

# NEPTUNE MILL

WORKSPACE TO LET. 3,017 - 15,163 SQ FT.

64 CHAPELTOWN ST, MANCHESTER, M1 2WQ

**CAPITAL&CENTRIC**



# MIND NUMBING OFFICES AREN'T OUR THING.

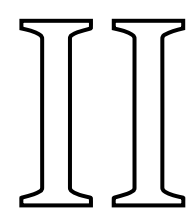
Neptune Mill is a Grade II listed building set to be home to an eclectic mix of creative businesses spread over 5 floors, with an independent café-bar and a new lush, green courtyard. We love it so much, we're bagging a floor for our new HQ.

Packed with character, Neptune Mill features original exposed red brick, timber beams and cast iron columns. The space has high ceilings and huge windows that let natural light flood across the room. The floors are fully open plan, giving you the entire floor to spread out.

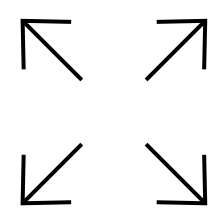
The ground floor café-bar will fuel you and your team with the best brews and eats, and will be the perfect meeting spot for your visitors. Neptune Mill will also feature a few murals, including a huge new piece of street art.

FEATURES.

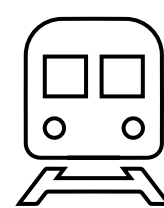
# KEY FEATURES.



Grade II listed mill



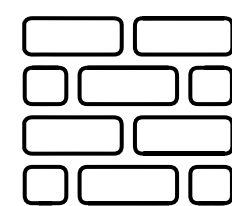
3,017 - 15,163 sq ft



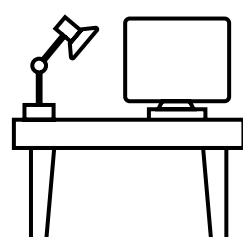
2 mins from Piccadilly Station



On-site café-bar



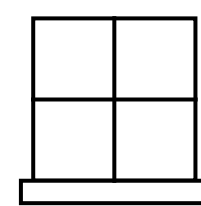
Original exposed features



CAT A & fully fitted



EPC A



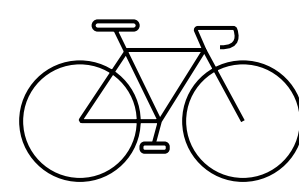
Huge windows



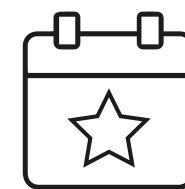
Lush, green courtyard



Minutes from Northern Quarter & Ancoats



Secure bike storage



Move in from September 2024





SPEC.

# OLD, BUT NOT OLD FASHIONED.

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MIX OF CAT A & FULLY FITTED SPACES

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EPC A

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ONSITE LANDLORD

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EXPOSED BRICK & TIMBER BEAMS

---

HUGE ALUMINIUM WINDOWS

---

LED LIGHTING

---

FITTED OUT WCs

---

SHOWERS ON EACH FLOOR

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24-HOUR ACCESS

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KEY FOB ENTRY

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LIFT TO ALL FLOORS

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SELF-CONTAINED FLOORS

---

LUSH, GREEN COURTYARD

---

PRIVATE TERRACE AVAILABLE

---

SECURE BIKE STORAGE

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CAR PARKING NEXT DOOR

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FIBRE ENABLED BUILDING

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# HISTORICALLY HISTORIC.

Named after a lost street in Piccadilly East, Neptune Mill dates back to the 1860s. The mill was built as part of the redevelopment of Crusader, known then as Phoenix Works, after a devastating fire wiped the mill out in 1861.

Built for industry, the mill played a vital role in transforming Manchester into a manufacturing powerhouse. Original owners Parr, Curtis and Madeley made the cotton spinning machinery that transformed the city into cottonopolis.

Since then, Neptune Mill has been used for a mix of uses, from making stationary to clothing.

