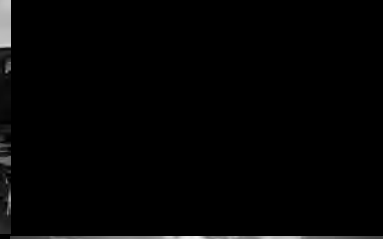


# Clear Creative Character



Castlefield  
Estates

Heritage by Design

[castlefieldestates.com](http://castlefieldestates.com)





# Clear *vision* Creative Character



For over 25 years Castlefield Estates has been at the forefront of urban development and regeneration. Manchester's industrial might of the 19th century left its impact on the shape of the city. Castlefield Estates was one of the first developers to recognize this potential. It took vision, and award winning architects, to harness that heritage and turn it into working space fit for the 21st century.

Not just another soulless block of offices, but a living, working community. A bold statement, something vibrant that has already created a legacy. A place that people can enjoy beyond the nine to five. This is about changing minds as well as skylines and waterfronts.



# Clear Creative *community* Character

Cotton and its mills once put Manchester on the world map. Now the creative industries show the city at its pioneering best. Progressive, forward thinking companies have been attracted to Castlefield by its purpose and style. The sense of belonging, of forming a creative hub is immediate. Shared goals and values underpin everything. Businesses have grown, adapted and expanded just like the area itself. The bars and restaurants are a place to meet, reflect and relax. They echo the life and energy that is the heartbeat of this city.



"We have been in this part of Castlefield for the last 12 years and for our growing business needs, it's a winning combination of high quality, flexible office space, a near city centre location that oozes character, great public transport links through the Deansgate-Castlefield Metrolink and Deansgate railway station - and a canal if you're that way inclined, convenient parking, easy access to the shops and of course a great pub or two".

Mick Style, Managing Director,  
MEC Global

"Broadway Malyan is an international firm of architects and for the past 14 years the office has experienced expansion and contraction which has been far easier with a landlord as accommodating as Castlefield Estates. Combined with a great working environment, convenient car parking and excellent on site café and the best pub in the city next door, Castlefield Estates stewardship of the neighbourhood continues to be pivotal to the local success of Broadway Malyan".

