Introducing Sunlight House. A simply stunning refurbishment of a true Manchester landmark. Located on the edge of the thriving Spinningfields Estate, the city centre’s luxury dining and shopping destination, this 215,000 sq ft iconic art deco building is perfectly placed with high-end amenities and extensive leisure opportunities just minutes from its impressive entrance.

It’s time to step out of the shadows and into a building that, quite simply, puts ordinary office space somewhat in the shade.
LEAVES OTHER OFFICE SPACE SOMEWHAT IN THE SHADE

PERFECTLY PLACED
A spectacular location in Manchester’s most successful business district.

NEWLY REFURBISHED
An art deco landmark fully restored to an impeccable standard.

QUALITY SPECIFICATION
High-spec Grade A offices for a premium working environment.

ON-SITE AMENITIES
Featuring showers, cycle hub and the Bannatyne Health Club & Spa with pool.

A SHOPPER’S PARADISE
Moments from the boutiques and eateries of Spinningfields.

EASY CONNECTIONS
Incredibly close to bus, Metrolink and mainline rail stations.

QUALITY SPECIFICATION
High-spec Grade A offices for a premium working environment.
NEW RECEPTION FAÇADE

SUNLIGHT HOUSE
DESIGNED TO IMPECCABLE STANDARDS

A brand new welcome area to serve the whole building, the light filled double-height reception features fast-entry speed gates, concierge and inviting breakout and meeting areas.

Enjoy a coffee and a bite to eat from Department of Coffee and Social Affairs or over a meeting in one of the booth seating areas with in-built screens.
Cruise down to the secure cycle hub set within the ramped private car park – kitted out with vertical bike racks, tyre pumps and repair tools, Sunlight House makes cycling to work a breeze.

The stylish shower and changing facilities are newly refurbished offering hairdryers, toiletries and a towel service – so no more excuses for missing that morning workout.
RESTAURANTS
1. Hawksmoor
2. Gusto
3. Tattu
4. The Dockyard
5. Fazenda
6. 20 Stories
7. The Ivy
8. Dishoom
9. Topkapi Palace
10. Red’s True Barbecue
11. Tapeo & Wine

Situated on the wildly popular Spinningfields Estate – one of Europe’s most successful urban regeneration projects – Sunlight House offers premium space in arguably Manchester’s best location. In fact, with amenities like these, you’ll have everything you’d ever need, right on your doorstep.

EVERYTHING UNDER THE SUN

(IN A TWO-MINUTE STROLL)

BARS
12. Revolution de Cuba
13. The Oast House
14. The Refinery
15. Dirty Martini
16. Albert’s Schloss
17. The Blend at The Loft
18. BrewDog

AMENITIES/LEISURE
19. Waitrose
20. Costa
21. Pret A Manger
22. Bannatyne Health Club
23. Ultimate Performance Gym
24. Pro-Balance Personal training

RETAIL
25. Mulberry
26. Oliver Sweeney
27. T.M. Lewin

SPINNINGFIELDS

Situated on the wildly popular Spinningfields Estate – one of Europe’s most successful urban regeneration projects – Sunlight House offers premium space in arguably Manchester’s best location. In fact, with amenities like these, you’ll have everything you’d ever need, right on your doorstep.
Going to work needn’t be drab and dull. With Spinningfields on your doorstep, you’ll have the pick of the city’s shopping and leisure. Whether you’re in the mood for a luxury designer spree or a lively bar for a team night out, Spinningfields will light your way.
When it comes to connections, Sunlight House outshines them all. The nearest bus and Metrolink stops are a few minutes’ walk, effortlessly linking you to the rest of the city. When you need to venture further afield, Manchester Piccadilly and Manchester Victoria are short tram rides away.

- 4 MINUTE WALK TO THE RETAIL DISTRICT
- 10 MINUTES TO MANCHESTER VICTORIA
- 15 MINUTES TO MANCHESTER PICCADILLY
14,004 sq ft of new horizons. Welcome to your beautifully refurbished, hi-spec new home.
Large sash windows and an open-beamed ceiling with suspended lighting gives a brilliantly bright and airy space.
A shining example of space with character, the 13th floor is 5,268 sq ft of restored original parquet flooring, barrel ceiling and skylights creating a light-filled workspace. The two rotundas offer unique break out or meeting areas with impressive views across Manchester.
BREAKOUT AREA
Relax with a drink from the café as you take a breather, or use the in-built screens for meetings.

MEETING ROOM
Bookable private meeting room featuring a digital screen and coffee-making facilities.

MEETING BOOTHS
Stylish and comfortable, ideal for both internal and external meetings.

CAFÉ
Grab a bite to eat or a flat white whenever the mood strikes.

24-HOUR SECURITY
A reception desk staffed around the clock, plus comprehensive CCTV.

CONCIERGE
On hand to help the day-to-day run as smoothly as you’d expect.

WI-FI CONNECTION
Available for you and your guests throughout reception.

MEETING BOOTHS
Stylish and comfortable, ideal for both internal and external meetings.

SPEED GATES
Four automatic gates to keep everyone moving at busy times.

DESIGN
Jaw-dropping design worthy of an icon. Don’t forget your shades.
8TH FLOOR
14,004 SQ FT

- 160 x workstations in open plan office plus 36 agile working
- 4 x managers office
- 3 x 10 person meeting rooms
- 3 x 8 person meeting rooms
- 2 x 6 person meeting rooms
- 4 x 2 person meeting rooms
- 3 x quiet spaces (phone booths)
- Staff teapoint / breakout area for 51
- Print area plus typographers & post room
- High density storage
- Coats and locker storage
- Server room
- Well being room
- Reception with waiting area
13TH FLOOR
5,268 SQ FT

• 48 x open plan desks
• 2 x 8 person meeting rooms
• 2 x focus booths
• 1 x 12 person boardroom
• 1 x CEO office
• 1 x comms room
• 1 x breakout / social space
• Reception / waiting area
FULLY FITTED
8th floor offices are fitted with a monolithic plaster ceiling raft containing comfort cooling and incorporated metal access ceiling tiles. The 1st and 13th floors feature barrel-vaulted ceilings with exposed air conditioning.

QUALITY FINISH
Plaster painted walls and skirtings throughout the office areas.

RAISED FLOOR
The 8th floor boasts a fully accessible metal raised floor with an approximate 75 mm floor void for power, telecom and data management.

FEATURE FLOORING
Original restored parquet flooring is exposed on the 1st and 13th floors.

ALWAYS LIGHT
Thorlux lighting to the floor plate is provided by Low Energy LED LG7 compliant light fittings suspended from the ceilings with presence detection.

WARM WINTERS
Perimeter heating is provided by Low Temperature Hot Water (LTHW) flat panel radiators fed from a central gas fired boiler.

COOL SUMMERS
Comfort Cooling is provided by a 2-pipe VRF fan coil unit system located within a feature raft ceiling, based on an assumed occupancy density of 1 person / 10 sqm.

REFURBISHED WASHROOMS
Newly refurbished male and female WCs with full height cubicle systems.

EASY PARKING
On-site multi-storey shared car park facilities.

STAY FRESH
New and stylish shower facilities offering hair dryers, toiletries and towels.

RAMP IT UP
Cycle rack storage within our private car park.
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