

42 FOUNTAIN ST.



Welcome to 42 Fountain St.

22,196 sqft of luxury office
space in the heart of
Manchester.



A stylish and contemporary office building in the heart of the Central Business District.

This recently refurbished Grade A office building, with its new fitness studio and wellbeing facilities is perfectly placed to be the new home for the more discerning businesses.

With its stunning new boutique reception, 42 Fountain St. provides 22,196 sq ft of prime office space across six storeys and is surrounded by some of the most iconic heritage that the city has to offer.



Open plan suites maximise space, promote collaborative working and deliver positive impact on staff wellbeing.



Each floor of the building is unique and the attention to detail for each suite is best in class.

Meeting rooms, break out space, enclosed printer utility area and a generous kitchen make 42 Fountain St. the considered choice.



The building provides suites of upto 3,821 sq ft totalling 22,196 sq ft over 6 floors.

Area Schedule

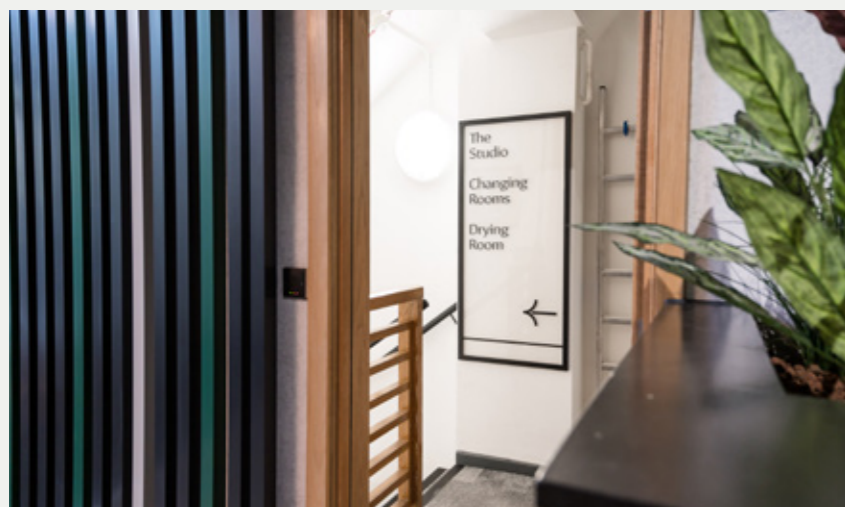
Floor	Sq ft	Sq m
6th	LET	LET
5th	3,805	354
4th	3,821	356
3rd	3,821	356
2nd	3,800	352
1st	3,494	324
Total	22,196	2,062



Fountain Street

York Street

- Raised Floors
- Air Conditioning
- LED Lighting
- 2 x 8 Person Lift
- New Double Glazed Windows
- Kitchen & Break Out Areas
- Fitted Meeting Rooms
- Refurbished WCs



With full service SLA & network management from Network Control Group.

Optimum connectivity is a guarantee as 42 Fountain St. operates through Network Control Group, one of the UK's most innovative and pioneering office wifi and telecoms solutions.

All network contracts come with support, maintenance and monitoring. NCG's network is hosted in Telehouse North and Volta Data Centres allowing their engineers direct access to support you without the need for lengthy service desk queues to other providers.



Pre-Installed Services and Features

Fibre connectivity speeds from 10Mbps to 10Gbps
Secured core comms cabinet with redundant power feeds
Carrier agnostic building fibre infrastructure
Installation times under 2 weeks for dedicated connections
End-to-end remote support and monitoring included

Available Services and Features

Short term contracts available for short lease
Carrier-grade security via virtual firewall available
Office Wi Fi available
On site installation and support available

Service Desk

- 24/7 Helpdesk Answering Service
- 24/7 Monitoring of Connectivity
- 24/7 Monitoring of Hardware incl. WAPs
- UK Based Network Support Team
- Custom ordering & Support portal

Deployment

- Hardware installation and Wi-Fi heatmapping
- Named Project Manager and Technical Lead

Network Support

- Hardware and connectivity
- Enterprise-grade SLA, uptime guarantee of 99.99%

Service Timings Overview

Building Connectivity	4 Weeks
Occupier Connectivity	2 Weeks
Hardware Fault	4 Hours
Connectivity Fault	3 Minutes
Dashboard Update	48 Hours
Hardware Move	5 Days



The Studio @ 42

Wellbeing at Studio 42

42 Fountain St. boasts a brand new state of the art fitness studio, changing rooms, cycle & shower hub, and electric vehicle charging points.



