

forty.

Princess Street
Manchester



[1]

[3]



[2]

REOPENING THE GATES



[4]

- [1] 40 Princess Street Cornerstone
 [2] Architectural Ships Prow
 [3] Exterior Façade
 [4] New Office Entrance

Forty is a Grade II listed building in central Manchester, which was designed by the architectural practice of W. Waddington and built circa 1895.

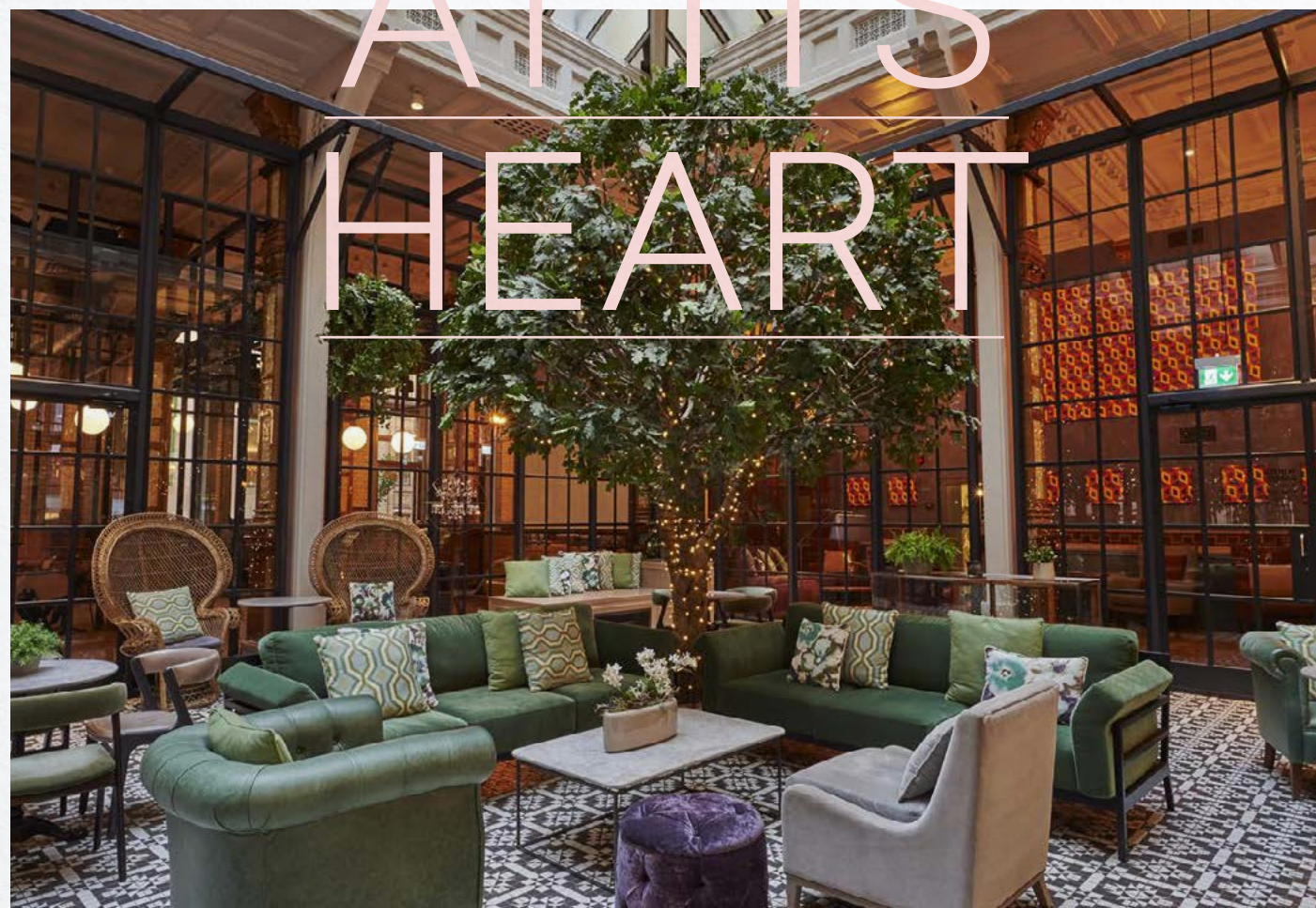
The building has undergone significant redevelopment and is ready for immediate occupation.

