



PHOENIX

PLUG AND PLAY SELF-CONTAINED OFFICE SPACE

A unique, stylish and contemporary office space that combines character and sophistication in one of the most prestigious and desirable office locations in the city.

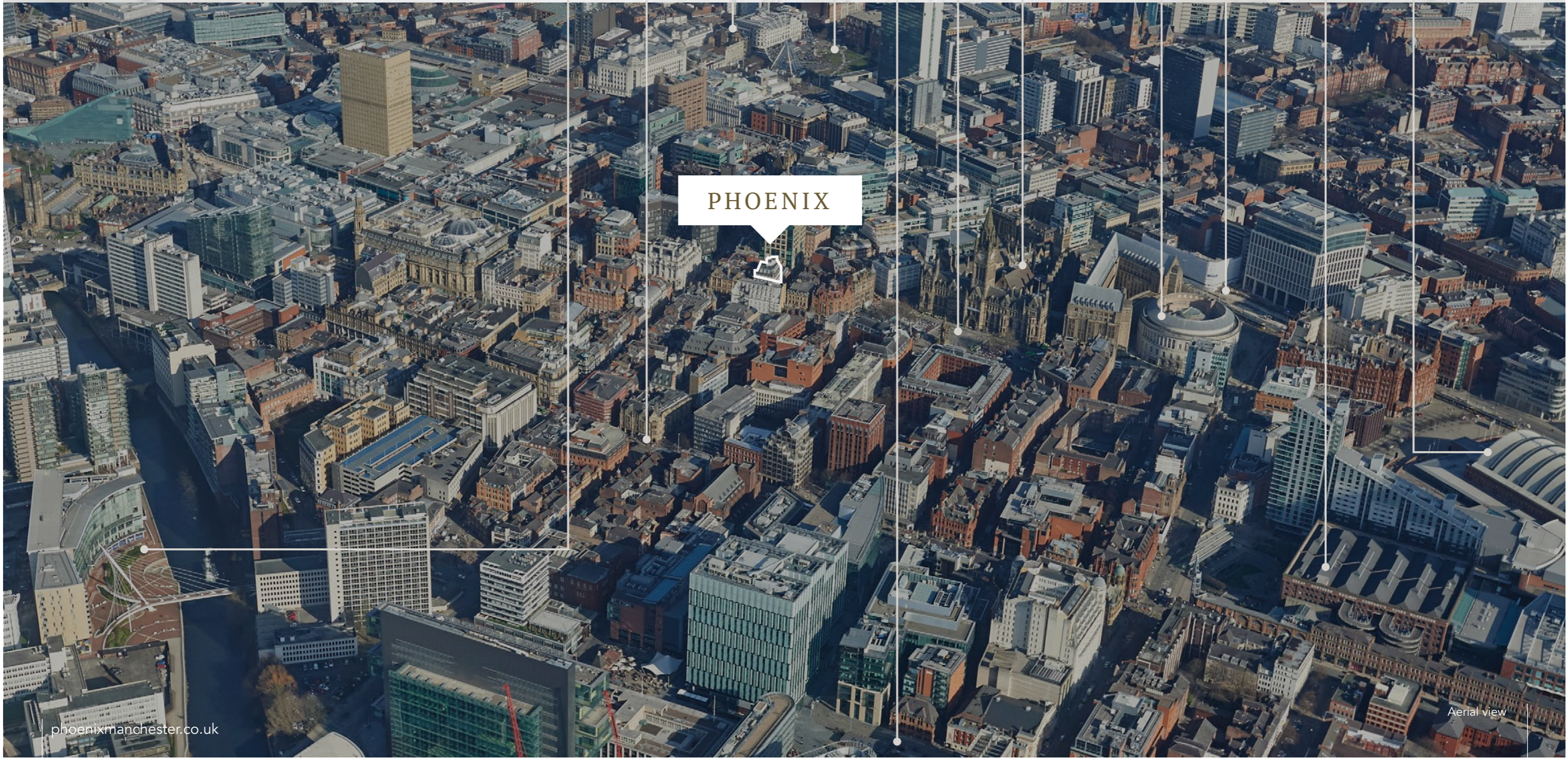
Phoenix has been comprehensively refurbished to provide Grade A office space available from 1,597 sq ft.

