

Welcome to a bright *new* chapter for all

SUNLIGHT HOUSE

EXECUTIVE SUMMARY

Grade A offices and design-led studios in Manchester



Offices & Studios

Atrium & Terrace

Over 120,000 sq ft of exceptional Grade A workspace

9 design-led, fully furnished, ready-to-go private studios

New fully electric air conditioning and M&E on all floors

Upgraded lifts, bathrooms, cycle store and changing facilities

Communal spaces, meeting rooms, green terrace and more

Refurbished ground floor reception with adjoining cafe

Net-zero in use powered by 100% green electricity

-247%* carbon output compared to new build equivalent

*The statistic is subject to a complete carbon assessment of Sunlight House. Assumptions of this forecast are outlined in our Carbon Report.



B-Corp Property Manager



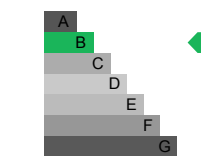
Predicted Excellent



Targeting 4



Targeting Platinum



Predicted EPC B



INTRODUCTION

Come *experience* the new Sunlight House, an iconic home to bright ambition

From our beginnings in 1932 to our renaissance in 2023, Sunlight House is a symbol of bright ambition and confident reinvention. As Manchester's original skyscraper, this stunning art deco building led the way as the beacon of progress for our city. In the same spirit, we're reimagining this historic icon to provide exceptional modern offices and private studios for pioneering businesses.

State-of-the-art offices and studios within a wider building offering including communal spaces, green terrace, break-out zones, formal and informal meeting rooms, cycle store and changing facilities will inspire your teams to do their best work.

We know how important it is to build a responsible business. Companies working at Sunlight House will radically reduce their total carbon output through prioritising re-use over new-build, running net-zero in use through 100% green electricity and facilitating greener commutes with excellent cycle and public transport connectivity. Additionally, designed for the health and happiness of every individual who walks through the front door, Sunlight House will be a workplace where tenant companies can best serve and care for their employees.