Now, Capital&Centric is restoring the Grade II listed building, bringing original features back to their former glory.

# THE PLACE TO BE.

## FOOD & DRINK.

- Balance brewing** | 3 minute walk
- Sureshot brewing** | 3 minute walk
- Amato Foods Italian Wholesalers & Deli** | 4 minute walk
- Piccadilly Station** (Pret, Cafe Nero, M&S, Tortilla, Sainsburys, Boots) | 5 minute walk
- Costa Coffee Great Ancoats Street** | 5 minute walk
- Cloudwater brewery taproom** | 6 minute walk
- Track Brewing Co & beer garden** | 6 minute walk
- Slice Culture Pizza** | 6 minute walk
- Diecast** | 8 minute walk
- Ducie Street Warehouse** | 8 minute walk
- Star & Garter** | 8 min walk
- Freight Island** | 10 minute walk

## AMENITY.

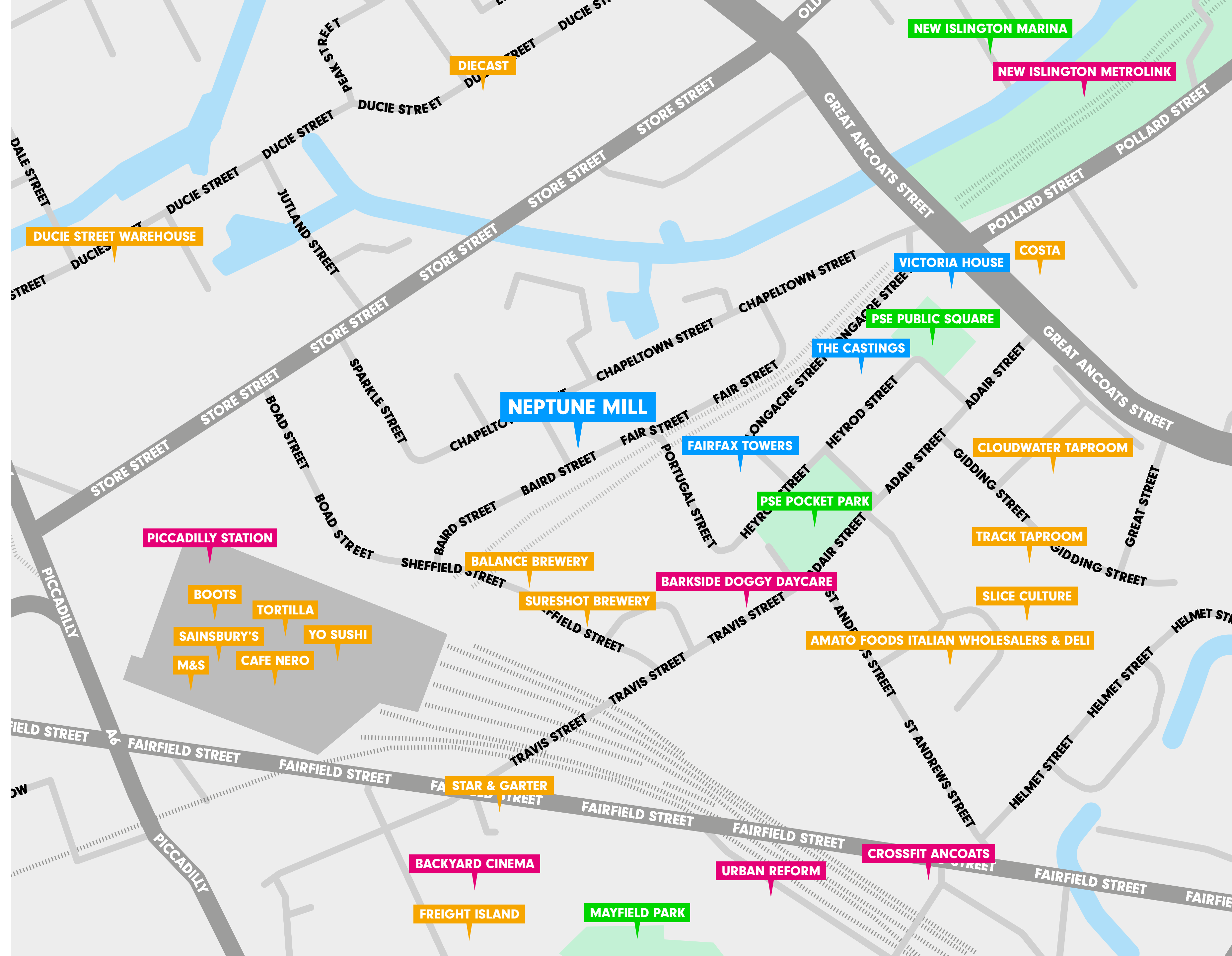
- Barkside Doggy Daycare** | 3 minute walk
- New Islington Metrolink** | 7 minute walk
- Crossfit Ancoats** | 7 minute walk
- Urban Reform** | 7 minute walk
- Backyard Cinema** | 8 minute walk
- Piccadilly Station** | 8 minute walk