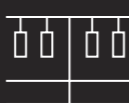





With the ever increasing demand by city centre staff for cycle facilities, the buildings basement has been completely renovated to provide a cycle, shower & changing provision, catering for all requirements.

Sustainability is at the core of 42 Fountain St and the secure car parking space hosts six 11Kwh *EV chargers which occupiers utilise on a pay per use app.

Further to this the building is fitted with The Studio, a multi use space for fitness and wellbeing. The use of simulated greenery through the building delivers a general sense of calm attributed to the outdoors and green spaces.



-  Shower & Locker Facilities
-  Cycle Storage
-  Drying Room
-  Car Charging
-  Studio Space
-  Secure Parking

All of Manchester City Centre's transport links are within walking distance of the buildings central location.

Being located on Fountain St. means that employees benefit from the wide transport services connected to this strategically central point of town. With Metrolink tram stops located either at Piccadilly Gardens or St. Peter's Square, you have access to all the main commuter routes as well as being only a short walk from Piccadilly Station for regional and national destinations.

Metro Shuttle Bus is a free bus service throughout Manchester City Centre and routes 1, 2 and 3 all pass through the nearby Piccadilly Gardens.

All services run approximately every 10 to 12 minutes, Monday to Sunday and connect to Manchester Piccadilly.

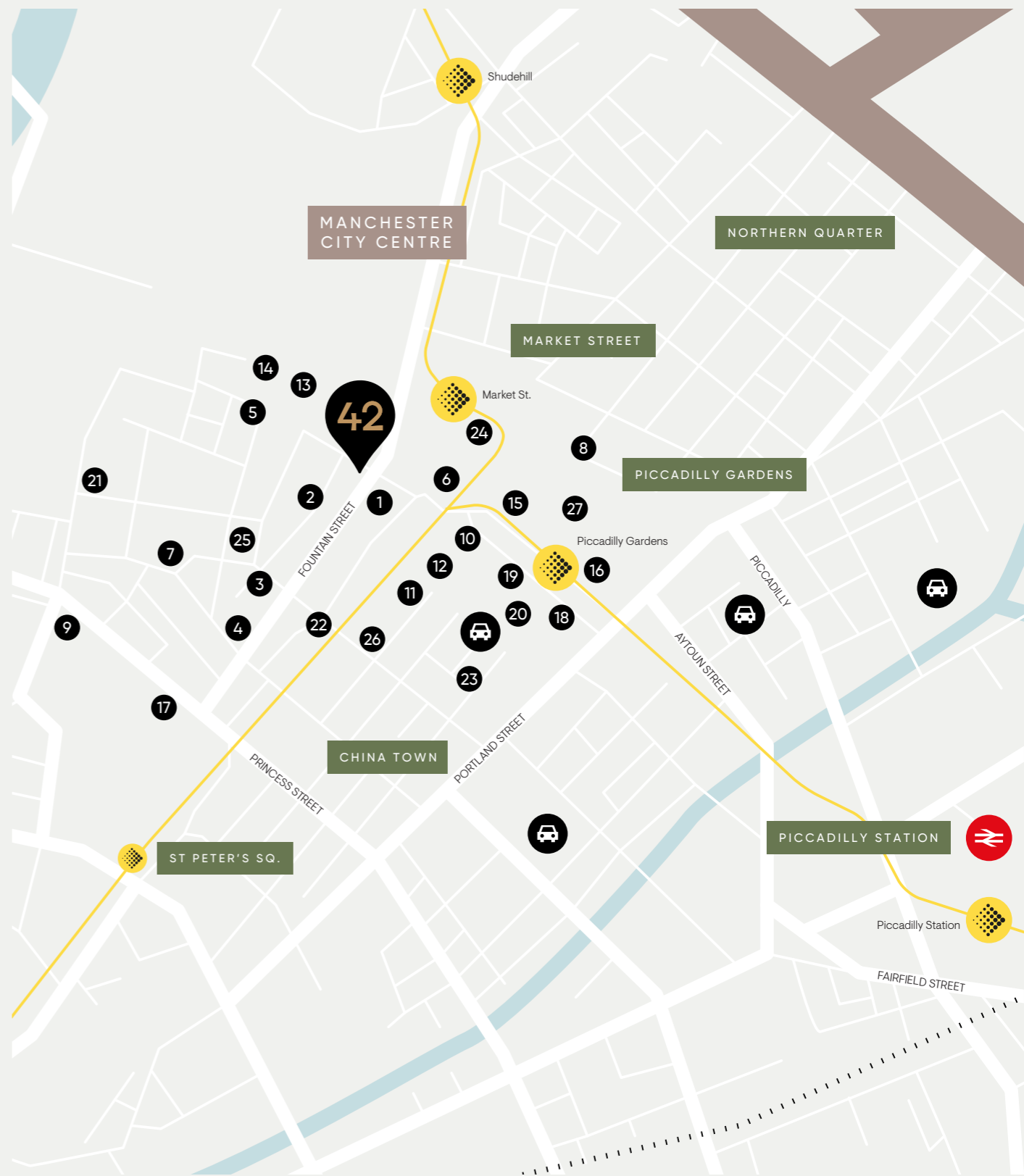
For more information you can visit Transport for Greater Manchester: tfgm.co