AT THE CENTRE OF IT ALL

Walking times (minutes) 

THE LOWRY
 DEANSGATE
 THE NORTHERN QUARTER
 PICCADILLY GARDENS
 SPINNINGFIELDS
 ALBERT SQUARE
 TOWN HALL
 CENTRAL LIBRARY
 ST PETER'S SQUARE
 GREAT NORTHERN
 MANCHESTER CENTRAL

11 5 12 15 6 2 2 5 5 10 10



PHOENIX



NEWLY
REFURBISHED
HIGH QUALITY
OFFICE SPACE







A CHARACTER 'PLUG & PLAY' OFFICE SOLUTION



Phoenix is ideally suited to accommodate small-medium sized businesses looking for a fresh new office space on the doorstep of great amenities. All floors are fitted with a kitchen and a meeting room, and have power and data cabling already installed to offer a true 'plug and play' solution.



ALL IN THE DETAIL

Every detail within the modern interior has been considered, with expert design finishes and exceptional facilities that provide a comfortable and welcoming environment. Tenants are able to enjoy full-fibre broadband as well as a basement utilised for cycle storage and shower facilities. There is a kitchen and a meeting room on every floor and dedicated WC facilities.



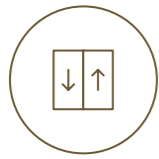
LOCKERS



SHOWERS



DEDICATED CYCLE STORE



9 PERSON LIFT



SELF CONTAINED WCs



NEW LED LIGHTING



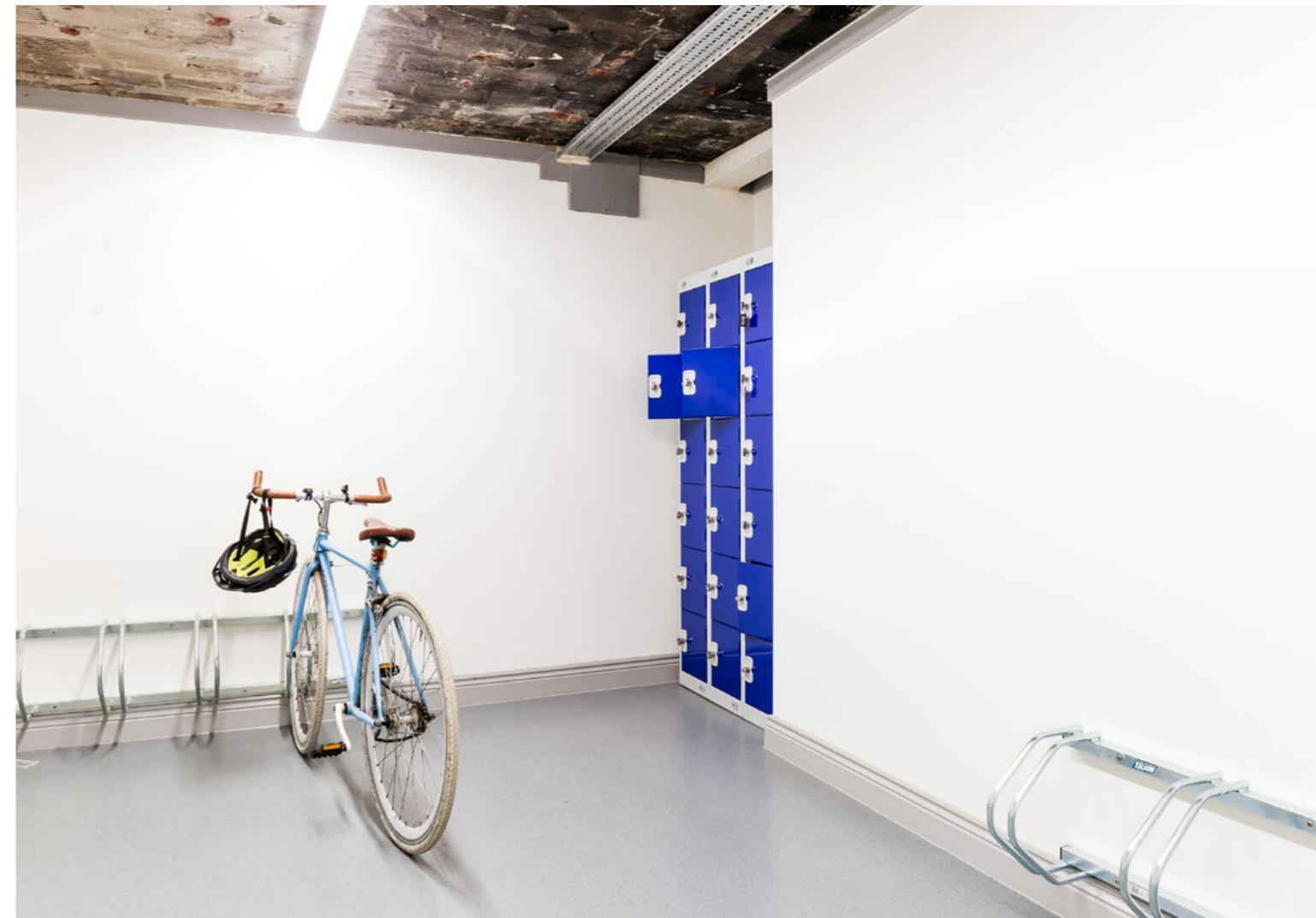
PRE-INSTALLED TELCOM
(100 MB HIGH SPEED BROADBAND CONNECTION AVAILABLE)



