

68 - 72 Sackville Street  
Manchester, **M1 3NJ**

# FAIRBAIRN & BOUNDS

# HIGH QUALITY WORKSPACE IN **TWO BEAUTIFULLY RESTORED CHARACTER BUILDINGS.**



Two impressive Victorian office buildings, overlooking Vimto Park, which have both undergone an extensive refurbishment program to provide **New York loft style space**, offering high quality contemporary and characterful office space. The offices have been fully refurbished and are available for immediate occupation.



**CHARACTER SPACE  
OVERSEEN BY  
ST. BRIDE'S MANAGERS**



# A CITY CENTRE LOCATION WITH BREATHING SPACE

Facing Vimto Gardens  
— one of only a small  
number of green spaces  
in Manchester city centre  
— the buildings enjoy a  
rare sense of openness  
and outlook, enhancing  
wellbeing with breakout  
space rarely found in  
such a central location.





Ideally situated overlooking Vimto Gardens, and less than five minutes' walk from Manchester Piccadilly.

# HERE & THERE



- 5 mins MANCHESTER PICCADILLY
- 8 mins MANCHESTER OXFORD ROAD
- 10 mins ST PETER'S SQUARE METROLINK



- 2 hours LONDON EUSTON
- 19 mins MANCHESTER AIRPORT
- 50 mins LIVERPOOL
- 1 hours LEEDS



- 27 mins ALTRINCHAM
- 25 mins EAST DIDSBURY
- 27 mins TRAFFORD CENTRE
- 14 mins SALFORD QUAYS

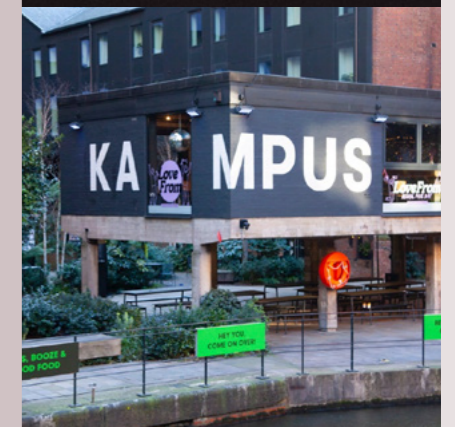


FAIRBAIRN & BOUNDS



Map & Amenity

1. Kampus
2. Sister - Innovation District
3. Freight Island
4. Mayfield
5. Palace Theatre
6. The University Of Manchester
7. Circle Square
8. Malmaison
9. Holiday Inn
10. Double Tree By Hilton
11. Marriott Hotel Piccadilly
12. Canal Street



Situated within a vibrant area of the city centre, close to numerous bars, restaurants and cafes. Kampus, Freight Island and Canal Street are all within a few minute's walk of the property.

Positioned immediately adjacent to Sister, Manchester's flagship innovation neighbourhood, Fairbairn and Bounds sit at the forefront of the city's next chapter. This strategic location will connect occupiers to a fast-growing ecosystem of forward-thinking businesses, talent and opportunity, surrounded by the existing University Campus's and with outstanding access to the wider city centre.

With Sister bringing together science, technology, enterprise and culture on an unprecedented scale, **Fairbairn and Bounds offer occupiers the opportunity to align with this momentum** — combining an established business address with proximity to one of Manchester's most ambitious regeneration projects.