Like its neighbours, 40 Princess Street was built for industry, originally intended to offer office and warehouse space for merchants and manufacturing. This history can be seen in the architecture of the building, which has a ship's prow above the corner of the doorway to reflect the building's mercantile origins.

The 1927 Manchester & Salford Directory lists among the occupants: J. H. Greenhow & Co. Ltd, merchants; Alfred Fox, merchant and Hudson & Bowring Ltd, tram car life guard makers, who produced a device called a 'life guard' designed to prevent objects from falling between the wheels of trams.

Located in the heart of Manchester's vibrant village quarter, Forty Princess Street occupies a prominent position and benefits from a location close to some of Manchester's key leisure amenities such as the Manchester Art Gallery, Kimpton Clocktower Hotel, The Palace Theatre, Manchester Central Library and a plethora of bars and restaurants.

LOCALITY AT ITS HEART



[1]



[2]



[3]



[4]

Forty. Princess Street boasts excellent access to Manchester's comprehensive transport facilities including Oxford Road (6 min walk), Deansgate (12 min walk) and Piccadilly Railway Stations (6 min walk), the Metrolink service from St Peters Square (6 min walk) and Chorlton Street Bus Station (4 min walk).

- [1] Kimpton Hotel - 4 minute walk
- [2] The Ivy - 15 minute walk
- [3] Palace Theatre - 3 minute walk
- [4] St Peters Square - 7 minute walk

forty.