STORAGE CAPACITY



NEW VRF HEATING & COOLING SYSTEM

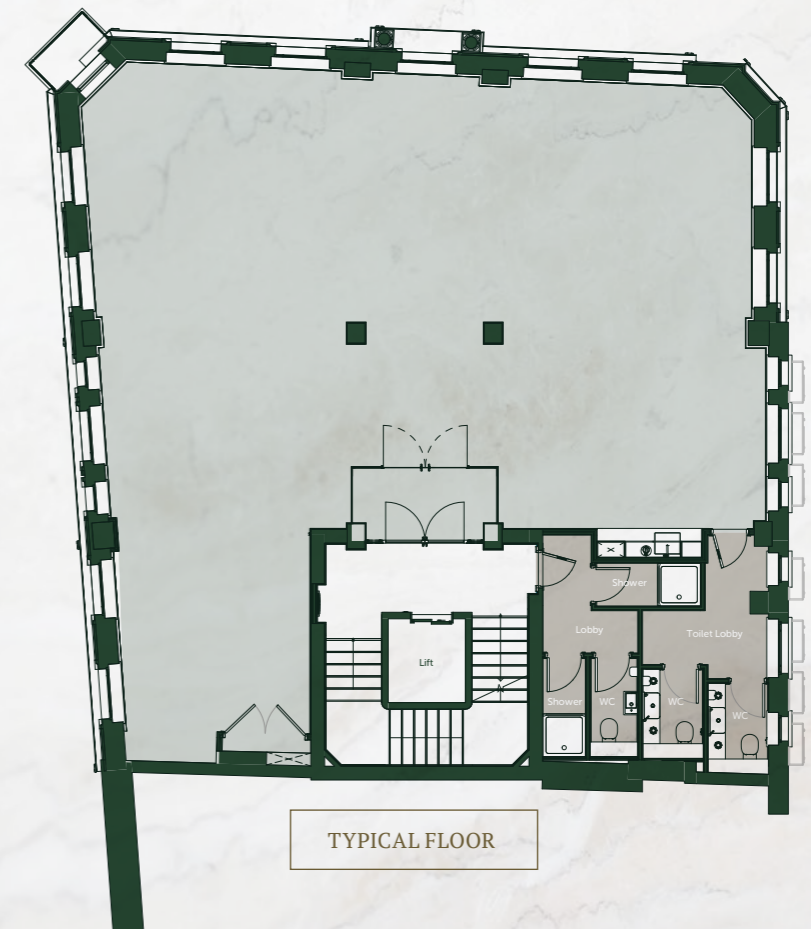
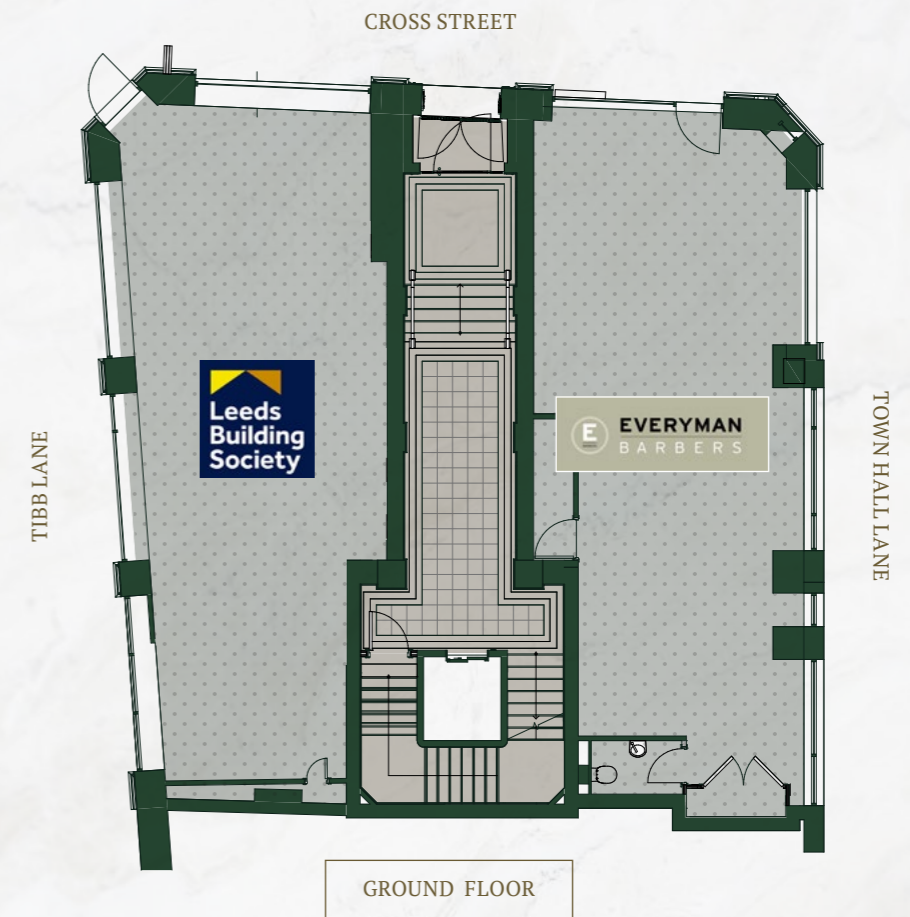


