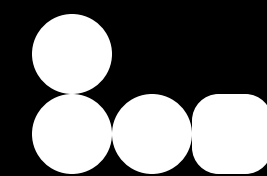
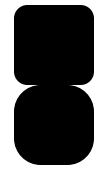


7 Dale Street
Northern Quarter
Manchester
M1 1JA



.. SEVENDALEHOUSE



History

Sevendale House, situated at the heart of Stevenson Square, is a distinguished Grade II Listed building that characterises the vibrant style of the Northern Quarter.

This building has become an integral part of the city's landscape.

Stevenson Square was built as a speculative development in the 1780s, originally planned as a middle-class residential area. Its developer William Stevenson bought land on the north-east edge of the growing Georgian town and laid out a grid of streets around a rectangular square.

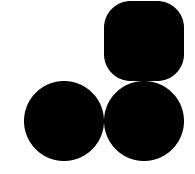
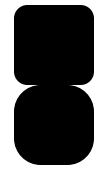
By the early 19th Century the area was transforming with the development of cotton warehouses and mills. This caused a decline in the social status and by the end of the Century, the area was densely developed with commercial buildings

alongside workers' housing.

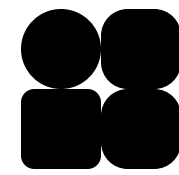
Sevendale House was built as a trade warehouse for I.J. & G.Cooper Ltd in 1903 – 1906 and designed by Manchester architect John Bowden. The warehouse was considered to be innovative at the time, with a steel-frame, concrete floors and internal lightwell.

Sevendale House, purchased in 1986, stands proudly as the flagship of the PJD group. Working patterns have changed continuously since Sevendale was first built. In 2012 the building underwent a refurbishment that set a new standard for Grade A character workspace excellence in the area. The current reposition has been undertaken to adapt the building to the needs of today's new working practices. This is a new era for our community and we'd like you to join it.



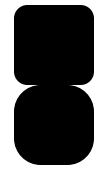


Sevendale House isn't just bricks and mortar; it's a community. Your wellbeing is a key part of making that a reality. We listen and adapt making sure you have everything for a modern way of working.

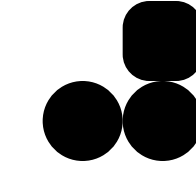




Ground level indicative CGI

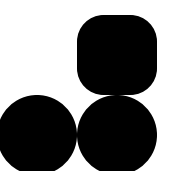


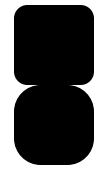
Ground level indicative CGI



After opening up Sevendale with a new full-height atrium for improved natural light, the next phase is underway. The ground level reception and lower ground level will undergo a comprehensive redesign, integrating new spaces and wellness facilities to activate the building's environment fully.

Whether you prefer a casual conversation in our newly designed breakout areas or desire a change of scenery in our bookable meeting rooms, we've got you covered with flexible spaces tailored to meet your needs. It's a space where you can connect, collaborate, and thrive.





- Our reception team is readily available to assist you with any requirements. Say goodbye to the hassle of waiting for visitors – our streamlined meet & greet sign-in form will automatically notify you via email upon the arrival of all guests who visit.



Atrium indicative CGI



One XPS Fitness

Located on the lower ground level, featuring a range of online classes (Spin, HIIT, Pilates, and more) available at your convenience. Our new studio offers an ideal space for you to engage in fitness and promote a healthy lifestyle.

Our classes cater for various fitness levels, accommodating both beginners and advanced participants, ensuring there's always an activity that suits your needs.



Foundation Coffee

Taking a break from the desk is a welcome change, and what better way to unwind than at our on-site café, Foundation Coffee House? Whether you crave a swift brew or a delightful brunch, this is the perfect escape to relax and indulge in some well-deserved 'me' time.



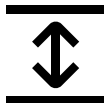
Building specification



DALI dimming to the perimeter luminaires reacting to daylight sensitivity



Infrared toilet area water saving devices



Fully accessible raised floors



Three passenger lifts and dedicated goods lift



Air conditioning



On-site café with discount for all tenants



Wellness studio



Meeting and event space



Premium changing facilities with 21 lockers and 6 showers



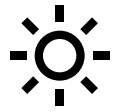
Divisible floors for flexibility



LED lighting with control



WC facilities on each level



Full-height atrium for improved natural light



Secure cycle hub with 40 spaces and repair stand



Drying area



Speed gate-equipped reception



Loading bay for deliveries



Lower ground level indicative CGI

Fitted & furnished

Looking for a hassle-free space? Sevendale House provides the ideal solution. Our fully equipped and furnished suites take care of the heavy lifting for you. Simply plug in your devices, and you're ready to go.

With capacities ranging from 4 desks to 24, we offer various options for you and your team. Our more intimate spaces on level 5

feature a communal breakout area. A place where you can rub shoulders with your fellow tenants and share ideas.

Elevate your workspace, seize the energy, and be part of the story.