Oxford Road Station

St Peter's Square

Victoria Station

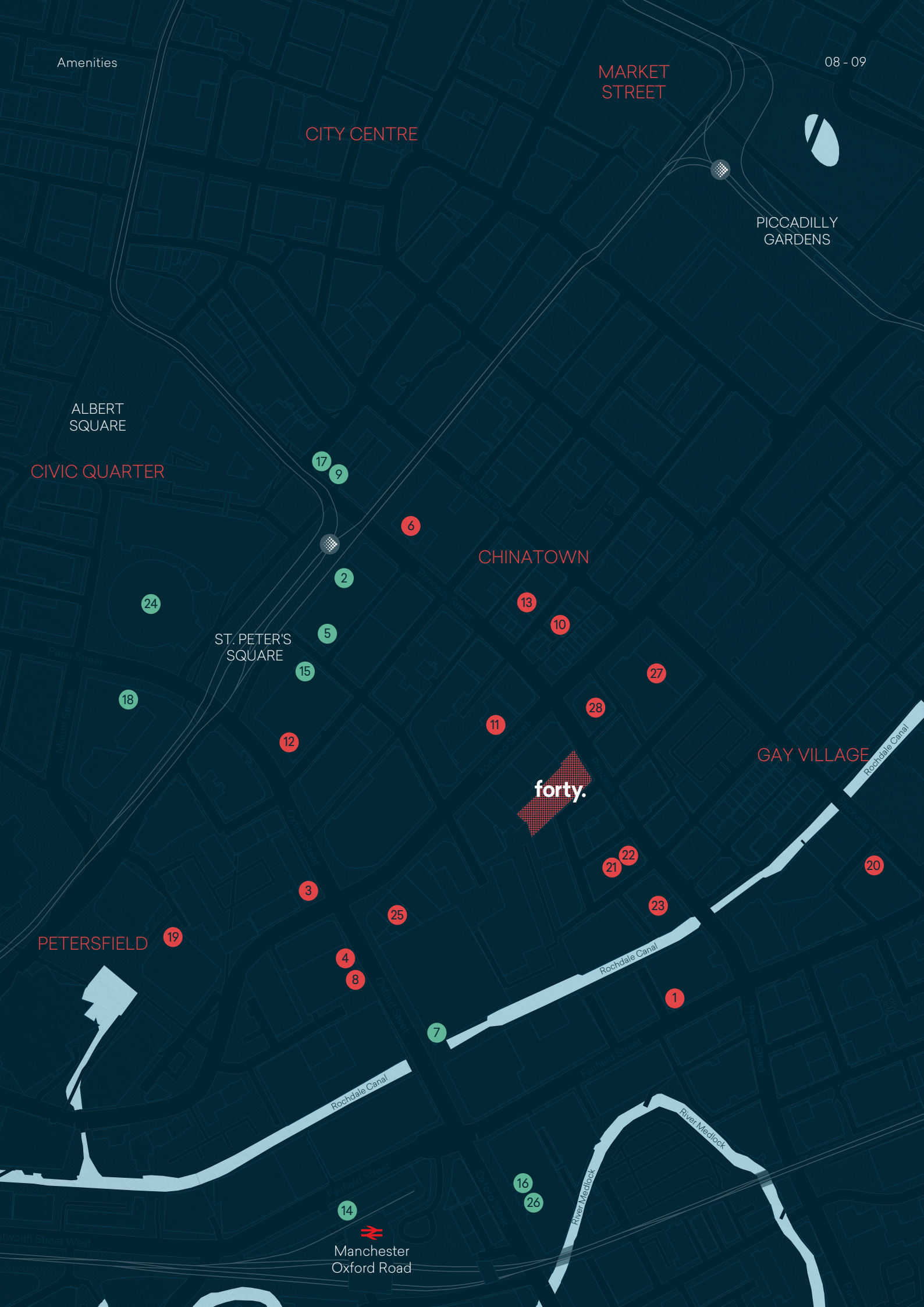
Manchester Arndale

Manchester University

Piccadilly Station



VISIONARY FUTURE



Manchester is thriving, there's an infectious energy, entrepreneurial spirit and can-do attitude that sets it apart. Princess Street itself has become an epicentre for a compelling group of innovative forward thinking brands, creating a distinct hub for progressive business, in an exciting and multi-dimensional part of the City.

Eat + Drink

1. Foundation Coffee
2. Wagamama
3. Pret A Manger
4. Nudo Sushi Box
5. Black Sheep Coffee
6. Manchester Art Gallery Café
7. Changos
8. Tortilla
9. Caffè Nero
10. Wazuzhi

Bars + Restaurants

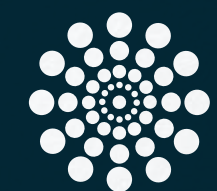
11. Sangam
12. Fumo
13. Try Thai
14. Gorilla
15. The Anthologist
16. The Refuge
17. Ban Di Bul
18. Mount Street
19. Society
20. Richmond Tea Rooms

