

LIGHTWELL

61-63 BROWN STREET, MANCHESTER, M2 2JG

Design-led, recently refurbished business spaces.

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LOCATION



On the corner of Brown Street and Booth Street, the building is surrounded by the vibrant amenity on offer in Manchester's City Centre.



- LOCAL FAVOURITES
- Exhibition
- King Street Townhouse
- HAUNT
- Pot Kettle Black
- Rosso
- Hotel Gotham
- Dishoom
- Selfridges
- Royal Exchange Theatre

MAP



TRANSPORT LINKS

METROLINK STATIONS

(within 10 mins walk)

- St Peters Square - 4 mins
- Market Street - 6 mins
- Exchange Square - 7 mins
- Piccadilly Gardens - 8 mins

TRAIN STATIONS

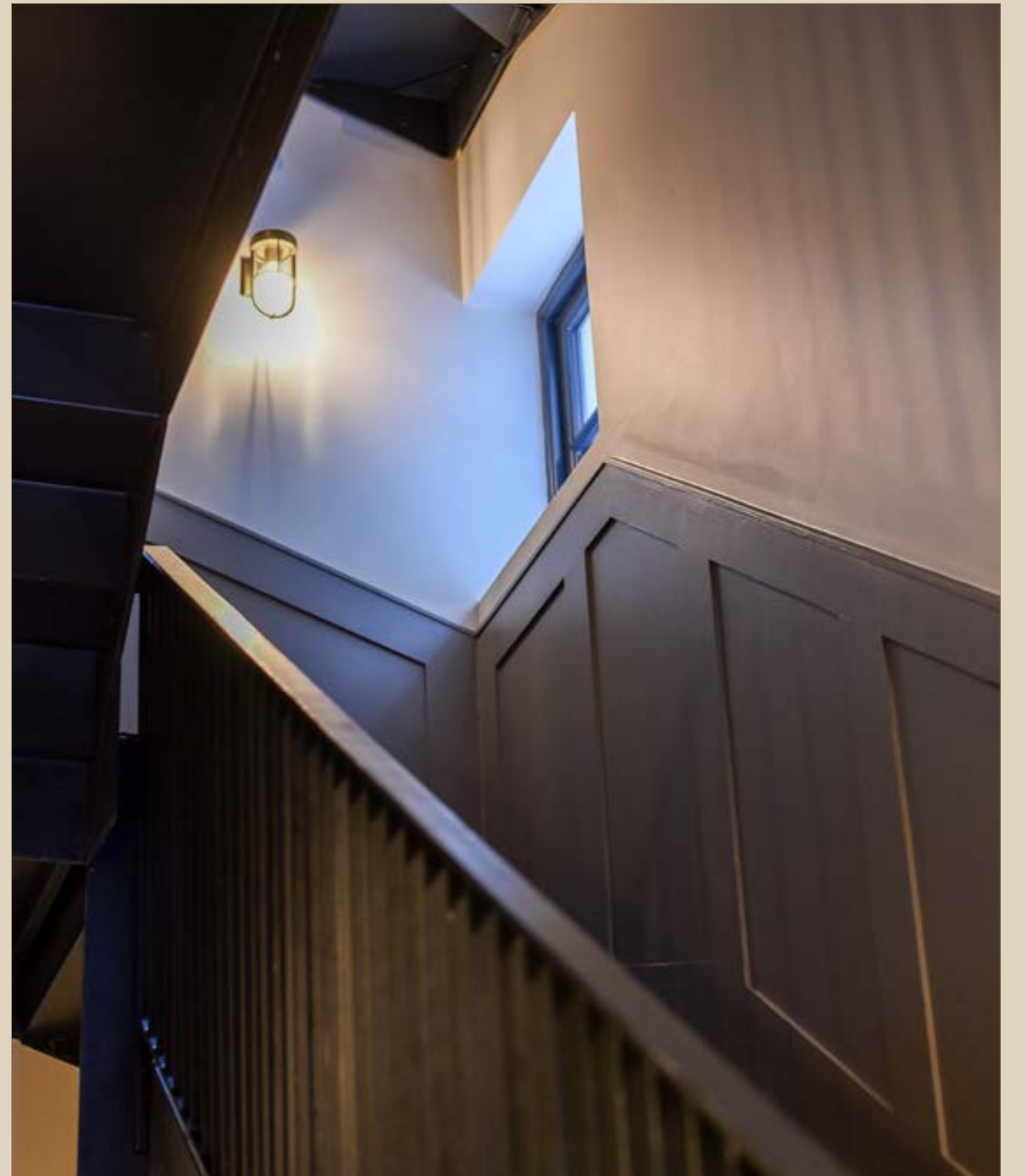
(within 15 mins walk)

