

forty.

Princess Street  
Manchester



[1]

[3]



[2]

# REOPENING THE GATES



[4]

**Forty** is a Grade II listed building in central Manchester, which was designed by the architectural practice of W. Waddington and built circa 1895.

**The building has undergone significant redevelopment and is ready for immediate occupation.**

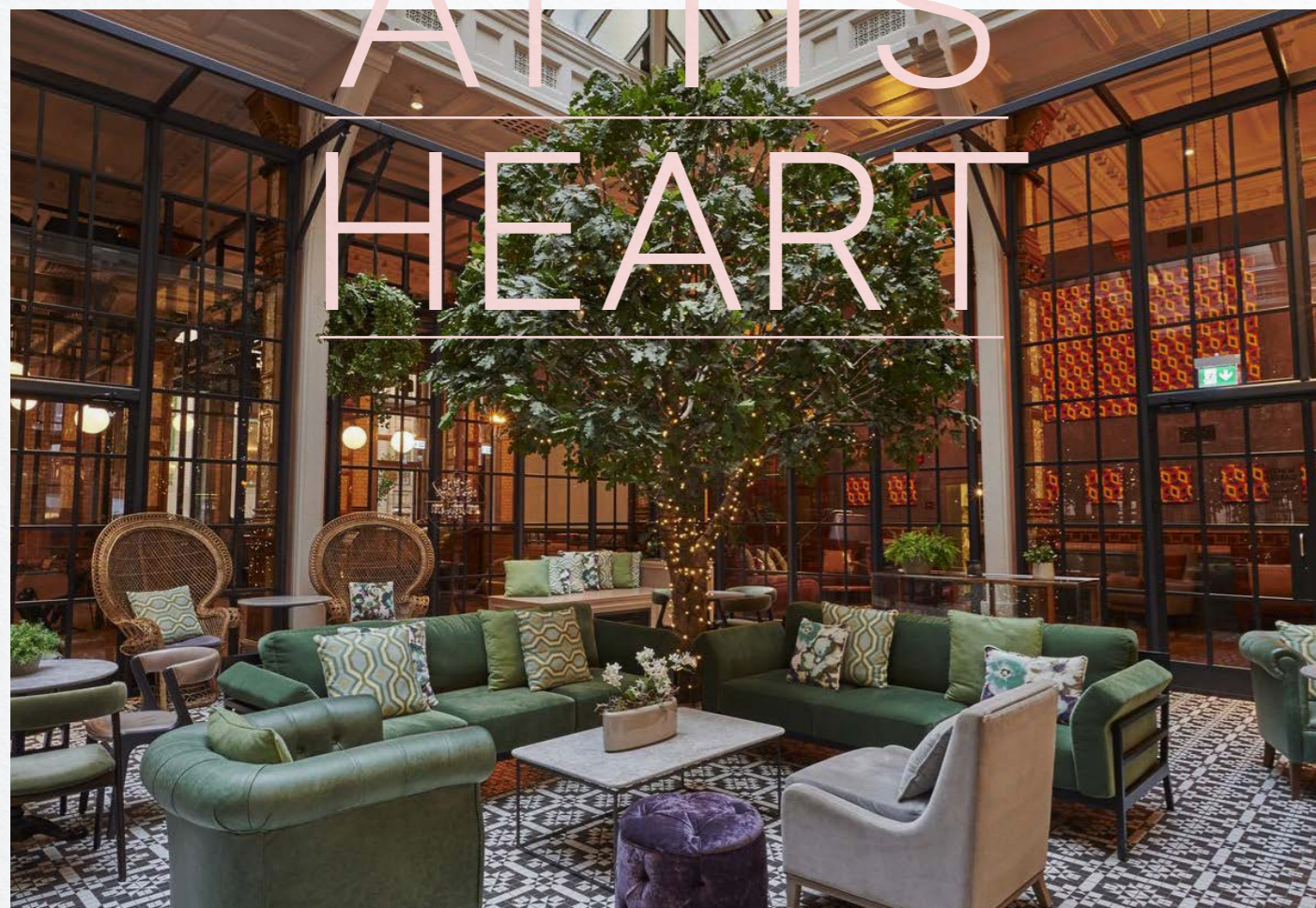
Like its neighbours, 40 Princess Street was built for industry, originally intended to offer office and warehouse space for merchants and manufacturing. This history can be seen in the architecture of the building, which has a ship's prow above the corner of the doorway to reflect the building's mercantile origins.

The 1927 Manchester & Salford Directory lists among the occupants: J. H. Greenhow & Co. Ltd, merchants; Alfred Fox, merchant and Hudson & Bowring Ltd, tram car life guard makers, who produced a device called a 'life guard' designed to prevent objects from falling between the wheels of trams.