Level 1

Fitted & furnished

Suite A

1,980 sq ft

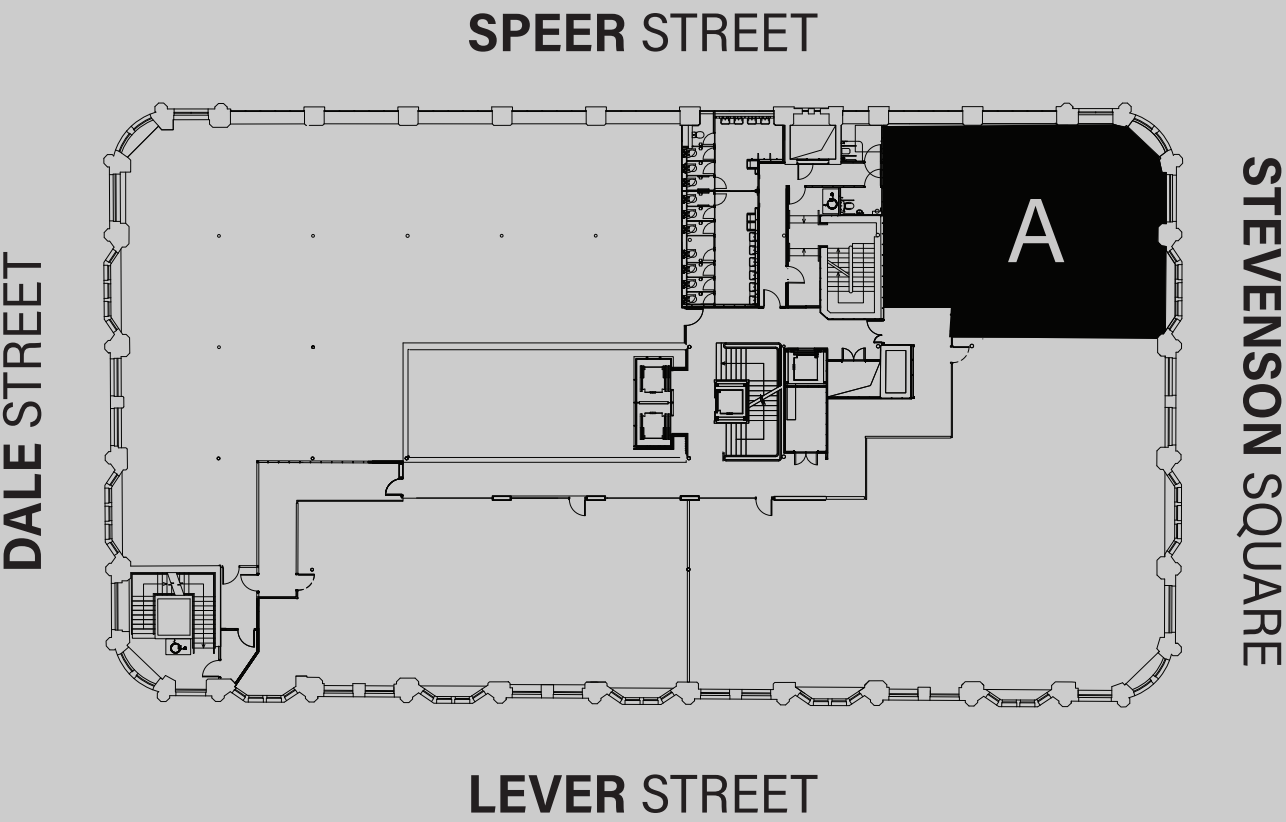
184 sq m

Fitted & furnished

Suite C

2,734 sq ft

254 sq m



Key

- A

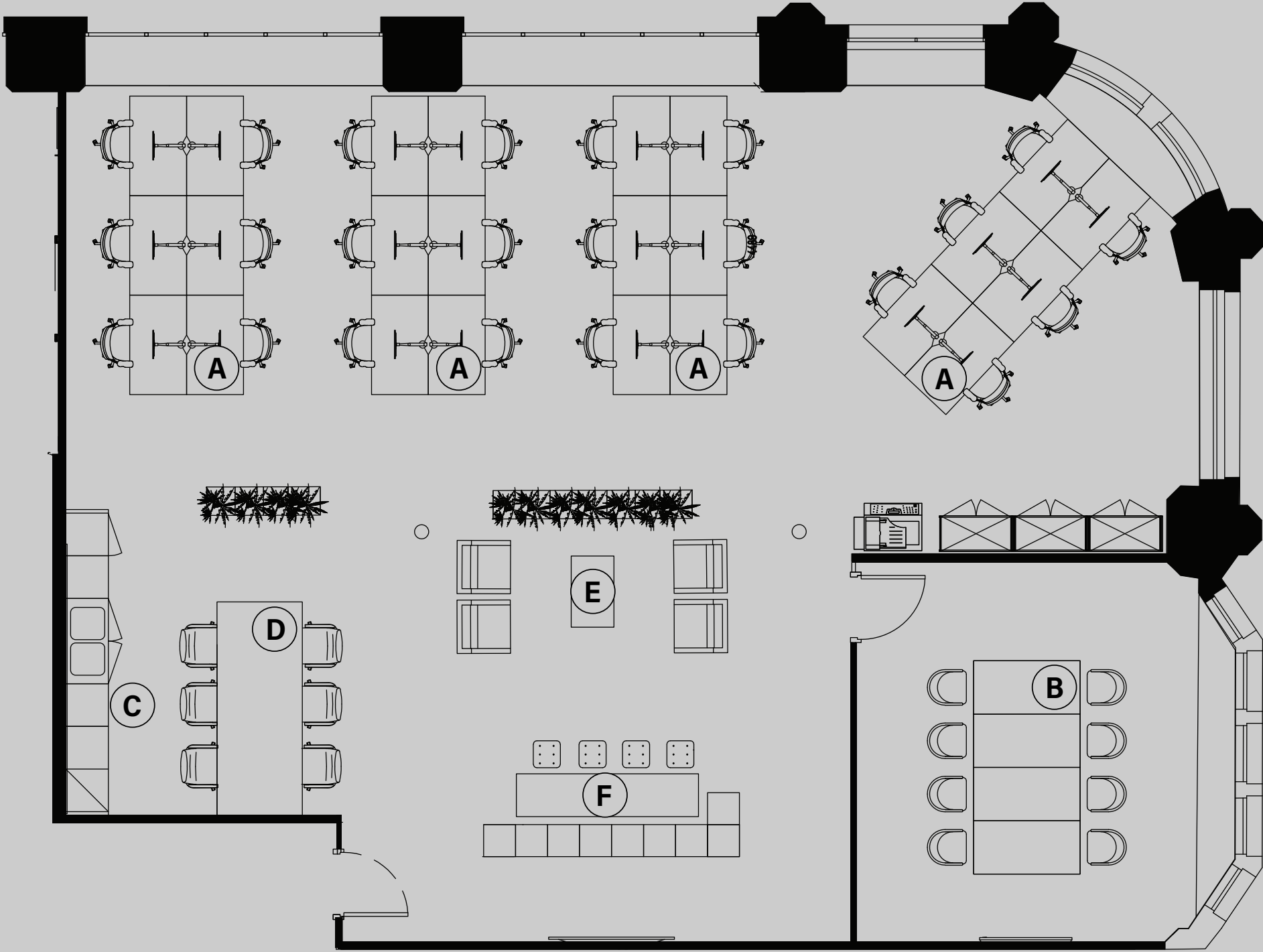
24 workstations
- B

8 person boardroom
- C

Kitchen
- D

Breakout space
- E

Informal meeting space



Level 1

Fitted & furnished

Suite A

1,980^{sq ft}

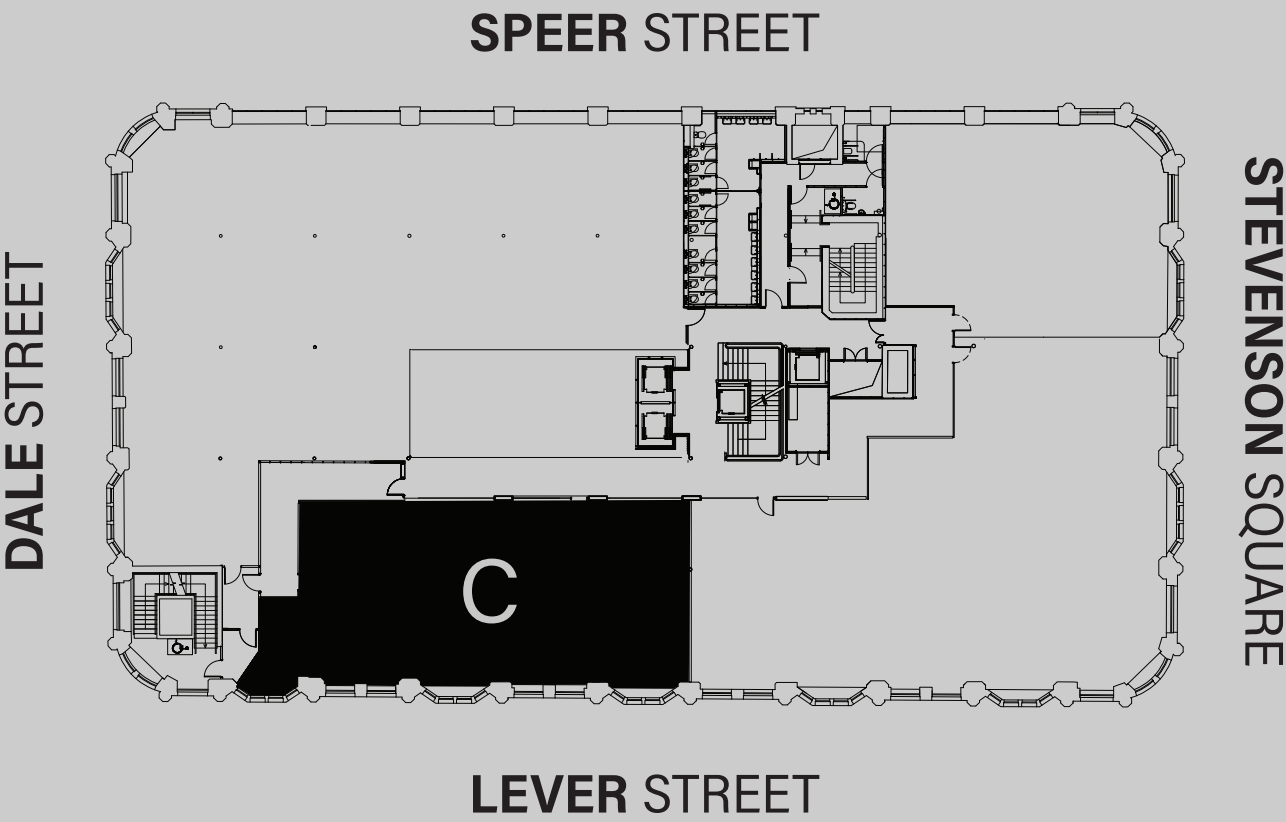
184^{sq m}

Fitted & furnished

Suite C

2,734^{sq ft}

254^{sq m}



Key

- A

24 workstations
- B

