

Arthur House

Balanced workspace

Chorlton Street
Manchester
M1 3FH

arthurhousemanchester.co.uk

This year Arthur House will become a reflection of the needs of the modern workplace – an environment designed to inspire.

On the first and second floors private boutique offices offer space for between 4 and 15 desks set within an inspiring duplexed communal lounge with meeting rooms and kitchen. On the sixth floor there is 4,757 sq ft (441.9 sq m) of fully refurbished Grade A office space.

Arthur House is an understated 1960s modernist block designed by William Arthur Gibbon – of architectural practice Cruickshank & Seward.

The architectural form for Arthur House is said to have been inspired by his travels to Brasilia and its iconic use of white concrete.

In 2023 plans were put in place to bring new life and use into the building, whilst honouring its past and the modernist roots that ground it.





↑ YOUTH
Ollie Collinge + Liam McGroarty

Our designers are award-winning interior design studio YOUTH. Their belief that the role of design is greater than simply making spaces look good and that it should be used to create outcomes that find the balance between life and style, culture and commerce is apparent in their vision for Arthur House.

“

Our concept for the building is a self-dependant attraction is a brand that will package the interiors and culture into attractive propositions. It needs to appeal to the corporate market whilst making its mark as a stylistic, contemporary workspace with a strong identity and purpose.

This is a destination where a community of contemporary workers looking for workspace that reflects modern work culture can thrive and grow.

www.
youth.studio

Liam McGroarty

”



The rejuvenation of Arthur House is a well balanced combination of materials, finishes and furniture from the building's architectural period turned into contemporary spaces that enhance the quality of a fluid work-life balance.



The most sustainable building is one that already exists. As an upcycled building, Arthur House is a great example of credible and responsible design.

A cycle store for Arthur House tenants and visitors along with showers, changing rooms and lockers.

Ensuring that systems using refrigerants comply with regulations limiting carbon emissions. External lighting and noise levels will also comply with the relevant light pollution and noise regulations.

Setting the benchmarks that minimise the waste from construction, and a waste management plan that aims to reduce, reuse and recycle waste.