## PARKS & SPACES.

- PSE Public Square** | 3 minute walk
- PSE Pocket Park** | 3 minute walk
- Mayfield Park** | 8 minute walk
- New Islington Marina** | 9 minute walk

## COMING SOON.

- Neptune Mill**  
1,250 sqft cafe bar due to open Summer 2024 on-site
- Fairfax Towers**  
488-home build-to-rent/due to open Spring 2025 2 minute walk
- The Castings**  
4,284 sqft of retail/F&B due to open June 2024 3 minute walk
- Victoria House**  
2,873 sqft of retail/F&B due to open summer 2024 5 minute walk





THE SPACE.

# NEVER DREAD MONDAYS AGAIN.

Each floor of Neptune Mill features top quality design that celebrates the building's best original features, with exposed brick, timber beams and services.

This quality workspace will help you attract and retain top talent as employees seek out social and collaborative teams in a post-Covid world, and help you get your best work done. The open plan floor gives you flexibility to carve up the space to suit your needs and evolve as you grow.

The 3rd floor has access to a private terrace and the top floor has huge rooflights overlooking the city.



WORK IN PROGRESS



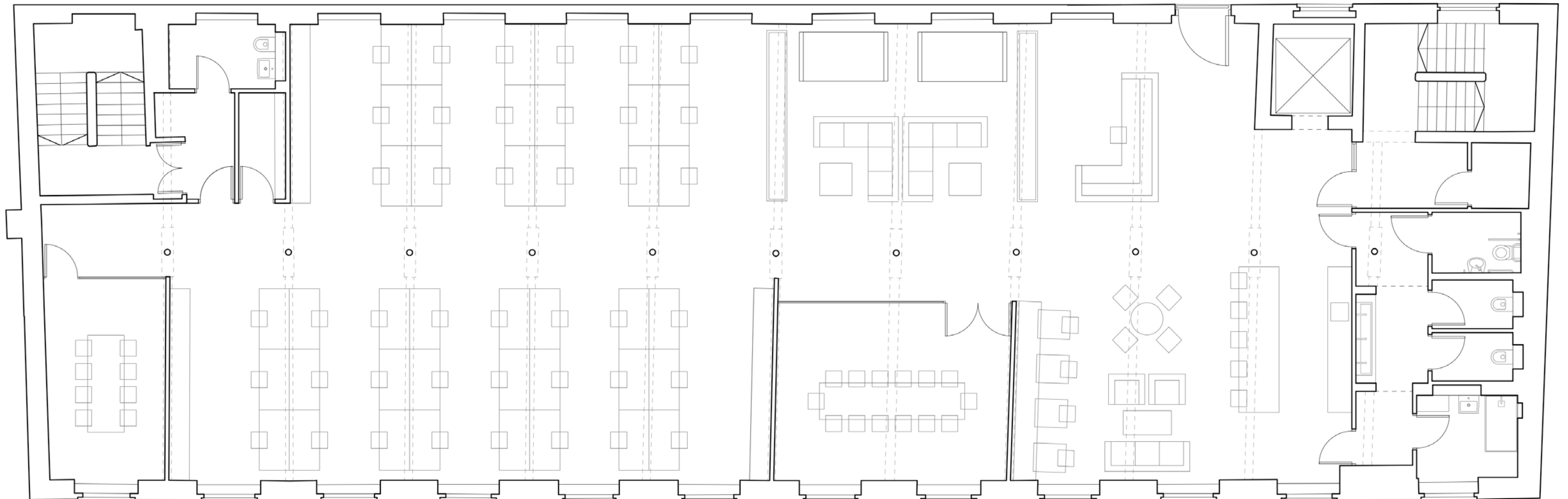
# THE SPACE.

