

# 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.

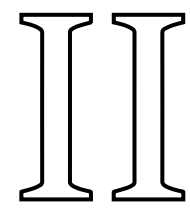
Neptune Mill is a Grade II listed building set to be home to an eclectic mix of creative businesses spread over 5 floors, with an independent café-bar and a new lush, green courtyard. We love it so much, we're bagging a floor for our new HQ.

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.

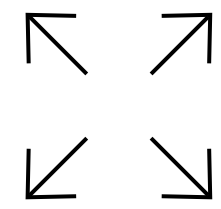
The ground floor café-bar will fuel you and your team with the best brews and eats, and will be the perfect meeting spot for your visitors. Neptune Mill will also feature a few murals, including a huge new piece of street art.

FEATURES.

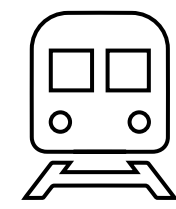
# KEY FEATURES.



Grade II  
listed mill



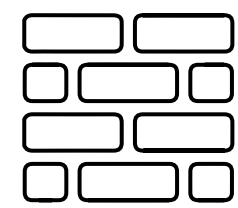
3,017 - 15,163  
sq ft



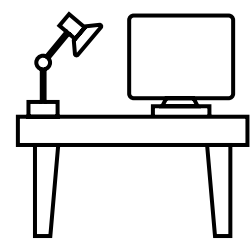
2 mins from  
Piccadilly Station



On-site  
café-bar



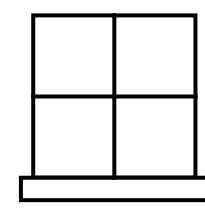
Original exposed  
features



CAT A &  
fully fitted



EPC A



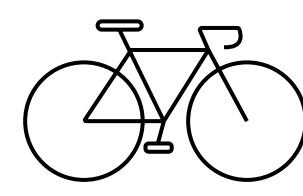
Huge  
windows



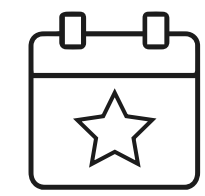
Lush, green  
courtyard



Minutes from Northern  
Quarter & Ancoats



Secure bike  
storage



Community  
events





SPEC.

# OLD, BUT NOT OLD FASHIONED.

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MIX OF CAT A & FULLY FITTED SPACES

---

EPC A

---

ONSITE LANDLORD

---

EXPOSED BRICK & TIMBER BEAMS

---

HUGE ALUMINIUM WINDOWS

---

LED LIGHTING

---

FITTED OUT WCs

---

SHOWERS ON EACH FLOOR

---

24-HOUR ACCESS

---

KEY FOB ENTRY

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LIFT TO ALL FLOORS

---

SELF-CONTAINED FLOORS

---

LUSH, GREEN COURTYARD

---

PRIVATE TERRACE AVAILABLE

---

SECURE BIKE STORAGE

---

CAR PARKING NEXT DOOR

---

FIBRE ENABLED BUILDING

---



HISTORY.

# HISTORICALLY HISTORIC.

Named after a lost street in Piccadilly East, Neptune Mill dates back to the 1860s.

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 has restored the Grade II listed building, bringing original features back to their former glory.

# THE PLACE TO BE.

## FOOD & DRINK.

- Cotton cafe-bar | On-site
- Balance brewing | 3 minute walk
- Sureshot brewing | 3 minute walk
- Amato Italian 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
- Sainsbury's | 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.