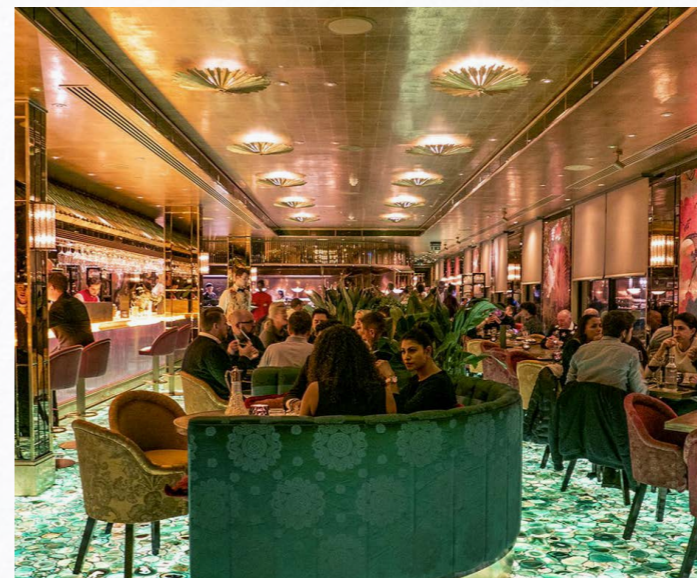
- [1] 40 Princess Street Cornerstone
- [2] Reception
- [3] Exterior Façade
- [4] 40 Princess Street Façade

Located in the heart of Manchester's vibrant village quarter, Forty Princess Street occupies a prominent position and benefits from a location close to some of Manchester's key leisure amenities such as the Manchester Art Gallery, Kimpton Clocktower Hotel, The Palace Theatre, Manchester Central Library and a plethora of bars and restaurants.

# LOCALITY AT ITS HEART



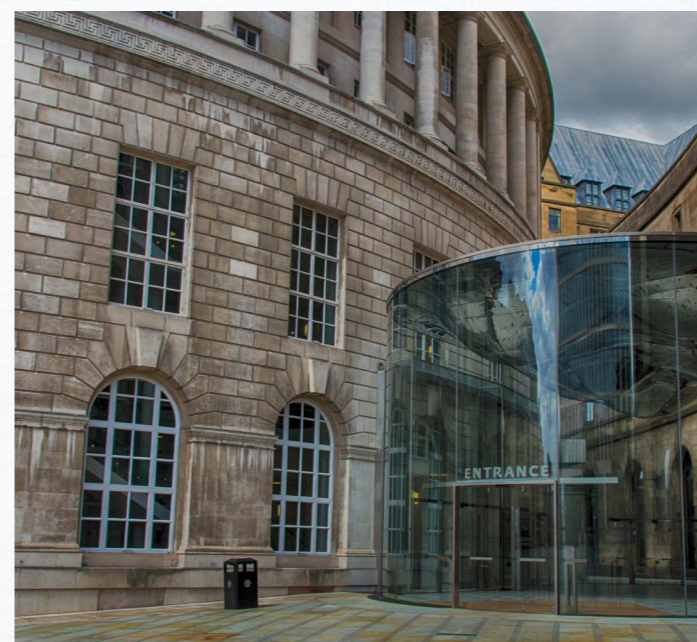
[1]



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**Forty.** Princess Street boasts excellent access to Manchester's comprehensive transport facilities including Oxford Road (6 min walk), Deansgate (12 min walk) and Piccadilly Railway Stations (6 min walk), the Metrolink service from St Peters Square (6 min walk) and Chorlton Street Bus Station (4 min walk).

- [1] Kimpton Hotel - 4 minute walk
- [2] The Ivy - 15 minute walk
- [3] Palace Theatre - 3 minute walk
- [4] St Peters Square - 7 minute walk

