



Creative Office and
Commercial Spaces

HILTON HOUSE

Designed by a modern master (Richard Seifert) **to house the drama and lighting department of Manchester Polytechnic, it was always destined for great things. But at some point we forgot that. We let it go quiet.**

The new Hilton House is here to honour the building's legacy and celebrate our collective past.

A collection of histories brought together and brought to life.

A building reimagined with integrity.

Built in the late 60's, Hilton House has remained largely untouched since. It's been home to accountants, bars, healthcare businesses, and up until Jan 2019, a large part of the building lay derelict.

Hilton House is an integral building within the Northern Quarter. Over time it has been neglected, and it's primary uses forgotten, but the building itself has never been.

The facade has remained untouched by the previous owners, but the owners of culture in NQ have never left it alone. It is always adorned with a wealth of artwork and gig posters.

We have to make sure that we celebrate the heritage of the building, both historically and more recently, culturally and develop it, in every sense, with integrity.





In 2019, Hilton House will become new, inspiring, contemporary office space providing the end user with high quality, cost effective, flexible space to suit the needs of a modern day business, with the on-site facilities to help the business grow and flourish.

Our office spaces are perfect for all, from new businesses, SME's to large established companies. The centre manager will be on hand to take calls, greet visitors and distribute post.

24 hour CCTV monitoring means our tenants can relax in the knowledge that their business is protected around the clock.

Access is available 24/7, as each tenant is provided with an electronic key fob personally coded to their suite.

The whole workspace also benefits from 10GB broadband — the fastest in the city.

**The Hilton House of the future
allows businesses of all walks an
opportunity to become part of the
story of this local community.**

**A space to exist and create your
own chapter within the ongoing
narrative of the Northern Quarter.**



5 floors
of creative
workspace
with ground
floor and
basement
commercial
spaces.

Introduction
History
The Space

	SQ/F	SQ/M	Availability	Spec
LG	4,337	403	UNDER OFFER	Commercial
G	4,390	407	UNDER OFFER	Commercial
F1	5,705	530	Available	Full floor plate Toilets
F2	4,758	442	Available	Full floor plate Toilets
F3	4,155	386	Available	Full floor plate Toilets
F4	4,198	390	UNDER OFFER	Full floor plate Toilets
F5	3,638	338	NOW LET	Full floor plate Toilets

F1

5,705 sq/ft
530 sq/m

$$20 + 10 + 28 = 58$$

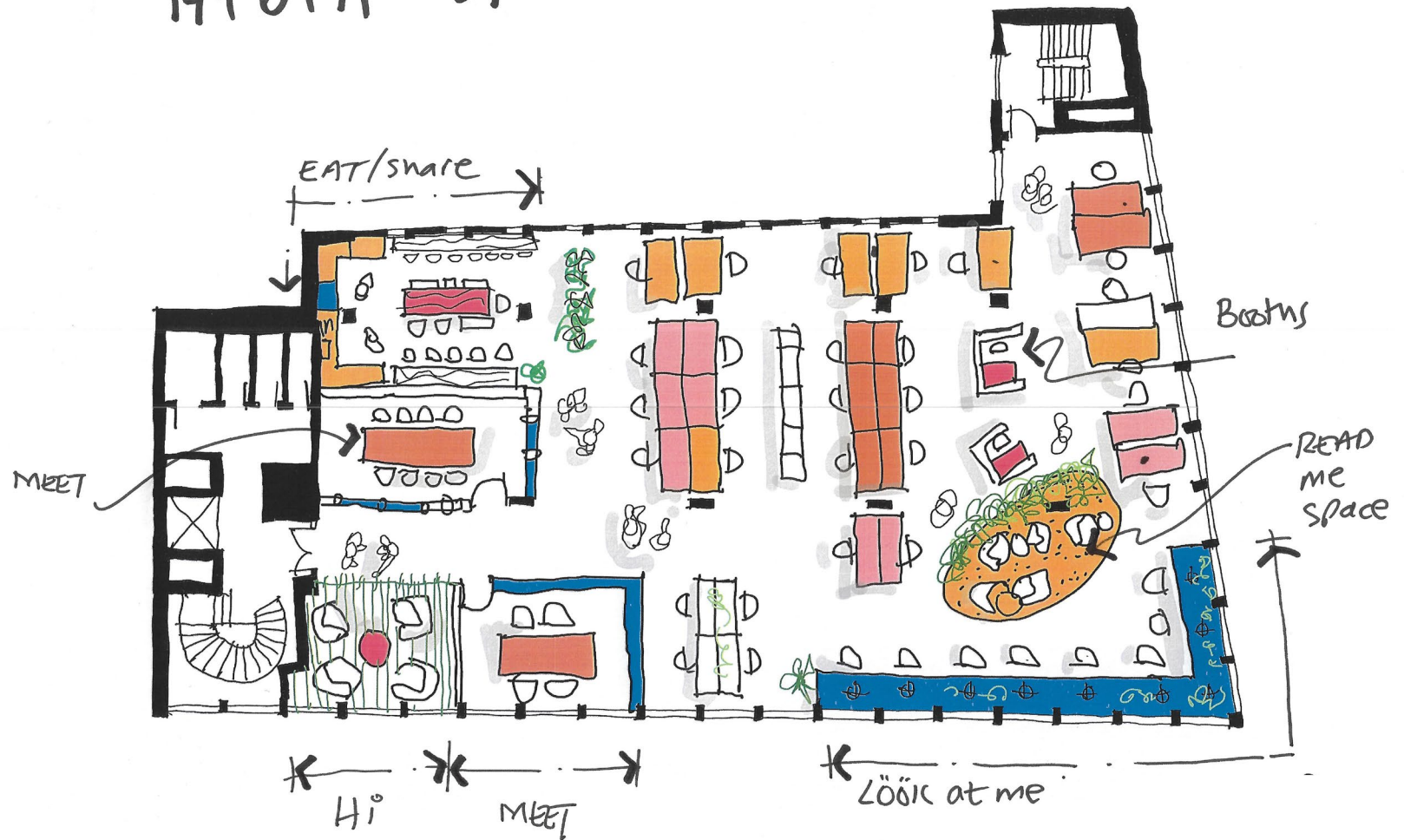
Plus 5m of the best
SEATS in NQ.