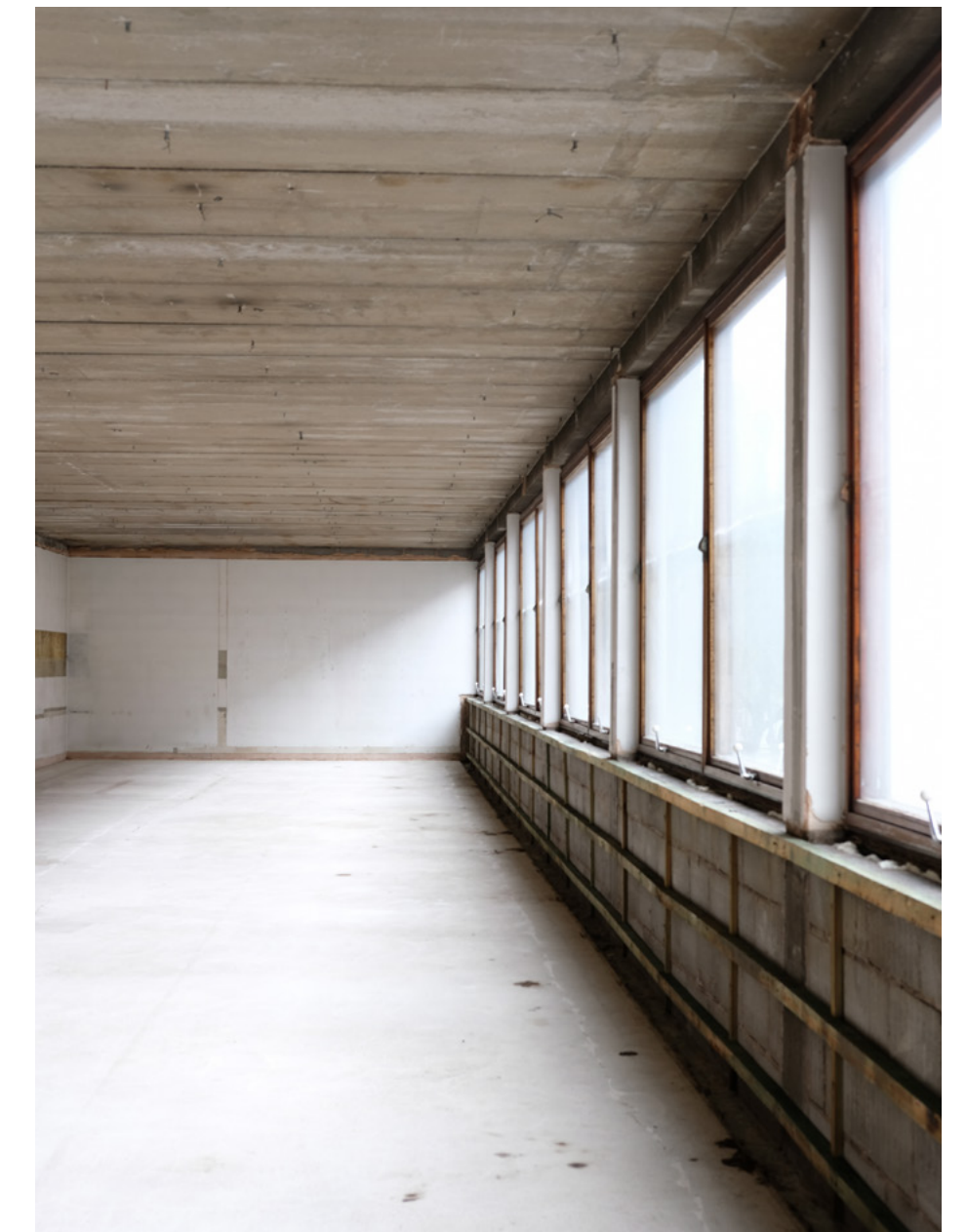
Sustainable sourcing of timber products and an accountability for other materials used in the construction process, such as concrete and insulation materials.

Incorporating passive and low energy design measures throughout the building, such as low energy LED lighting and high-performance glazing.

Installation of high performance solar panels on the roof to provide power for lighting and heating of public areas of the building.

A commitment to providing an Indoor Air Quality plan, thermal comfort strategy, and acoustic performance standard, to optimise the wellbeing of occupants.

Target EPC B





- Grade A refurbished workspace
- Interior by award winning interior designers
- Social spaces and kitchen
- Gym and fitness studio
- Showers and changing rooms
- Roof terrace
- Cycle store
- Car parking for x 13 vehicles
- VRF heating and cooling system
- Two passenger lifts
- Retained original features
- Refurbished male, female and DDA toilets
- Concierge and on-site tenant team
- 24 hour secure access

Work and lifestyle are balanced by offering more than just a desk and some meeting rooms with spaces to escape to, relax in and exercise.



The roof terrace provides views across the city





Arthur House

001	Studio eMAB
002	YOUTH
003	Ghost Labs
004	Sixteen
005	Coworking
006	Coworking
007	Car Park
008	Bike Store
009	Gym

001	Studio eMAB
002	YOUTH
003	Ghost Labs
004	Sixteen
005	Coworking
006	Coworking
007	Car Park
008	Bike Store
009	Gym

↓ Namii Kitchen
New York St



↑ Arch of Chinatown
Faulkner St

Known worldwide as ‘the original, modern city’, Manchester has long been a hub of creativity and innovation and in 2019 was named the number one in Management Today’s list of the 21 Best Towns and Cities for Business.