Neil Rose, Director,  
Broadway Malyan Architects



# Clear Creative Character *building*

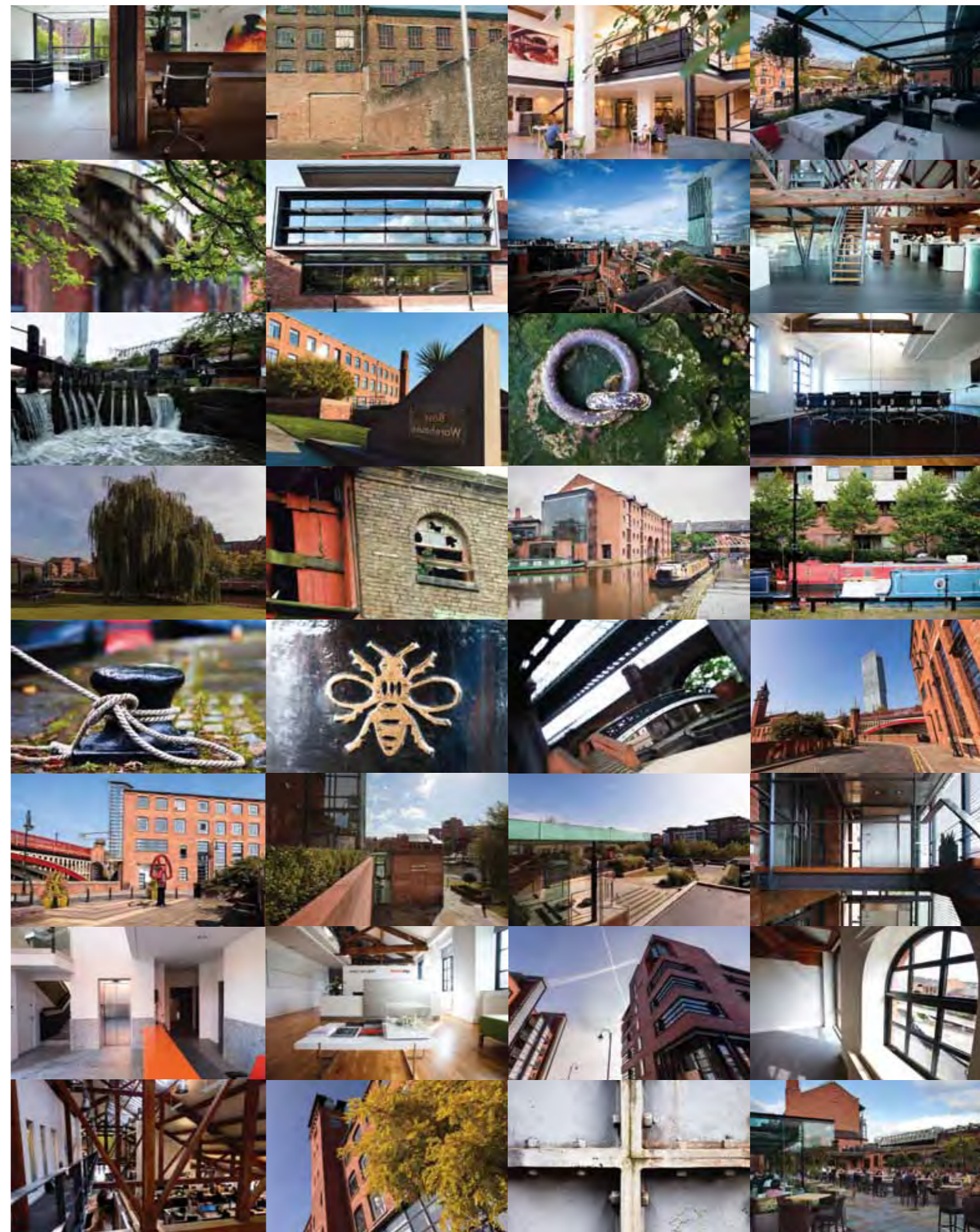


Even the shortest tour of the area shows the importance of the area through the ages, right the way back to Roman times. Now an urban heritage park, its natural beauty provides the perfect backdrop to architecture of an altogether different class. Castlefield Estates has pioneered this regeneration knowing that imagination, understanding and attention to detail is all.

By engaging architects of the calibre of Stephenson Bell and Ian Simpson absolute quality has been assured. It is etched into every brick, every feature. The result is office space light years away from the everyday. A workplace to excite and inspire.







Convenient for commuting staff.  
Perfect for both local and global  
clients. All the advantages of the  
city centre yet with its own unique  
identity.

By air:  
Manchester Airport 20 minutes.

By train:  
Manchester Victoria and  
Manchester Piccadilly 5 minutes.  
Manchester Deansgate 2 minutes.

By road:  
M60 ringroad 5 minutes

By tram:  
Metrolink Deansgate-Castlefield  
2 minutes.

Parking:  
Up to 400 spaces on site.