# forty.

Oxford Road Station

St Peter's Square

Victoria Station

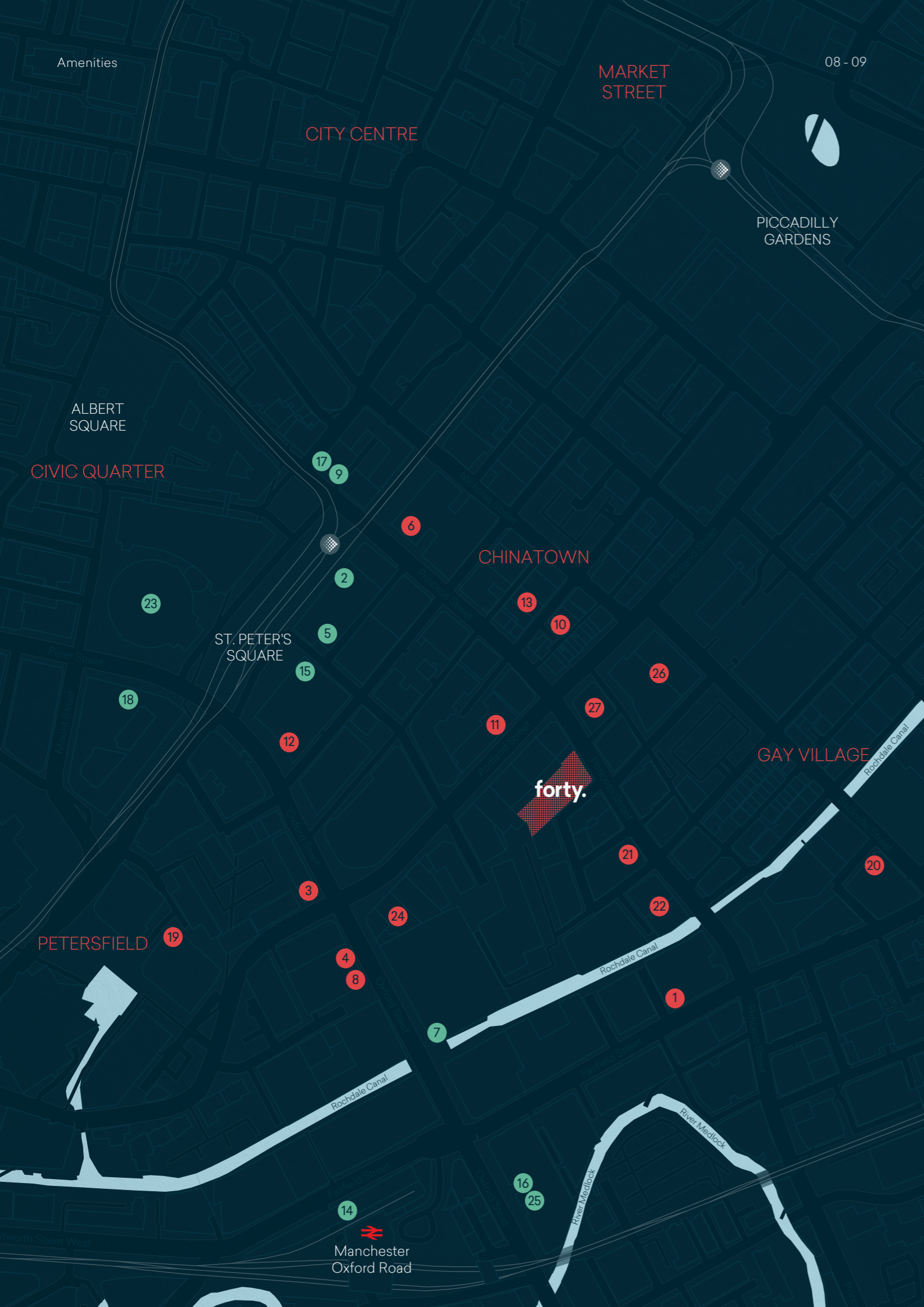
Manchester Arndale

Manchester University

Piccadilly Station



# VISIONARY FUTURE



Manchester is thriving, there's an infectious energy, entrepreneurial spirit and can-do attitude that sets it apart. Princess Street itself has become an epicentre for a compelling group of innovative forward thinking brands, creating a distinct hub for progressive business, in an exciting and multi-dimensional part of the City.

### Eat + Drink

1. Foundation Coffee
2. Wagamama
3. Pret A Manger
4. Nudo Sushi Box
5. Black Sheep Coffee
6. Manchester Art Gallery Café
7. Changos
8. Tortilla
9. Caffè Nero
10. Wazuzhi



### Bars + Restaurants

11. Sangam
12. Fumo
13. Try Thai
14. Gorilla
15. The Anthologist
16. The Refuge
17. Ban Di Bul
18. Mount Street
19. Society
20. Richmond Tea Rooms



Manchester Central Library Development Trust

### Local Occupiers

21. Become Recruitment