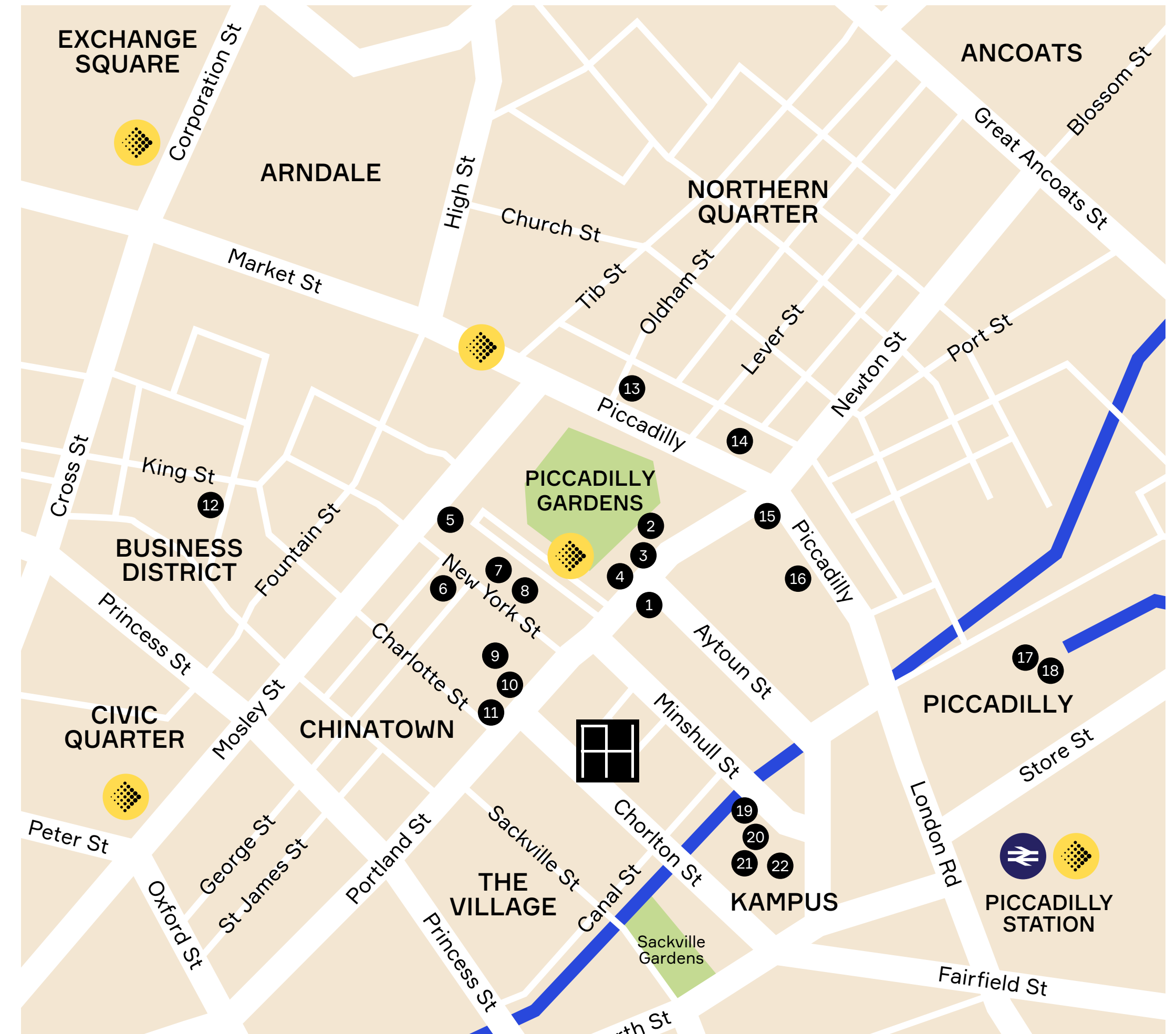
Manchester is the epitome of a walkable city and Arthur House puts you no more than a 15 minute stroll from all points in the city centre opening up a world of bars restaurants, kitchens, cafes, socials, clubs, pubs, galleries, museums, theatres and music venues.

If you’re grabbing breakfast on the go, stepping out for lunch, working up a sweat or going for after work drinks this part of town has got it covered.



