

THE EXPRESS BUILDING, 9 GREAT ANCOATS ST, MANCHESTER M4 5AD



ANCOATS

HUCKLETREE

WHERE THE MOST EXCITING BRANDS LIVE



Based in the historic landmark
of the old Express building.
Here, you'll find brave minds and
companies defining the future of
how we shop, eat, wear, game,
watch and ultimately, live.

2.



IN THE HEART OF MANCHESTER'S NORTHERN QUARTER

The Northern Quarter and Ancoats has been a focal point of the Manchester's post-millennial renaissance, and its reputation as the city's creative quarter is now firmly in place.

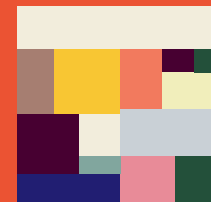
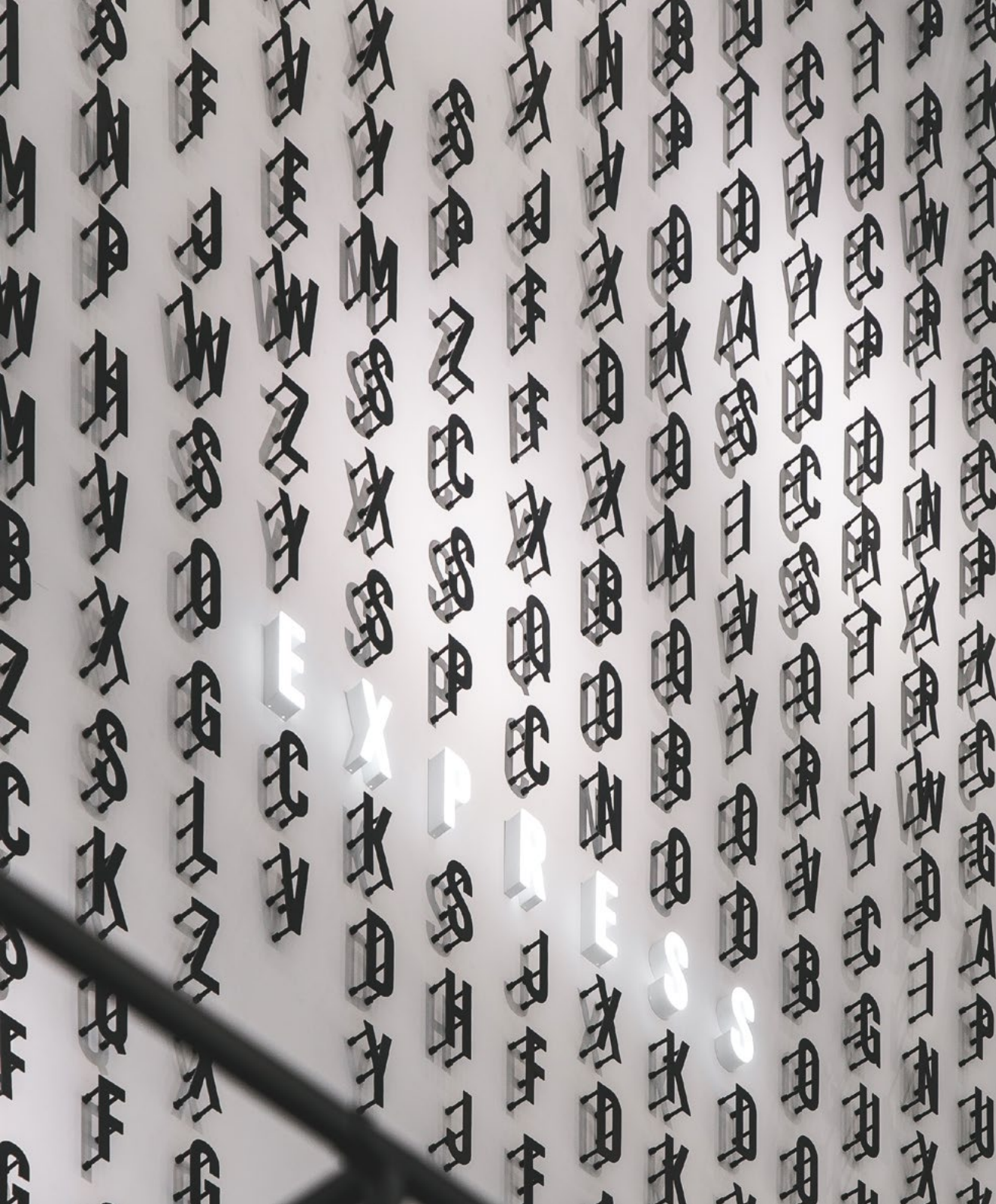
Situated in the iconic Express Building, completed in 1939 and revered ever since by locals and architecture enthusiasts alike, the building was home to the Daily Express before being converted into contemporary office space.