FAIRBAIRN & BOUNDS



# MANCHESTER'S INNOVATION DISTRICT

1. The Renold Building
2. The Square
3. Altrincham Street
4. Hollaway Place
5. Sackville Street Building
6. Vimto Park
7. The Mill



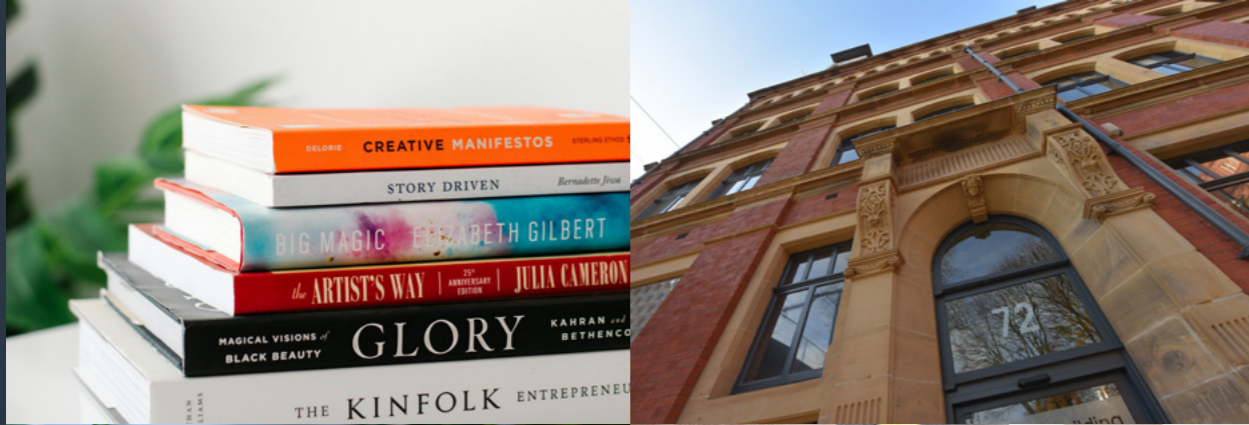
## A NEIGHBOUR TO A £1.7BN VISION

Sister is a transformational, £1.7bn development delivering over 2 million sq ft of workspace alongside new homes, public realm and amenities. Designed to foster collaboration and long-term growth, the scheme is reinforcing Manchester's position as a global innovation city — elevating the profile and appeal of neighbouring office buildings.