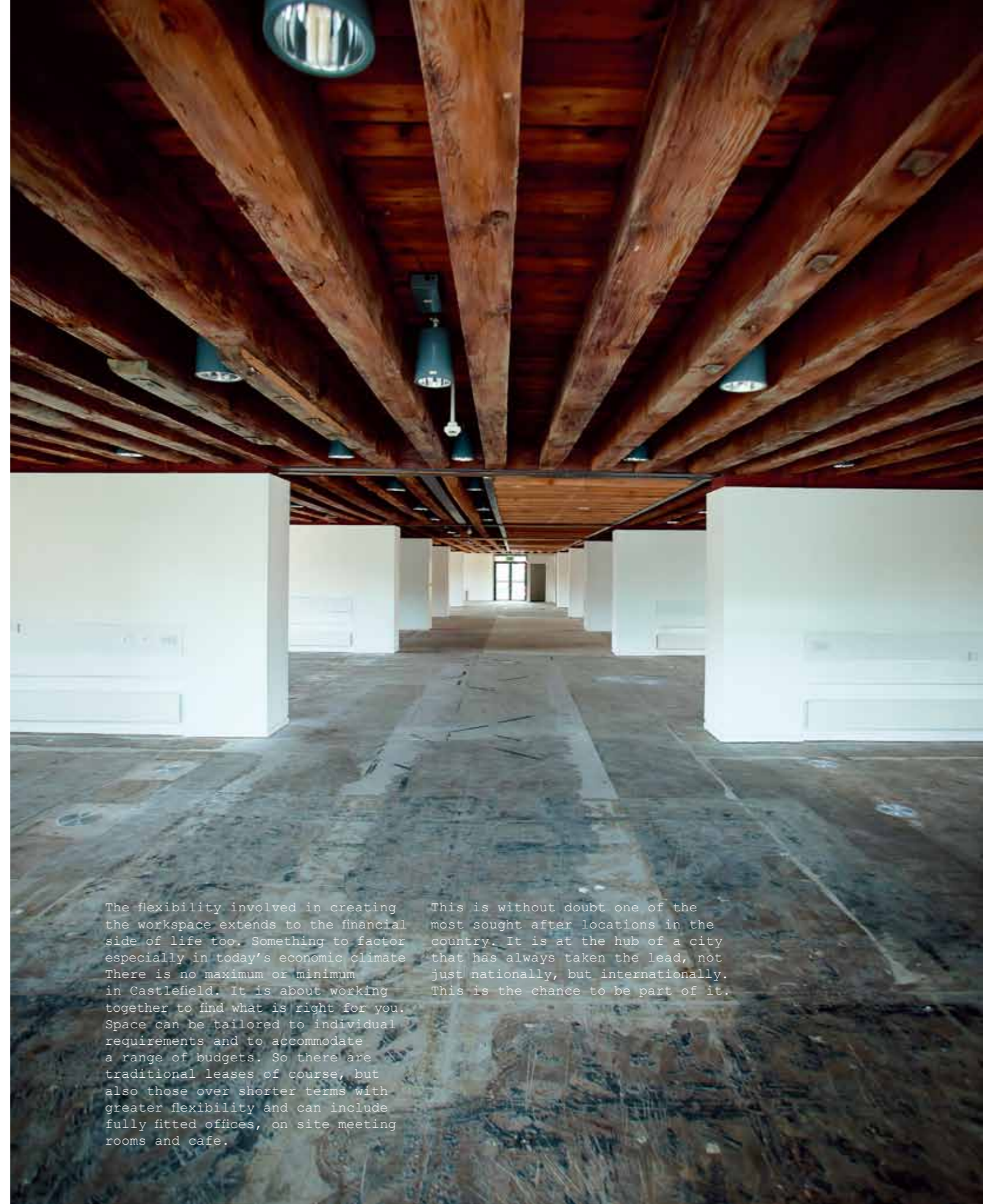
Bars:  
Dukes 92,  
Knott Fringe,  
The Oxnohle.

# Compelling Challenging Connecting *people*





# Compelling Challenging *convention* Connecting



The flexibility involved in creating the workspace extends to the financial side of life too. Something to factor especially in today's economic climate. There is no maximum or minimum in Castlefield. It is about working together to find what is right for you. Space can be tailored to individual requirements and to accommodate a range of budgets. So there are traditional leases of course, but also those over shorter terms with greater flexibility and can include fully fitted offices, on site meeting rooms and cafe.

This is without doubt one of the most sought after locations in the country. It is at the hub of a city that has always taken the lead, not just nationally, but internationally. This is the chance to be part of it.

## NO. 2 COMMERCIAL STREET

Workspace for 10-200 (1,000-18,000 sq ft)  
Recently released to market  
Onsite parking  
New build, located in Knott Mill Castlefield  
Designed by OMI Architects  
Concierge



## BASS WAREHOUSE



Workspace for 20-200 (2,500-20,000 sq ft)  
Converted warehouse building  
Onsite parking  
Communal meeting rooms  
Concierge