F2

4,758 sq/ft
442 sq/m

$$17 + 6 + 14 = 37$$

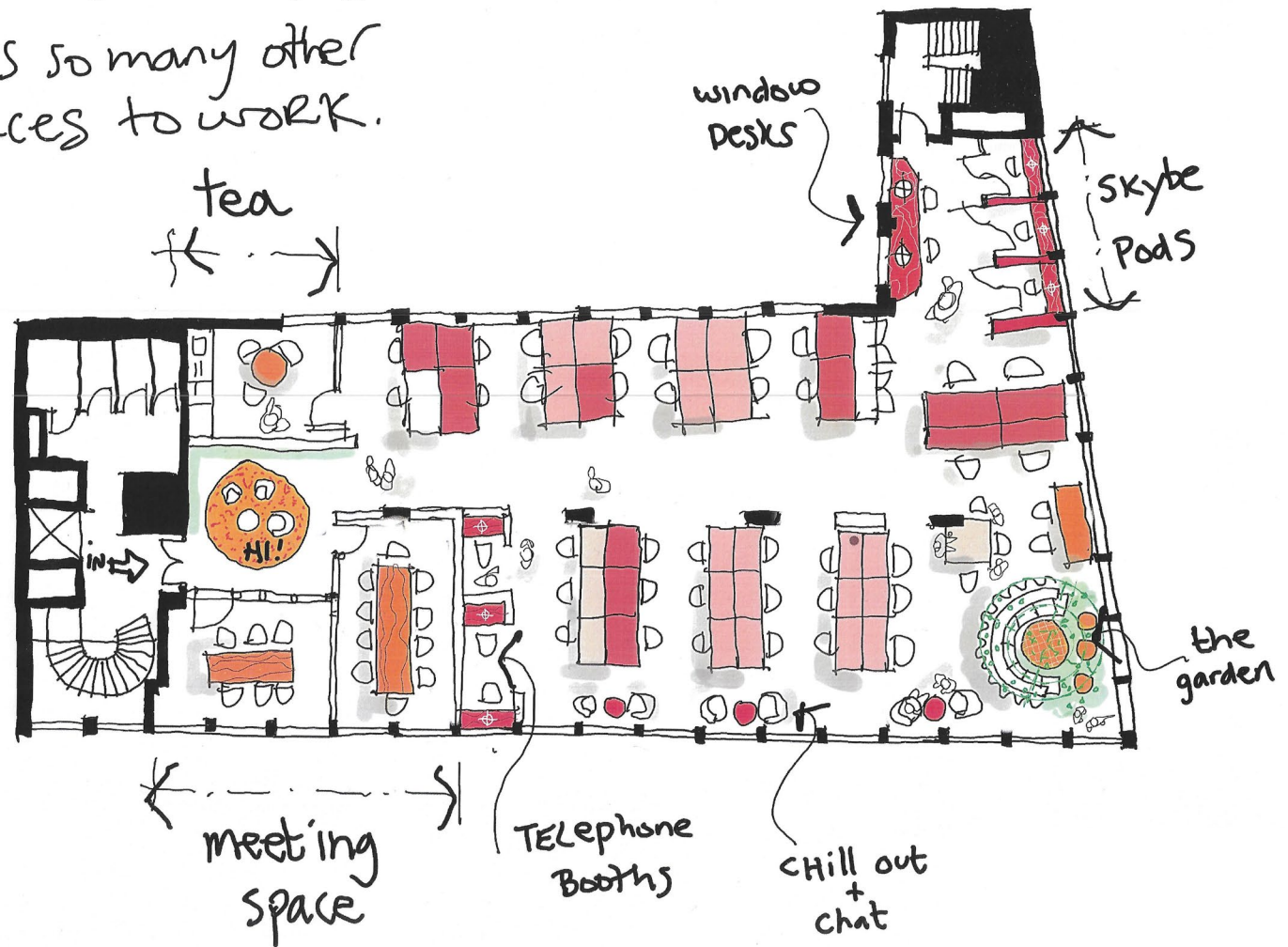


F3

4,155 sq/ft