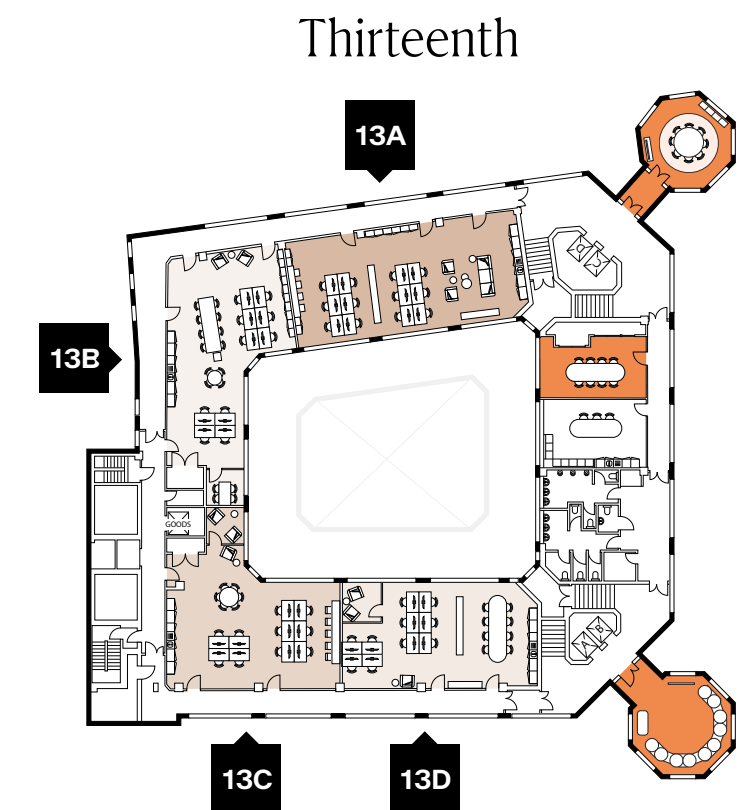
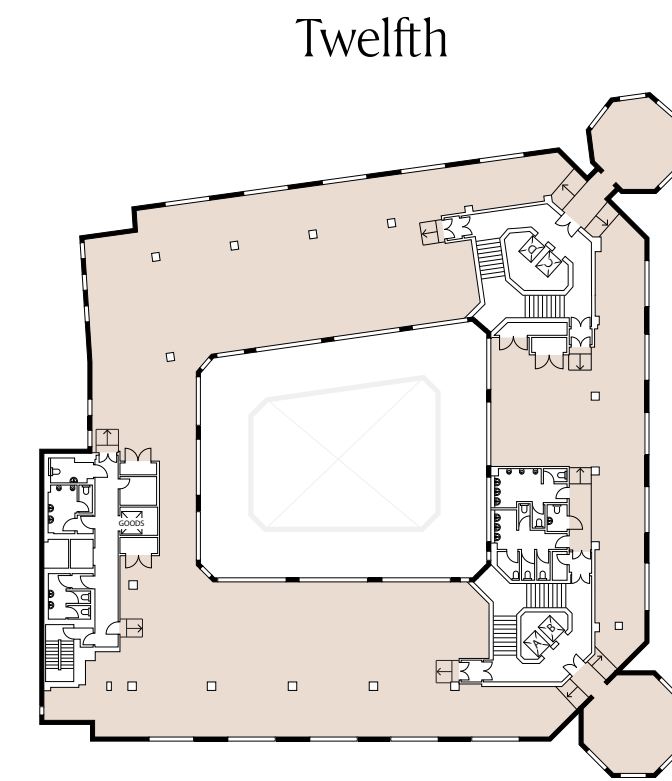
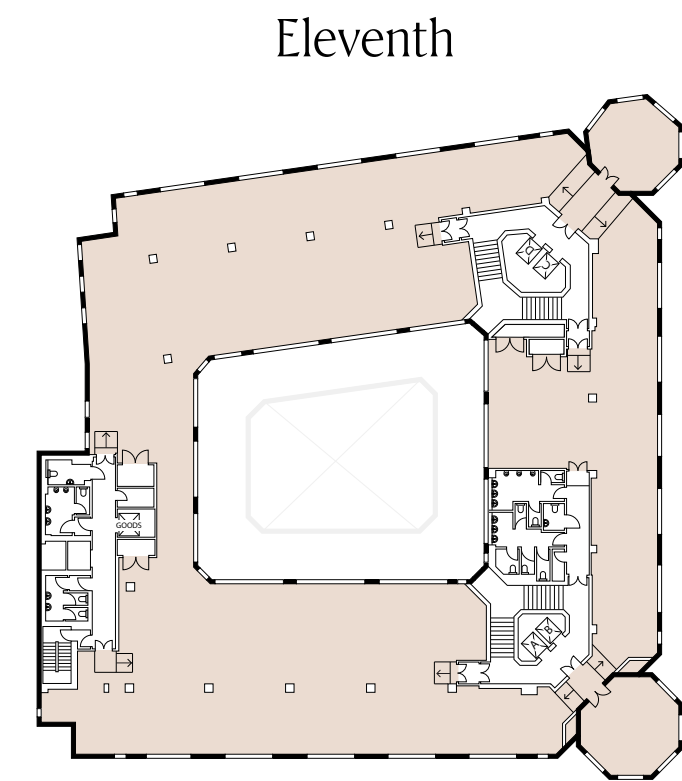
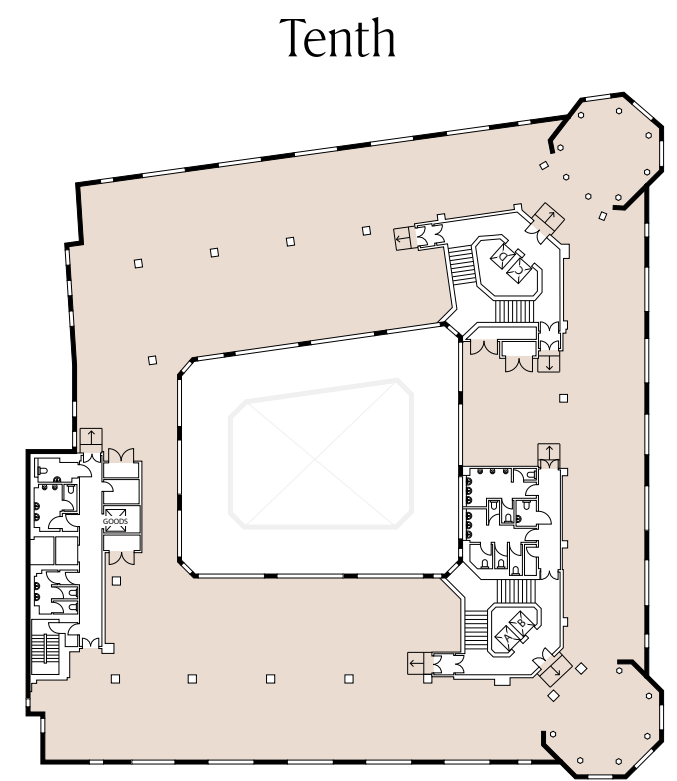
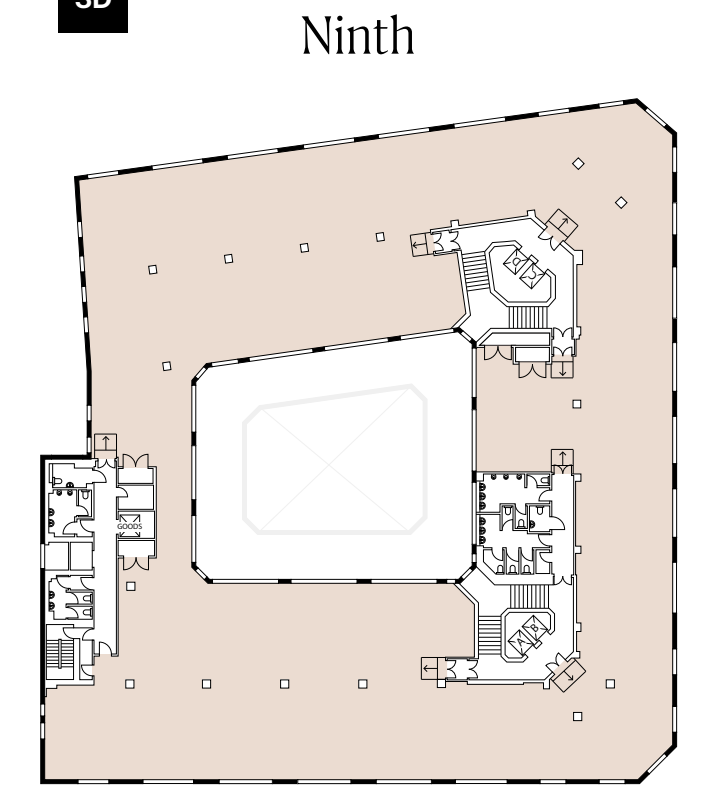
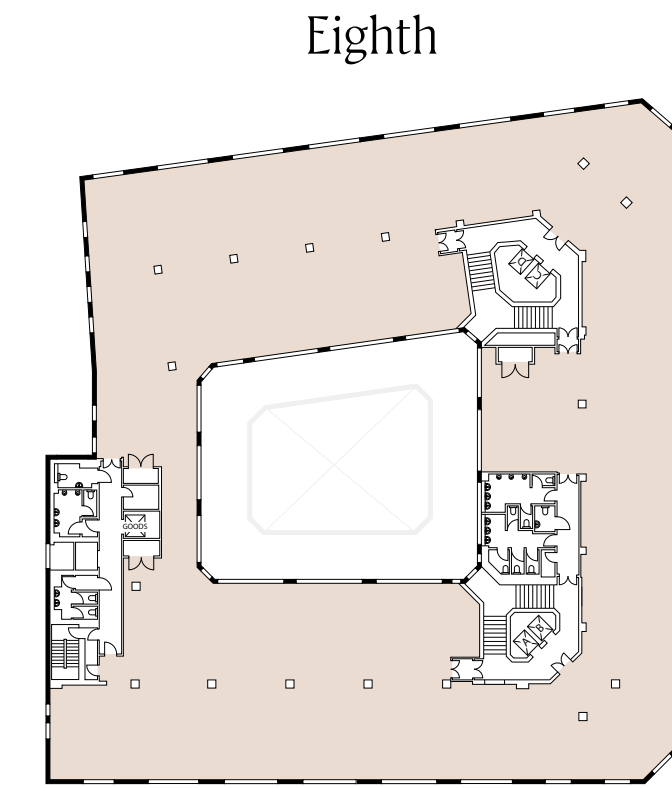