Local Occupiers

21. Havas Lynx
22. Become Recruitment
23. Brand Vista
24. Manchester Central Library
25. Social Chain

Hotels

26. The Principal Hotel
27. Hotel Brooklyn
28. Townhouse Hotel



Manchester
Central Library
Development
Trust



Walking Times
1 - 4 minutes
5 + minutes

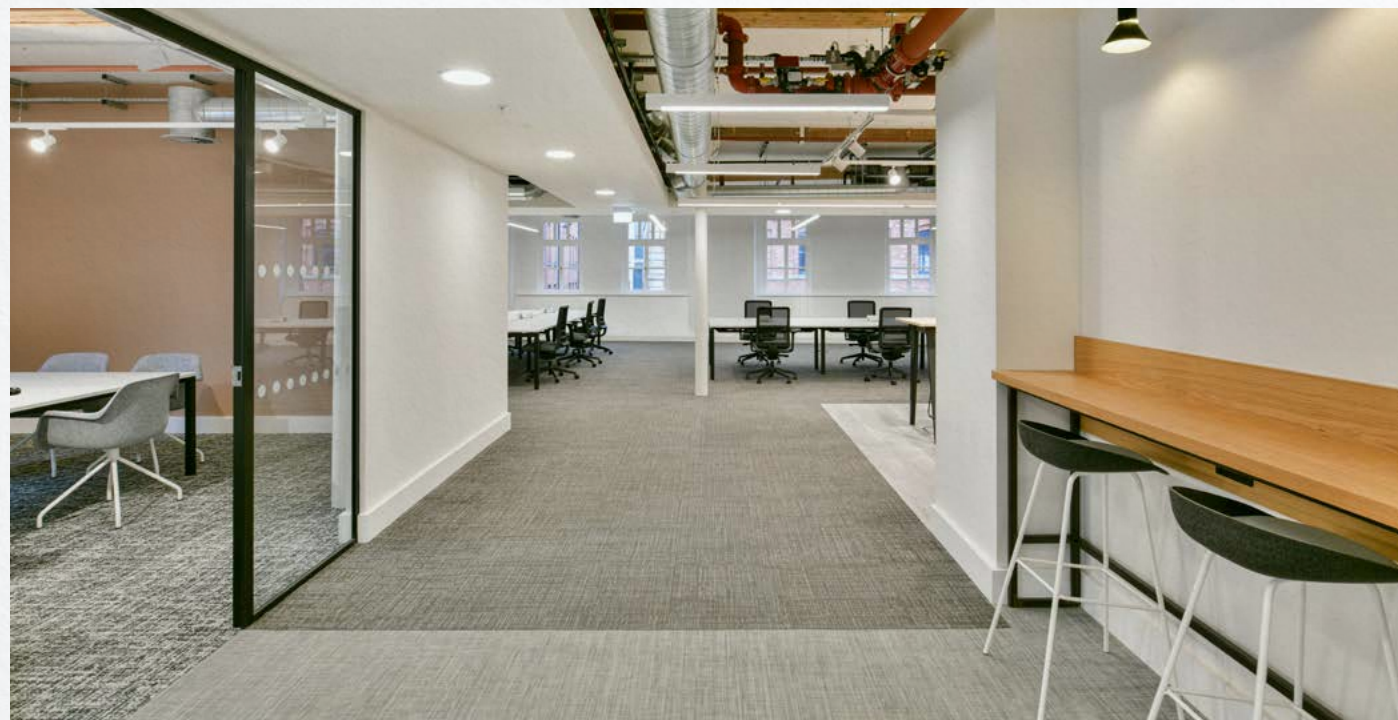
Floor	Suite Number	Sq Ft	Sq M
Basement	Office Suite -2.0	7,707	716.0
-1	Office Suite -1.0	3,617	336.0
Ground	Office Suite 0.0	2,497	232.0
	Reception + Hub	2,669	248.0
1	Office Suite 1.0	5,242	487.0
2	Office Suite 2.0	5,188	482.0
3	Office Suite 3.0	4,898	455.0
4	Office Suite 4.0	5,260	488.7
5	Office Suite 5.0	4,919	457.0
6	Office Suite 6.0	4,997	464.2
7	Office Suite 7.0	5,177	481.0
8	Office Suite 8.1 (Front)	2,532	235.2
	Office Suite 8.2 (Back)	2,159	200.6
9	Office Suite 9.0	4,575	425.0
10	Office Suite 10.1 (Front)	2,079	193.1
	Office Suite 10.2 (Back)	610	56.7

BUILDING LAYOUT

[1]



[2]



[3]



[1] Reception & Breakout Area
 [2] Office Suite 6.0
 [3] Reception Kitchenette Area