3.



Huckletree Ancoats is a short walk from Piccadilly train station, Piccadilly Gardens and Northern Quarter. Enter via Great Ancoats Street





A HOME OF INNOVATION INSIDE...

Huckletree Ancoats is based across three floors of the pioneering Express Building, an Art Deco masterpiece and icon of Northern creativity. Inspired by the avant garde Memphis movement, we've transformed three levels into a bold haven for the city's most innovative and ambitious minds. .



A HOME OF INNOVATION INSIDE...

Home to some of the most exciting companies, investors and funds.

depop

 TapTrip

 **thirdfort**

**Muscle
Food**

6.

“The work that Huckletree has done to the Express Building in Manchester is stunning, and it makes you feel proud to work there. It feels like you’re truly at the cutting-edge of the city and everything it has to offer.”

Chris Buckley, Founder and CEO of Pixel Kicks



Imaginarium



38
Person
Private
Office

Dedicated
and shared
Meeting rooms

Library
Corner



Podcast
Studio

Anywhere
access
across
Huckletree
hubs



Privacy
booths



Live Lounge

Shared access
to breakout
collaboration zones



Shared Kitchen
Facilities



Meditation
Room



DESIGNED FOR THE
NEW-WORLD OF WORK

Introducing a private suite, exclusively set on the second floor.



