

SEVENDALEHOUSE

M A N C H E S T E R

Innovate / Create / Progress

7 Dale St, Northern Quarter,
Manchester, M1 1JA



let
the
light
in

PLUG 'N' PLAY WORKSPACE TO LET

5TH FLOOR

819 SQ FT / 313 SQ FT

3RD FLOOR

1,527 SQ FT

THESPACE



The workspace has been refurbished to deliver stylish fully fitted and furnished suite to provide a hassle free workspace opportunity ready for immediate occupation.

The working environment enables a wide range of businesses to develop a strong identity. The finishes and style of the workspace is designed to encourage innovation, inspire employees, raise productivity and provide a real sense of personal wellbeing.



SPECIFICATION

- Fully fitted and furnished suites
- Full height atrium providing enhanced natural light to all floors and reception area
- Three passenger lifts (2X BEING FEATURE GLASS LIFTS)
- One dedicated goods lift
- Loading bay facility for deliveries
- Cycle storage
- WC facilities at each floor
- Fully accessible raised floors (FLOORS 1-3)
- LG7 lighting with lighting control
- Air conditioning
- Dedicated changing and shower facilities
- Onsite Café facilities – **Foundation Coffee**

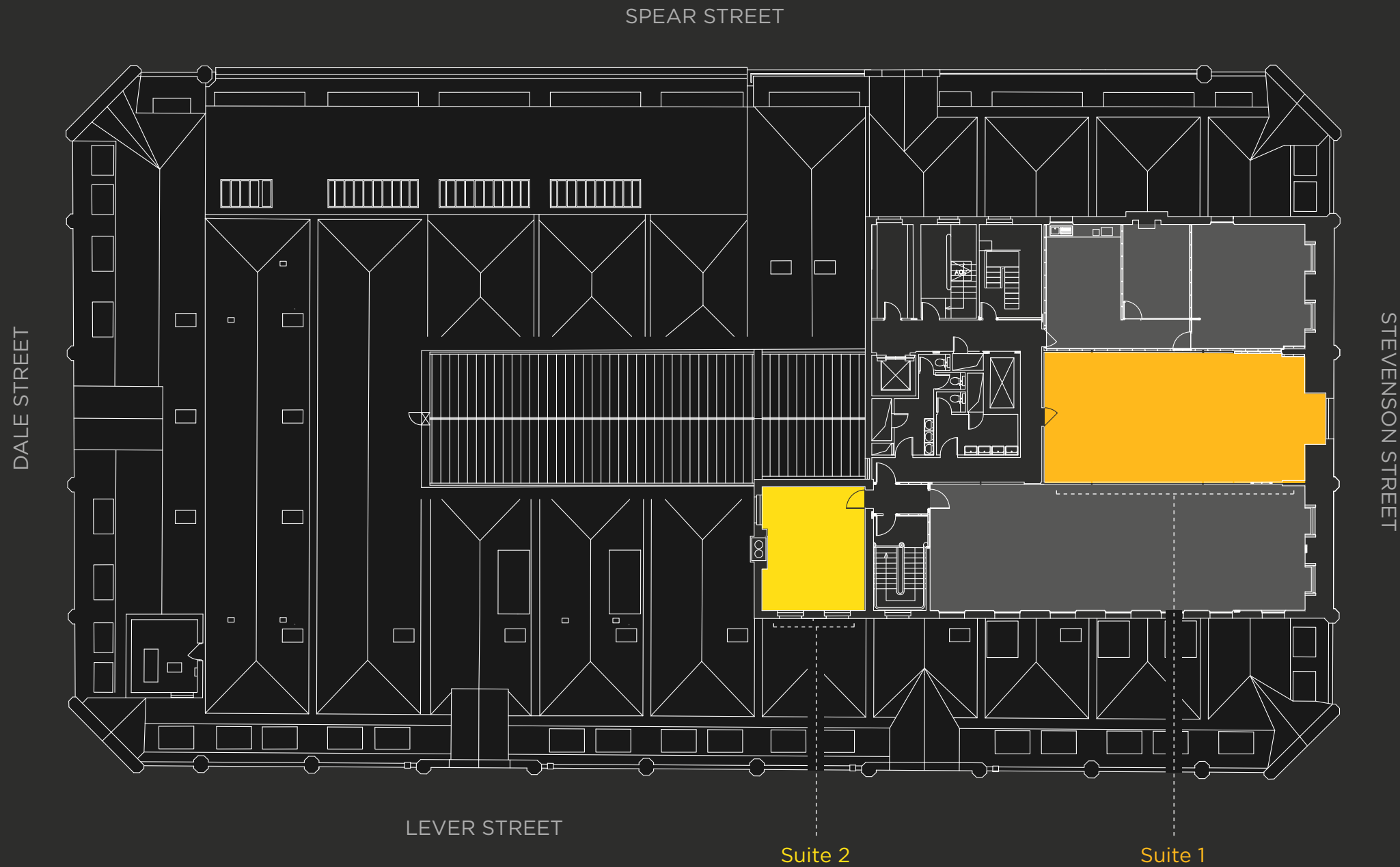


FLOORPLAN



THIRDFLOOR

| SUITE | SIZE | WORKSTATIONS | BOARDROOM | KITCHEN FACILITIES | INFORMAL MEETING AREA |
|---------|-------------|--------------|-----------|--------------------|-----------------------|
| SUITE 3 | 1,527 SQ FT | 16 | 10 PERSON | YES | YES |



FIFTHFLOOR

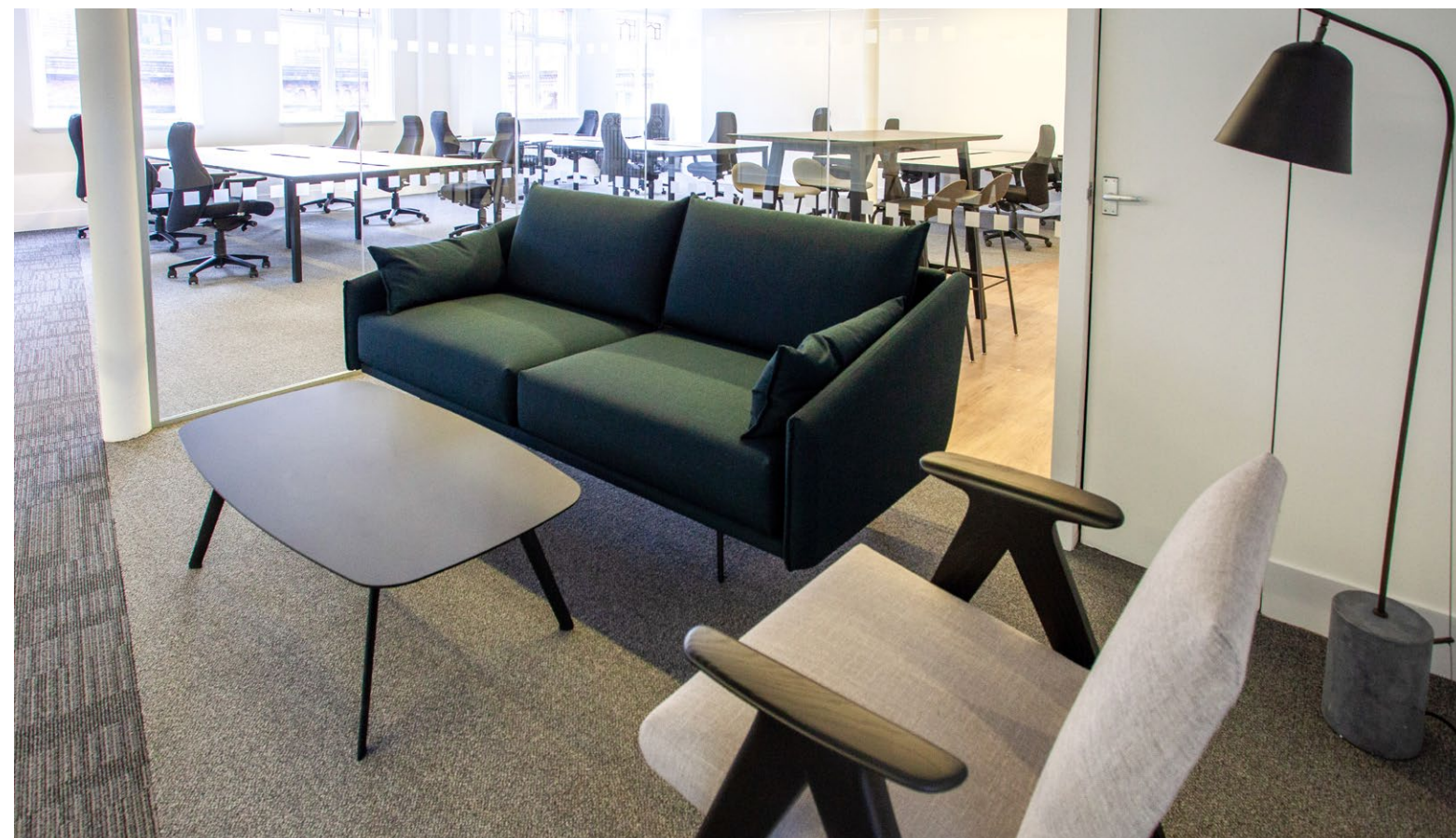
| SUITE | SIZE | OPEN PLAN |
|---------|-----------|-----------|
| SUITE 1 | 819 SQ FT | YES |
| SUITE 2 | 313 SQ FT | YES |