- Victoria - 10 mins
- Oxford Road - 10 mins
- Deansgate - 13 mins
- Piccadilly - 13 mins

PORTFOLIO

- ★ Lightwell
- ② Old Law Library
- ③ 14-18 Tib Lane
- ④ Parsonage Chambers
- ⑤ BridgeWorks
- ⑥ Mission
- ⑦ St Georges House
- ⑧ 56 Princess St
- ⑨ Boardwalk

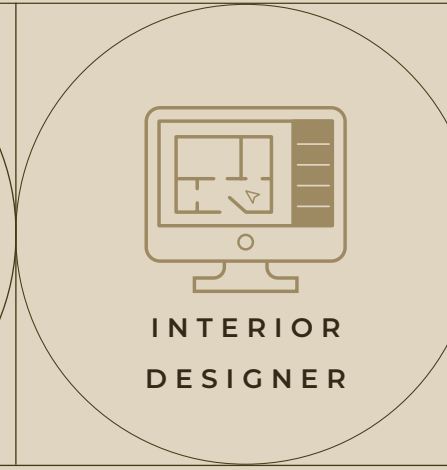
BUILDING & SPECIFICATION



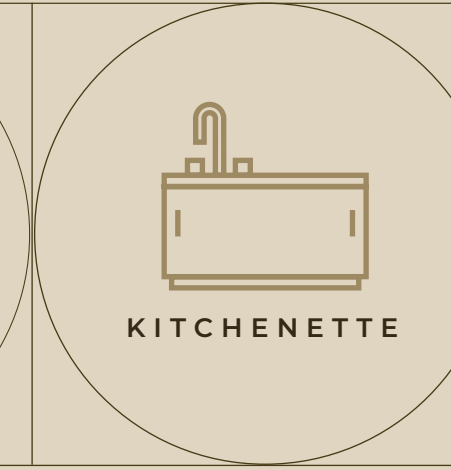
BUILDING & SPECIFICATION



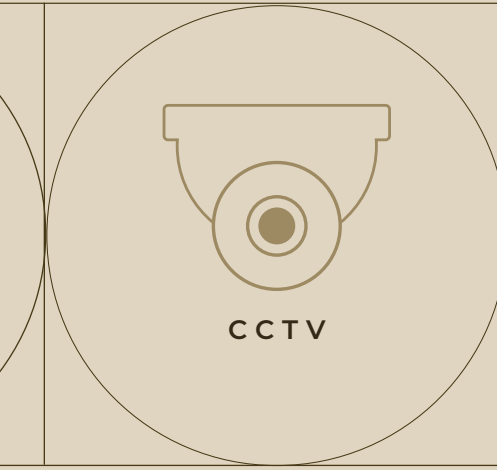
AIR CONDITIONING