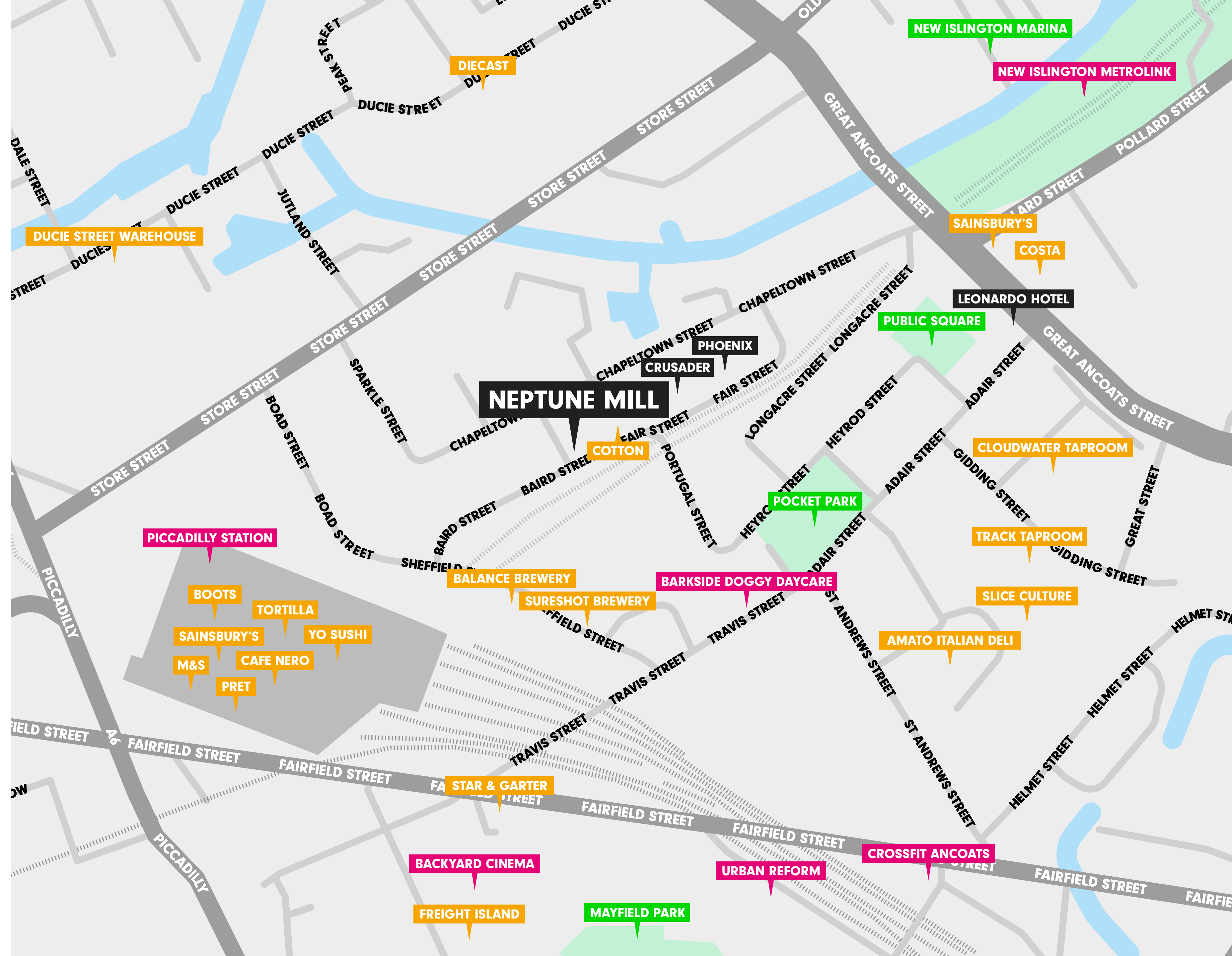
- Barkside Doggy Daycare | 3 minute walk
- New Islington Metrolink | 7 minute walk
- Crossfit Ancoats | 7 minute walk
- Urban Reform | 7 minute walk
- Backyard Cinema | 8 minute walk
- Piccadilly Station | 8 minute walk

## PARKS & SPACES.

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

## OUR PLACES.

- Neptune
- Crusader | 1 minute walk
- Phoenix | 1 minute walk
- Leonardo Hotel | 3 minute walk
- Ducie Street Warehouse | 8 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.

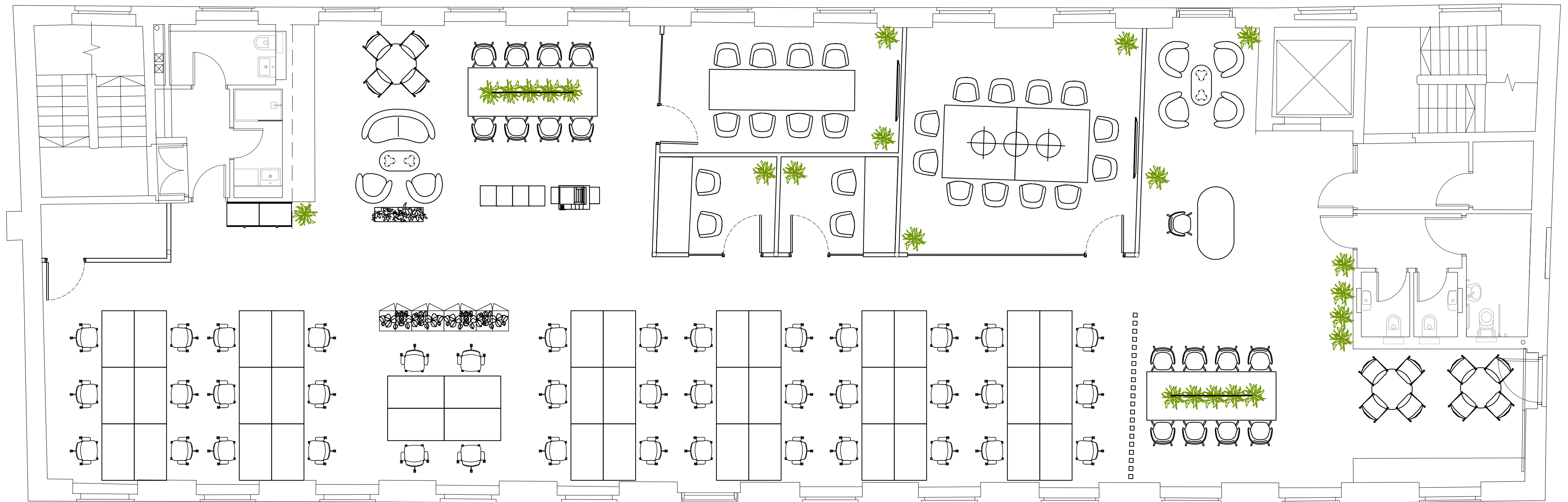
The 3rd floor has access to a private terrace and the top floor has huge rooflights overlooking the city.