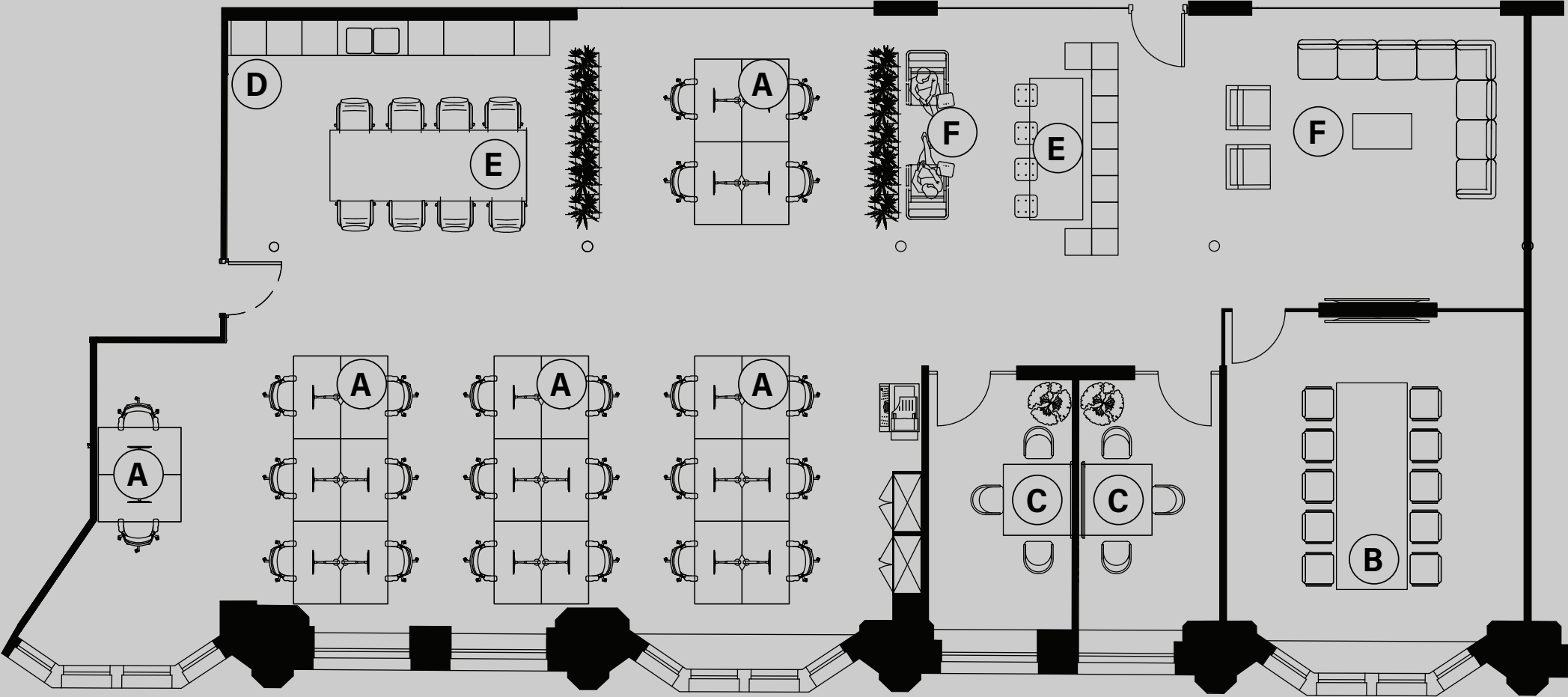
10 person boardroom
- C

3 person meeting room
- D

Kitchen
- E

Breakout space
- F

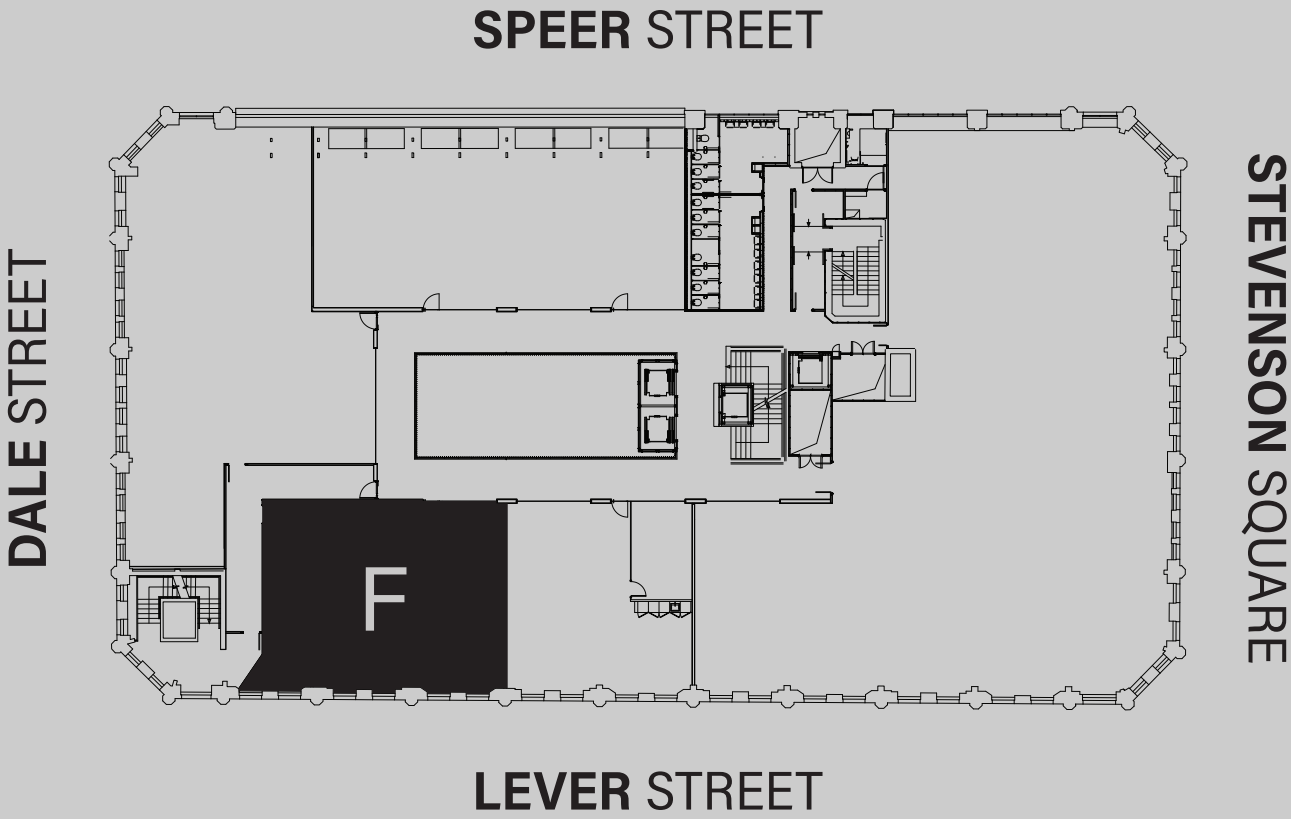
Informal meeting space



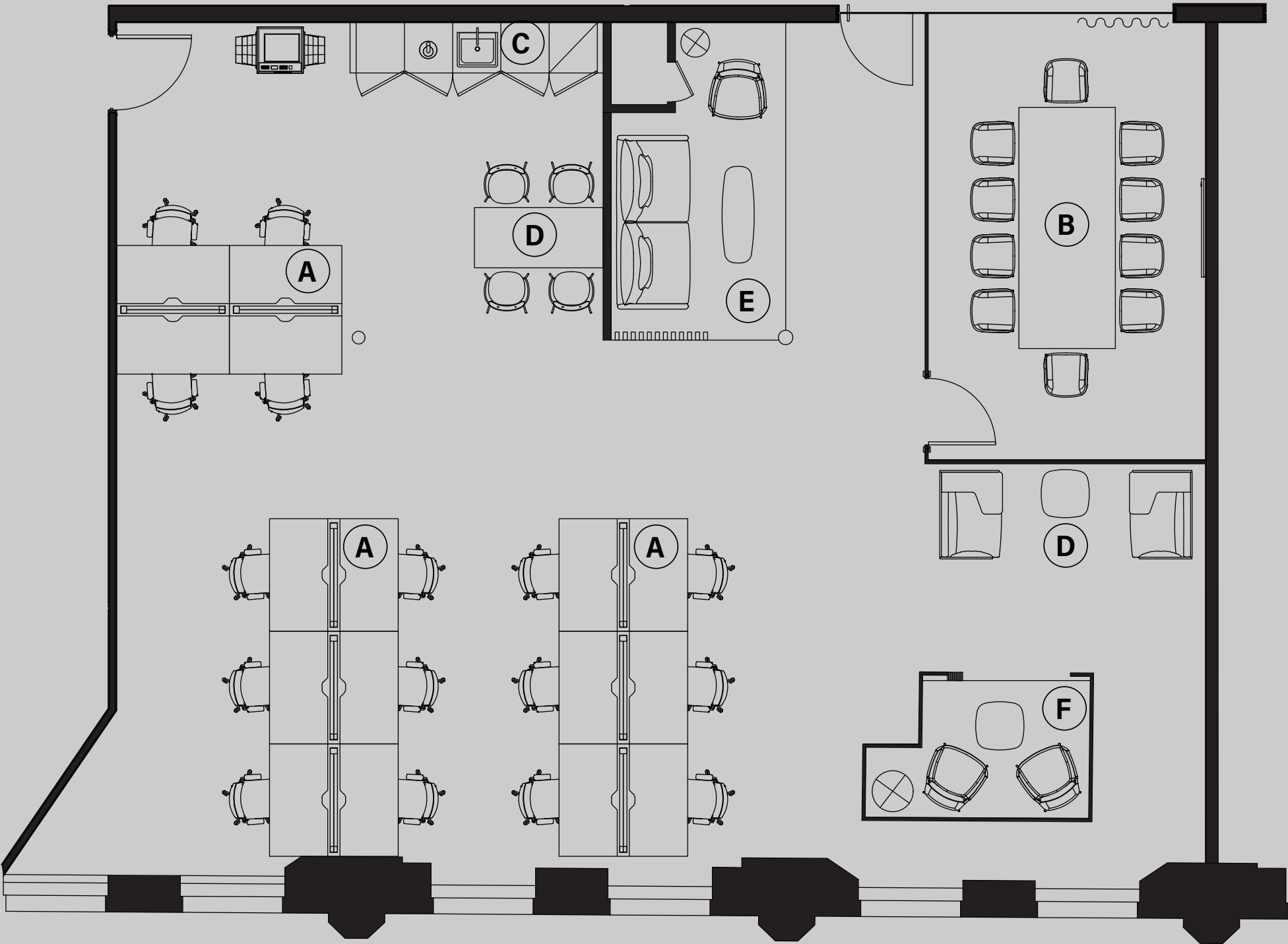
Level 3

Fitted & furnished

Suite F
1,527 sq ft
142 sq m



- Key
- | | | | |
|---|---------------------|---|------------------------|
| A | 16 workstations | D | Breakout space |
| B | 10 person boardroom | E | Waiting lounge |
| C | Kitchen | F | Informal meeting space |



