ARKWRIGHT HOUSE

PARSONAGE GARDENS • MANCHESTER • M3 2HP

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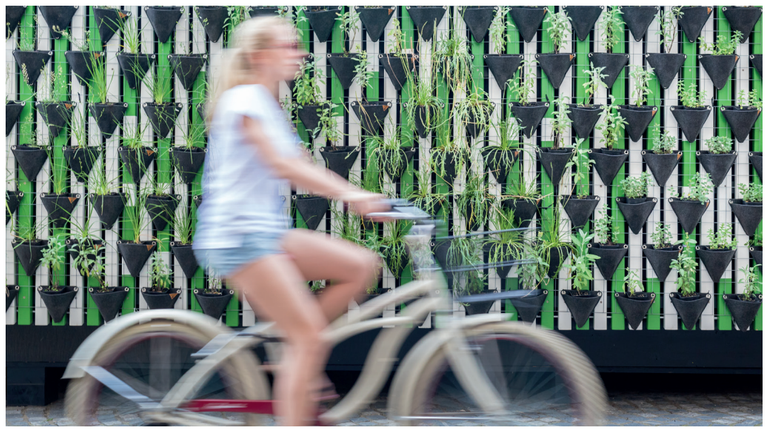
Built in a neo-classical style with some art deco motifs, Arkwright House was Designed by local architects, Harry S. Fairhurst. It was completed in 1937 becoming the headquaters of the English Sewing Cotton Company.

A Grade II listed office building at the heart of one of the City's conservation areas, fully refurbished to a Grade A specification.

AN OASIS OF CALM IN THE CITY'S DYNAMIC HEART









Open & inviting green space

Loresectatur, autem ea et vendem sin nullore sseque volupta quatiae sunt, conecatempos ma vero corepedis moluptur, simet voloremped maximincte recabori natur, comnimo luptasimus ea con reium nam nihicip sandio voloris nit, quis consequidunt in re laccumq uaectias maio endam rem es quam.