22. Brand Vista
23. Manchester Central Library
24. Social Chain



**Walking Times**  
1 - 4 minutes  
5 + minutes

### Hotels

25. The Principal Hotel
26. Hotel Brooklyn
27. Townhouse Hotel



Floor	Suite Number	Sq Ft	Sq M
Basement	Office Suite -2.0	7,707	716.0
-1	Office Suite -1.0	3,617	336.0
Ground	Office Suite 0.0	2,497	232.0
	Reception + Hub	2,669	248.0
1	Office Suite 1.0	5,242	487.0
2	<b>Let to PRP</b> 2.1	2,626	244.0
	Office Suite 2.2	2,562	238.0
3	Office Suite 3.0	4,898	455.0
4	Office Suite 4.1	2,515	233.68
	Office Suite 4.2	2,507	232.93
5	Office Suite 5.0	4,919	457.0
6	Office Suite 6.1	2,555	237.41
	Office Suite 6.2	2,328	216.28
7	Office Suite 7.0	5,177	481.0
	Office Suite 8.1 (Front)	2,532	235.2
8	Office Suite 8.2 (Back)	2,159	200.6
	Office Suite 9.0	4,575	425.0
9	Office Suite 10.1 (Front)	2,079	193.1
	<b>Let to Node</b> 10.2 (Back)	610	56.7

■ Fully Fitted and Furnished

# BUILDING LAYOUT



[1]



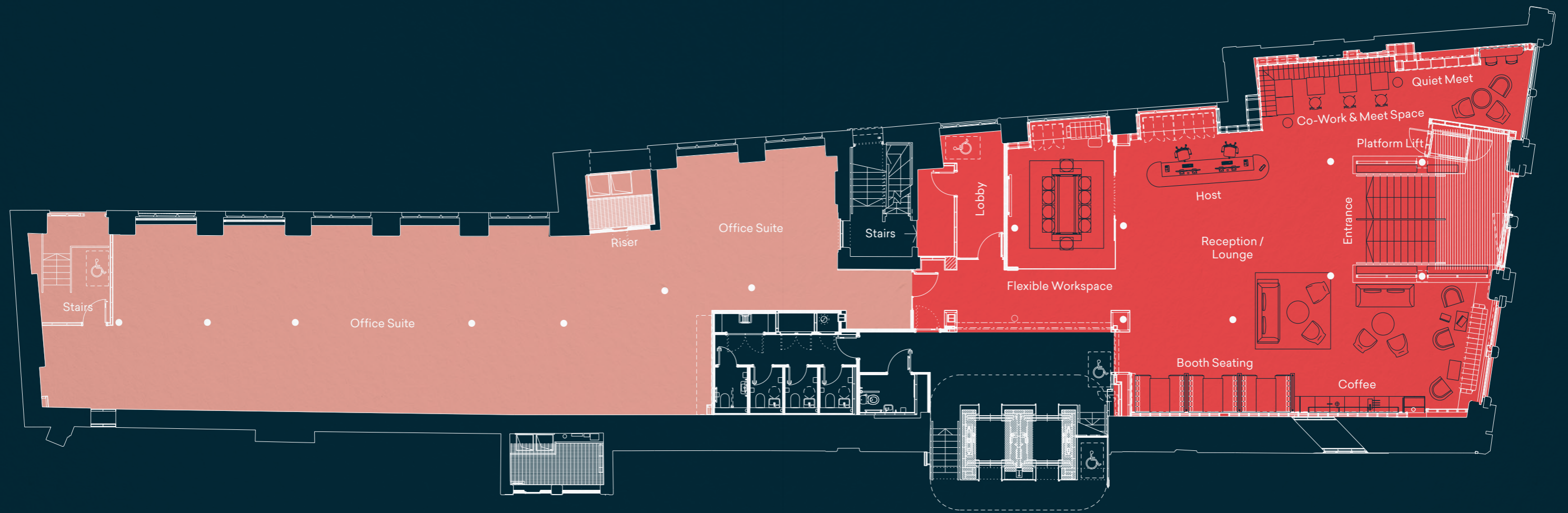
[2]