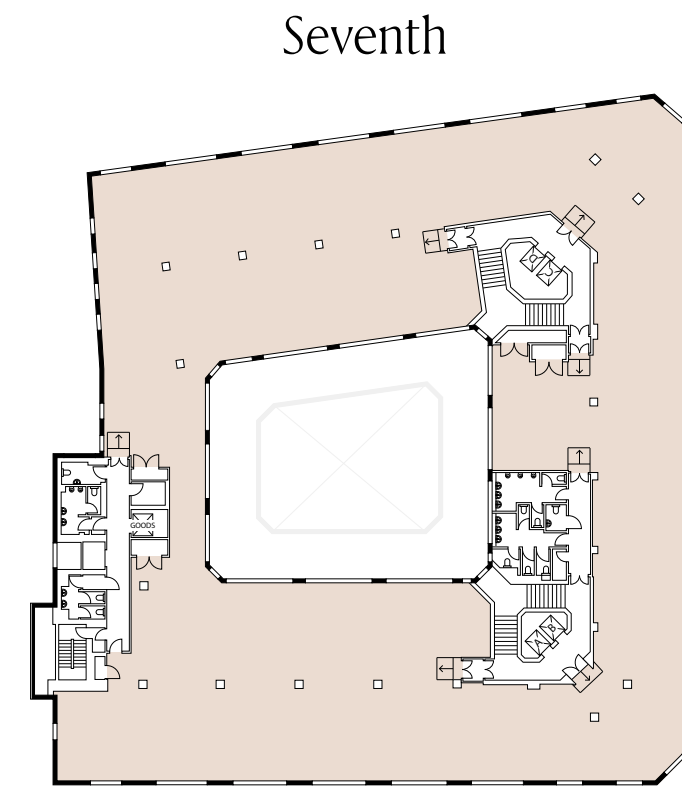
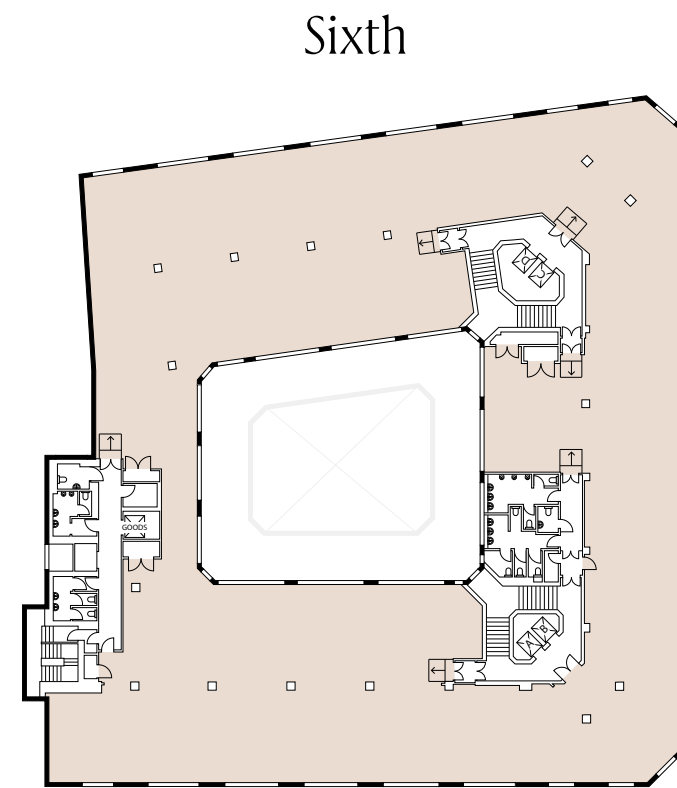
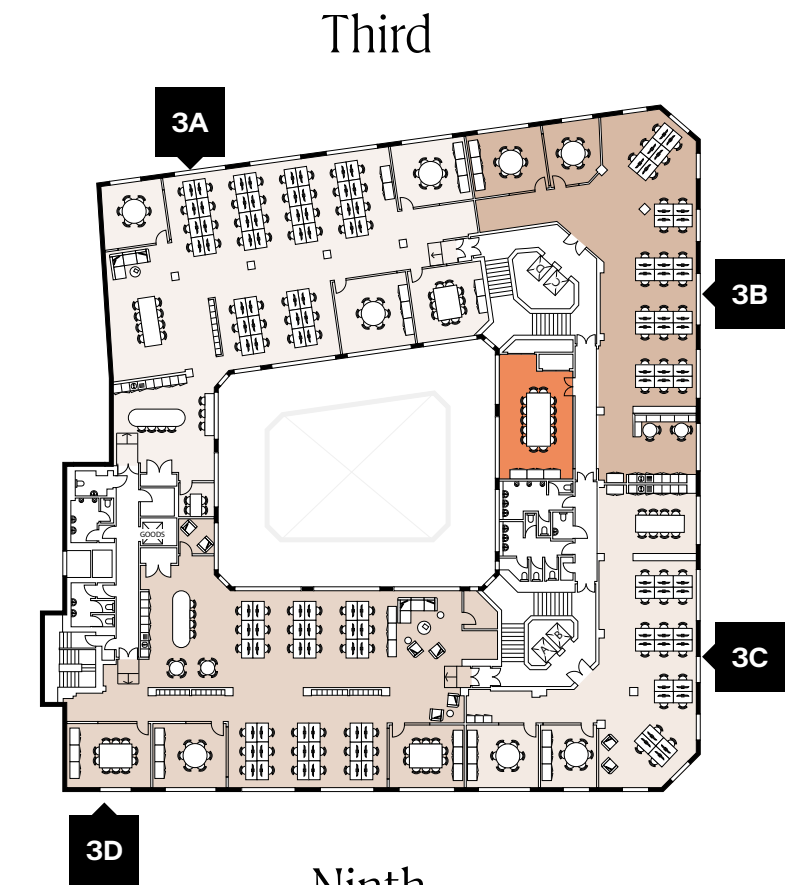
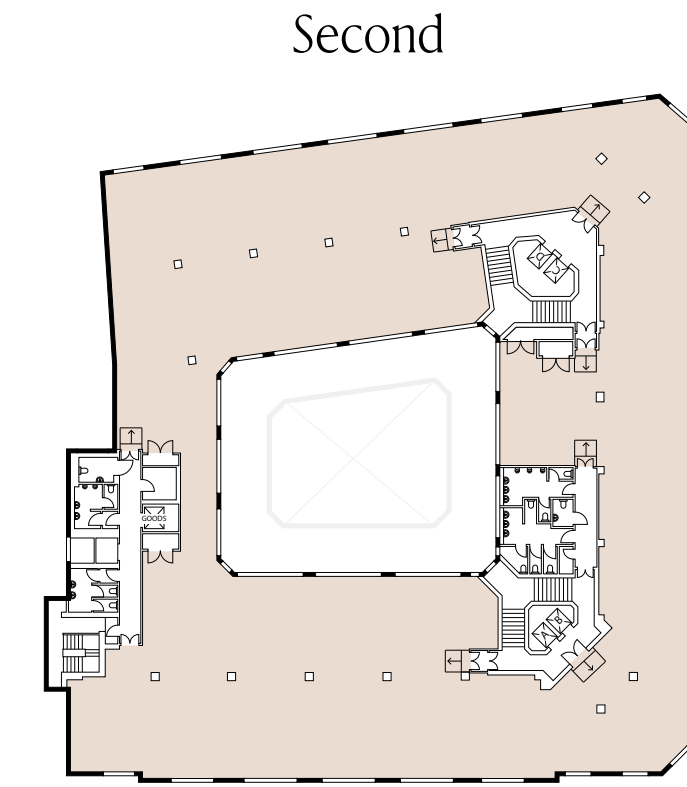
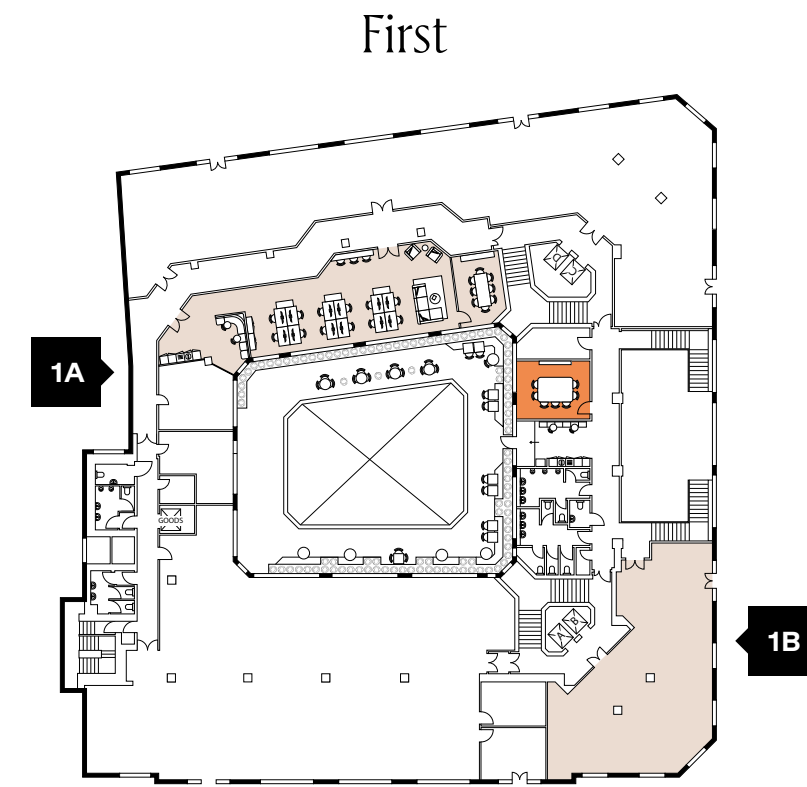