THE ANCOATS SUITE

FLOORPLAN



1,322 SQ. FT

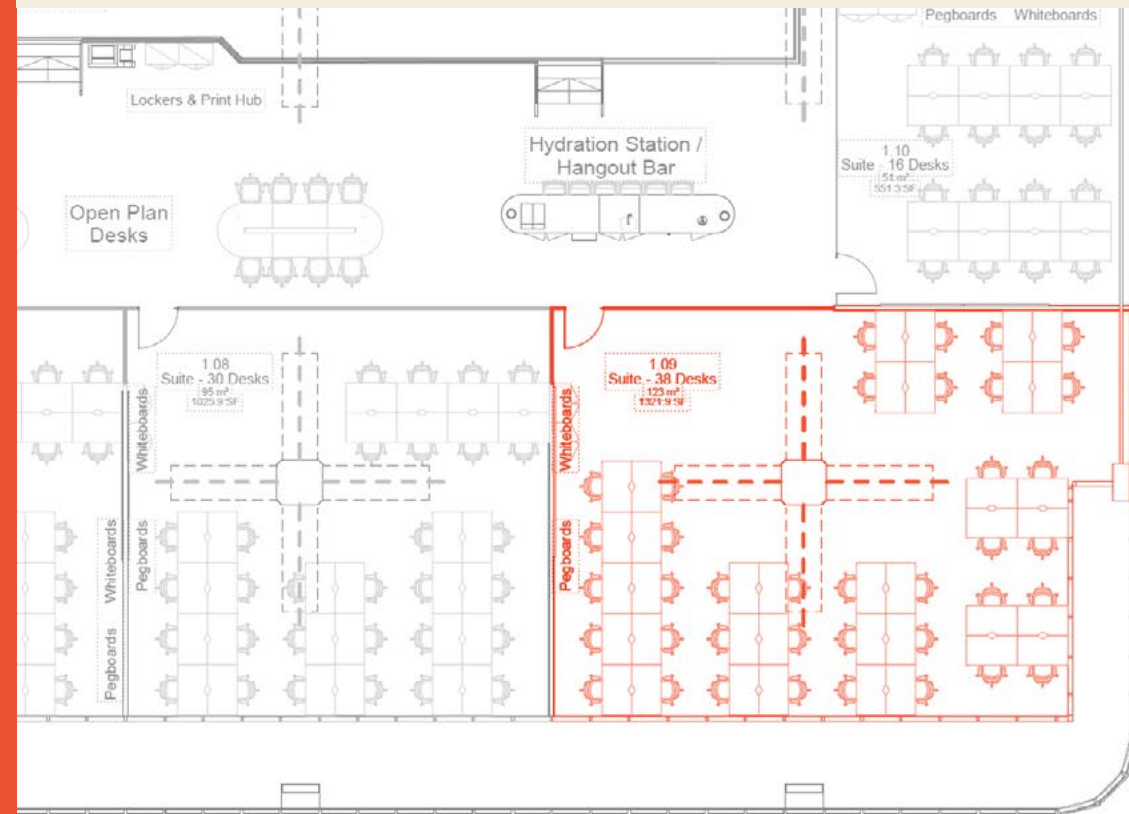
122 SQ. M

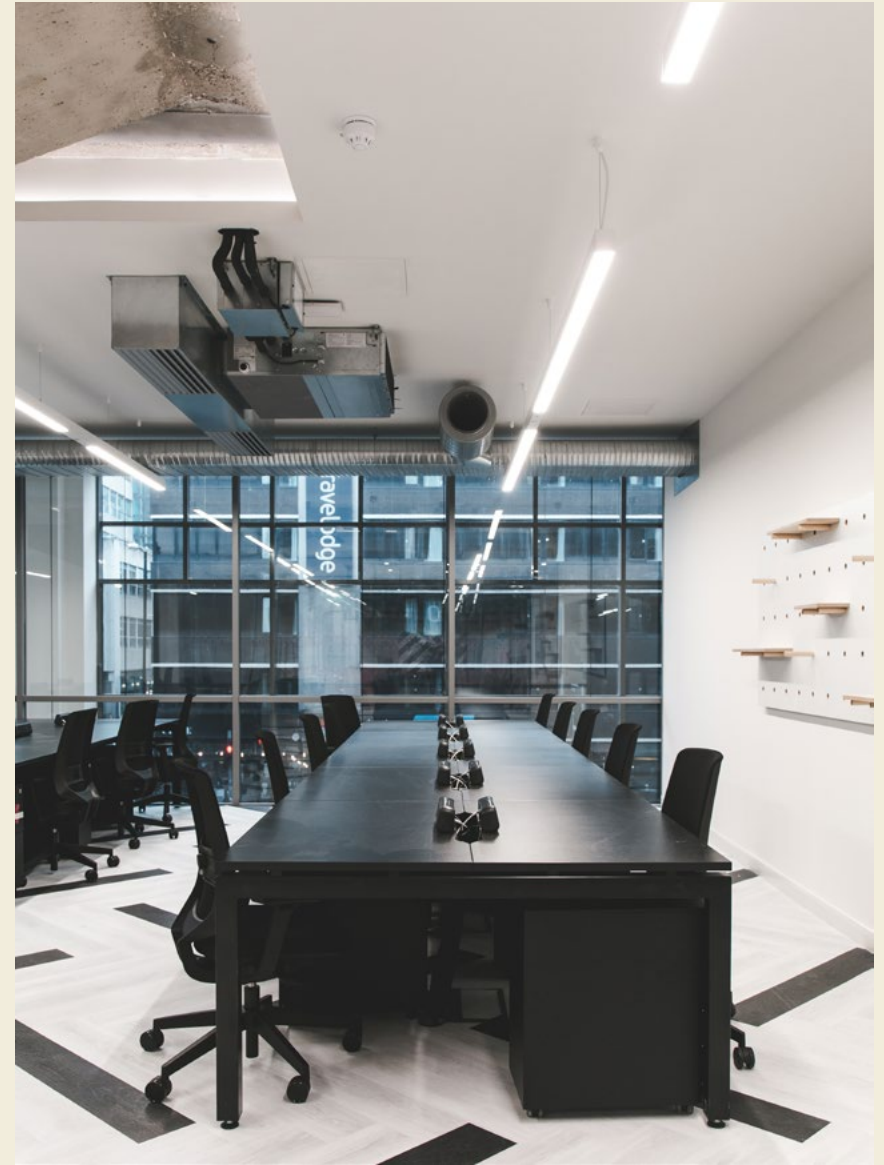
CUSTOMISABLE SPACE

38 DESKS

OPTION TO TAKE DEDICATED MEETING ROOM

9.







COMMUNAL MEETING ROOMS

8 communal meeting rooms, ranging in size from 2 - 12. All rooms complete with tables, chairs, Audio Visual, whiteboard, with zoom tv's installed in specific rooms.

DEDICATED MEETING ROOMS

Option to take dedicated meeting room, subject to availability*

11.



SERVICES INCLUDED

Rent, Business Rates & Service Charge

Digital access control and 24/7 Security

1GB fibre line (primary + back-up)

COVID-19 Health & Safety procedures and Safety Certified workspace

Daily and overnight cleaning

All basic workplace furniture

Building utilities: water, electricity, heating and air conditioning/filtration

Reception and post handling

Bike parking, lockers, showers and changing areas

Access to weekly programming/ digital events

12.

CUSTOMISED FOR YOU

Your suite can be customised for you and your team including:

- Workstation layout and setup
- Meeting room and breakout space inclusions
- Brand and design
- Internet services

We can also build in bespoke digital programming for all employees from our Education team to advance their skills, learn and develop.





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LET'S BUILD THIS TOGETHER

HUCKLETREE