

calico

53-55 MOSLEY STREET, MANCHESTER

Fitted and Furnished Workspace
Available from 2,109 sqft

<https://calico-mcr.com/>

Art & Graft

Welcome to Manchester's new home for creative enterprise, where modern work space meets Manchester's great tradition of makers and artisans.

Calico has been sympathetically restored to retain its industrial heritage and provide inspiring workspace for modern business



First Impressions Matter

5	THE PRODUCTION FACTORY
4	AXI
3	FAIRMONT RECRUITMENT
2	_____
1	BOOTH KING
G	BISLEY
LG	BISLEY

As you arrive at Calico, you are greeted with a warm welcome. The building's unique character, along with its sounds and scents, creates an unparalleled tenant experience.

Our Community is at the core of everything Calico offers.



“We’ve been based at Calico for a year now, and we continue to be delighted with the support and service offered by the team.

With creativity at its heart, it’s the perfect location for Bisley to thrive and share our beautiful product offering with the people of Manchester and beyond.”

Scott Douglas
UK Sales Director
Bisley



“Calico offers an inspiring canvas for our creative team to work.

The building’s interior detail, and care given to sustainability efforts, brings to life the authentic tapestry of this city centre building.

Natalie Reid
Head of Film
The Production Factory



“We are absolutely delighted with our office on the first floor of the beautifully restored Calico building.

We have been able to create a space that works for us, and which delights both our staff and our clients.”

Elizabeth Dunn
Office Co-Ordinator
Booth-King



“As first tenants to sign up at Calico we were made to feel at home right from the first day that we arrived.

Calico is our HQ, and it is an inspiring space that has really helped our business grow and attract a highly talented team. We are looking forward to many happy and successful years at Calico”

Freddy Evans
Managing Director
AXI

4th floor Communal Roof Terrace & Tenant Lounge

The tenant lounge and rooftop terrace are ideal spots for catching up with colleagues or simply relaxing and enjoying the views.



Meet Your Neighbours



5th Let to The Production Factory

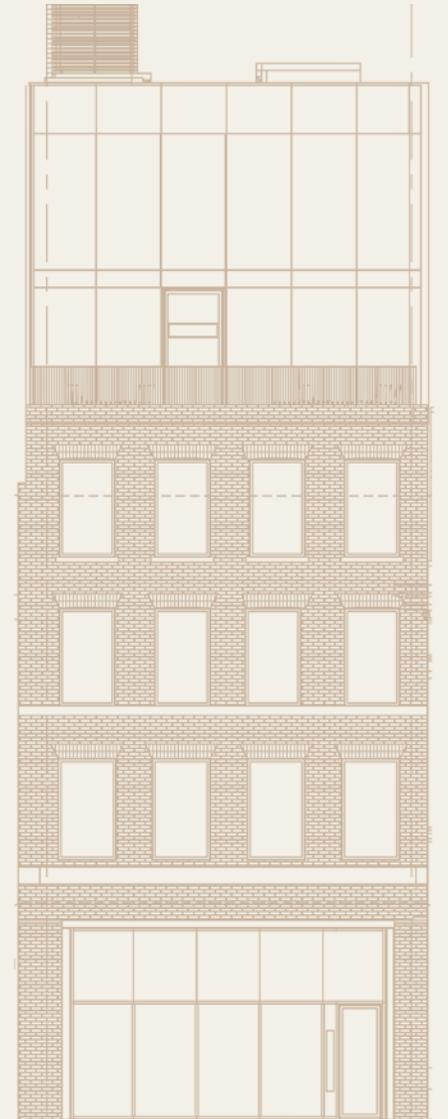
4th Let to AXI Studio.
Communal Roof Terrace and Tenant Lounge

3rd Let to Fairmont Recruitment

2nd Available 2,109 sqft
Fully Fitted and Furnished Workspace

1st Let to Booth King

G/LG Duplex & Reception
Let to Bisley



Available Floor

2nd FLOOR

Our unique workspace provides agile workspace with a variety of meeting spaces, open plan, and collaborative workspace. Calico can cater for all of your workspace requirements.