FLOORPLANS

Available space for ambitious companies

- Available
- Meeting room

Floor	Floor type	Fit out	Area (sq ft)
First	Parquet	Cat A & Cat B	2,819
Second	Raised access floor	Cat A	13,670
Third	Parquet & RAF	Cat B	13,239
Sixth	Raised access floor	Cat A	14,201
Seventh	Raised access floor	Cat A	13,736
Eighth	Parquet	Cat A	13,821
Ninth	Raised access floor	Cat A	13,584
Tenth	Raised access floor	Cat A	11,770
Eleventh	Raised access floor	Cat A	10,546
Twelfth	Raised access floor	Cat A	9,278
Thirteenth	Parquet	Cat B	4,447
TOTAL			121,111



A cultural icon reborn

OUR SPACES

For *every* stage of your journey

We welcome businesses of every shape and size, and we know that every team's needs are different. Our two primary offerings are full floor offices for larger and growing businesses. These floors can be split depending on your size requirements, plus, have the option of Cat A or Cat B fit out. Our private studios are curated to offer an outstanding environment for smaller teams to gather and collaborate.



Full floor offices

Choose between a blank canvas (CAT A) or a fully fitted (CAT B) office, giving you the flexibility to shape your workspace around your company.

Indicative CGIS



Private studios

Agile spaces perfect for SMEs and startups on the rise, fully equipped and furnished to support your journey.



Blank canvas (Cat A)

Indicative CGI

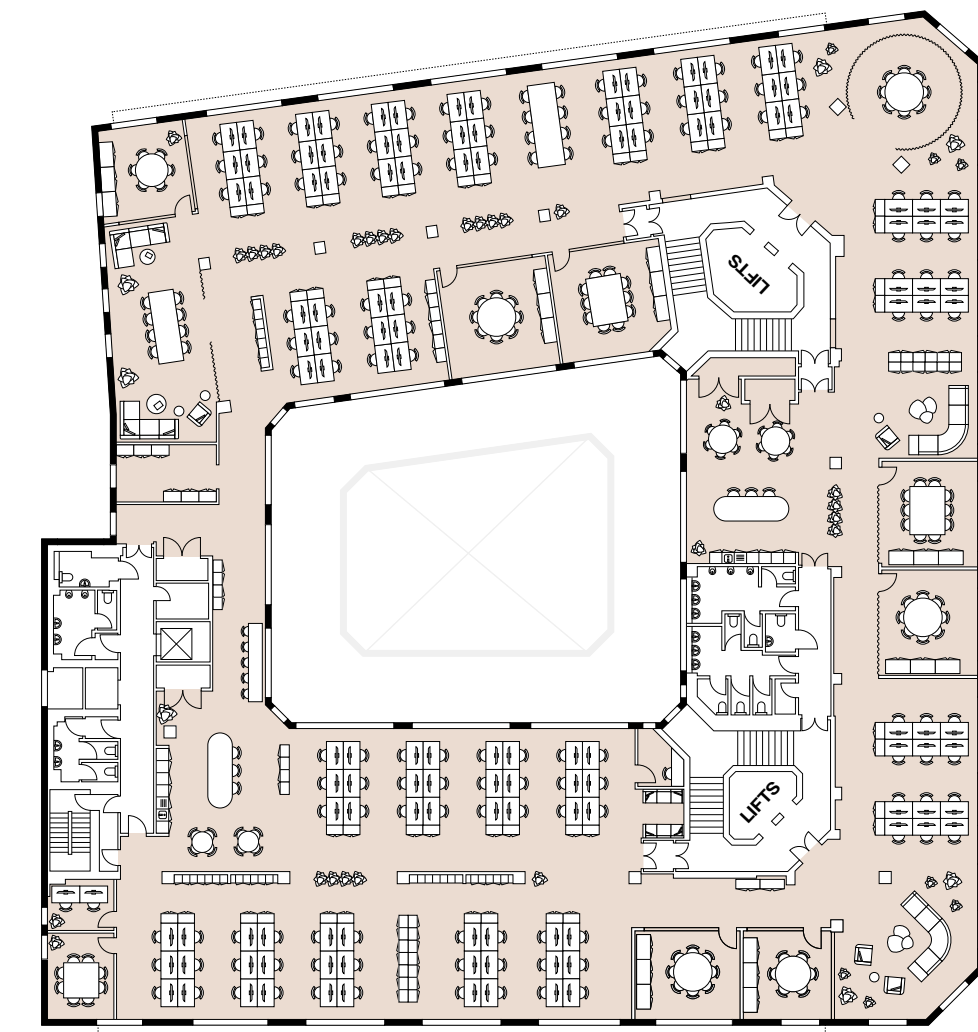


Fully fitted (Cat B)

Indicative CGI

FULL FLOOR OFFICES

Grade A workspace that reflects your ambition



New fully electric VRF heating and cooling system, and fully replaced Mechanical and Electrical systems, all designed for a 1:10m² density.

Targeting Platinum WiredScore

New fitted toilets, LED lighting with PIR controls, BMS and destination controlled lifts, and Telcom PreConnect Plus fibre-backbone.

Raised access floor or restored parquet floors.

Fully 'windowed' atrium plus refurbished opennable windows; providing an abundance of natural light and fresh air into floorplates.

Ceiling height above RAF of 2.90m.