GROUND FLOOR	<b>CAPITAL&amp;CENTRIC   CAFÉ-BAR</b>
FIRST FLOOR	<b>4,037 SQ FT</b>
SECOND FLOOR	<b>4,045 SQ FT</b>
THIRD FLOOR	<b>4,064 SQ FT + TERRACE</b>
TOP FLOOR	<b>3,017 SQ FT</b>

## TYPICAL FLOOR PLAN.

OPEN PLAN WORKSPACE: 42 WORKSTATIONS
1 x 14 PERSON BOARD ROOM
1 x 10 PERSON MEETING ROOM
FITTED KITCHEN WITH ISLAND & DINING SPACE
BREAKOUT & MEETING SPACES
4 WCs INC ACCESSIBLE + SHOWER

## FIRST FLOOR.



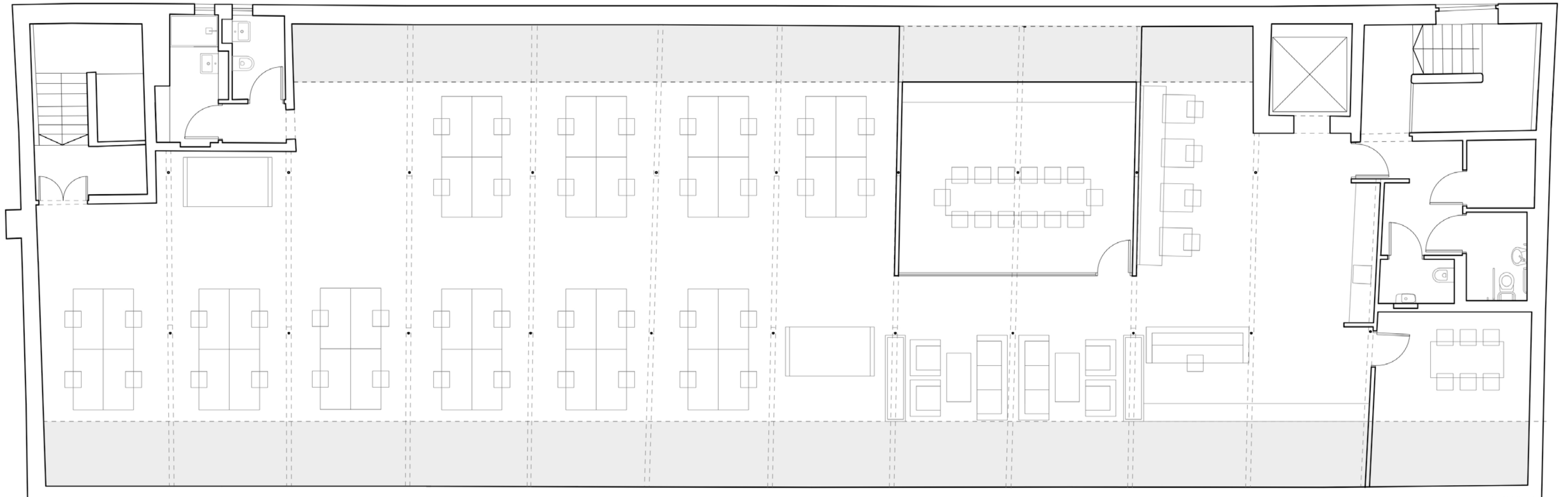
# THE SPACE.