02



2,109 sqft / 196 sqm

Example shows:

- 16 workstations
- 6 flexible hotdesks

- Circulation/Lift lobby
- W.C
- Teapoint
- Meeting Rooms
- Welcome Space
- Workspace

What's On Offer

Building Specification

- Refurbished character Grade A workspace
- 2.75m floor to soffit height
- Exposed services
- VFR air conditioning
- LED Pendant light fittings
- Passenger lift
- Hospitality led front of house
- Communal showers
- Exposed brickwork
- Refurbished WC's

Workspace Specification

- 2,109 sq.ft
- Fully fitted and furnished self-contained workspace
- Design led furniture
- Full fibre internet ready
- Meeting rooms and collaboration space
- Collaboration and fixed workspaces
- Power, data and wifi installed



Awards



NORTH REGION WINNER
Refurbished / recycled workplace

MSA Awards 2022

SHORTLISTED:

Commercial (built) - (Offices, retail, industrial, hostels and hotels)

SHORTLISTED:

President's Choice Awards

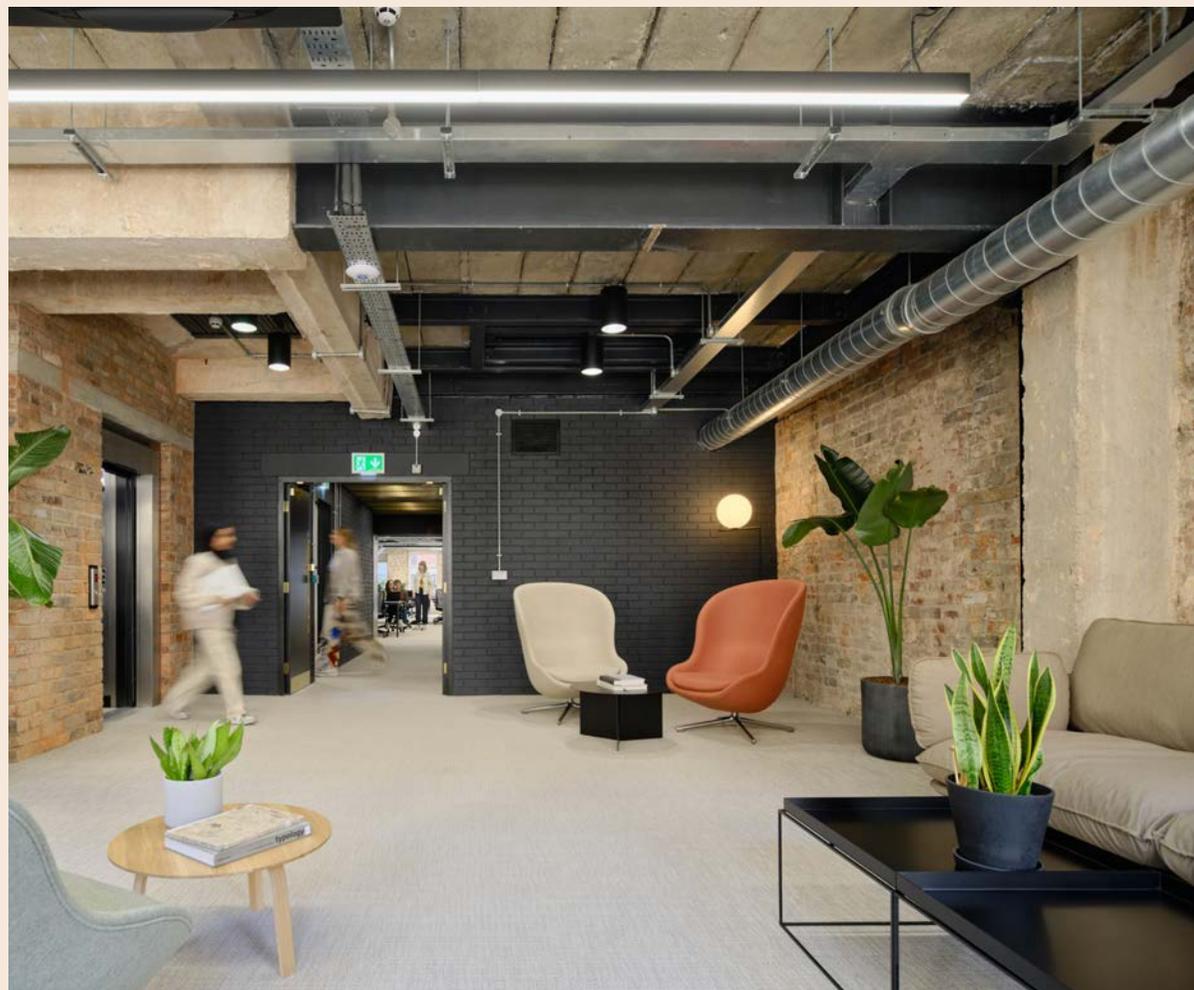
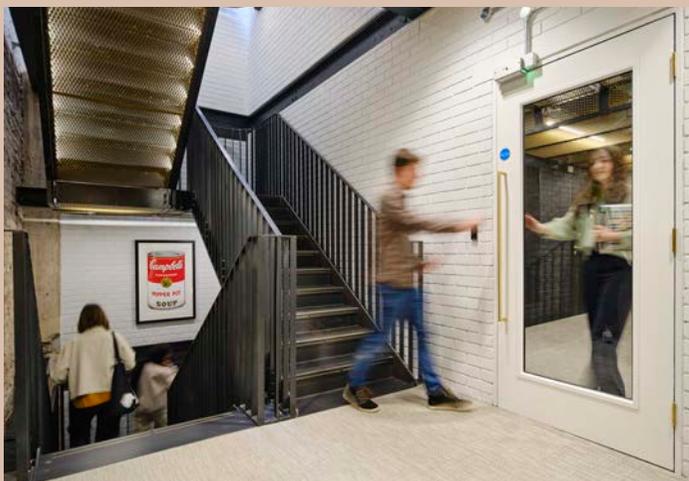
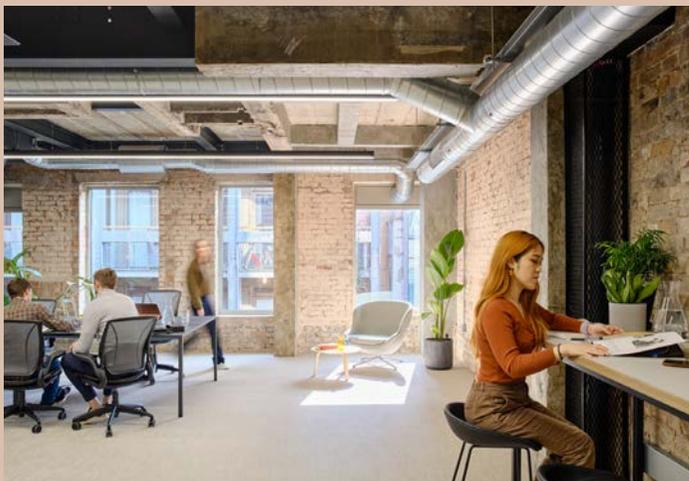


FINALIST

Project of the Year:
Workplace Interiors 15-30k sq ft







Location

You'll find us at 53-55 Mosley Street in one of the best connected business locations in the city.

We are on the Metrolink Network, just a stone's throw away from Piccadilly and Oxford Road stations. We also benefit from being in the heart of Manchester's cultural life with Manchester Art Gallery nearby and Chinatown, The Northern Quarter, Canal Street and Castlefield all within easy reach.





THE
PORTICO LIBRARY



calico

ENQUIRIES

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