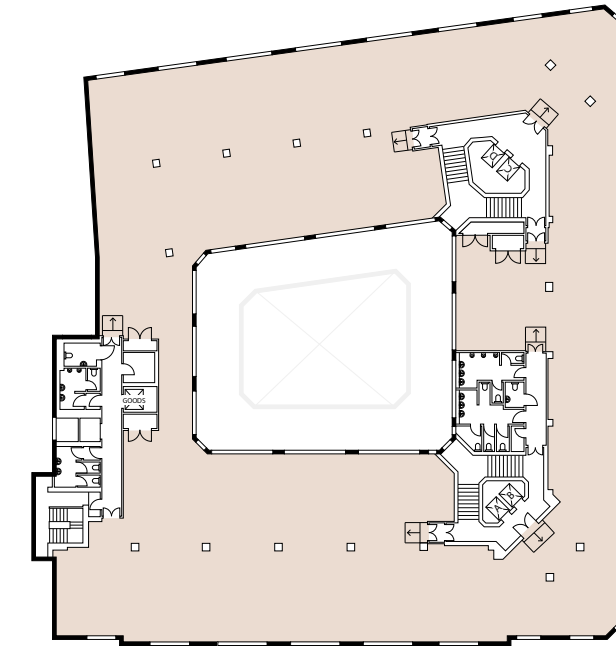
FULL FLOOR OFFICES

Up to 86,000 sq ft over 7 continuous floors

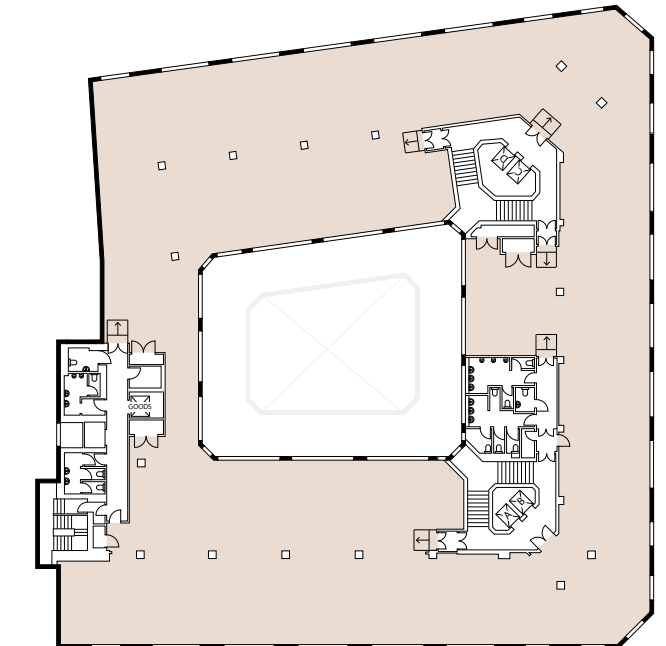
Our beautifully redesigned Grade A office spaces will inspire and enable your teams to do their best work. Offering both Cat A and Cat B fit outs, Sunlight House can provide your company optimised space for your next chapter on as much as 81,000 sq ft over 7 continuous floors.

Floor	ID	Use	Floor type	Fit out	Area (sq ft)
Second		Office	Raised access floor	Cat A	13,670
Sixth		Office	Raised access floor	Cat A	14,201
Seventh		Office	Raised access floor	Cat A	13,736
Eighth		Office	Parquet	Cat A	13,821
Ninth		Office	Raised access floor	Cat A	13,584
Tenth		Office	Raised access floor	Cat A	11,770
Eleventh		Office	Raised access floor	Cat A	10,546
Twelfth		Office	Raised access floor	Cat A	9,278
Total					100,606