Level 5

Fitted & furnished

Suite 1

301 sq ft

28 sq m

Fitted & furnished

Suite 2

1,149 sq ft

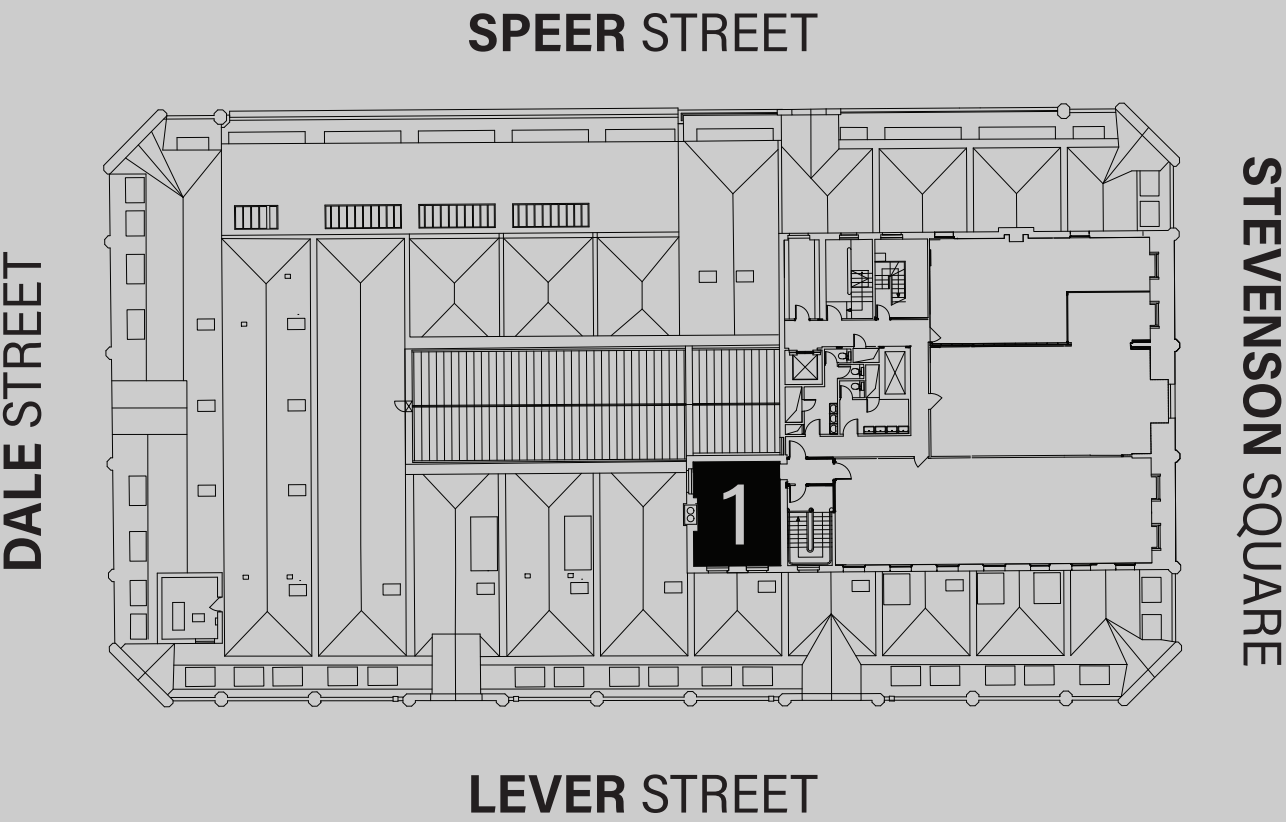
107 sq m

Fitted & furnished

Suite 3

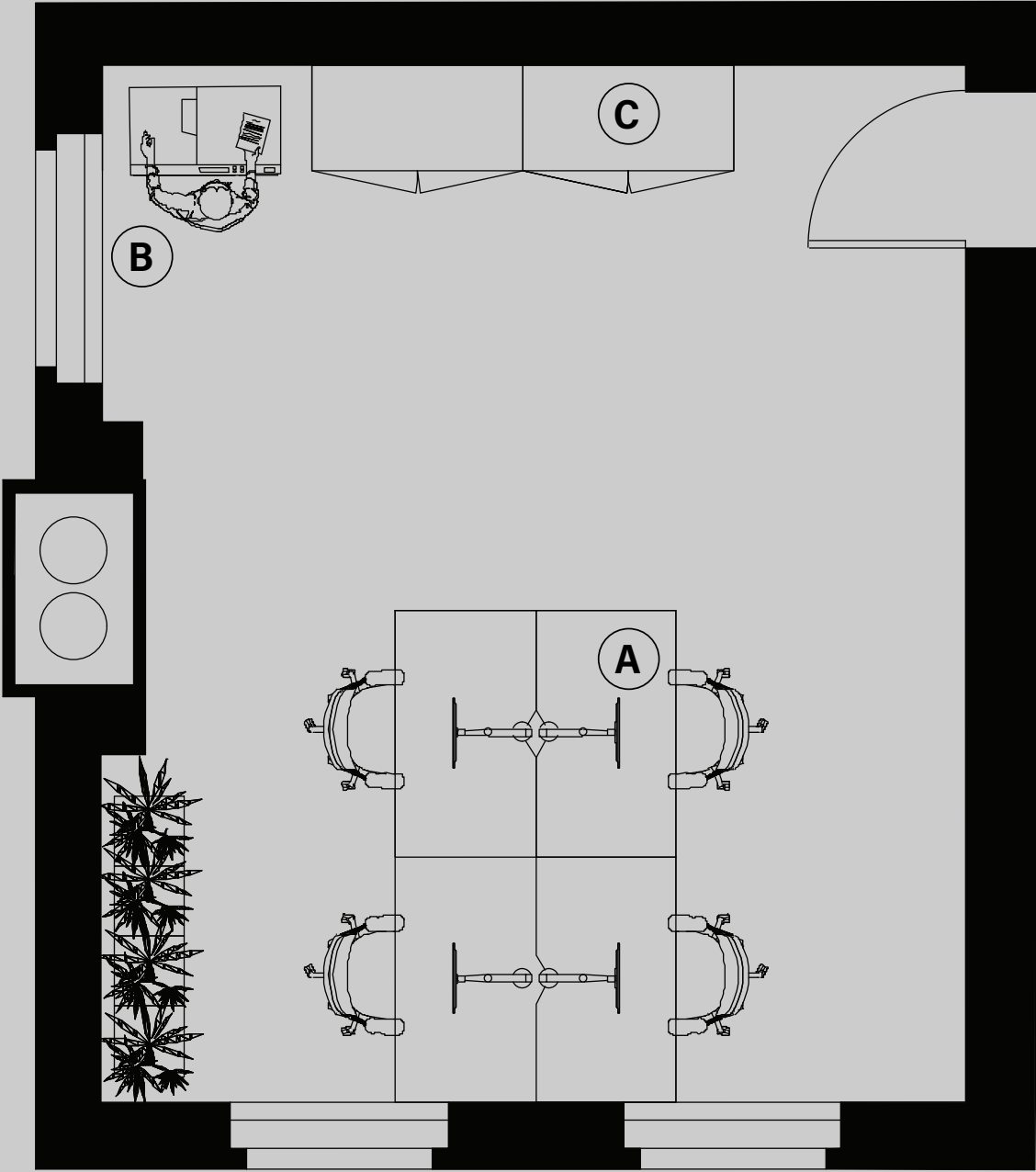
1,682 sq ft

156 sq m



Key

- A 4 workstations
- B Print station
- C Low level storage



Level 5

Fitted & furnished

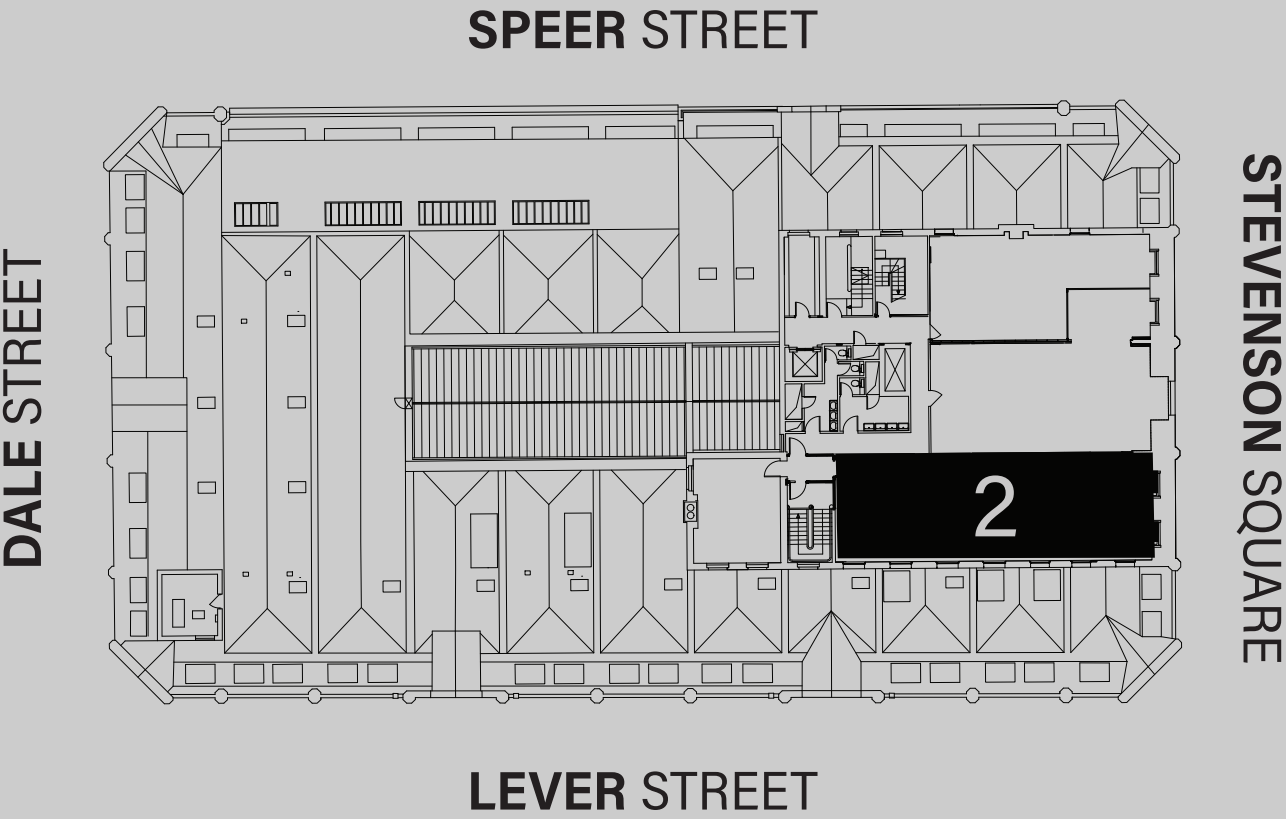
Suite 1
301 ^{sq ft}
28 ^{sq m}

Fitted & furnished

Suite 2
1,149 ^{sq ft}
107 ^{sq m}

Fitted & furnished

Suite 3
1,682 ^{sq ft}
156 ^{sq m}