FLOOR SPACE LAYOUT



Typical Floor Layout

Indicative Space Plan
Office Suite 6.0 Fully Fitted Workspace

48 x Work Desks

4 x Meeting Rooms

2 x Private Booths

3 x Seating Booths

1 x Pool Table

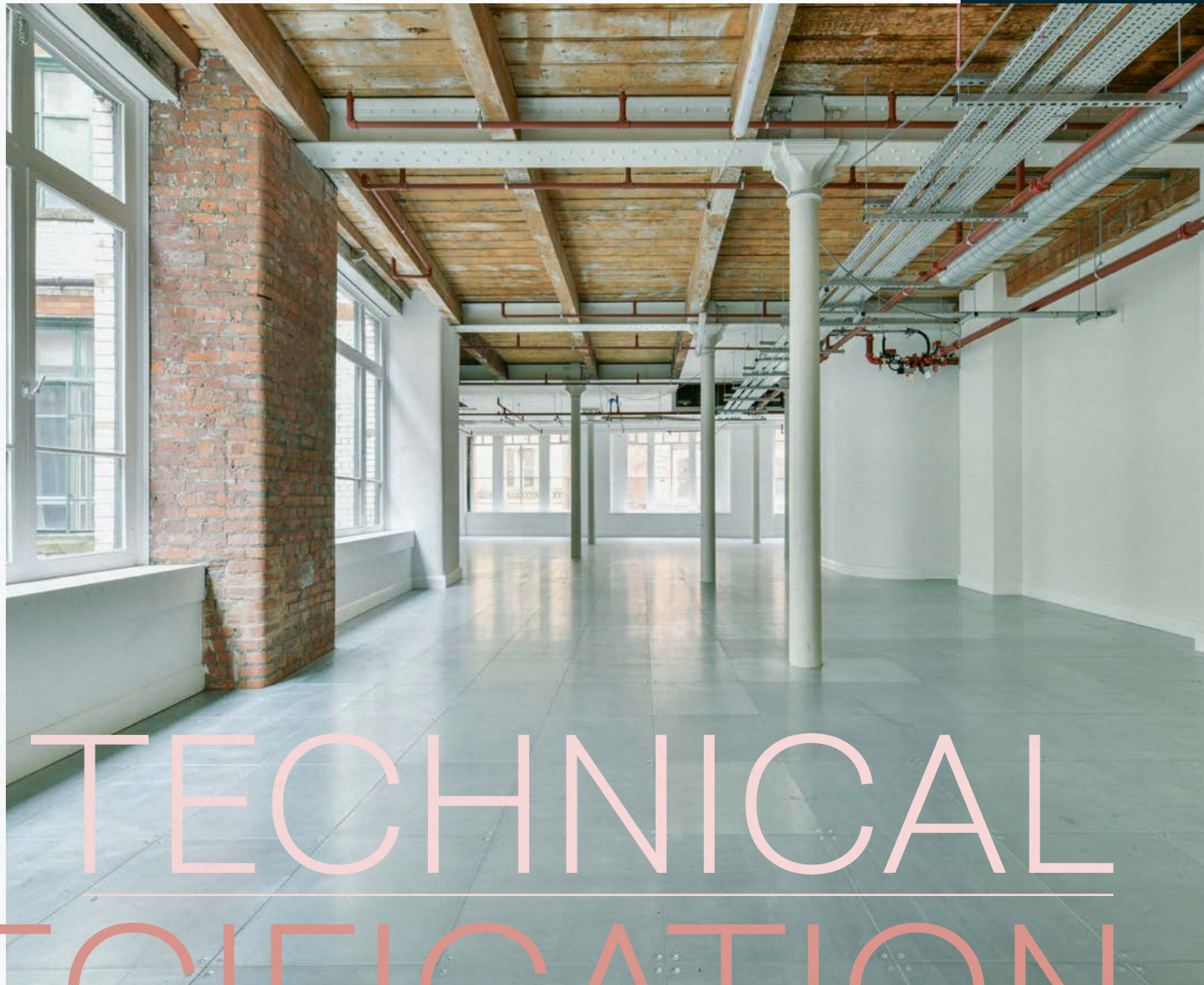
1 x Lounge Space

4 x Phone Booths

1 x Tea Point

1 x Kitchen & Breakout

[1]

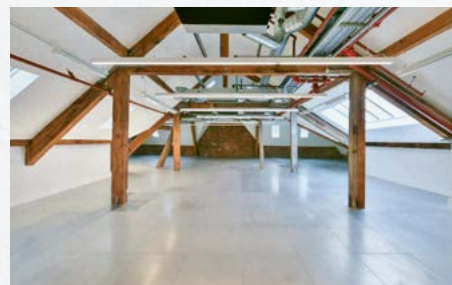


[5]

[4]



TECHNICAL SPECIFICATION



[2]



[3]

- [1] Office Suite 4.0
- [2] Loft Office Suite 10.1
- [3] Reception Breakout Area
- [4] Ground Floor Meeting Room
- [5] Office Suite 6.0 Kitchenette Area

Forty. provides flexible high quality office space adaptable for user needs, alongside fully fitted and furnished workspace. The building will benefit from the following specification:

- + Fully refurbished listed workspace, retaining numerous original character features
- + Ground floor boutique reception and breakout/meeting space
- + CAT A open plan or fully fitted and furnished solutions available
- + New VRF fan coil heating and cooling system, plus supply & extract ventilation system finished to an occupational ratio of 1 person per 8 Sq M
- + Raised floor providing average 70mm clear void
- + New LED pendant light fittings
- + 4 x female and 4 x male superloos plus accessible WC per split floor
- + 2 x 13 person passenger lifts
- + Secure bicycle storage for 60 bikes and cycle repair station
- + Telcom enabled building providing diverse and high speed internet connectivity
- + 6 x self-contained unisex shower and changing rooms plus 1 x fully accessible shower/WC/changing room
- + 60 lockers and associated drying room
- + 24/7 access
- + BREEAM rating 'Good'

Further Information

Available from the joint agents.

fortyprincesst.com

OBI

Richard Lace

+44 (0) 7795 104 231

rlace@obiproperty.co.uk

Andrew Cowell

+44 (0) 7584 990 976

acowell@obiproperty.co.uk

Savills

Oliver Luckman

+44 (0) 7815 032 115

oliver.luckman@savills.com

Daniel Barnes

+44 (0) 7870 186 410

dbarnes@savills.com