386 sq/m

$$14 + 22 = 36$$

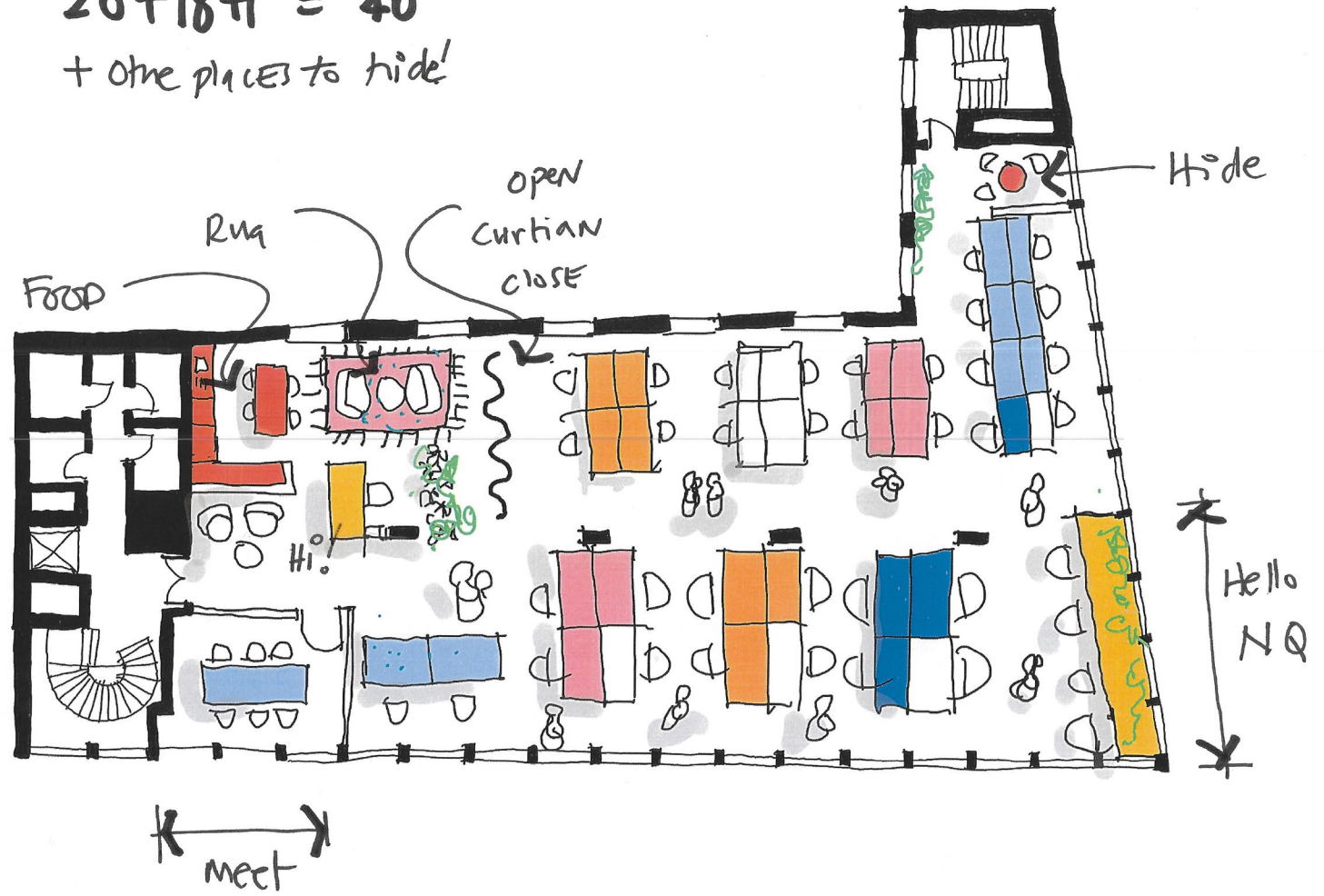
Plus so many other
places to work.