A PARSONAGE GARDENS PARTNERSHIP





ARKWRIGHT HOUSE

WWW.ARKWRIGHTHOUSE.COM

ROYAL EXCHANGE THEATRE

BARTON ARCADE
EST. 1871

HOUSE OF FRASER
SINCE 1849

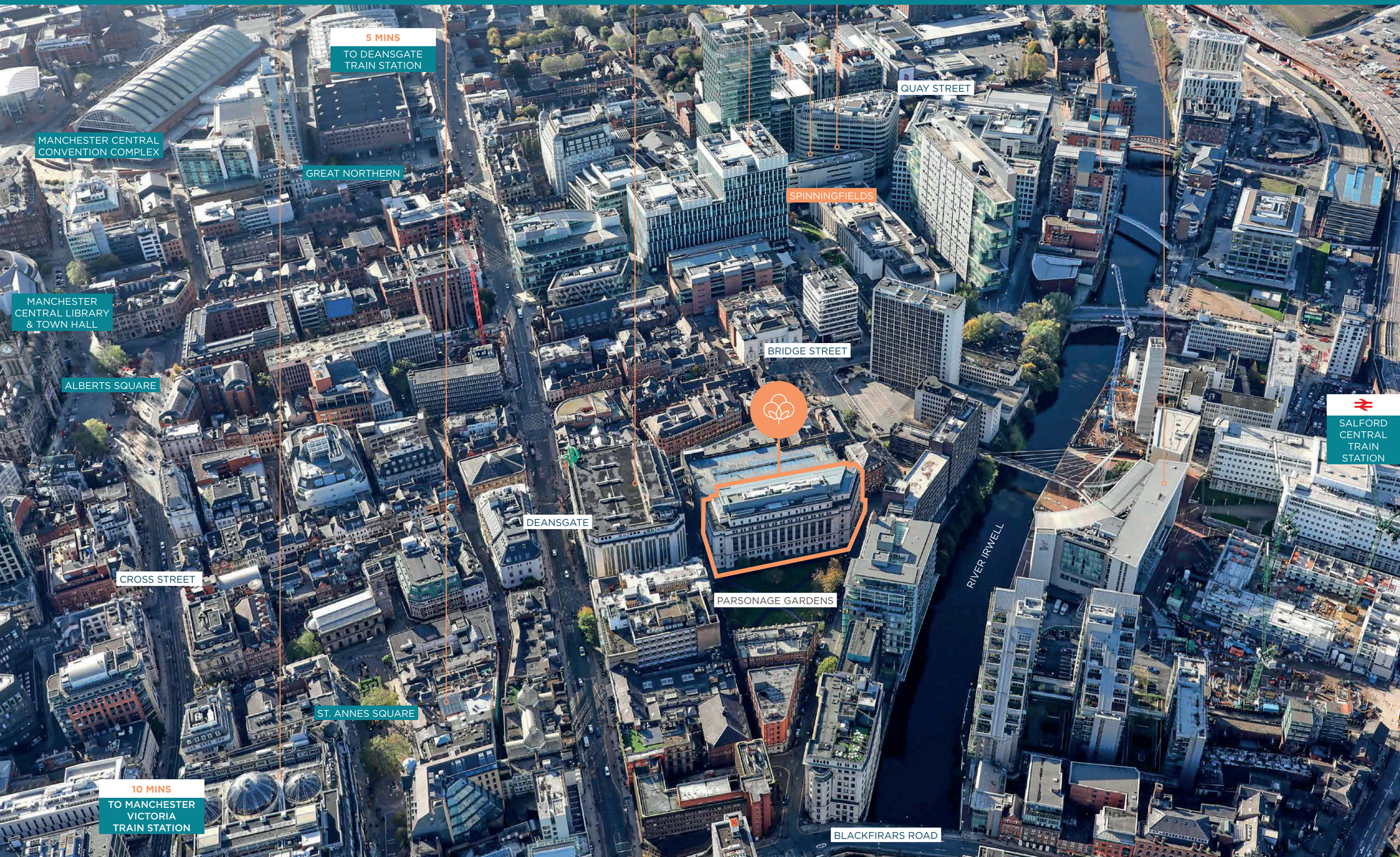
Carluccio's

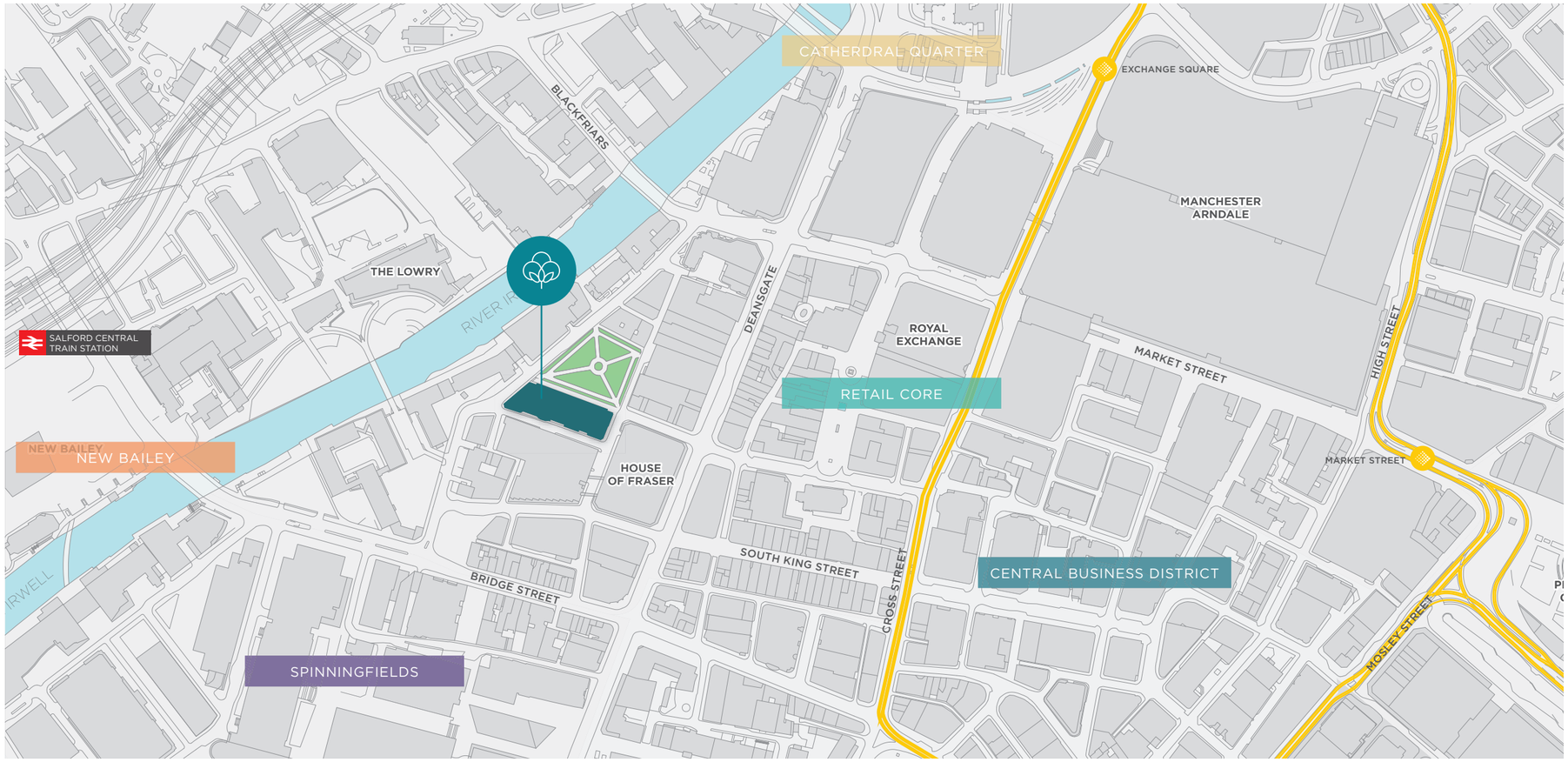
THE IVY SPINNINGFIELDS

Bill's

The Pocket Yard SPINNINGFIELDS

THE LOWRY HOTEL
MANCHESTER







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LOCAL OCCUPIERS

1. AIG
   TD Direct Investing
2. St James' Place Wealth Management
3. RBS
4. Deloitte
5. Pinsent Masons
6. DWF
7. Kuits Solicitors
8. Weightmans
   PWC
9. We Work
   Squire Patton Boggs
10. Towergate
    Michael Page
    Worldpay
11. Global Radio
    NCC
    Shoosmiths
12. Rowley Dickinson
    Berrymans Lace Mawer
    Berman Legal
13. Leach Rhodes Walker

THE CITY ON YOUR DOORSTEP

TRAVEL TIMES

WALKING

- **SPINNINGFIELDS**
  6 MINUTES
- **EXCHANGE SQUARE METROLINK STATION**
  6 MINUTES
- **MANCHESTER ARNDALE**
  7 MINUTES
- **SALFORD CENTRAL TRAIN STATION**
  8 MINUTES
- **VICTORIA TRAIN STATION**
  11 MINUTES
- **SHUDEHILL TRANSPORT INTERCHANGE**
  13 MINUTES
- **DEANSGATE TRAIN STATION**
  13 MINUTES

DRIVE

- **MANCHESTER AIRPORT**
  27 MINUTES
- **LEEDS**
  1 HOUR
- **BIRMINGHAM**
  2 HOURS
- **LONDON**
  4 HOURS

RAIL

- **LEEDS**
  49 MINUTES
- **BIRMINGHAM**
  1 HOUR 26 MINUTES
- **LONDON**
  2 HOURS 7 MINUTES
- **EDINBURGH**
  3 HOURS 23 MINUTES

METROLINK

- **EXCHANGE SQUARE / SHUDEHILL**
  2 MINUTES
- **MARKET STREET**
  5 MINUTES
- **ST PETER'S SQUARE**
  6 MINUTES
- **DEANSGATE STATION**
  9 MINUTES
- **MANCHESTER PICCADILLY**
  16 MINUTES
- **MANCHESTER AIPRORT**
  45 MINUTES

AIR