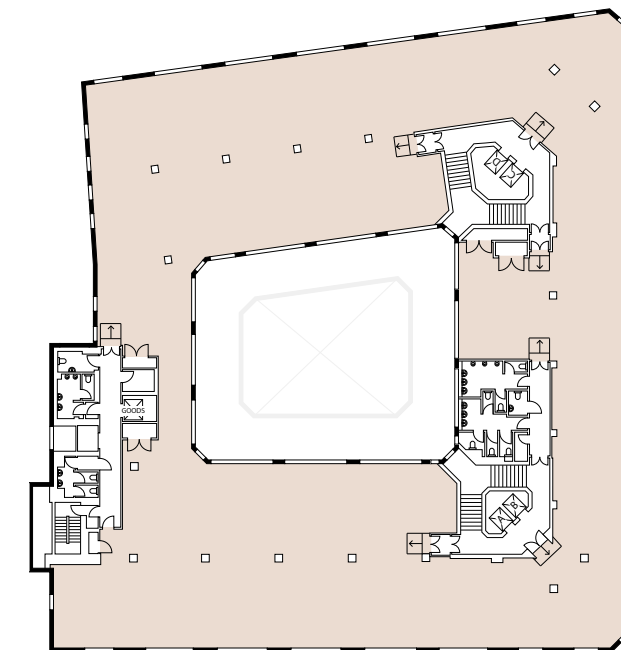
Second



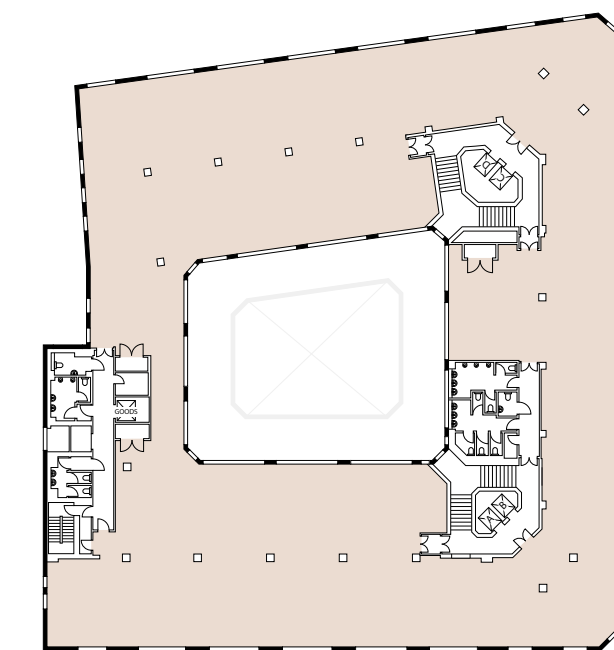
Sixth



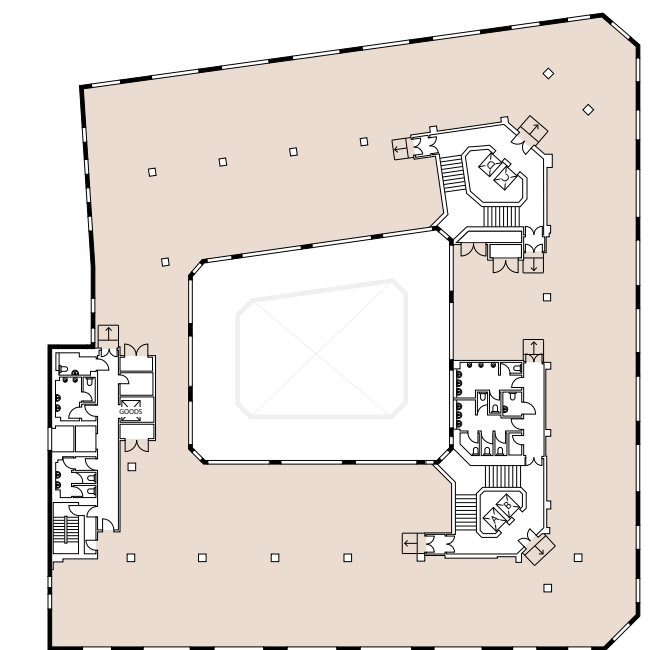
Seventh



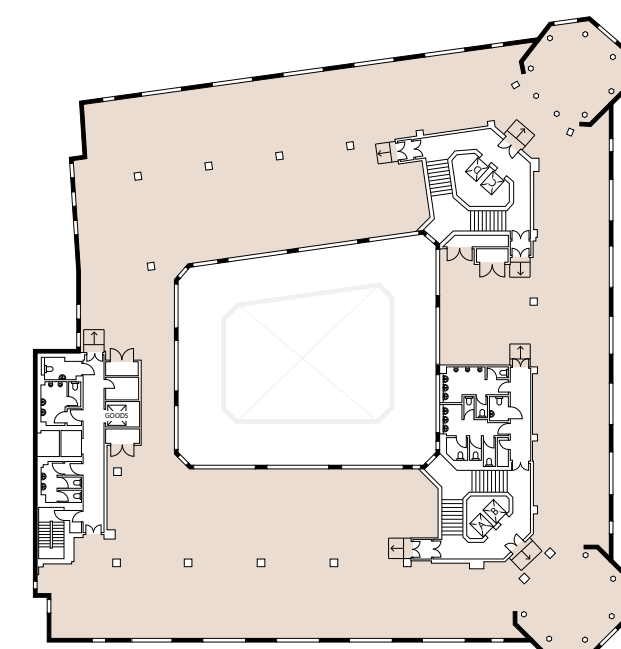
Eighth



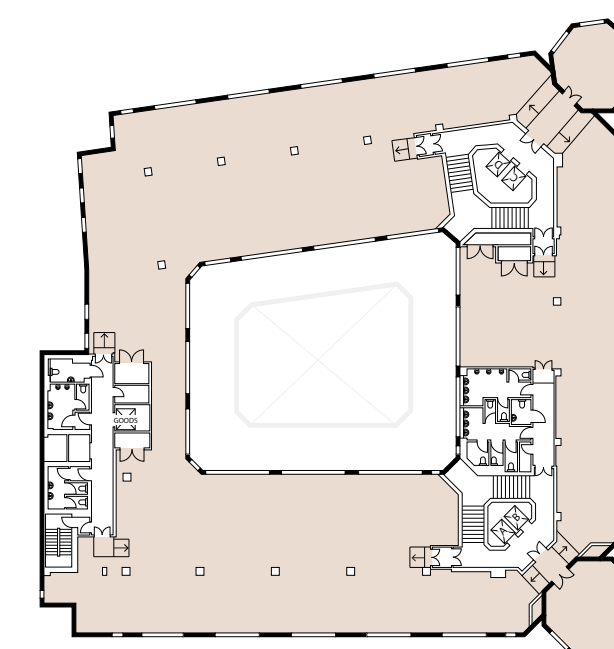
Ninth



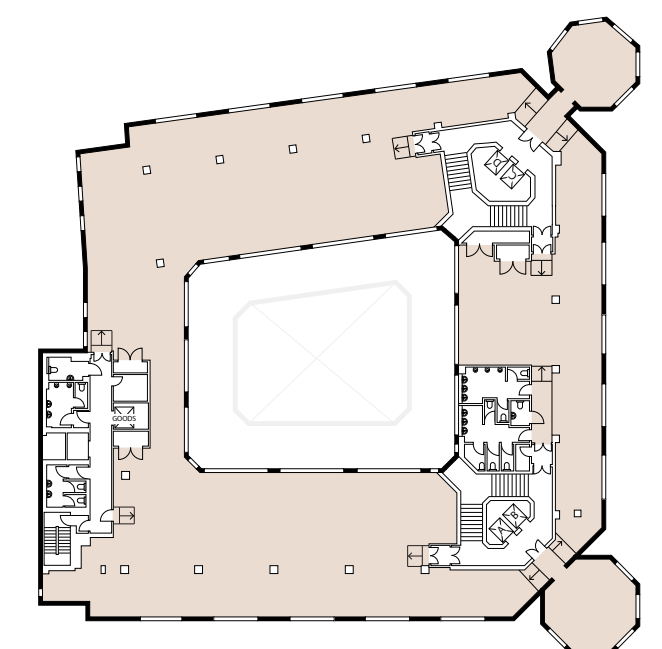
Tenth



Eleventh



Twelfth



Available



PRIVATE STUDIOS

Fitted and finished for pioneering teams



Example 3rd floor studio

Indicative CGI



Example 13th floor studio

Indicative CGI