INTERIOR DESIGNER



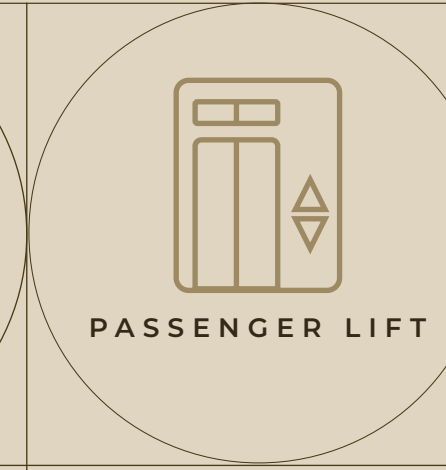
KITCHENETTE



CCTV



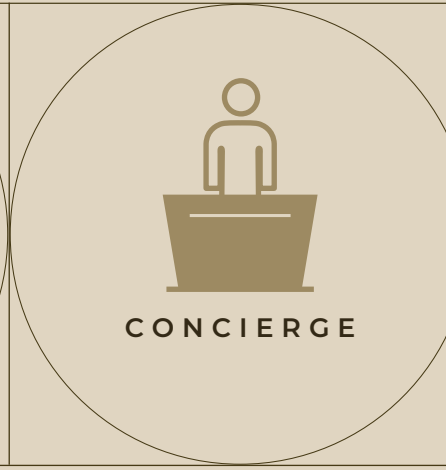
SHOWERS



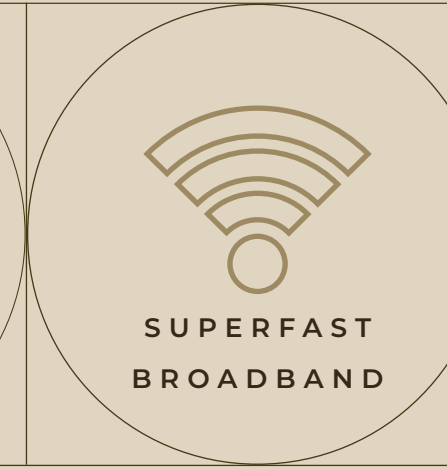
PASSENGER LIFT



FLEXIBLE LEASES



CONCIERGE



SUPERFAST BROADBAND



PRIVACY & SECURITY

- Self-contained and secure suites.
- Fob access at front door, on-site Concierge and your own keys for your suite.
- Strategic sound proofing for noise reduction and to aid productivity.