- **PARIS**
  1 HOUR 30 MINUTES
- **DUBAI**
  7 HOURS 10 MINUTES
- **NEW YORK**
  7 HOURS 45 MINUTES
- **BEIJING**
  10 HOURS 25 MINUTES

AN INTRICATE CONNECTIVITY NETWORK











Manchester boasts world-class multi-modal transport infrastructure, providing fast, affordable connectivity to London, Europe and the rest of the world. With direct links via both train and tram, Manchester Airport is approximately 20 minutes from the city centre. To travel to London via one of the regular services from Piccadilly Station takes two hours, with the completion of HS2 this journey time will significantly improve.



AN INTRICATE WEAVE OF HISTORICAL BEAUTY & MODERN ELEGANCE

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ENHANCING THE SOCIAL FABRIC

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CONCIERGE RECEPTION

BUSINESS LOUNGE

LED AND LG7 LIGHTING

CONNECTIVITY – WIREDSCORE

1:8 SQ M OCCUPANCY

2.7 METRES FLOOR TO CEILING RAFT HEIGHT

3 METRES FLOOR TO CEILING SOFFIT HEIGHT

EXISTING INCOMING HIGH SPEED VODAFONE / OPENREACH / BT FIBRE CONNECTIONS – MULTIPLE INCOMING FIBRES

RESILIENT POINTS OF ENTRYAVAILABLE AROUND THE BUILDING

COMPREHENSIVE COMMUNICATIONS CONTAINMENT AND DEDICATED RESILIENT RISER SPACE TO ALL FLOORS

SPECIFICATION

INNOVATIVE CEILING RAFT DESIGN WITH EXPOSED STRUCTURAL BEAMS AND PLASTERED SOFFIT

NEW AIR CONDITIONING/ VENTILATION AND HEATING ALL DESIGNED TO 1:8 SQ M OCCUPANCY

4 PASSENGER LIFTS & 1 GOODS/ PASSENGER LIFT

28 BASEMENT CAR PARKING SPACES

NEW WCS

DDA ACCESSIBLE

8 SHOWERS

EPC B

FULL ACCESS RAISED FLOOR

40 CYCLE RACKS / 40 LOCKERS

BREEAM®

BREEAM RATING ‘VERY GOOD’