F4

4,198 sq/ft
390 sq/m

$20 + 18 + 1 = 40$
+ other places to hide!



A space designed to fit

Our office spaces are perfect for all, from new businesses, SME's to large established companies. The centre manager will be on hand to take calls, greet visitors and distribute post.

The building provides characterful and contemporary office accommodation that's fitted out to a high standard to provide the following specification.



10GB broadband

The fastest in the city



Community loyalty programme

Discounts at local shops and cafe's in the neighbourhood



Wellbeing + coffee

Manchester's first mental health and wellbeing coffee shop bar



Cycle storage

Secure storage and ramp entrance



Original features

Parquet floor and terracotta ceiling



Showers on site

Full changing facilities



Bathed in light

Floor to ceiling windows throughout



Art Gallery

Celebrating local artists



Concierge reception

AKA our Community Superstar



Double lift

Large enough to hold 14 people



Connected to the city

Walking distance to all transport hubs



Fully exposed services

including suspended pendant LED lights





The Northern Quarter is home to a significant number of businesses and a growing digital, media and technology based sector, as well as creative and cultural industries.



These days the Northern Quarter is Manchester's creative district. The area is home to a variety of independent shops, restaurants and art galleries offering art from local and international artists.

Often described as a village within the city, the neighbourhood is one of the most vibrant and is considered by many to be the most hip neighbourhood in the city centre, resulting in it being one of the city's most popular locations for multinational brands and creative businesses to locate to.

The Government announced in early 2015 that the Northern Quarter would be designated a "Tech Hub", given the popularity of the area for digital and IT start-up companies. This has firmly established the Northern Quarter as one of the favourite locations in Europe for digital and IT companies to locate to, driving a strong demand for high quality office accommodation in the neighbourhood to house the growing population of talented young professionals high growth businesses moving to Manchester.

**A
PLACE
BUILT
TO
GROW
WITH
THE
PEOPLE
IN
AND
AROUND
IT.**



A place of true creativity

In the heart of the Northern Quarter, Hilton House is surrounded by some of the most creative businesses in the city. It's this proximity to these independent businesses that creates the unique energy of the city.

Mix that energy, with the host of transport links within walking distance and you have a truly connected cultural hub.

Everybody pictured here works within each respective business.



