.



Huckletree, is a workspace accelerator based at the Express Building. Providing beautifully conceived spaces, Huckletree will give occupiers of the Express building unique access to a range of facilities including podcast booths, meeting and events spaces, meditation studios, networking events and some of the best coffee in Manchester. Express Building and Huckletree is a combination like no other.



# DIGITAL CONNEC- TIVITY

Whether you're uploading, downloading, video-calling or 4K-streaming, the Express Building's future-proofed tech infrastructure will keep things swift and seamless.

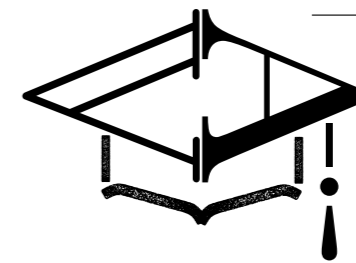




From the chic vibrancy of Spinningfields to the Grade II-listed grandeur of St. Peter's Square, Manchester is a city that's evolved into a serious international player.

**28%**

of the 50 fastest growing digital tech companies in the North are located in Manchester.



**105,000**

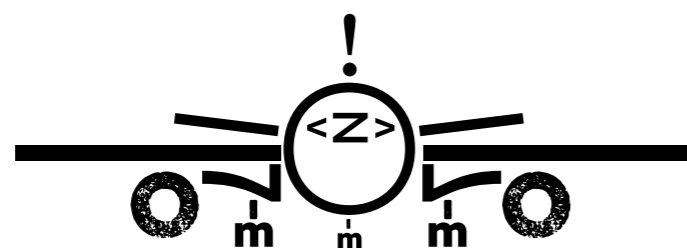
The number of students in Manchester. The city has the strongest graduate retention rate - currently standing at 70% - outside of London.

# THIS CITY'S<sup>17</sup> TIME IS NOW

Number of consecutive years that Manchester's office market has seen more TMT take-up than any other city outside of London.

**15<sup>TH</sup>**

The position Manchester achieved on Lonely Planet's 'Best Places to Visit in 2016' list. Sitting ahead of Nashville and Rome, it was the only UK city to make the countdown.



**80**

Number of FTSE 100 companies represented in Manchester. As of August 2017, more new businesses are being created in Manchester than in London.

**88.8**

Manchester's score - out of a possible 100 - on The Economist's annual Global Liveability Survey. It was named the best place to live in the UK, based on infrastructure, healthcare, education, stability, culture and environment.

**9.1%**

The amount that Manchester's economy grew between June 2014 and June 2017, according to a study by the Centre for Economics and Business Research. The city had the highest recorded growth of any in the UK, ahead of Cambridge (7.1%) and London (6.9%).



# MANCHESTER AT ITS BEST

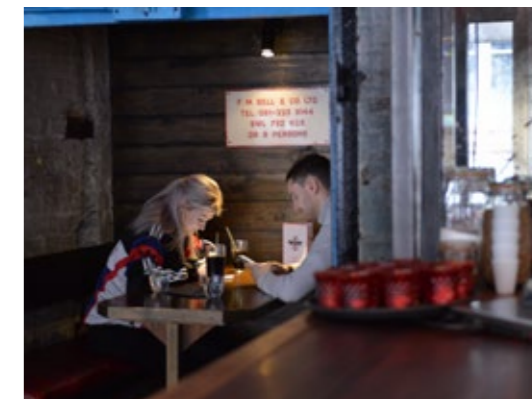
The Northern Quarter and Ancoats has been a focal point of the Manchester's post-millennial renaissance, and its reputation as the city's 'creative quarter' is now firmly in place.



Ancoats, once the bustling epicentre of Manchester's world-beating cotton industry, has rapidly and dramatically reinvented itself as a hot-spot for culture, business and creativity.



The bespoke apartments, the on-trend bars, the buzzed-over eateries, the feisty start-ups building game-changer apps... Ancoats is where the next phase of Manchester's spectacular 21st-century boom plays out – with the Express Building as its gleaming emblem.