THE BUILDING

Sevendale House has been transformed to provide workspace that will stimulate innovation, creativity and energy.

The regeneration of this stunning Grade II Listed building is one of the most exciting projects to be undertaken in Manchester and provides the opportunity for free-thinking, modern businesses to prosper.



The principal five storey elevations are faced in red terracotta and brick above a sandstone and polished marble ground floor; horizontal articulation is provided by moulded string courses. The eclectic architectural style incorporates shaped gables and Renaissance details. The roof comprises eleven transverse hipped slate roofs, at two different levels, above moulded parapets; the 4th and 5th floors are partly lit by roof dormers in mansards.



THE LIGHTWELL

Tragically, the building's original lightwell was in-filled a number of years ago, however, this has now been reinstated as part of the exciting transformation that has taken place. The creation of this impressive full height atrium is significant in terms of its scale, flooding natural light throughout the workspaces and into the reception lobby on the ground floor. A stunning building feature that's unique in Manchester.

THELOCATION

Sevendale House is a prominently located island site surrounded by Stevenson Square, Dale Street, Lever Street and Spear Street, in the heart of Manchester's vibrant Northern Quarter.

The building makes a positive contribution to the Stevenson Square conservation area and is in close proximity to an eclectic mix of independent shops, bars and restaurants.