Key

- A

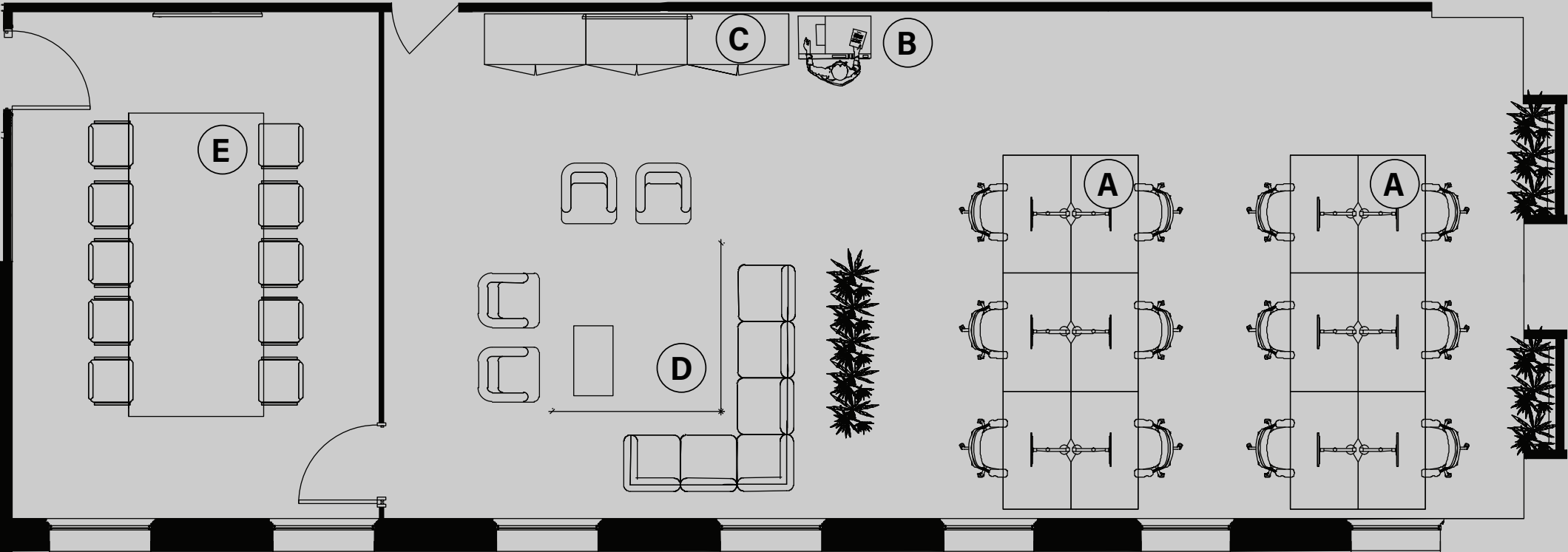
12 workstations
- B

Print station
- C

Low level storage
- D

Breakout space
- E

10 person boardroom



Level 5

Fitted & furnished

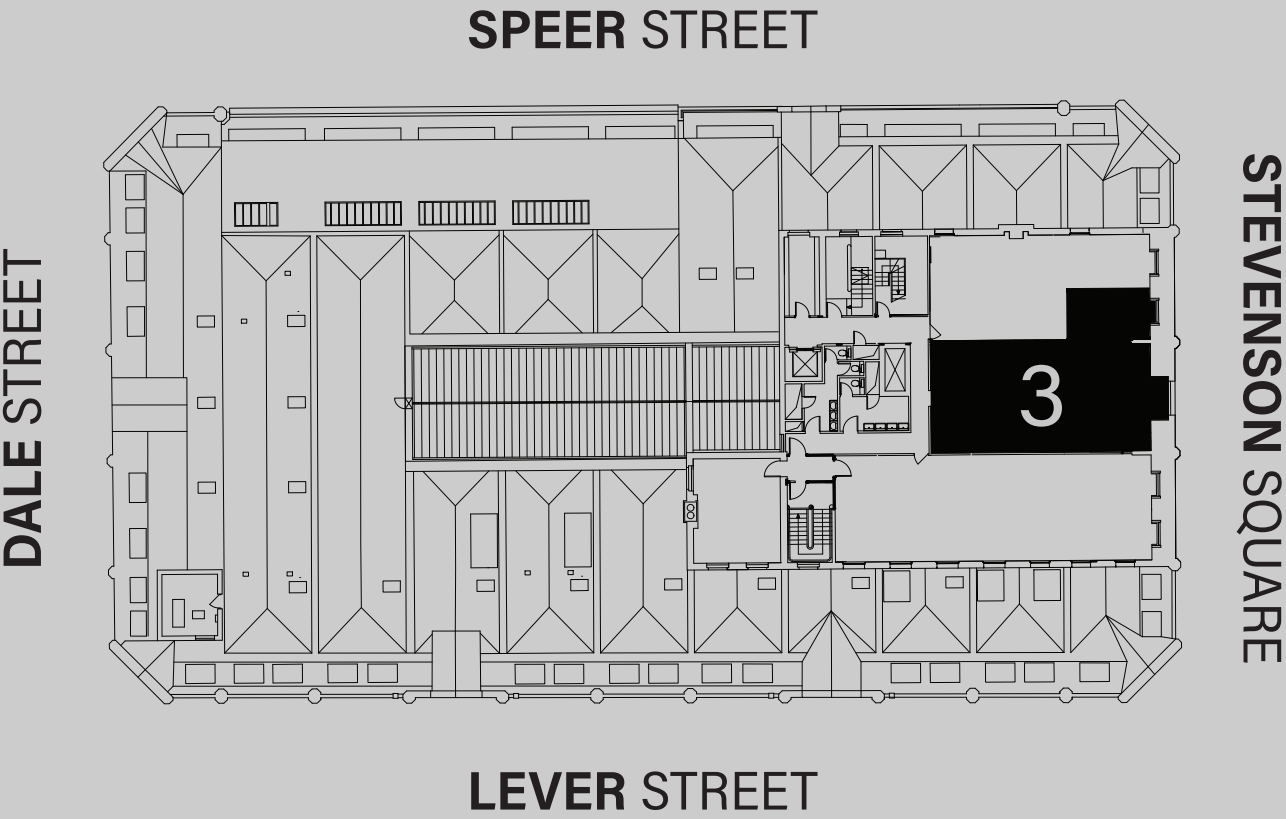
Suite 1
301 ^{sq ft}
28 ^{sq m}

Fitted & furnished

Suite 2
1,149 ^{sq ft}
107 ^{sq m}

Fitted & furnished

Suite 3
1,682 ^{sq ft}
156 ^{sq m}



Key

- A

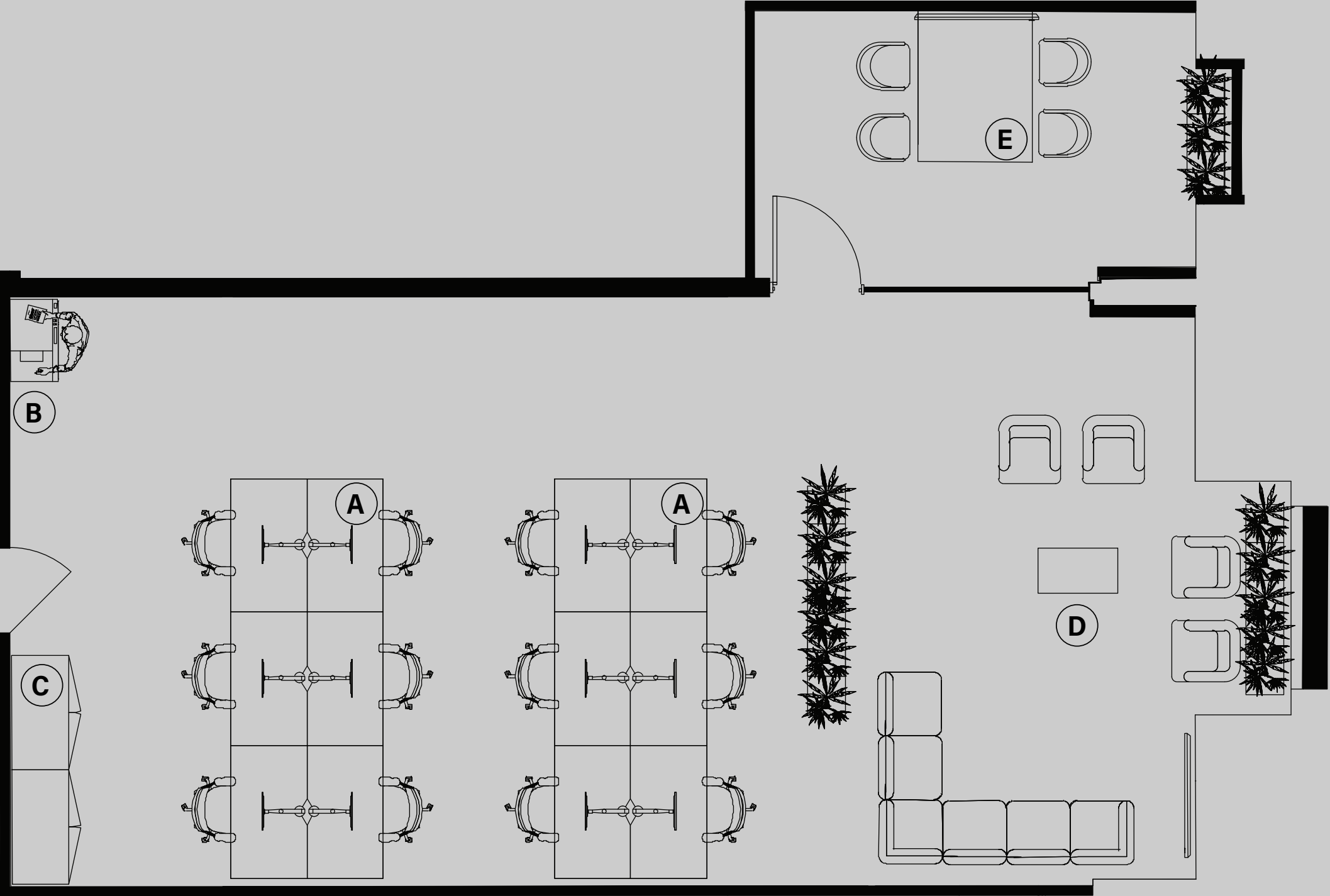
12 workstations
- B

Print station
- C

Low level storage
- D

Breakout space
- E

4 person meeting room