GROUND FLOOR	<b>CAPITAL&amp;CENTRIC   CAFÉ-BAR</b>
FIRST FLOOR	<b>4,037 SQ FT</b>
SECOND FLOOR	<b>4,045 SQ FT</b>
THIRD FLOOR	<b>4,064 SQ FT + TERRACE</b>
TOP FLOOR	<b>3,017 SQ FT</b>

## TYPICAL FLOOR PLAN.

- OPEN PLAN WORKSPACE: 40 WORKSTATIONS
- 1 x 14 PERSON BOARD ROOM
- 1 x 6 PERSON MEETING ROOM
- FITTED KITCHEN WITH ISLAND & DINING SPACE
- BREAKOUT & MEETING SPACES
- 3 WCs INC ACCESSIBLE + SHOWER

## TOP FLOOR.



CAPITAL&CENTRIC.

# NOT YOUR AVERAGE LANDLORD.

We know how to make workspace great. Life with us is way more than just four walls and desk.

Over at our Tempest workspace in Liverpool, we bring the community together with monthly lunches, craft workshops, and after work drinks. For the people that like to lumber up, there's regular rooftop yoga and pilates, along with meditation for those who prefer to take it slow.

Tempest residents also get exclusive discount at the onsite café-bar and free honey when the rooftop bees hard work is harvested.



TEMPEST

SUSTAINABILITY.

# NOT JUST A PRETTY SPACE.

## **EPC A.**

Super sustainable energy performance which is great for the planet and your pocket.

## **ACTIVE TRAVEL.**

With secure bike storage and showers on each floor and just a short walk from important transport links, we're encouraging people to travel to work by foot, bike or public transport.

## **REUSING EXISTING BUILDING.**

We're saving a shed load of embodied carbon by reusing an existing building.

## **LED LIGHTING.**

Neptune Mill is fitted with LED lighting throughout to reduce energy consumption.

## **BIODIVERSITY.**

We're adding vital green space to the city centre, which will be packed with verdant planting, boosting the area's biodiversity.





THE CAFÉ-BAR.

## REDEFINING THE DAILY GRIND.

The onsite café-bar will evolve throughout the day, from morning coffee and brunch to evening drinks and bites. It'll be a place to welcome your visitors, have meetings, and host events in.

We've got a pretty good track record when it comes to food and drink, just look at what we've done at Kampus. We've got the city's faves on board: Nell's Pizza, Pollen Bakery, Madre, General Store, Bondi Bowls, Great North Pie Co, The Beeswing, Yum Cha, Red Light and more. So you can expect good things here at Neptune Mill.

TRACK RECORD.

# THIS ISN'T OUR FIRST RODEO.

We saw the potential of Piccadilly East when we first met Crusader, a decaying 200-year-old mill we restored into the best homes in the city, reserved only for owner occupiers. Crusader has been the catalyst for the area's regeneration, with investment flooding to the area with new homes, hotels and workspace popping up.

Since then, we've created homes at Phoenix, injected new life into Ducie Street Warehouse, and developed the Jenga-inspired Leonardo Hotel. We've also got Ferrous in the works, made up of new homes, two café-bars and the Kiosk, a space for events and pop-ups.

We're also the brains behind Kampus, Manchester's garden neighbourhood packed full of independent bars, eateries and stores, and a year-round calendar of events.





# INTERESTED?

Fancy setting up shop at Neptune Mill?  
**Move in September 2024.**

Get in touch with our team to have a chat or  
book in for a viewing.



**CUSHMAN &  
WAKEFIELD**

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