# LOFT STYLE INTERIORS

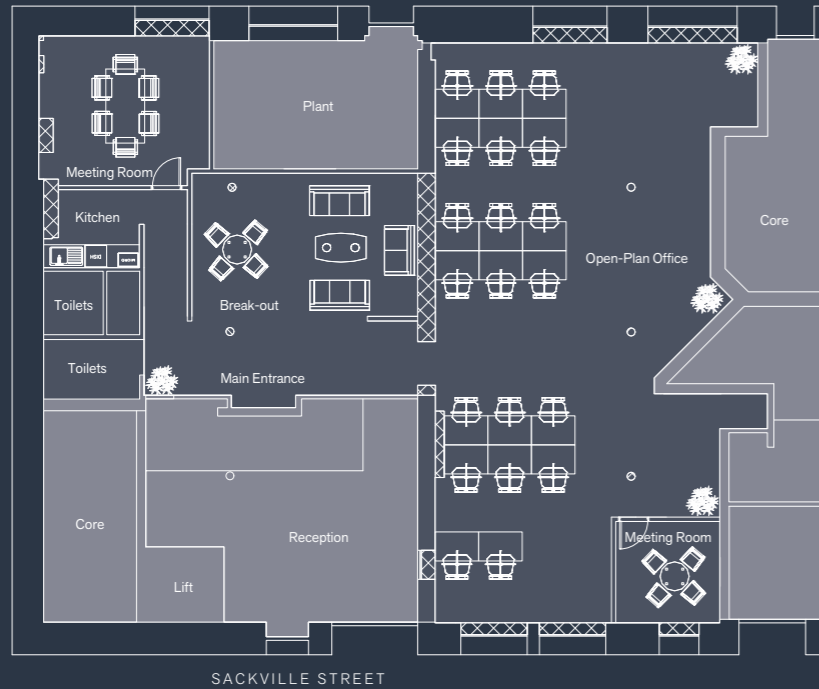




UPPER GROUND FLOOR  
**2,154 SQ FT**  
THIRD FLOOR  
**3,246 SQ FT - 32 DESKS**



## Upper Ground Floor



**Cat A + open plan workspace with meeting rooms, break out area and kitchen**

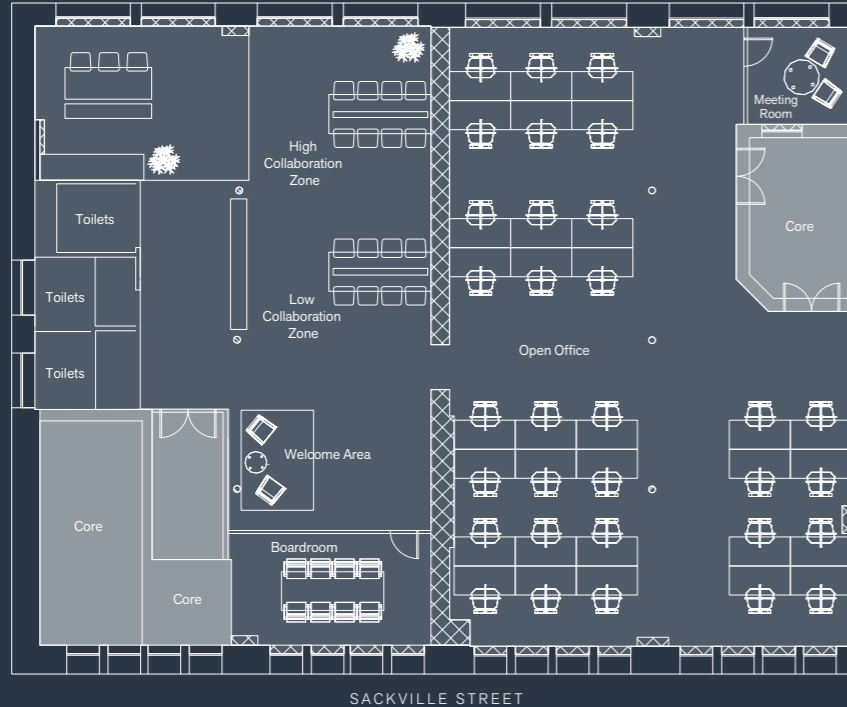
- Cat A + Office Space
- Air Conditioning
- Exposed Features, Including Brick, Beams And Columns
- Superb Natural Light
- 8 Person Meeting Room
- Large Agile Meeting Space
- Fitted Kitchen
- Network Cabled Throughout
- Male/Female Wc's
- Passenger Lift
- Intercom Access
- Basement Storage Space Can Be Made Available