[3]

- [1] Reception & Breakout Area
- [2] Office Suite 7.0
- [3] Office Suite 7.0 Breakout Area

# GROUND FLOOR RECEPTION

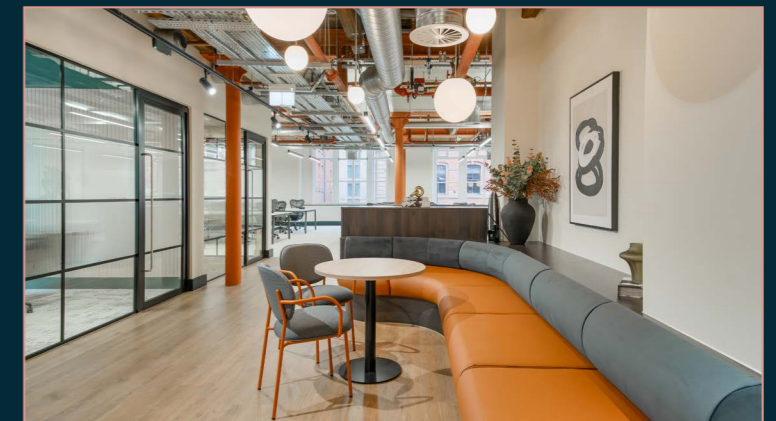
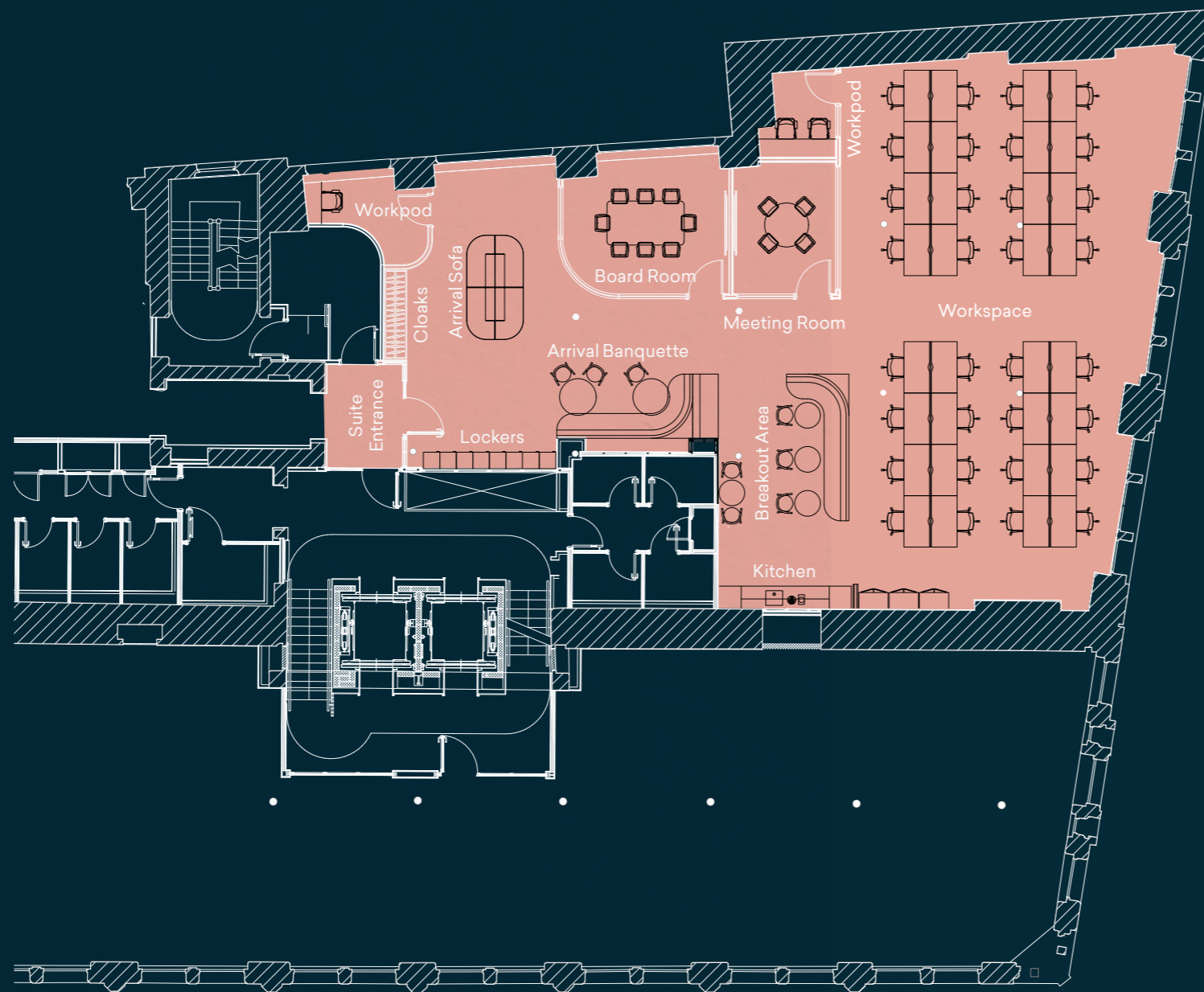