## CONNECTIVITY

- Mainline railway stations Piccadilly and Victoria are just a 10 minute walk away
- With three services per hour you can be in London in just over two hours
- The new Ordsall Chord creates a link between Victoria, Oxford Road and Piccadilly stations.





## NEARBY AMENITIES



### RUDY'S NEOPOLITAN PIZZA

Described by Manchester Evening News as one of the world's best pizza restaurants, Rudy's is a certified Ancoats must-visit.



### SOLITA

Home of the Big Manc, Solita offers high-end re-imaginings of American diner staples: cheeseburgers, hot dogs, fried chicken etc. Bring an appetite.



### MATT AND PHREDS

A Northern Quarter stalwart, laidback jazz bar Matt and Phreds transplants backstreet New York cool to central Manchester.



### ELNECOT

With a 44ft solid-concrete bar as its centrepiece, the recently opened Elnecot is Ancoats through and through: stylish, sophisticated and a wee bit eccentric.



## GREAT ANCOATS STREET

Great Ancoats Street is due to be transformed into a tree lined 'European-style' boulevard with new and improved pedestrian crossings.

## WALKING

### TRAIN STATIONS

Victoria	10 mins
Salford Central	23 mins
Deansgate Castlefield	25 mins
Piccadilly	10 mins
Oxford Road	20 mins

### METROLINKS

Shudehill	07 mins
Market Street	08 mins
New Islington	10 mins
Victoria	10 mins

## TRAINS

### FROM PICCADILLY

Leeds	49 mins
Liverpool	47 mins
Birmingham	1hr 28 mins
London	2hr 06 mins
Glasgow	3hrs 19 mins



## HOTELS

- Holiday Inn Express
- Crowne Plaza
- The Light Aparthotel
- The City Warehouse Aparthotel

## BARS & RESTAURANTS

- |                         |                              |                    |
|-------------------------|------------------------------|--------------------|
| 5. Matt and Phreds      | 13. PLY                      | 20. Mana           |
| 6. Almost Famous        | 14. 63 Degrees               | 21. Canto          |
| 7. Tariff and Dale      | 15. Rosy Lee                 | 22. The Jayne Eyre |
| 8. Bem Brasil           | 16. Kettlebell Kitchen       | 23. Mackie Mayor   |
| 9. Cottonopolis         | 17. Ancoats General Store    |                    |
| 10. Solita              | 18. Seven Bro7hers Beerhouse |                    |
| 11. The Frog and Bucket | 19. Elnecot                  |                    |



Baskerville  
Regular  
40pt/45pt

‘Iconic’ is a descriptor that gets thrown around far too freely these days, but Manchester’s Express Building is one of few landmarks in the city that can genuinely lay claim to the label.

Muller  
Regular  
9pt/12pt

Completed in 1939 and revered ever since by locals and architecture enthusiasts alike, this is a building that’s been crying out for 21st-century rebirth; to be restored to its former glory as a workspace imbued with all the best characteristics of the city that surrounds it.

“QUITE  
TAKEN  
BY IT”

Considered radical at the time of its unveiling in 1939, the Express Building was designed in the futuristic ‘streamline moderne’ style by the pioneering Sir Owen Williams, whose other fearlessly forward-looking works include the Dorchester Hotel.

Sir  
Norman  
Foster





**1936**

Construction work begins

**1939**

Construction work completed



**1960**

Extension work undertaken

**1974**

Building receives Grade II-listed status



**1979**

Building receives further two-storey extension

**1989**

The Daily Express vacates the building

**1993**

Printing presses are removed; building is converted to offices



**2018**

Building changes ownership; major refurbishment works begin



**2019**

Refurbishment works are completed and Express Buildings is launched to Manchester



Just like Manchester itself, the Express Building is forward-looking, a little eccentric, a hive of activity and a hotbed of creativity. Truly, there's nowhere else like it – original thinkers, you belong here with us.



# LET'S TALK STORY- TELLING.

## OBI

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