Access to corporate level amenities

Beautiful furniture from leading suppliers

Health, culture and impact programmes

Private meeting space in each studio

Refurbished shared toilets on each floor

Retained Parquet floor in most units

Bookable meeting space on same floor

Kitchen facilities in each studio

Set up your internet in 24 hours

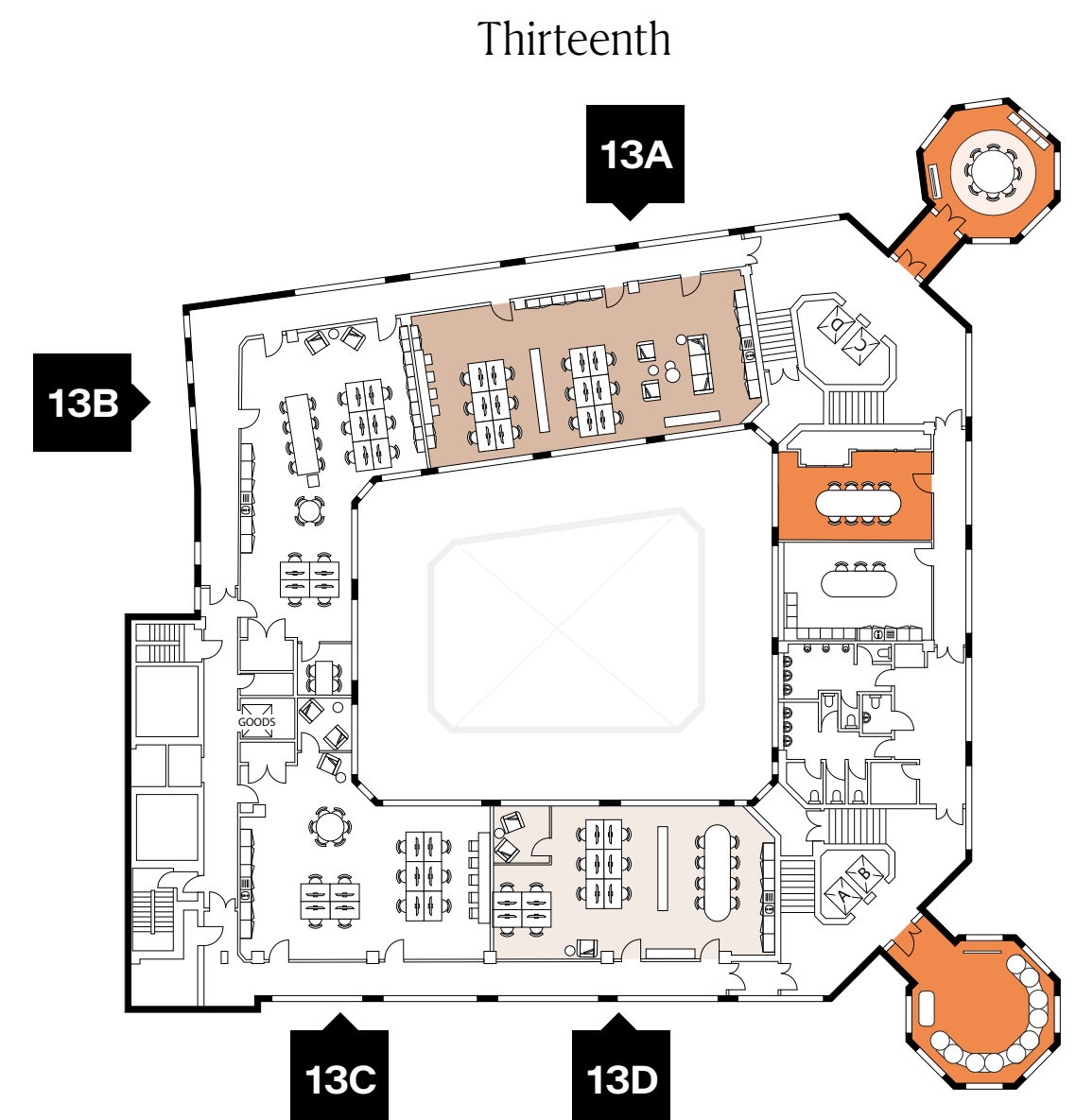
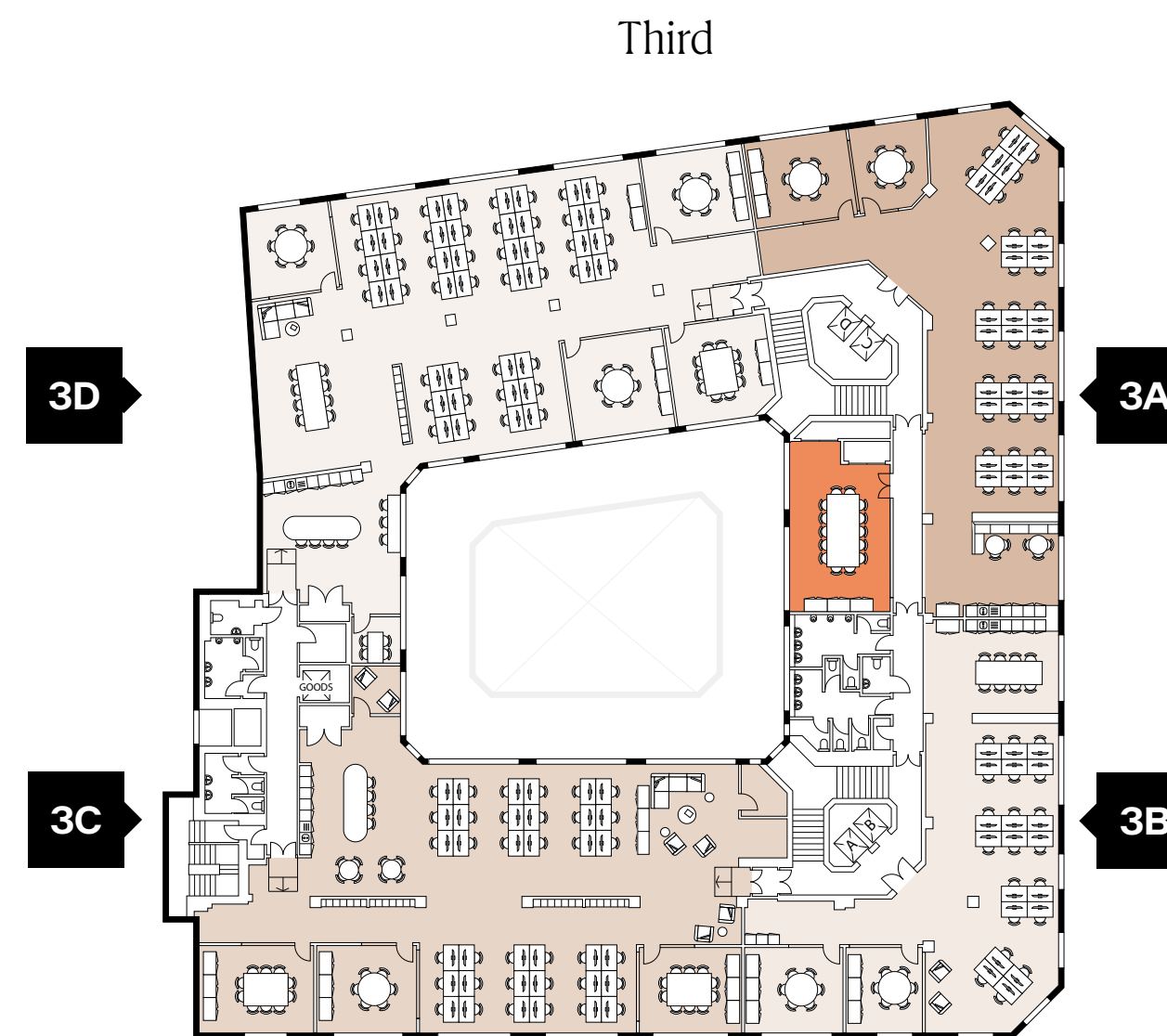
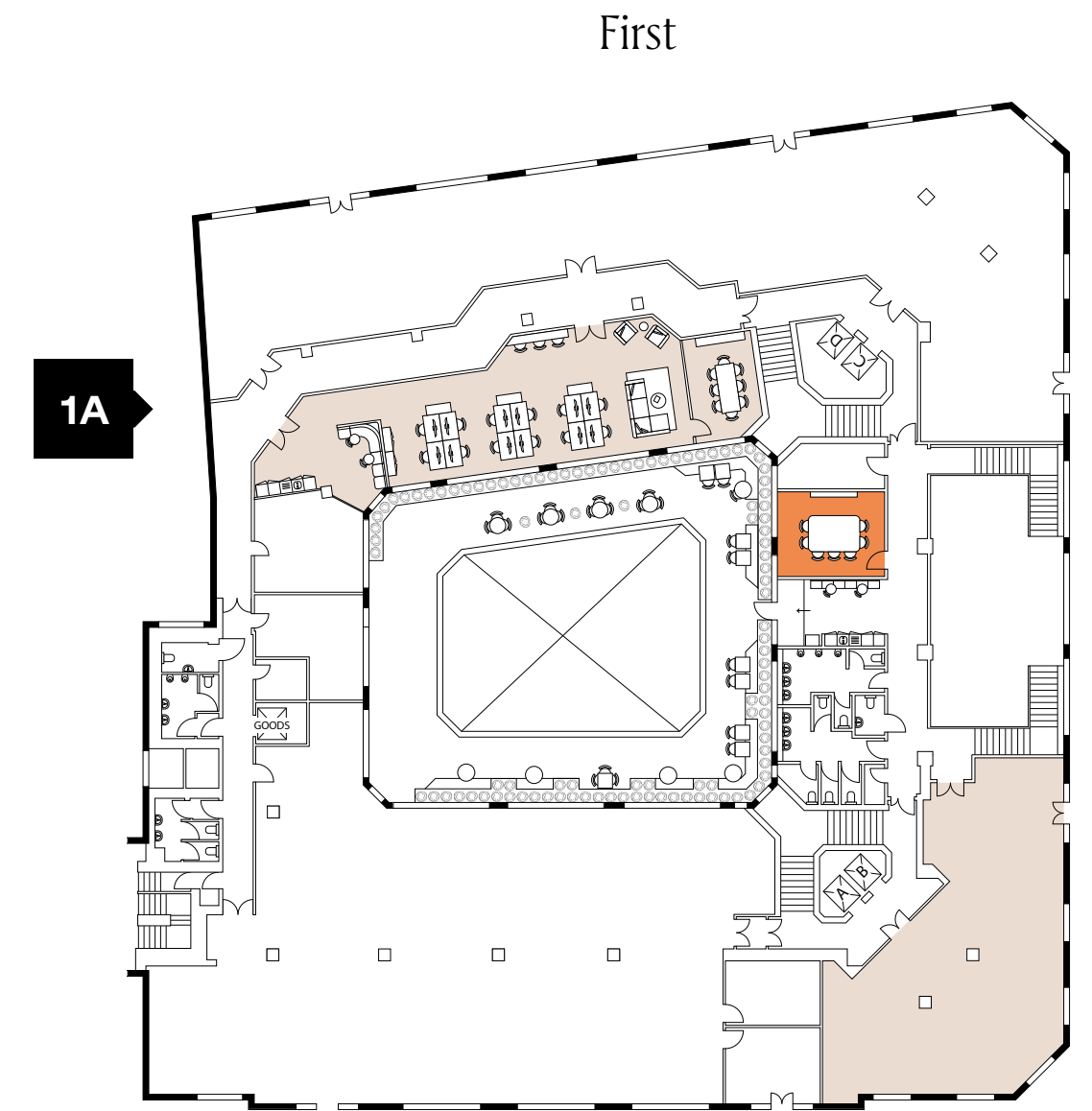
PRIVATE STUDIOS