FLEXIBLE FLOOR PLATES

The building's large, flexible floor plates are suitable for all styles of fit out, from high-density occupation right through to a cellurised office configuration.

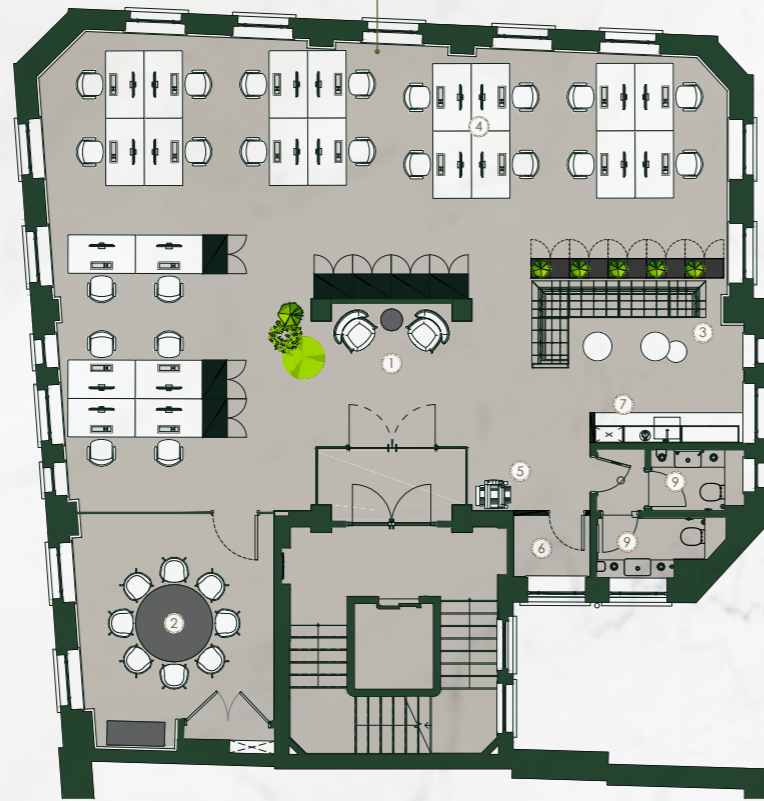
Phoenix is arranged over ground and seven upper floors. The space is ideally suited to accommodate small-medium sized businesses looking for a fresh new office space on the doorstep of great amenities.