## Ground Floor Layout

Indicative Floor Plan  
Ground Floor - Reception and Amenities

# OFFICE SUITE 4.1

## FULLY FITTED AND FURNISHED SUITE



- 2,500 Sq Ft
- 32 Workstations
- 1 x 8 Person Boardroom
- 1 x 4 Person Meeting Room
- 2 x Workpods
- 1 x Kitchen Breakout

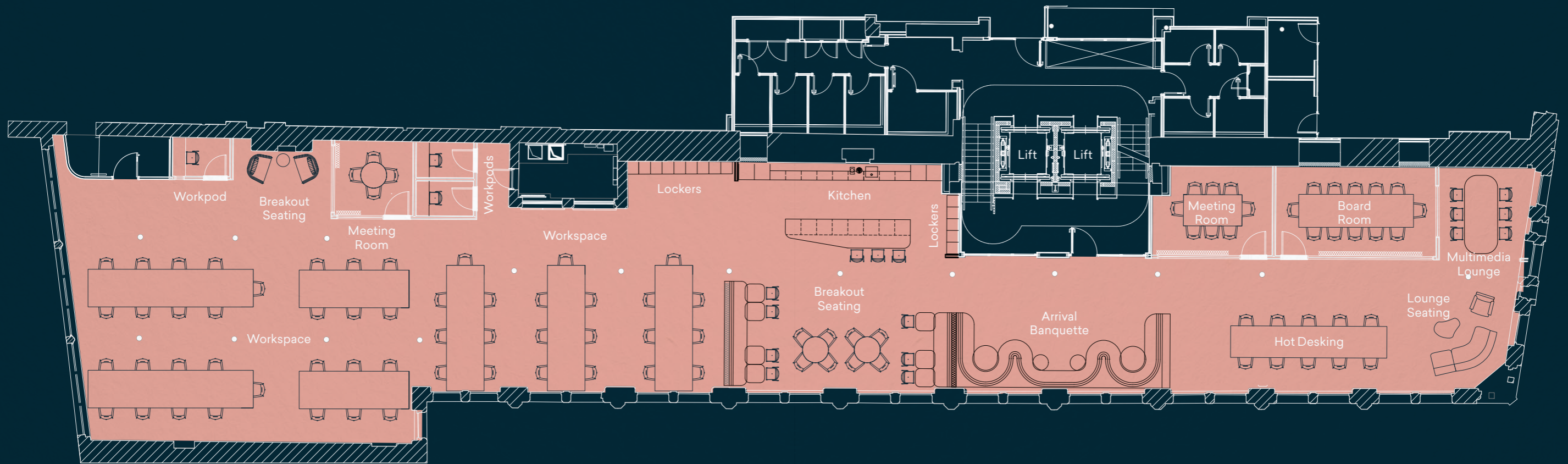


### 4.1 Floor Layout

Indicative Floor Plan  
Office Suite 4.1

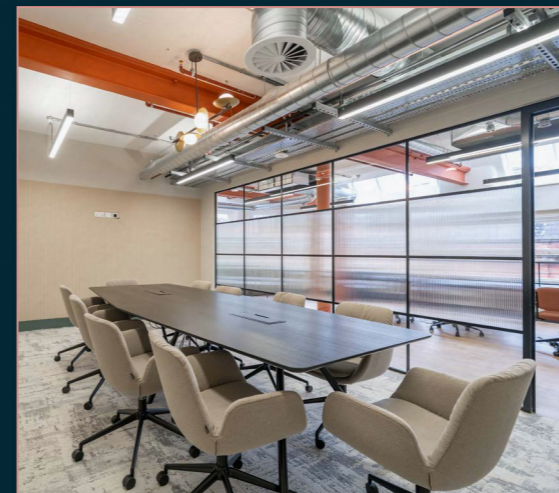
# OFFICE SUITE 7.0

## FULLY FITTED AND FURNISHED SUITE



### 7.0 Floor Layout

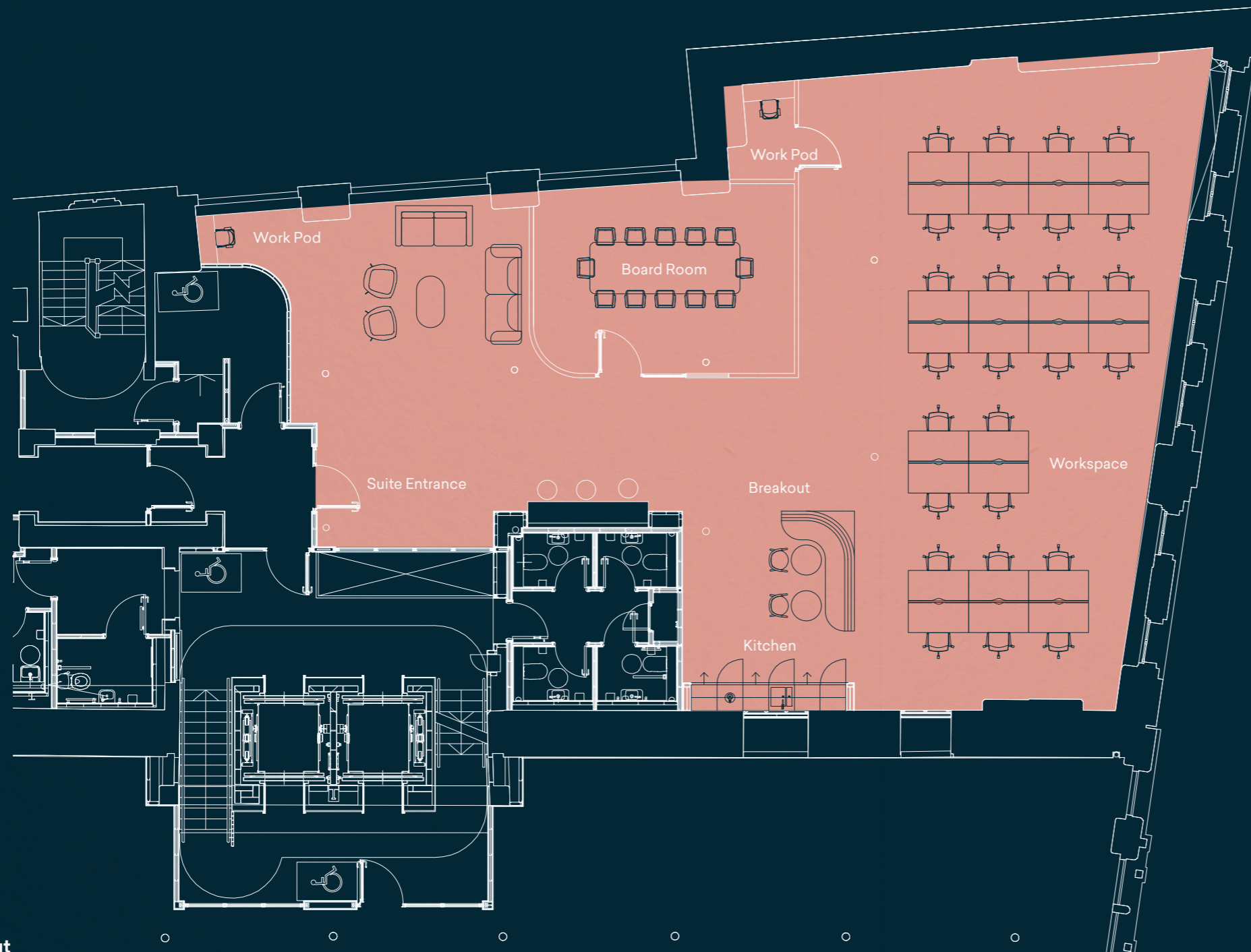
Indicative Floor Plan  
Office Suite 7.0



- 5,177 Sq Ft
- 51 x Workstations
- 10 x Hot Desking
- 6 x Multi-Media Seating
- Arrival Lounge
- 3 x Workpods
- 1 x 12 Person Boardroom
- 1 x 8 Person Meeting Room
- 1 x 4 Person Meeting Room
- Kitchen and Breakout Space