CAT A floorplates

If you're seeking an office environment where you can personalize your surroundings, Sevendale House is the perfect choice. Offering full or partial floors, these industrial spaces radiate character.

Meticulously restored architectural details create an inspiring atmosphere

for employees, making these unique floorplates a genuine connection to Manchester's rich history and one you can be a part of.



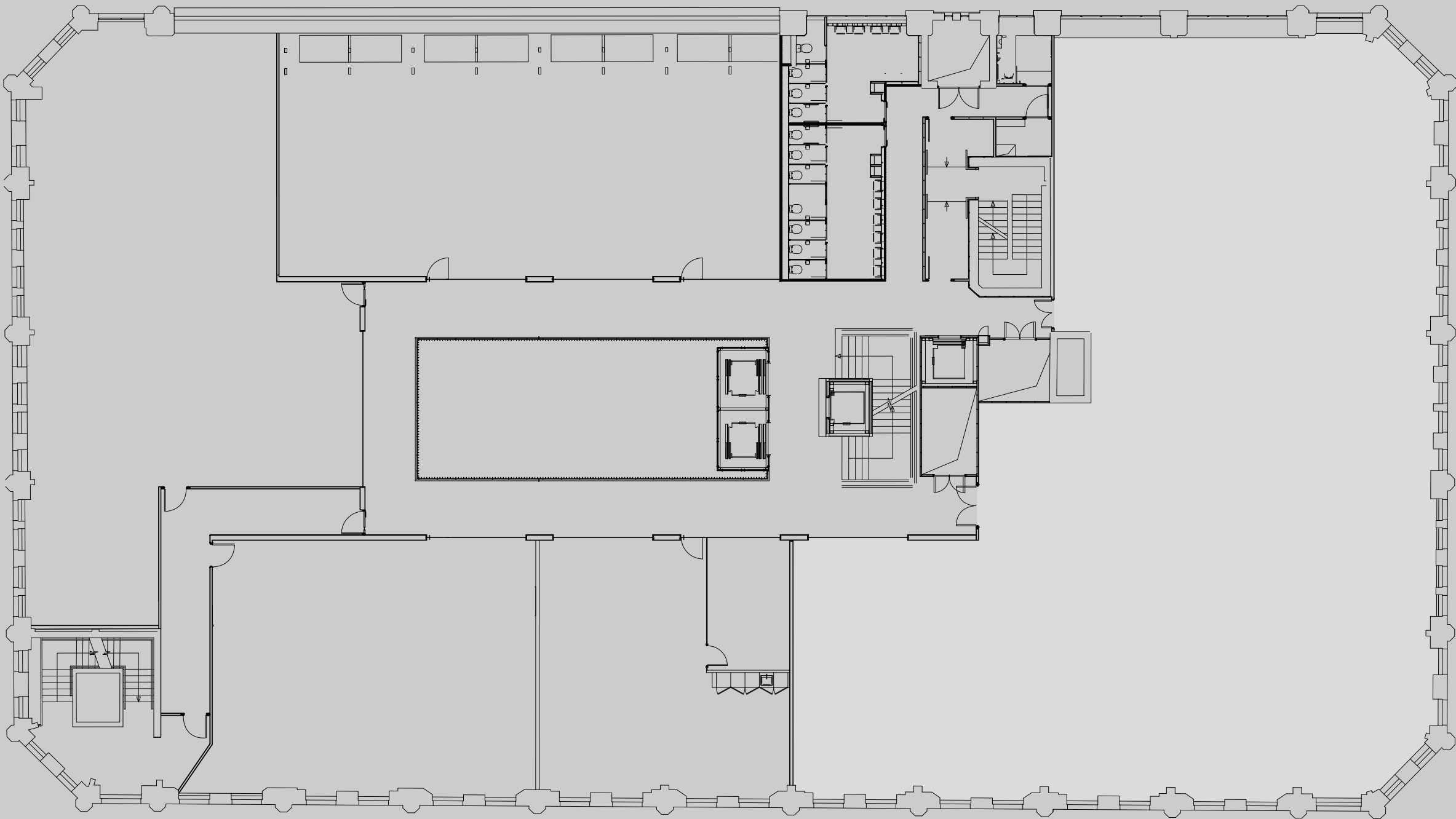
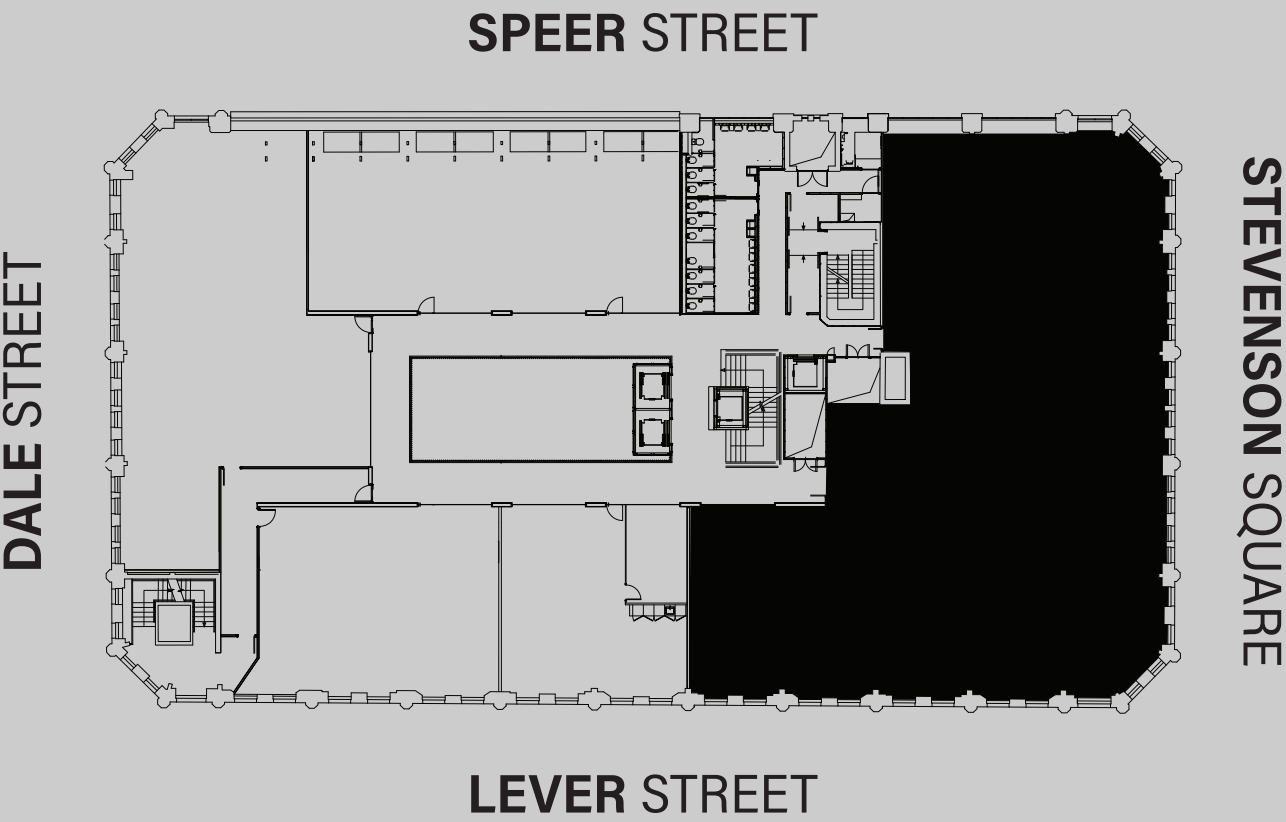
Level 3