Floor	Sq ft	Sq m
1 st	Forever Manchester	
2 nd (Available)	1,665	154.67
3 rd	SGI Consulting Engineers	
4 th	Bentley	
5 th (Available)	1,645	152.82
6 th (Available)	1,597	148.36
7 th	Harworth Group	



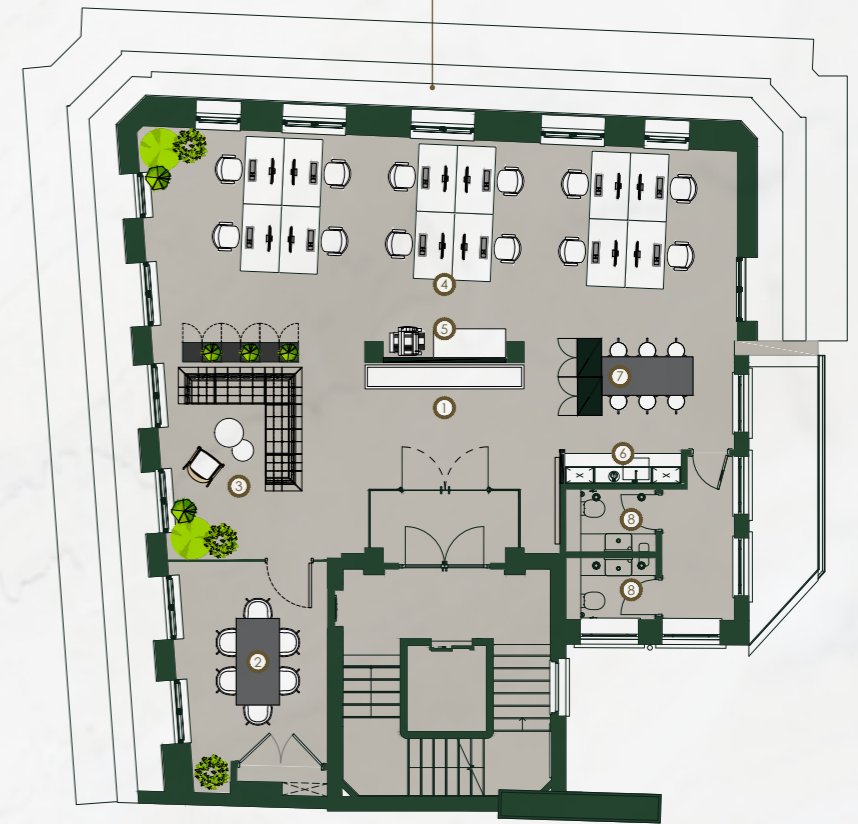
PLANNING YOUR SPACE

THIRD FLOOR



- ① RECEPTION
- ② 8 PERSON MEETING ROOM
- ③ INFORMAL MEETING AREA
- ④ 22 X 1400W WORKSTATIONS
- ⑤ PRINT POINT
- ⑥ COMMS/STORE
- ⑦ KITCHENETTE
- ⑧ BREAKFAST BAR/TOUCHDOWN
- ⑨ WC

SIXTH FLOOR



- ① RECEPTION
- ② 8 PERSON MEETING ROOM
- ③ INFORMAL MEETING AREA
- ④ 12 X 1400W WORKSTATIONS
- ⑤ PRINT POINT
- ⑥ KITCHENETTE
- ⑦ BREAKFAST BAR/TOUCHDOWN
- ⑧ WC

YOU'RE IN GREAT COMPANY

Phoenix House has a diverse mix of professional tenants; Forever Manchester, Harworth Group, Bentley Systems & SGI Engineers recently moving. There's no doubt you'll be in great company. Phoenix House offers modern facilities to allow the adaptation of more sustainable travel, especially for employees who choose to cycle to work allowing them to store their bikes in the cycle store and access the showering facilities.



Harworth



Bentley®



"Phoenix House is ideal for Forever Manchester, we love the location, access to transport, shops and food couldn't be better. The office is spacious, bright and airy and the facilities are excellent. Meeting the landlords face to face was beneficial and everything promised before our move has been delivered."

Nick Massey, Chief Executive
Forever Manchester



YOUR NEW NEIGHBOURS

Fancy a morning mocha, business brunch, lunchtime shopping spree or after work drinks? With limitless options in the area around Phoenix, you'll always feel part of the action. You'll be surrounded by Manchester's high-end shops and unique boutiques, you are in the heart of it all in Manchester's traditional prime core for business.