- CCTV monitored by concierge.

IDENTITY

- Your company name displayed on front door directory.
- Your own suite front door with company name & logo.

FLEXIBILITY

- Flexible contracts (12 months +) to suit your business plan.
- We understand business plans change - upsizing or downsizing, we try to accommodate when you move within our portfolio.

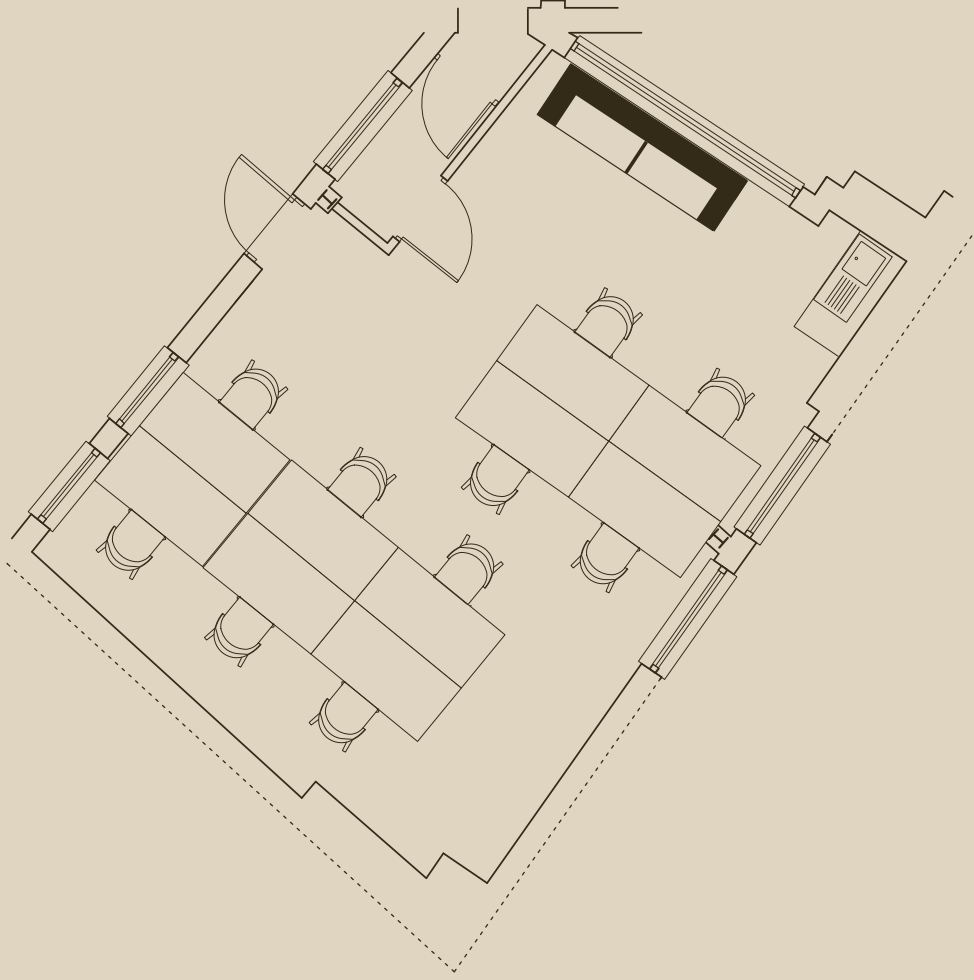
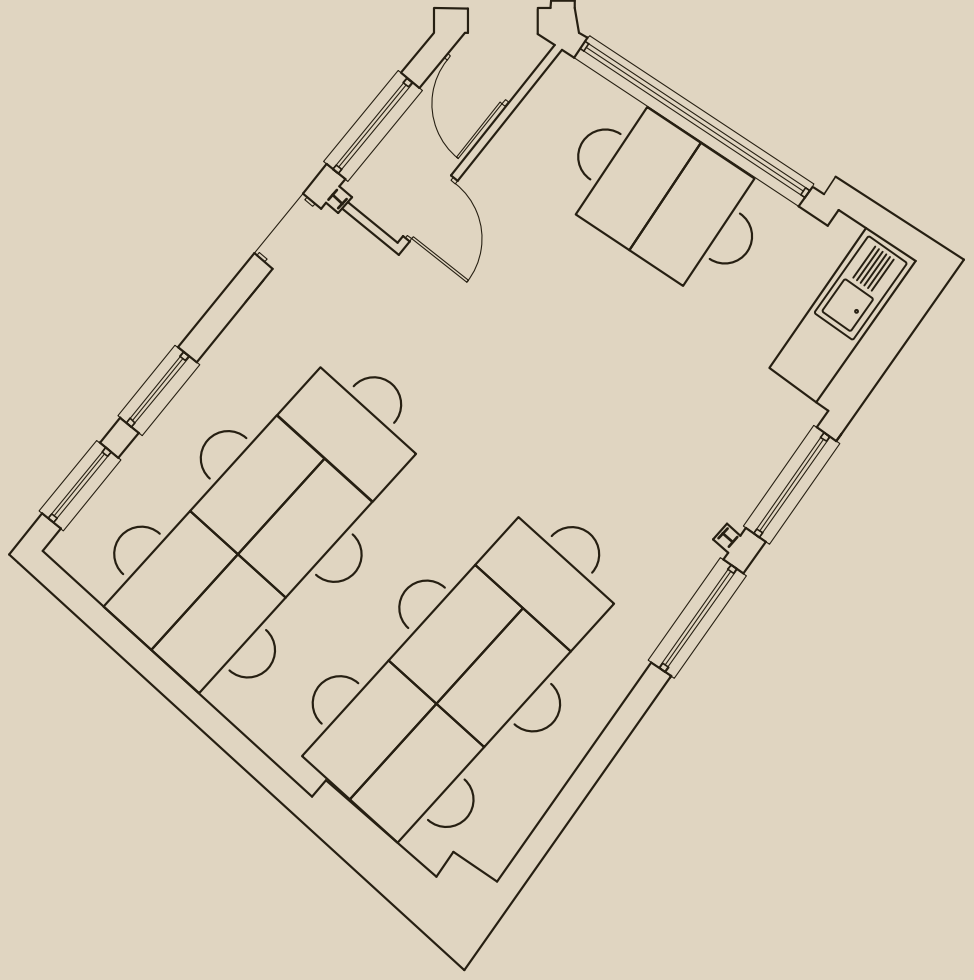
CONNECTIVITY