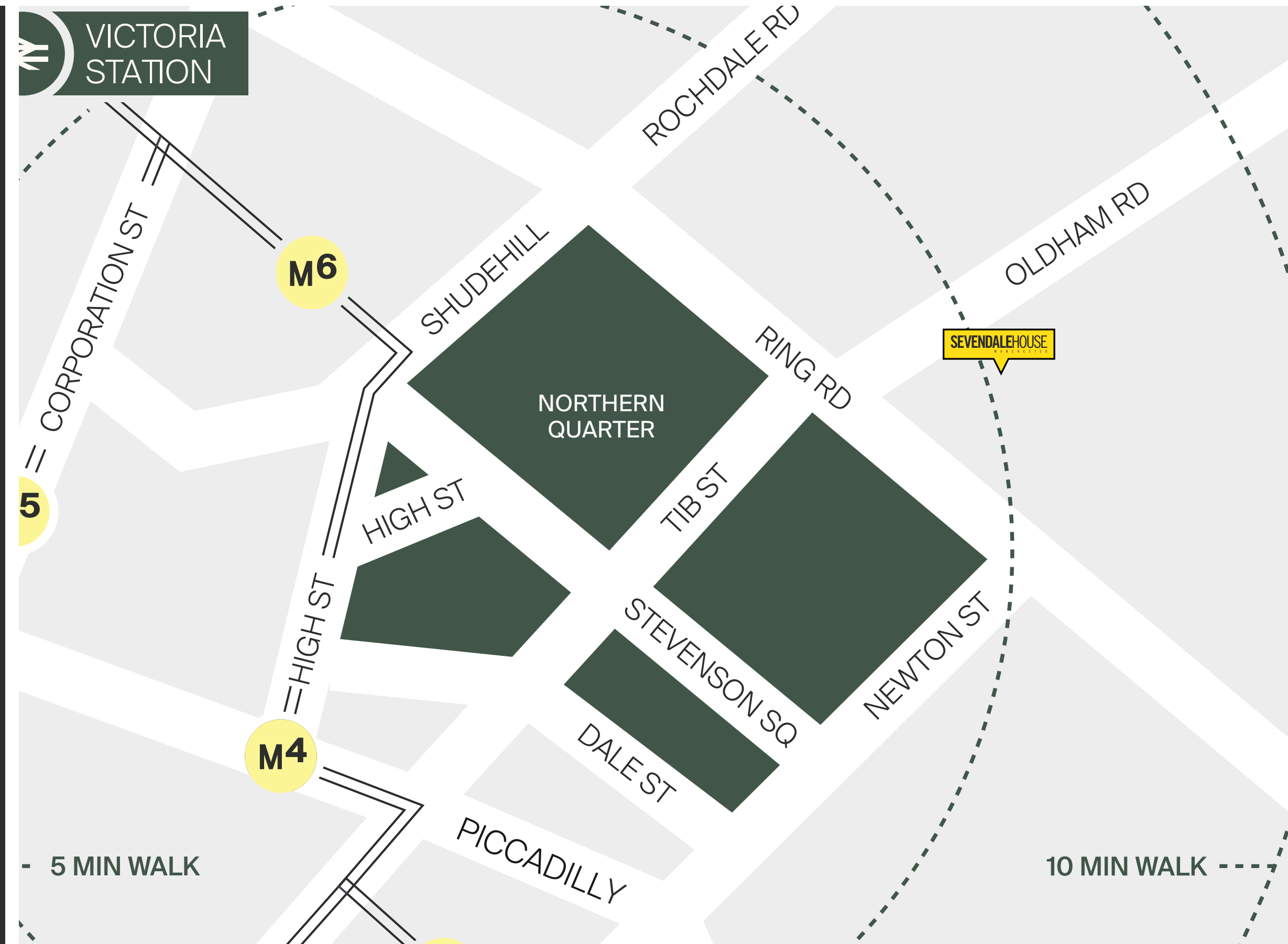
COTTONOPOLIS



FOUNDATION COFFEE

KEY

- SEVENDALEHOUSE SEVENDALE HOUSE
- METROLINK
- ORDSALL CHORD
- M1 DEANSGATE-CASTLEFIELD
- M2 ST PETERS SQUARE
- M3 PICCADILLY GARDENS
- M4 MARKET STREET
- M5 EXCHANGE SQUARE
- M6 SHUDEHILL
- M7 PICCADILLY STATION
- 1 COTTONOPOLIS
- 2 NOHO
- 3 BLACKDOG BALLROOM
- 4 MORRISONS
- 5 HOME SWEET HOME
- 6 BLACK MILK
- 7 ALMOST FAMOUS
- 8 CRAZY PEDROS
- 9 FOUNDATION COFFEE



STEVENSON SQ, NORTHERN QUARTER



NOHO

CONTACT

For further information, or to arrange a viewing, please contact...

OBI

ANDREW COWELL
acowell@obiproperty.co.uk
0161 237 1717

ANDREW CRABTREE
acrabtree@obiproperty.co.uk
0161 237 1717

DANIEL & CO HARRIS

DANIEL HARRIS
dh@dh-property.co.uk
0161 237 9393

www.sevendale-offices.co.uk

let
the
light
in

On behalf of proposing vendors and lessors and on their own behalf give notice that; (i) these particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Brochure designed by studio-obi.co.uk 0161 237 1717