↑ Foundation Coffee House
Portland St

- | | | | | |
|---------------------|-----------------|----------------|-------------------------|--------------------|
| 1 Foundation Coffee | 6 Alchemist | 11 Caffe Nero | 16 Tesco Express | 21 Great North Pie |
| 2 Shoryu Ramen | 7 Philpotts | 12 Flight Club | 17 Ducie St Warehouse | 22 Pollen Bakery |
| 3 Pizza Express | 8 Namii Kitchen | 13 Morrisons | 18 BLOK | |
| 4 Vegan Shack | 9 The Gym | 14 Bundobust | 19 Nells New York Pizza | |
| 5 Marks & Spencer | 10 Rudy's Pizza | 15 Pret | 20 The Beeswing | |





↑ Pollen
Sourdough bakery

↓ Nell's Pizza & Bar
NY style pizza & cocktails



↑ Seven Bro7hers
Independent craft beer

Take a short stroll down Chorlton Street and you'll find Kampus – a vibrant garden neighbourhood with food and drink from some of Manchester's best independents.

↓ Yum Cha
Chinese small plates





Manchester Coach Station	1 min walk
Piccadilly Gardens	3 min walk
Market Street	6 min walk
Piccadilly Train Station	7 min walk
St Peter's Square	8 min walk
Oxford Road Station	10 min walk
Exchange Square	13 min walk
Deansgate Station	16 min walk
Manchester Victoria Station	16 min walk



A central spot in the city centre puts Arthur House within easy reach of the rest of the city – and beyond.