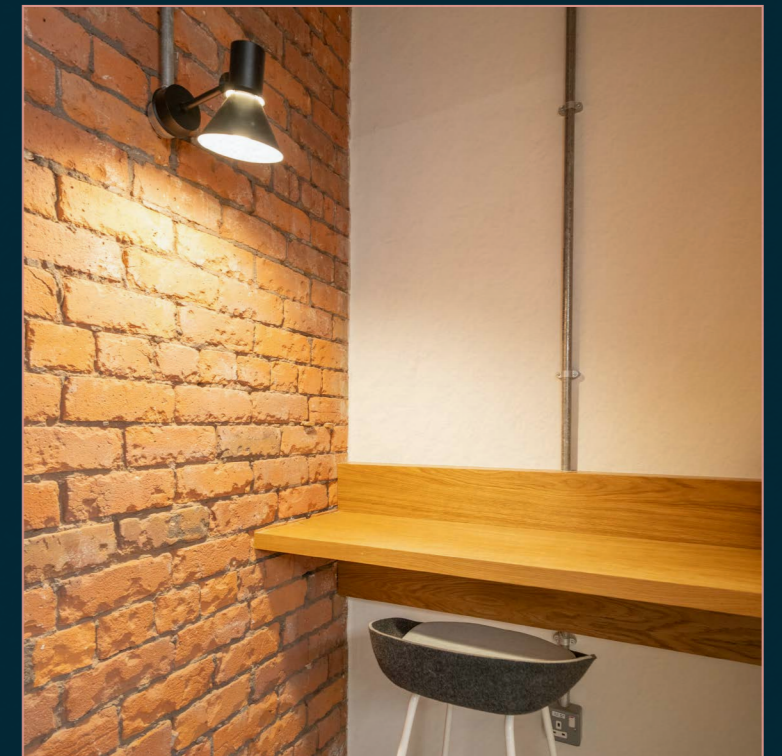
# OFFICE SUITE 8.1

## FULLY FITTED AND FURNISHED SUITE



8.1 Floor Layout

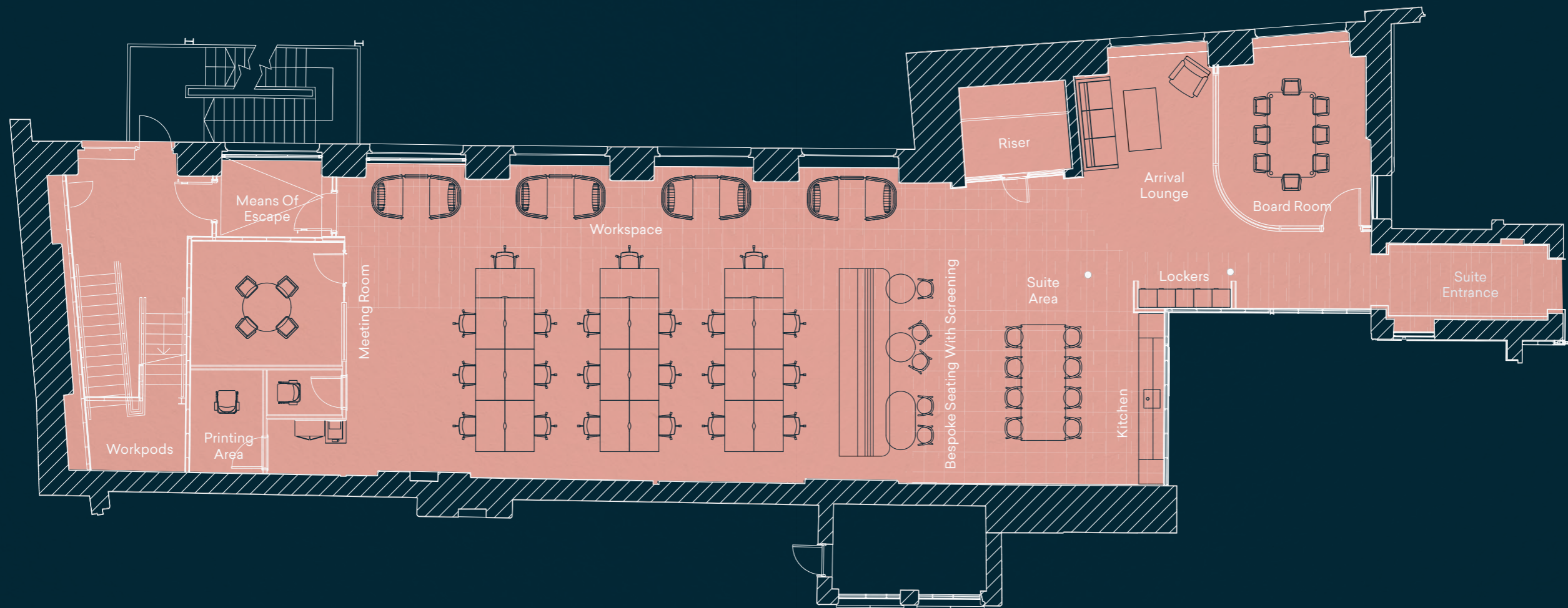
Indicative Floor Plan  
Office Suite 8.1



- 2,532 Sq Ft
- 26 x Workstations
- 12 x Person Meeting Room
- 2 Workpods
- Kitchen and Breakout Space

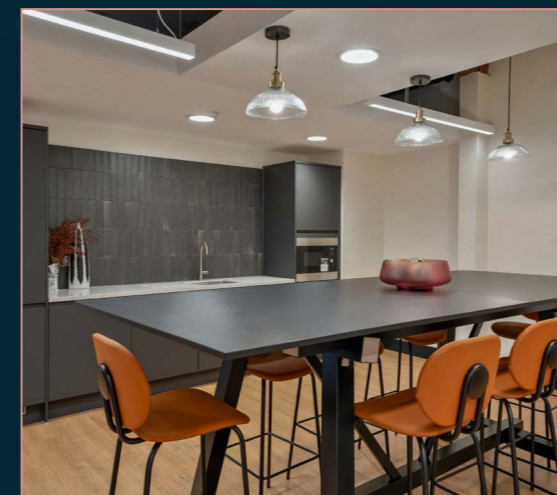
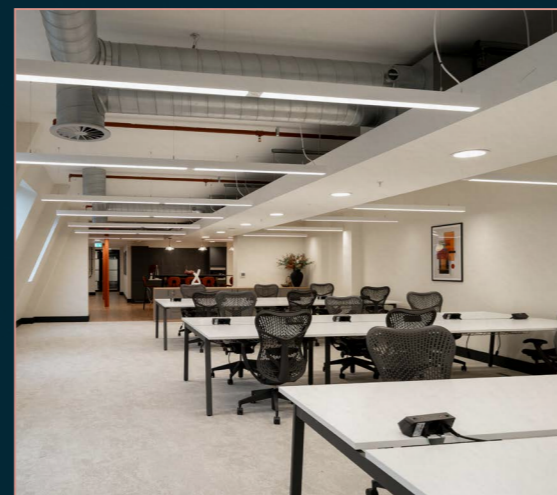
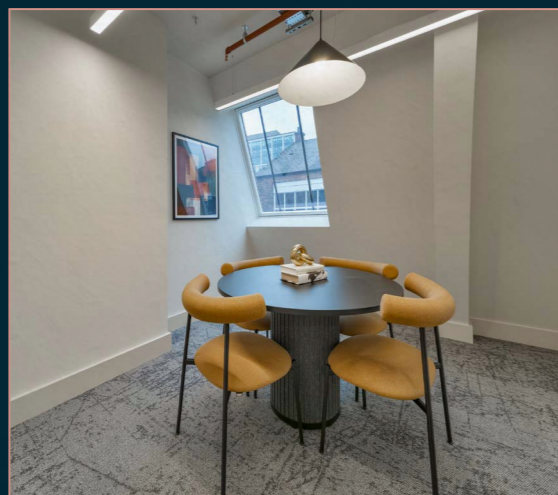
# OFFICE SUITE 8.2