ROOF SPACE AVAILABLE FOR FUTURE MICROWAVE LINKS



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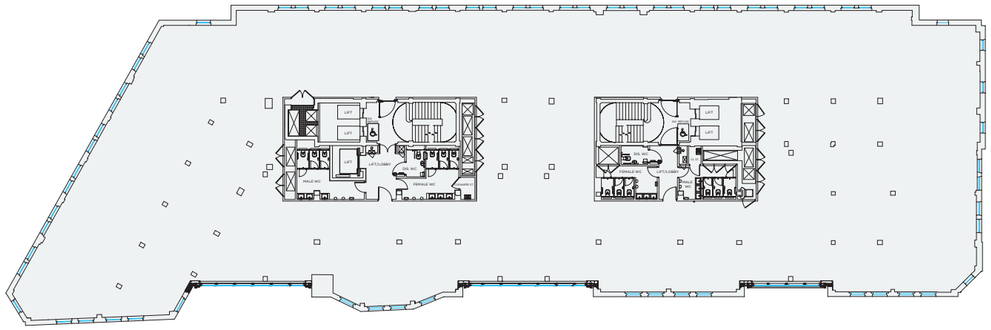
MODERN EFFICIENT FLOORS

FULL FLOOR

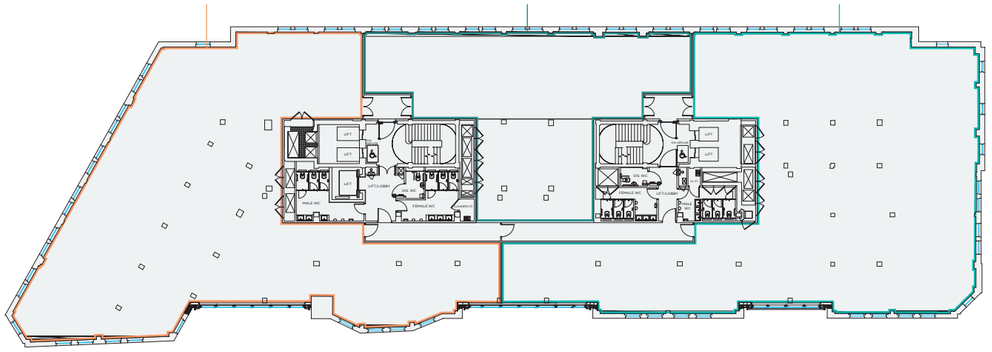


SPLIT FLOOR

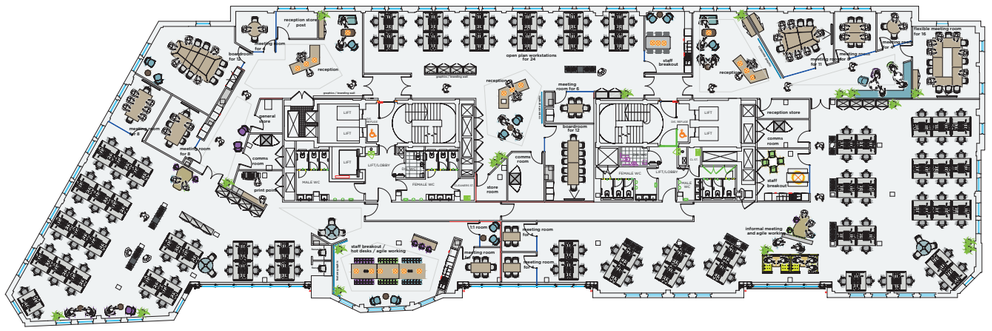
SUITE 1
5,373 SQ FT / 533 SQ M

SUITE 3
2,734 SQ FT / 254 SQ M

SUITE 2
6,006 SQ FT / 558 SQ M



SPACE PLAN



2ND-6TH FLOORS

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OPEN SPACE

2ND TO 6TH

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GRAND, STYLISH, SERENE

ARKWRIGHT HOUSE

CONTACT

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