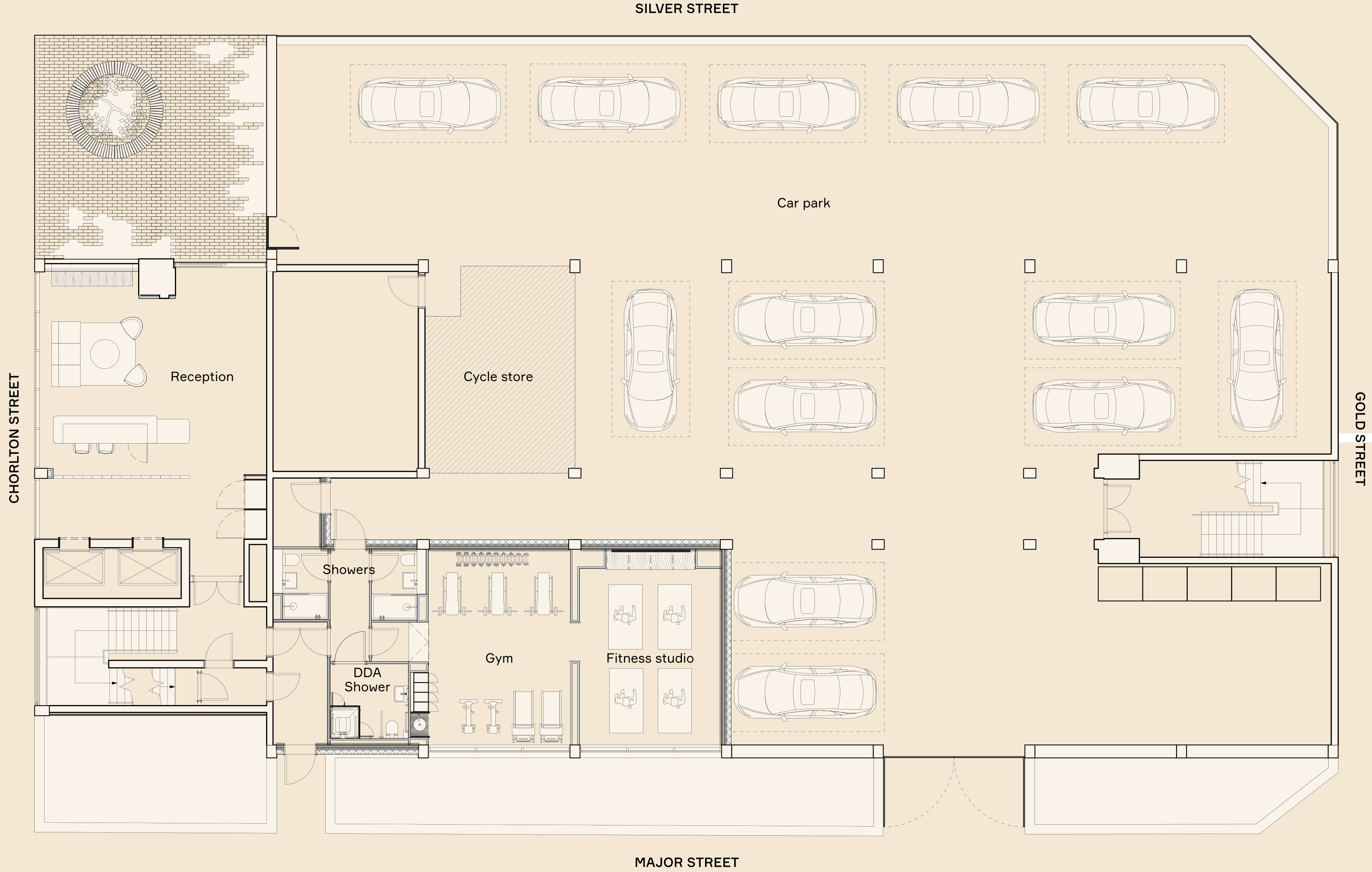




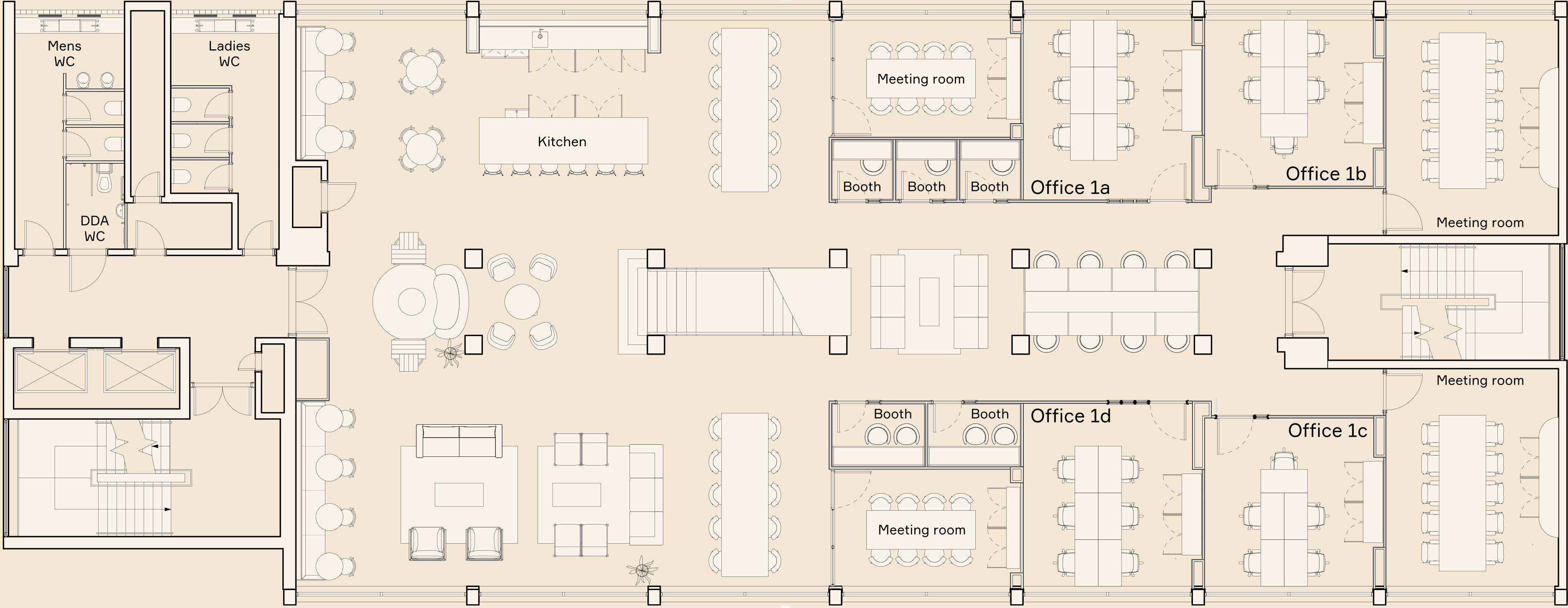
The space offers boutique private offices with meeting rooms, zoom booths, a communal kitchen and social spaces on the first and second floors, a full floor of Grade A office space on the sixth and gym and well being facilities on the ground floor.