## FULLY FITTED AND FURNISHED SUITE



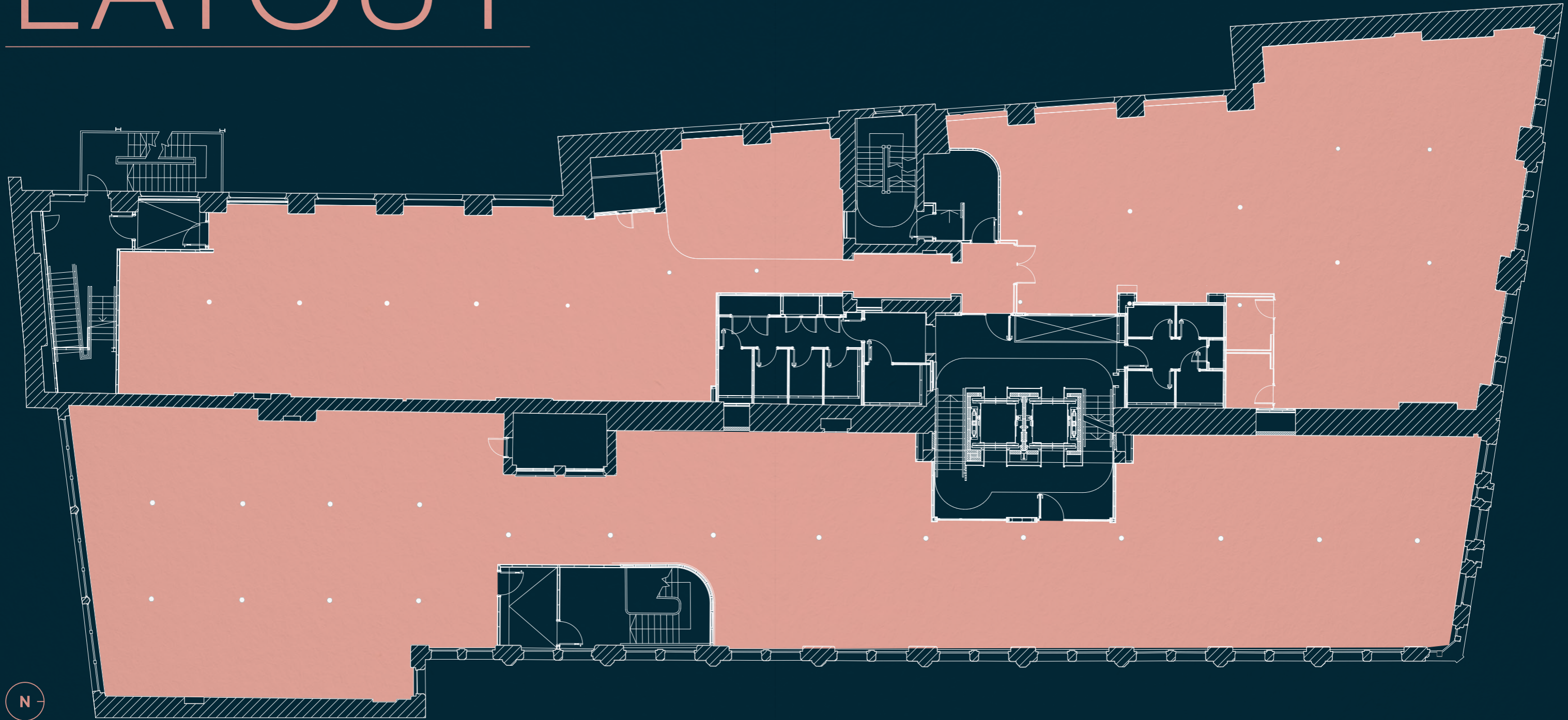
### 8.2 Floor Layout

Indicative Floor Plan  
Office Suite 8.2



- 2,159 Sq Ft
- 21 x Workstations
- 4 x Informal Breakout
- 1 x 8 Person Boardroom
- 1 x 4 Person Meeting Room
- 2 x Workpods

# TYPICAL FLOOR LAYOUT



Typical Floor Layout

Indicative Floor Plan  
Office Suite

[1]



[5]



[4]



# TECHNICAL SPECIFICATION



[2]



[3]

- [1] Office Suite 4.0
- [2] Loft Office Suite 10.1
- [3] Office Suite 7.0 Breakout Space
- [4] Office Suite 4.1 Kitchen
- [5] Office Suite 8.1 Meeting Pod

**Forty. provides flexible high quality office space adaptable for user needs, alongside fully fitted and furnished workspace. The building will benefit from the following specification:**

- Fully refurbished listed workspace, retaining numerous original character features
- Ground floor boutique reception and breakout/meeting space
- CAT A open plan or fully fitted and furnished solutions available
- New VRF fan coil heating and cooling system, plus supply & extract ventilation system finished to an occupational ratio of 1 person per 8 Sq M
- Raised floor providing average 70mm clear void
- New LED pendant light fittings
- 4 x female and 4 x male superloos plus accessible WC per split floor
- 2 x 13 person passenger lifts
- Secure bicycle storage for 60 bikes and cycle repair station
- Telcom enabled building providing diverse and high speed internet connectivity
- 6 x self-contained unisex shower and changing rooms plus 1 x fully accessible shower/WC/changing room
- 60 lockers and associated drying room
- 24/7 access
- BREEAM rating 'Good'
- EPC Rating: B27

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## Further Information

Available from the joint agents.

[fortyprincesst.com](https://fortyprincesst.com)

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