# 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>
FOURTH FLOOR	<b>3,017 SQ FT</b>

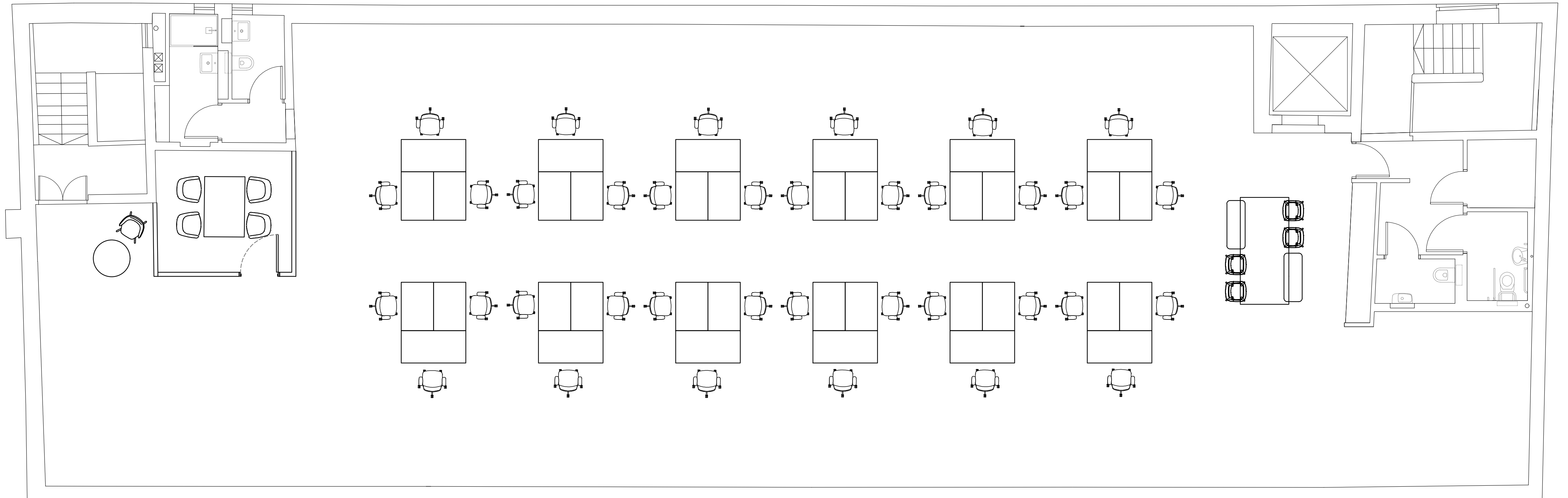
## TYPICAL FLOORPLAN.



# THE SPACE.

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## FOURTH FLOOR.



AAAAND RELAX.

# WORKPLACE WELLNESS.

We know how to make workspace great. Life at Neptune Mill is way more than just four walls and desks.

To help get the best out of your team, we bring the people together through events designed to encourage community, wellbeing, and learning. The events calendar includes yoga sessions, run club, morning HIT classes and Friday drinks.



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.





COTTON.

# REDEFINING THE DAILY GRIND.

Meet Cotton, our onsite cafe-bar brewing up coffee, slinging sarnies and pouring pints.

The Ancoats faves, who have been going in Cutting Room Square for 10 years, have curated a menu of brekkie items, baked goods and their infamous sandwiches, all made at their very own bakery.

The space will transform into a bar in the evenings, making it the perf spot for after work drinks.

As well as keeping you fuelled all through the day, it's a place to welcome your visitors, have meetings and host events in.



# INTERESTED?

Fancy setting up shop at Neptune Mill?

**Move in today!**

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



**CUSHMAN &  
WAKEFIELD**

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