Floor	Type	Desks	Sq ft	Sq m
1	Office 1a	× 12		
	Office 1b	× 12		
	Office 1c	× 6		
	Office 1d	× 4		
2	Office 2a	× 15		
	Office 2b	× 15		
	Office 2c	× 13		
	Office 2d	× 11		
	Office 2e	× 11		
6		–	4,757	441.9

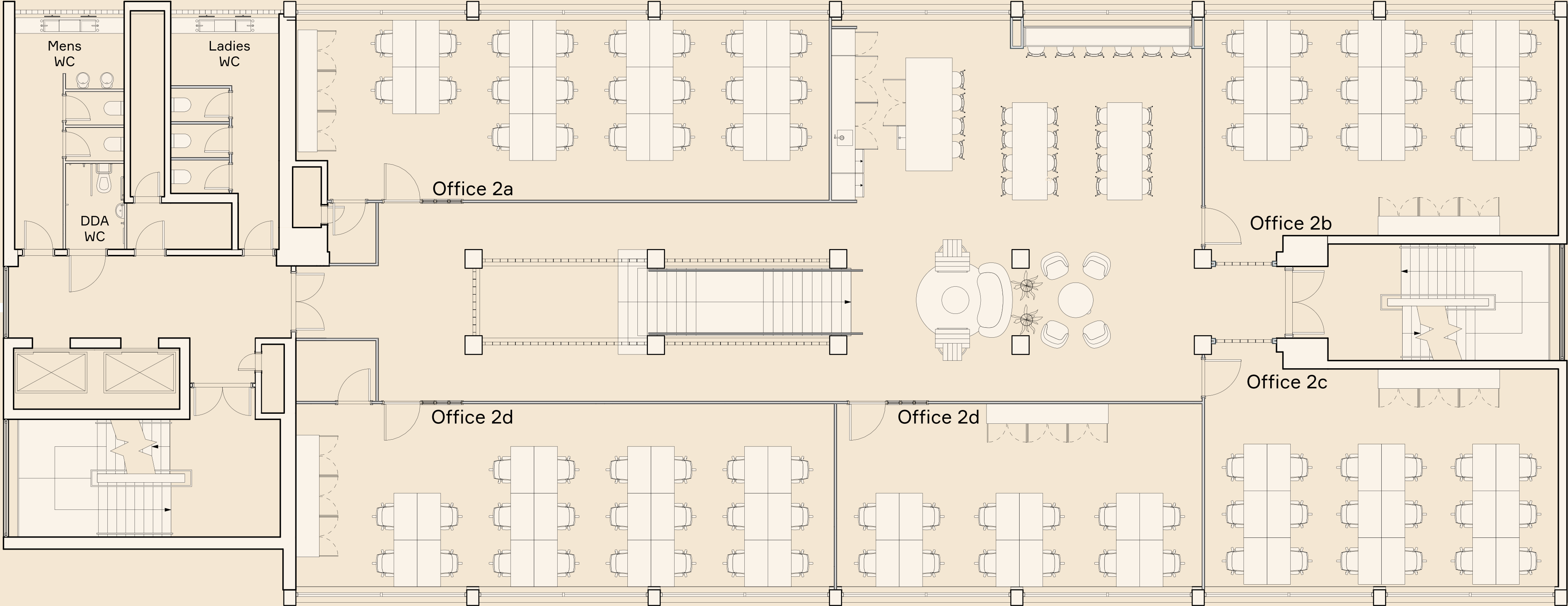
Ground floor



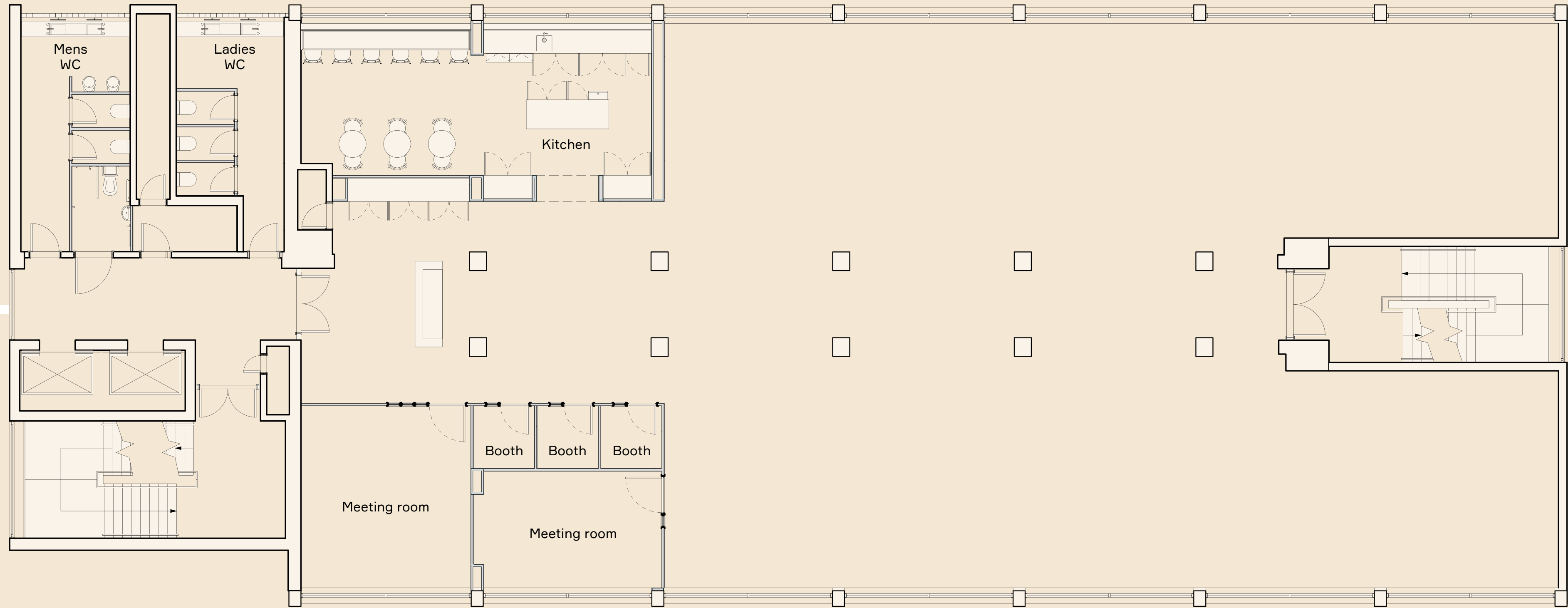
First floor



Second floor



Sixth floor



For further information
please contact:



Richard Wharton
+44 (0)7970 938698
richard.wharton@jll.com



Rosie Veitch
+44 (0)7746 249 920
rosie@sixteenrealestate.com

Misrepresentation Act: Sixteen Real Estate and JLL act for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract, b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Sixteen Real Estate or JLL has any authority to make any representation of warranty whatsoever in relation to this property. April 2024. Produced by eNaR [studioeNaR.co.uk]