Phoenix is positioned between St Anns Square and Albert Square, which transforms into Festival Square during the citywide Manchester International Festival as well as hosting numerous events and markets all year round.

Wine and dine clients and colleagues at leading local restaurants right on your doorstep – choose from unique options such as El Gato Negro or the legendary The Ivy right through to the ever-popular San Carlo or The French.



GET TRULY CONNECTED

Get truly connected to one of the UK's most popular cities. Phoenix is located within a 15 minutes walk of Manchester's main train stations and tram stops, with a host of retail squares and cultural destinations such as Spinningfields and St Peter's Square just a short stroll away.



7M PEOPLE WITHIN AN HOUR'S COMMUTE



POPULATION OF 2.55M IN GREATER MANCHESTER



TRAVEL TO LONDON IN TWO HOURS



MANCHESTER AIRPORT APPROXIMATELY 20 MINUTES FROM THE CITY CENTRE



DIRECT TRAIN AND METROLINK ROUTES TO MANCHESTER AIRPORT



IMPROVED RAIL SERVICES AS PART OF THE 'NORTHERN HUB' INVESTMENT SCHEME



OVER 300 RESTAURANTS IN CITY CENTRE



HOME OF MANCHESTER UNITED & MANCHESTER CITY



HOME TO BBC AND ITV



COFFEE

- 1 POT KETTLE BLACK
- 2 BLACK SHEEP COFFEE
- 3 STARBUCKS

LUNCH

- 7 TESCO
- 8 SAINSBURY'S
- 9 PRET A MANGER

EVENING

- 13 ALL BAR ONE
- 14 GRAND PACIFIC
- 15 KING STREET TOWNHOUSE

GYMS

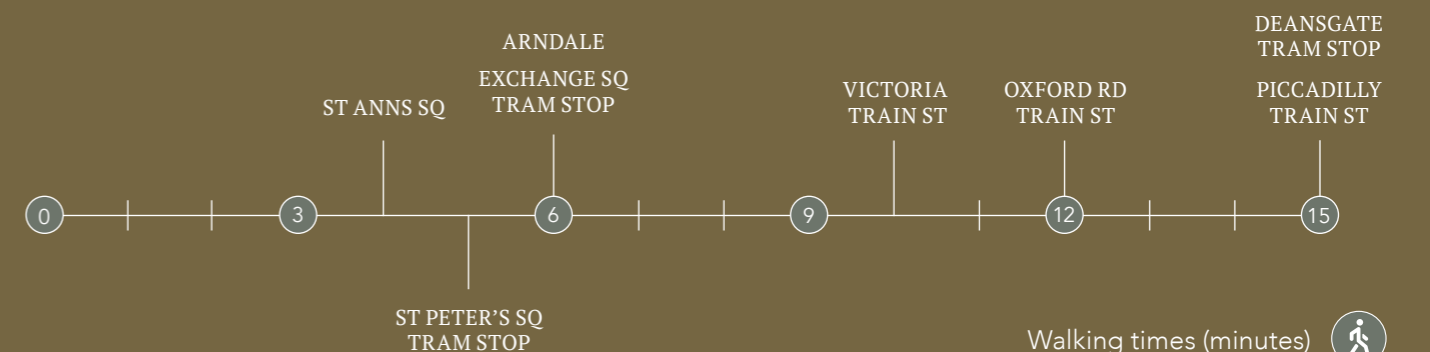
- 4 PURE GYM
- 5 BANNANTYNE HEALTH CLUB
- 6 NUFFIELD HEALTH

DINING

- 10 EL GATO NEGRO
- 11 HAWKSMOOR
- 12 PICCOLINO

AMENITIES

- 16 ARNDALE
- 17 EVERYMAN BARBERS
- 18 SELFRIDGES



Walking times (minutes)

A LITTLE BIT OF HISTORY

One of Manchester's influential inventors John Benjamin Dancer, and James Prescott Joule optician & originator of microphotography, worked at his shop on this site of Phoenix from 1841 to 1884.

In 1928 Frank P. Oakley and Gerald Sanville, architects, were commissioned to design a new building for the expanding Yorkshire Insurance Company. Known as Yorkshire House it sits opposite Steam Packet House, designed by the same architects in 1910.

The Yorkshire Insurance Society was largely acquired in 1967 by the General Accident, Fire and Life Assurance Company, after which the company was renamed Phoenix Insurance Group and Yorkshire House became known as Phoenix House.





PHOENIX

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