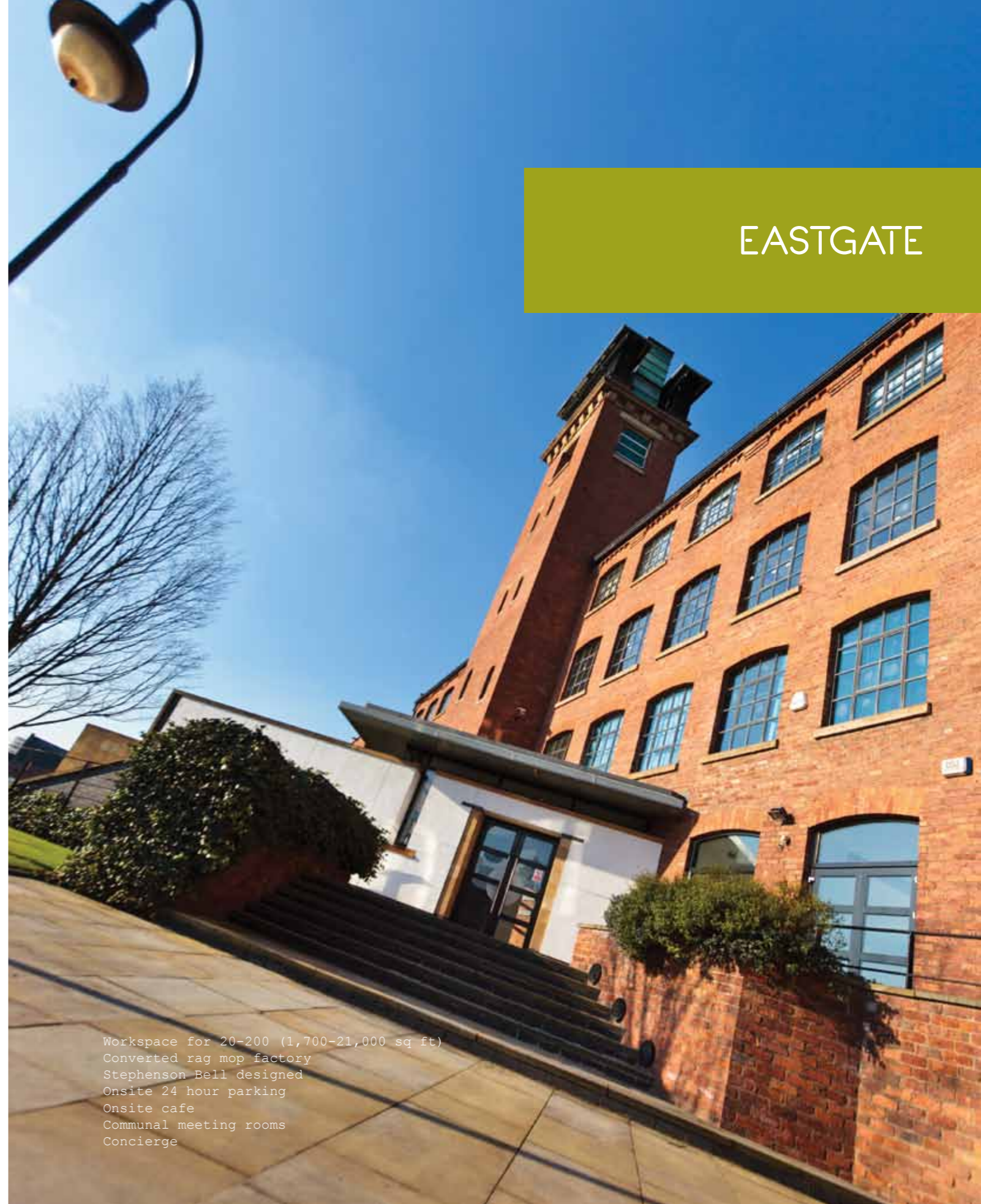


# MERCHANTS WAREHOUSE

Workspace for 20-200 (3,000-22,000 sq ft)  
 Onsite parking  
 Former goods warehouse, one of oldest surviving  
 warehouse buildings in Manchester  
 Grade II listed  
 Waterside views  
 Ian Simpson designed  
 Concierge



# EASTGATE



Workspace for 20-200 (1,700-21,000 sq ft)  
 Converted rag mop factory  
 Stephenson Bell designed  
 Onsite 24 hour parking  
 Onsite cafe  
 Communal meeting rooms  
 Concierge



# Compelling *story* Challenging Connecting

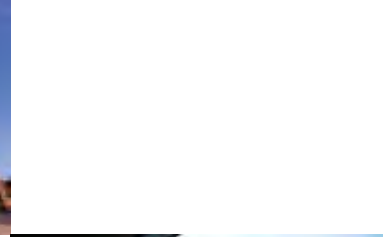


Looking at the suitability of workspace simply by its square footage is a thing of the past. The impact of the working environment on staff can never be underestimated. Clever use of space and inherent style create a workplace where people can thrive. This is space that is adaptable, that can be shaped to suit individuals and specific industry requirements.

The onsite facilities make the working day easy. Everything is aimed at bringing out the best in people. This is an opportunity to take your business to another level. To move to the centre, not just of the city, but of the professional and creative industries.



# Compelling Challenging Connecting



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