St Peters Square 5 Minute Walk	Manchester Piccadilly 10 Minute Walk
Manchester Piccadilly 10 Minute Walk	Manchester Victoria 11 Minute Walk
Manchester Victoria 11 Minute Walk	Manchester Oxford Road 12 Minute Walk
Manchester Oxford Road 12 Minute Walk	

Train

Manchester to London: 2 hrs 8 mins
 Manchester to Leeds: 48 mins
 Manchester to Liverpool: 51 mins
 Manchester to Birmingham: 1 hr 26 mins
 Manchester to Sheffield: 48 mins

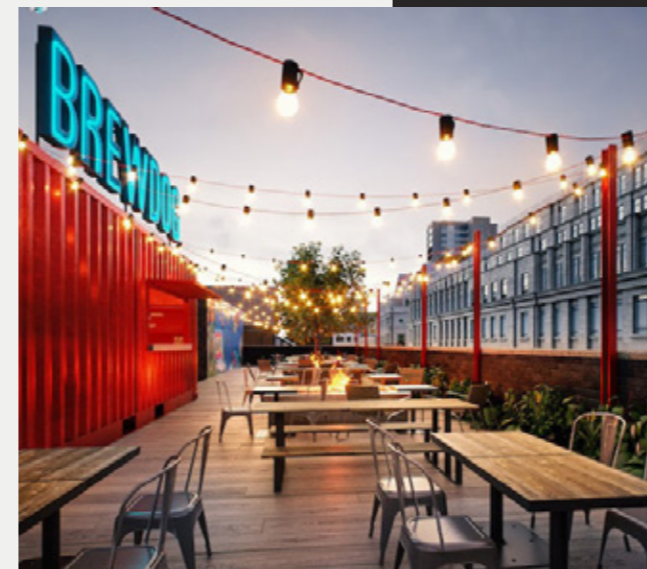


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|---------------------------|-----------------------|----------------------------------|
| 1. Moose Coffee | 10. Lidl | 19. Freshly Chopped |
| 2. Rosso Restaurant & Bar | 11. The Alchemist | 20. The Grill on New York Street |
| 3. Six by Nico | 12. Nudo Sushi Box | 21. Kala Bistro |
| 4. Black Sheep Coffee | 13. Browns Manchester | 22. Sainsburys |
| 5. Grand Pacific | 14. House of Evelyn | 23. I Am Pho |
| 6. Franco Manca | 15. Cafe Nero | 24. Primark |
| 7. Flight Club Manchester | 16. Tampopo | 25. Hotel Gotham |
| 8. Morrisons | 17. Tesco Express | 26. The Portico Library |
| 9. Croma | 18. Greggs | 27. Piccadilly Gardens |

42 Fountain St. is set within a superb location in the heart of Manchester, surrounded by the very best in food, drink & cultural amenities.

Retail and leisure amenities along with the main shopping district are just a stones throw away. Manchester's famous independent neighbourhood, The Northern Quarter, is just a five minute walk from the office meaning that employees are never too far away from that Friday evening drinks venue or the newest up and coming restaurant in town.

Perhaps the most appealing locational advantage of 42 Fountain St. is its access to Manchester's Civic Quarter, which boasts some of the city's most famous gothic architecture. In addition, Albert Square is activated throughout the year with popular events from the internationally renowned Christmas markets to the bi-annual Manchester International Festival – Festival Square.



42 FOUNTAIN ST.

Work from Work at 42 Fountain St.

Sixteen.

**AVISON
YOUNG**

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