- Gigabit internet.
- Existing connection to each suite to allow you to plug in and get working without delay.
- Cost savings from arranging internet contracts on larger scale.
- Each suite fire-walled for security.

BESPOKE DESIGN

- Our architect can help you create a customised fit-out.
- Make your office work for your business, perhaps with meeting rooms, showrooms, private workspaces, services, or games rooms etc.
- To facilitate a smooth move, we can project manage the refurbishment on your behalf: we have our own team of builders and trade partnerships, and we pass on our discounts with various suppliers.

AVAILABLE SPACE

FLOOR	DESKS	FLOOR PLAN
1ST OFFICE 3	8-12	
2ND OFFICE 3	8-12	

The brief for the refurbishment was to create design-led office spaces that are externally sympathetic to the architectural qualities of Albert Square Conservation Area, and internally light and airy with a simplicity of design and boutique feel.

The building comprises commercial space at ground / basement with eight office suites across the three upper floors.



OUR BUILDINGS

We buy and develop rundown, architecturally-interesting buildings. We have c.150,000 ft² of commercial space across 10 buildings in Manchester.



LIGHTWELL



BRIDGEWORKS



ST GEORGE'S HOUSE



MISSION



14-18 TIB LANE



56 PRINCESS STREET



BOARDWALK

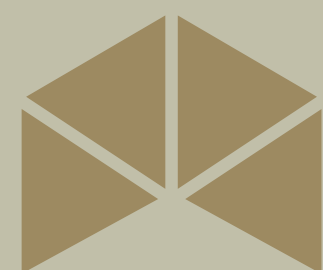
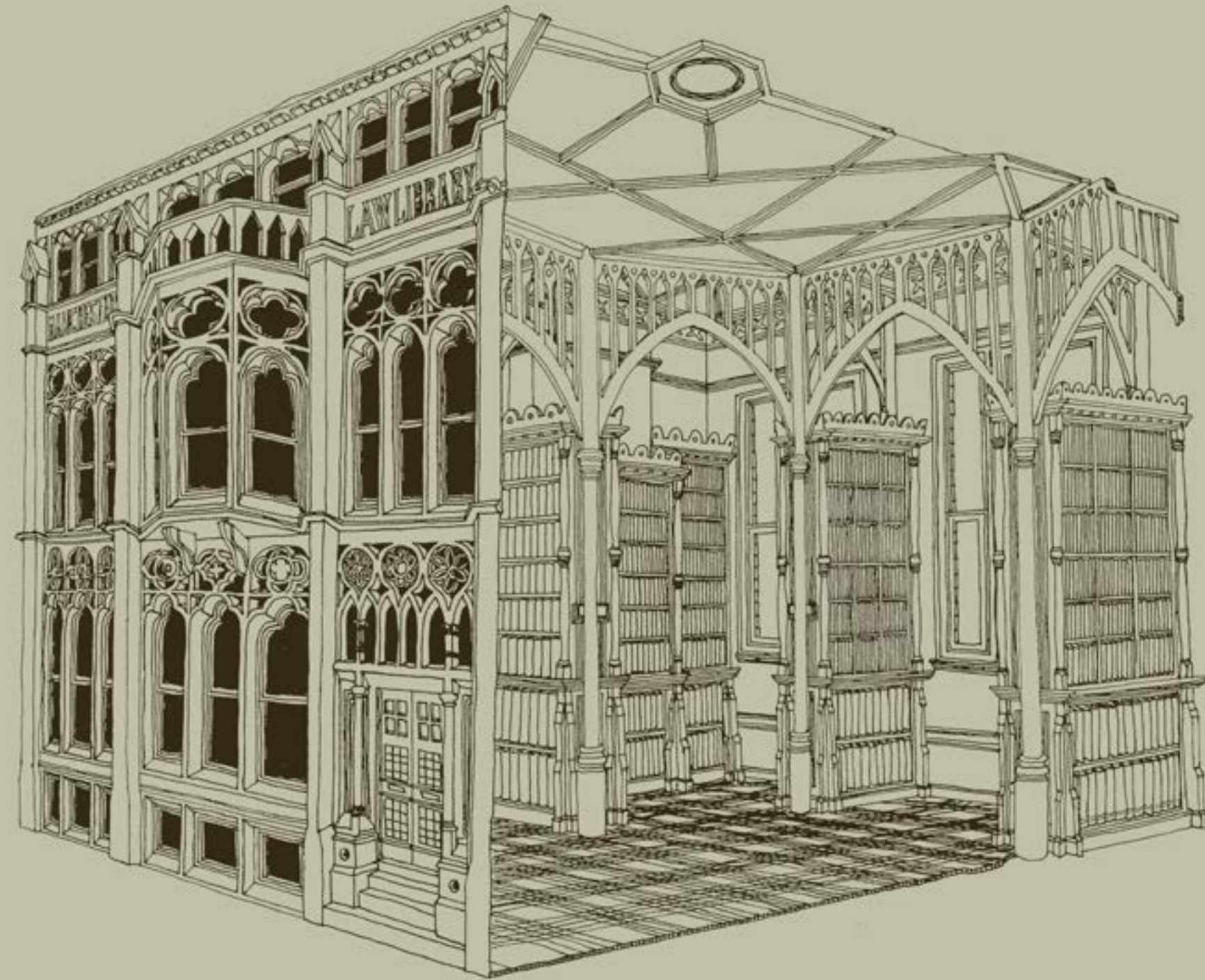


PARSONAGE CHAMBERS



OLD LAW LIBRARY

WHY US?



ADDRESS
 The Old Law Library
 14 Kennedy Street
 Manchester
 M2 4BY

Grade A Alternative is a privately owned property investment and development business. With our Manchester portfolio we specialise in identifying and developing architecturally interesting and overlooked buildings into design-led, inspiring spaces that make your teams want to come into the office.

We have a team based on Kennedy Street to help you with securing and managing your space – from viewings to ongoing property management, interior design, accounts, lease coordination or renovations / repairs; we try to do everything in-house to avoid delays and ensure a high level of service for our clients.

Need a space for your business? Get in touch and work with us: we'll make sure the process is as smooth, simple, and enjoyable as possible! If that fails, we can offer a complementary therapy session with our office dog Lola.

CONTACT US

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SOCIAL

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