Bionic Seven
Clothing

1



Fred Aldous
Arts + Crafts

2



El Capo
Mexican Food

3



Nibble
Cafe

4



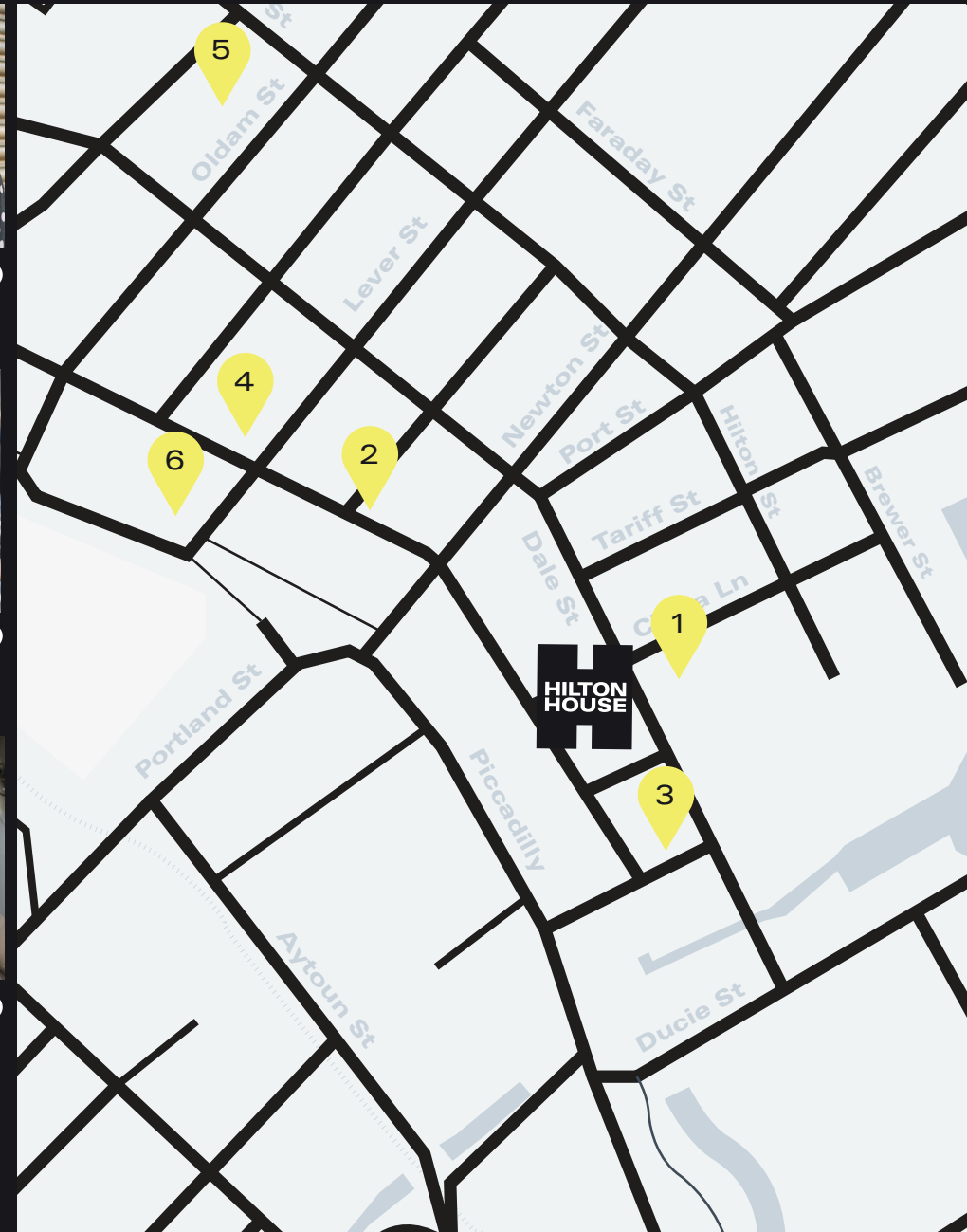
RPB –
Ross Parlane
Barber

5



Vinyl Exchange
Record Store

6





HILTON OPENHOUSE GALLERY



As an adopted street art landmark, Hilton House is to continue it's role within the artistic community. Introducing OpenHouse Gallery — a community space to the rear of the building that will have a rotating exhibition of artworks.

Located along the buildings rear entrance, OpenHouse Gallery will have an ongoing plan of exhibitions to engage with the local community as the building always has.

From top left:

Night & Day
Maisy Lewin-Sanderson

MiniDisc
Atelier Bepop

Individuality
Alexandra Francis

Inhuman Barriers
Never Crew



**In the current landscape,
too many buildings of
note are being lost by
inward development.
Hilton House is different.**

**Developed by a group
of local creative
businesses, Hilton
House is an example
of restoration from
within with integrity.**

Developer

Interior

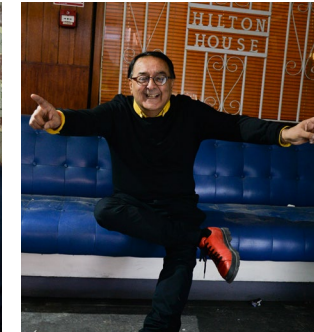
**CERT
PROPERTY**

**SHEILA
BIRD
GROUP**



Operating for over 12 years and based in Ancoats, CERT are delivering some of Manchester's most exciting developments.

Focused on delivering the highest quality living, working and recreational spaces that add value to the neighbourhoods in which they are located.



The Sheila Bird Group is an interior design studio that breathe life and energy into work spaces to encourage people to talk, have fun and most importantly, love what they do.

Every space Sheila Bird creates challenges the office norm, makes people think differently and creates spaces that business and its teams can be proud of.

CERTproperty^Δ

sheila bird

Buttress 

Armitage
CONSTRUCTION

ENSEMBLE

**5 floors of creative
office space**

For enquiries please call



Richard Dinsdale
0161 833 9991

Matthew Pickersgill
0161 242 7061

**HILTON
HOUSE**

Website
hilton.house

Instagram
/hilton.house

Brand and Design

Ensemble

www.weareensemble.co.uk

CGI's

WeareLUT

Photography of Hilton House

Madeleine Penfold

Photography of Neighbours

The Mancorialist

Cover Artwork

Juan Villascusa