CAT A

Part floor

6,710 ^{sq ft}

623 ^{sq m}



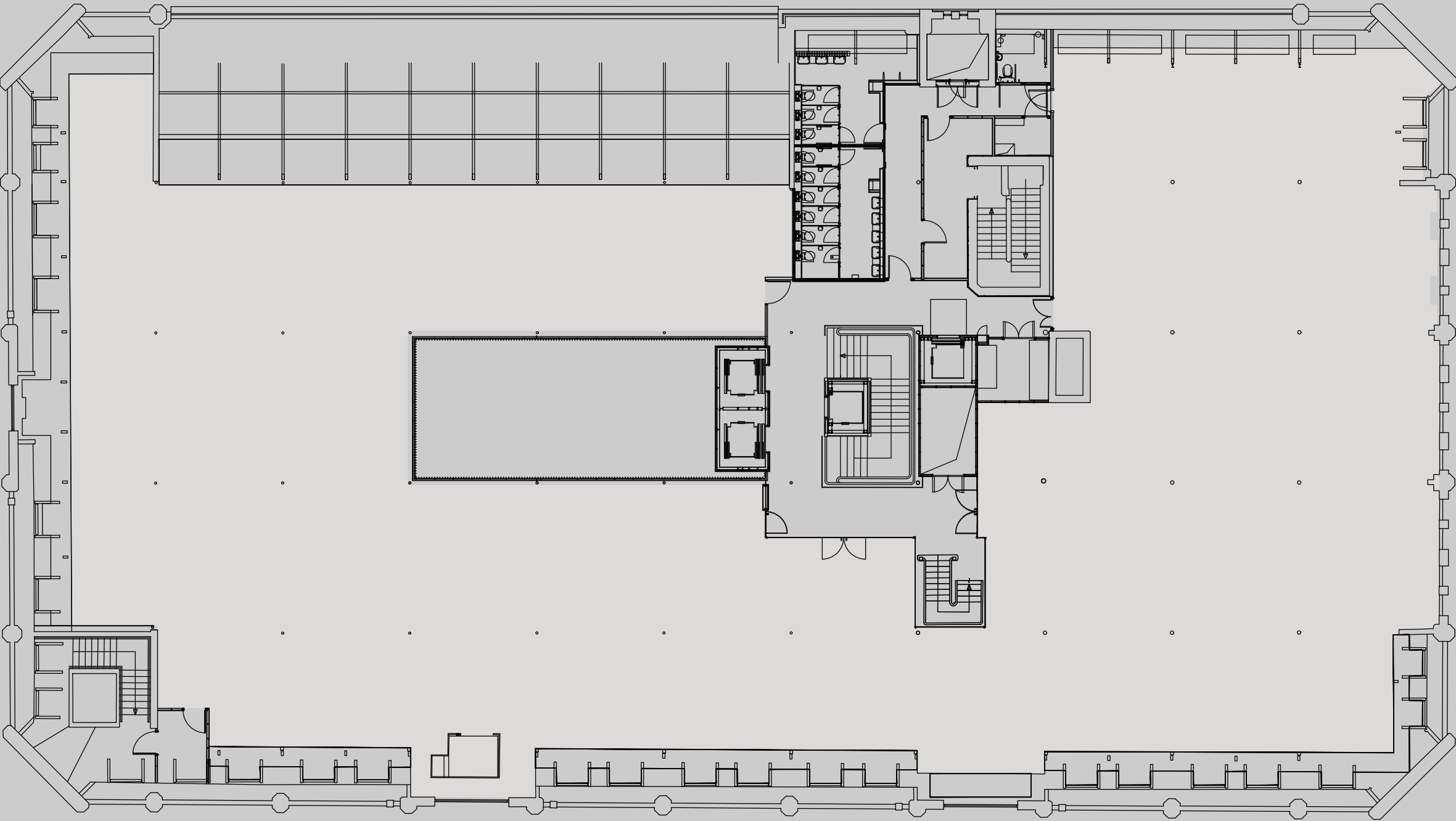
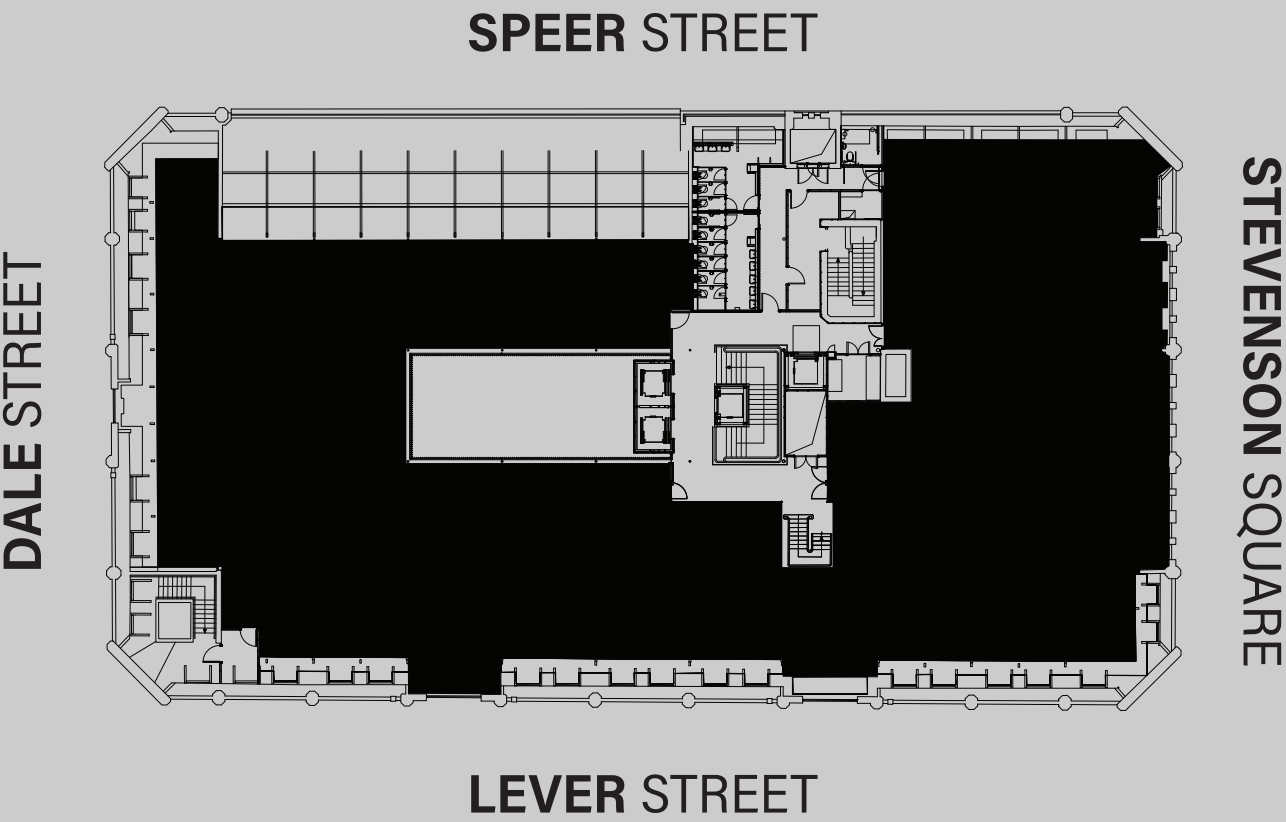
Level 4

CAT A

Full floor

13,106 sq ft

1,218 sq m





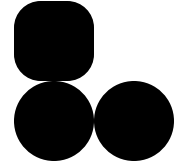
Ground level indicative CGI

Amenity

Surrounded by art shops, galleries, small boutiques and of course many fantastic places to eat, drink and play. You'll be in the heart of it. Located in the heart of the Northern Quarter you'll be spoilt for choice.