# CAT <sup>A+</sup> OFFICE

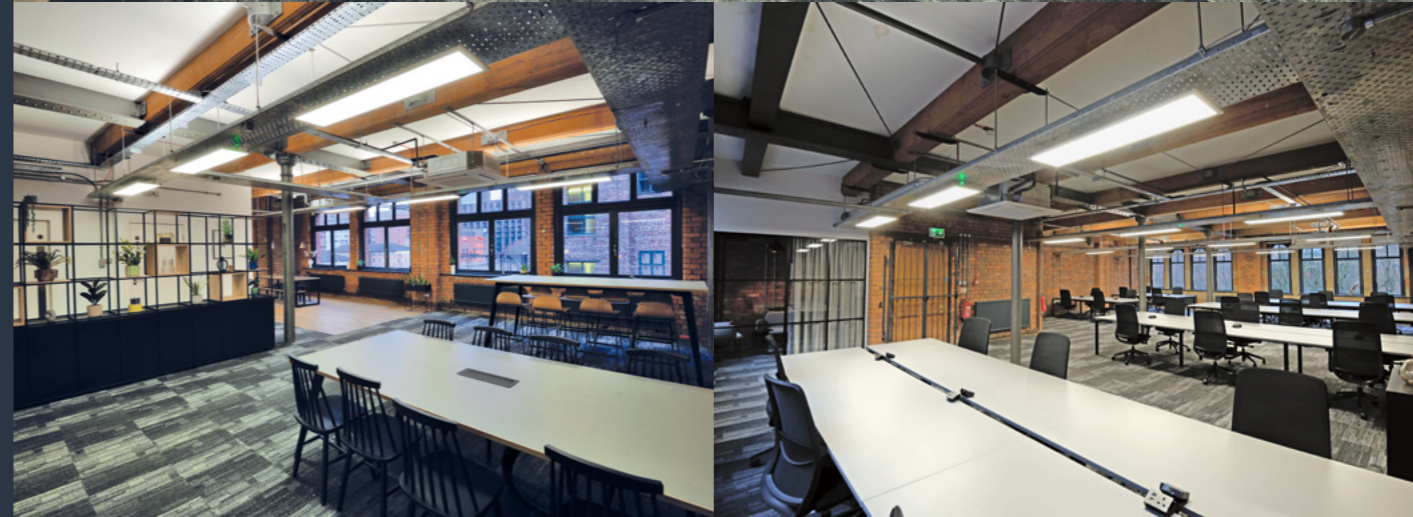


## Third Floor - Plug & Play



**A fully furnished workspace providing 32 desks, meeting rooms, kitchen and agile workspace.**

- 'Plug & Play' Office Space
- Air Conditioning
- Exposed Features, Including Brick, Beams And Columns
- Superb Natural Light
- 10 Person Meeting Room
- 2 Person Meeting Space
- Fitted Kitchen And Dining Area
- Network Cabled Throughout
- Male/Female Wc's And Shower
- Passenger Lift
- Intercom Access





FIRST FLOOR  
**1,831 SQ FT**  
SECOND FLOOR  
**1,831 SQ FT**  
THIRD FLOOR  
**1,948 SQ FT- 20 DESKS**

## First Floor



SACKVILLE STREET

**Cat A + open plan workspace with kitchen, male & female toilets and shower facilities**

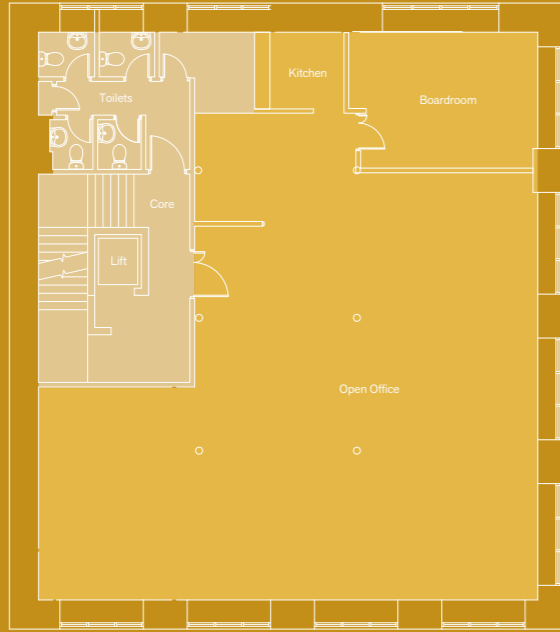
- Cat A + Office Space
- Exposed Features, Including Beams and Columns
- Boardroom
- Superb Natural Light
- New York Style Windows Throughout
- Excellent Floor To Ceiling Height
- High Quality Wooden Flooring
- Fitted Kitchen
- Male/Female Wc's And Showers
- Passenger Lift
- Intercom Access
- On Site Car Parking
- 24/7 Access
- Key Fob Entry/Security System