Bars	Restaurants	Cafés
1 Night & Day	9 Northern Soul	16 Foundation Coffee
2 Wilson's Social	10 Bundo Bust	17 Ezra & Gil
3 Bay Horse Tavern	11 Shoryu	18 Feel Good Club
4 Tariff & Dale	12 Mackie Mayor	19 Tak
5 Pen & Pencil	13 Rudy's Pizza	20 Sugar Junction
6 Edinburgh Castle	14 Ramona	21 Federal
7 Crown & Kettle	15 Almost Famous	
8 The Alchemist		





Mackie Mayor

1 Eagle Street // M4 5BU



Foundation

Sevendale House // M1 1JB



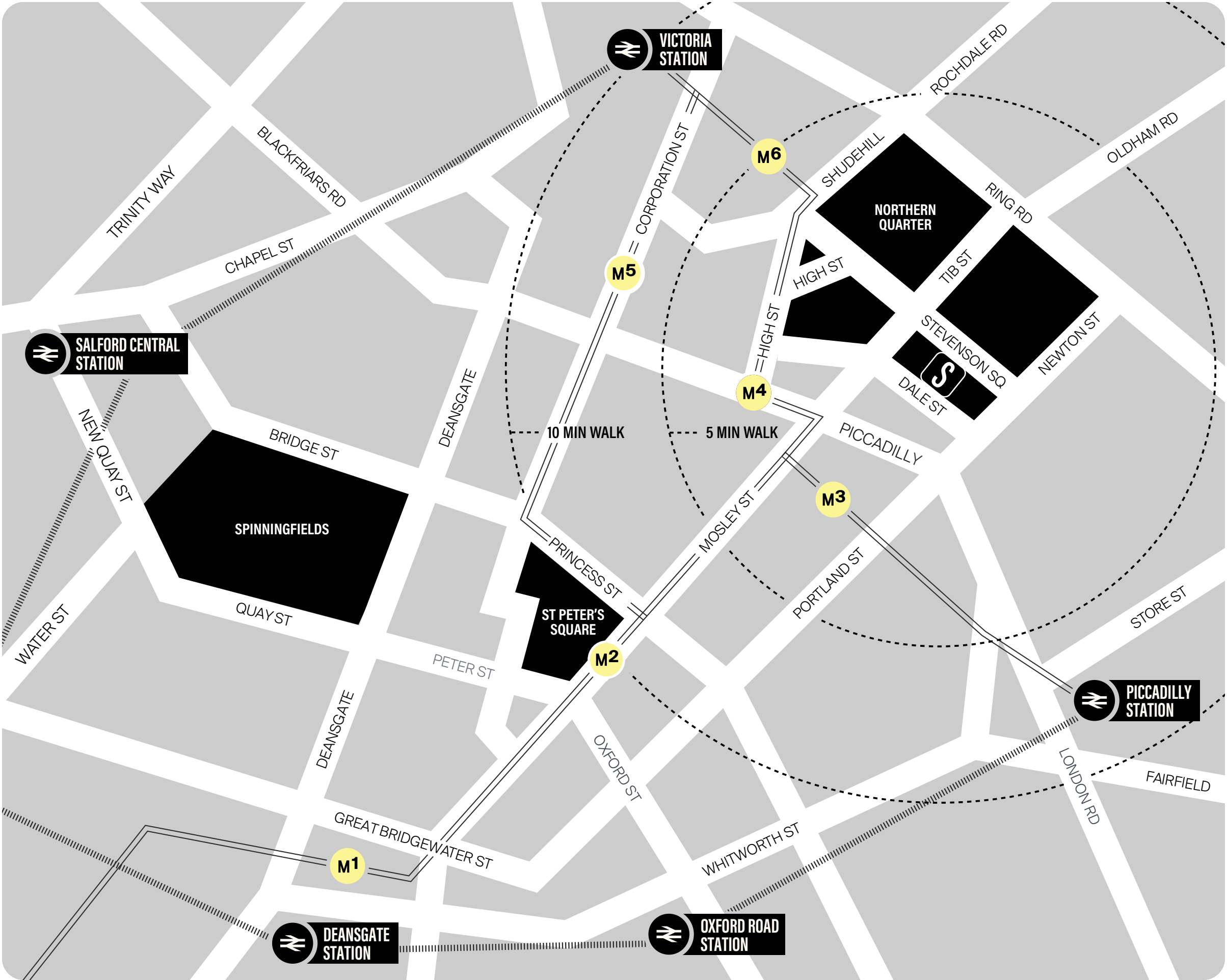
The Alchemist

1 New York Street // M1 4HD

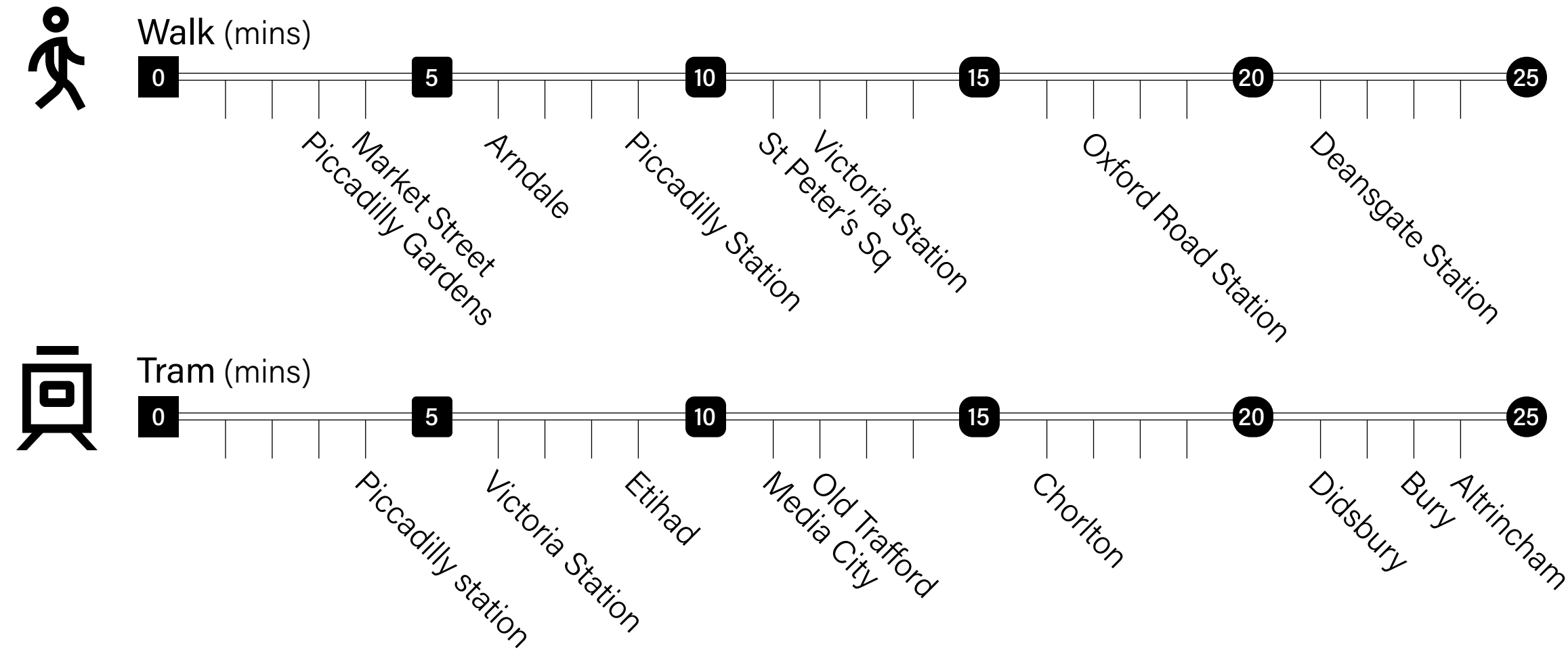


Feel Good Club

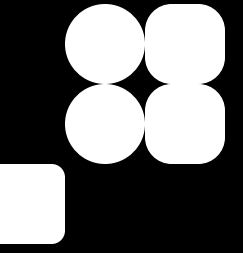
26-28 Hilston Street // M1 2EH



Connectivity



- M1** Deansgate
- M2** St Peter's Square
- M3** Piccadilly Gardens
- M4** Market Street
- M5** Exchange Square
- M6** Shudehill



● Contact

For further information, or to
arrange a viewing, please contact:

OBI

Andrew Cowell

acowell@obiproperty.co.uk

07584 990 976

0161 237 1717

James Davies

jdavies@obiproperty.co.uk

07436 145 983

0161 237 1717

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