# CAT A+ OFFICE



## Second Floor



SACKVILLE STREET

**Cat A + open plan workspace with kitchen, male & female toilets and shower facilities**

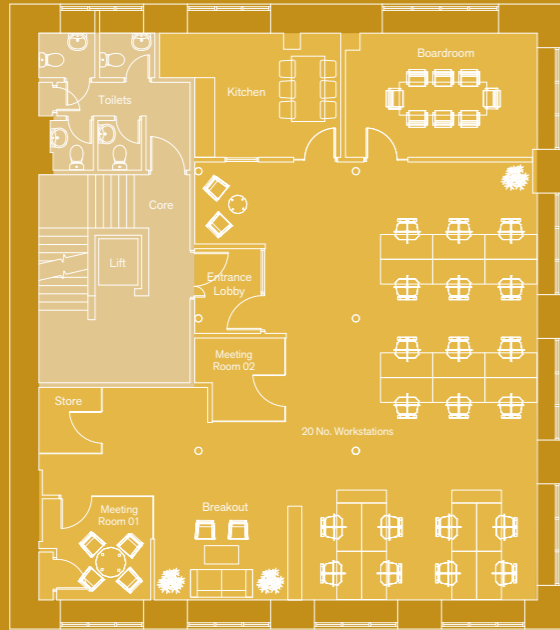
- Cat A + Office Space
- Exposed Features, Including Beams and Columns
- Boardroom
- Superb Natural Light
- New York Style Windows Throughout
- Excellent Floor To Ceiling Height
- High Quality Wooden Flooring
- Fitted Kitchen
- Male/Female Wc's And Showers
- Passenger Lift
- Intercom Access
- On Site Car Parking
- 24/7 Access
- Key Fob Entry/Security System



# CAT A+ OFFICE



## Third Floor - Plug & Play



SACKVILLE STREET

**A fully fitted & furnished workspace providing 20 desks, meeting rooms, kitchen, seating area and agile workspace.**

- 'Plug & Play' Office Space
- Boutique Style Entrance
- Exposed Features, Including Beams And Columns
- Superb Natural Light
- New York Style Windows Throughout
- 3 Meeting Rooms
- Excellent Floor To Ceiling Height
- Fitted Kitchen And Dining Area
- High Quality Wooden Flooring
- Male/Female Wc's And Showers
- Passenger Lift
- On Site Car Parking
- 24/7 Access
- Key Fob Entry/Security System



# PLUG & PLAY



## Dedicated Management



### Highly Professional, Hands-On Management Team

St Bride's Managers are a specialist Investment and Asset Manager who take a hands-on approach to our managed office portfolio. Utilising a best-in-class property management team, our focus is on creating a well-run and welcoming working environment where occupiers at Fairbairn and Bounds Buildings feel supported. Our management team works closely with tenants to ensure close lines of communication, high standards of maintenance and smooth building operations throughout, giving occupiers confidence that their workplace is in safe and experienced hands. Through continued investment, we are committed to ensuring both buildings evolve to meet occupier expectations, supporting staff wellbeing and productivity, whilst also retaining the heritage and character that make them unique places to work.

### Forward thinking

We are committed to ensuring both buildings continue to evolve in line with modern occupier expectations. Through ongoing investment, operational improvements and close collaboration with ownership, we are focused on enhancing the performance, sustainability and long-term appeal of Fairbairn House and Bound Building. For our tenants, this means a workspace that is not only well managed today, but one that is actively moving forwards – supporting wellbeing, productivity and long-term success.

<https://www.stbridesmanagers.com/>

An aerial photograph of a city skyline, likely London, showing a mix of modern glass skyscrapers and older, more traditional brick buildings. The sky is blue with some light clouds. The text 'IN SAFE HANDS' is overlaid in large, white, bold, sans-serif capital letters across the bottom right portion of the image.

# IN SAFE HANDS



**LEASE**

By way of a new effective full repairing and insuring lease for a term of years to be agreed.

**VAT**

The property is elected for VAT and therefore VAT will be payable on the rent.

**RENT**

Price on Application.

**BUSINESS RATES**

Business rates will be payable by the tenant.

**SERVICE CHARGE & INSURANCE**

A service charge and insurance will be payable.

**EPC**

Available on request.

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**Subject to Contract**

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