Design-led, ready to go, Cat B workspaces

Beautifully furnished and ready to move in, our private studios offer the perfect base for a smaller team to start realising their ambition. Fitted with kitchen, meeting, social and work spaces, these plug and play spaces are enabled from day one.

Floor	ID	Use	Floor type	Area (sq ft)
First	1A	Studio	Parquet	1,441
Third	3A	Studio	Raised access floor	4,367
	3B	Studio	Parquet	2,552
	3C	Studio	Parquet	2,214
	3D	Studio	Raised access floor	4,106
Thirteenth	13A	Studio	Parquet	1,221
	13B	Studio	Parquet	1,113
	13C	Studio	Parquet	1,105
	13D	Studio	Parquet	1,008

 Available



OUR AMENITIES

A curated experience for your teams

We recognise that your teams benefit from different spaces and environments to inspire and enable their best work. That's why we have focussed our refurbishment to provide a wholistic workplace experience which makes it a joy for your people to have a meeting, grab a coffee, take a moment with nature or host an exciting event.



Communal space

Meeting rooms, flexible workspaces and beautifully furnished lounge areas; you won't want to be anywhere else.



Meeting rooms

Bookable design-led meeting rooms, fully equipped for video conferencing can be found on the first, third and thirteenth floors.



Green terrace

Accessible via the first floor communal kitchen space, this green area offers tenants a peaceful space to pause with a brew.



Reception & Cafe

Professional concierge alongside delicious coffee and pastries makes the perfect welcome and start to any day of the week.



Sign in here

SUNLIGHT HOUSE



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MEETING ROOMS

Making room for meaningful discussions

AV equipped and informal meeting rooms provide environments designed for your teams to thrive. Bookable by the hour, these beautifully furnished spaces provide an agile space for meaningful discussions. Whether its a client presentation or monday morning stand up, these meeting spaces are here for you.



Indicative CGI

GREEN TERRACE

Connecting with nature and colleagues

It's widely appreciated the role our environment plays on our ability to focus, create and work. Equally understood are the benefits of green and natural spaces for personal health and wellbeing. That's why at the core of this magnificent building we have designed an oasis in the form of a green roof terrace.

Filled with plants and various seating options, this quiet spot in the bustling centre of Spinningfields provides an environment where you teams can pause and connect.

Accessed via the first floor communal kitchen space, tenants can make themselves a brew and enjoy a catch up with a colleague, a focus hour of work or lunch in the fresh outdoors.

With quiet green spaces in city centres rare to find, this spot makes working at Sunlight House incredibly special.





Indicative CGI

CAFE AND RECEPTION

A friendly welcome in a beautiful space



Indicative CGI



Indicative CGI

Our ground floor is open and inviting, so your teams feel instantly at home and your guests are greeted in comfort and with hospitality. Come say hello at our new reception desk, relax in our business lobby or take a break in our in-house café.



SUSTAINABILITY

The greenest buildings are the ones we *upgrade*, not rebuild.

Whilst others tear down, we believe in preserving the stories that withstand the test of time. Honouring Joseph Sunlight's original structure and reimagining it for a contemporary audience has helped us cut carbon by roughly **250%*** compared to a new construction.

Reduce carbon

Rather than choosing to promote new construction, businesses who make their home in Sunlight House, a refurbished building supplied with 100% green energy, are opting for the lightest carbon option, helping them on their way to net zero.

Limit landfill

The construction industry is responsible for 62% of all landfill waste in the UK. By investing in Sunlight House rather than moving to a new build, you're helping to save tonnes of waste, limit greenhouse gases, minimise ecosystem damage and reduce toxic air pollution.

Protect resources

If the global population lived like residents of the UK, we'd need 2.6 Earths in order to meet the demands. By moving to an existing building, companies who come to Sunlight House have a direct impact on the resource consumption used in construction.

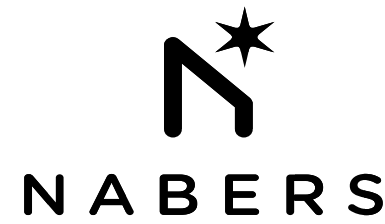
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SUSTAINABILITY

Outstanding sustainability without the added carbon

BREEAM®

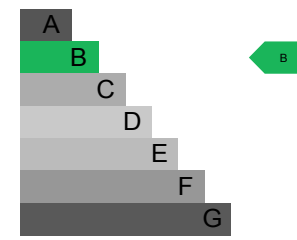
Predicted Excellent Breeam



Targeting 4* NABERS score



B-Corp certified property manager



Predicted EPC B energy rating

Net-zero in use

Running completely off 100% green electricity, the iconic and reinvented Sunlight House operates net-zero. This gives companies the foundation they need to reach their own net-zero goals.

Green commute connectivity

With accessibility to train and tram connections and purpose built cycle lanes on our doorstep; your teams can travel to Sunlight House by the most efficient and least impactful means.

Solar Photovoltaic Panels

In addition to procuring green electricity, we are using available rooftop space to create our own. Solar Photovoltaic Panels will convert Manchester's sunshine into green energy for our tenants.





WELLNESS

Designed for the health and happiness of your people



We know that healthy and fulfilled people make world class teams. That is why we have designed spaces and services to compliment your company's efforts to inspire and enable personal wellness. End of journey facilities including cycle store, cycle repair station, showers, dry and wet lockers and changing rooms make it simple for your employees to run, walk or cycle to the office. A small wellness studio offers a space to stretch and strengthen alongside a day behind the desk. The green terrace accessed via the first floor is another area where wellness is the primary focus.

OUR NEIGHBOURHOOD

Out and about in *your* new locale

Food and drink

1. The Blues Kitchen
2. Federal Cafe and Bar
3. Hawksmoor
4. The Ivy
5. 20 Stories

Culture and venues

6. Manchester Opera House
7. Great Northern Square
8. Albert Square
9. John Rylands Library
10. Manchester Central Library

Health and wellbeing

11. St. John's Gardens
12. River Irwell
13. Yoga Republic Spinningfields
14. Rena Spa at The Midland
15. Barry's Gym

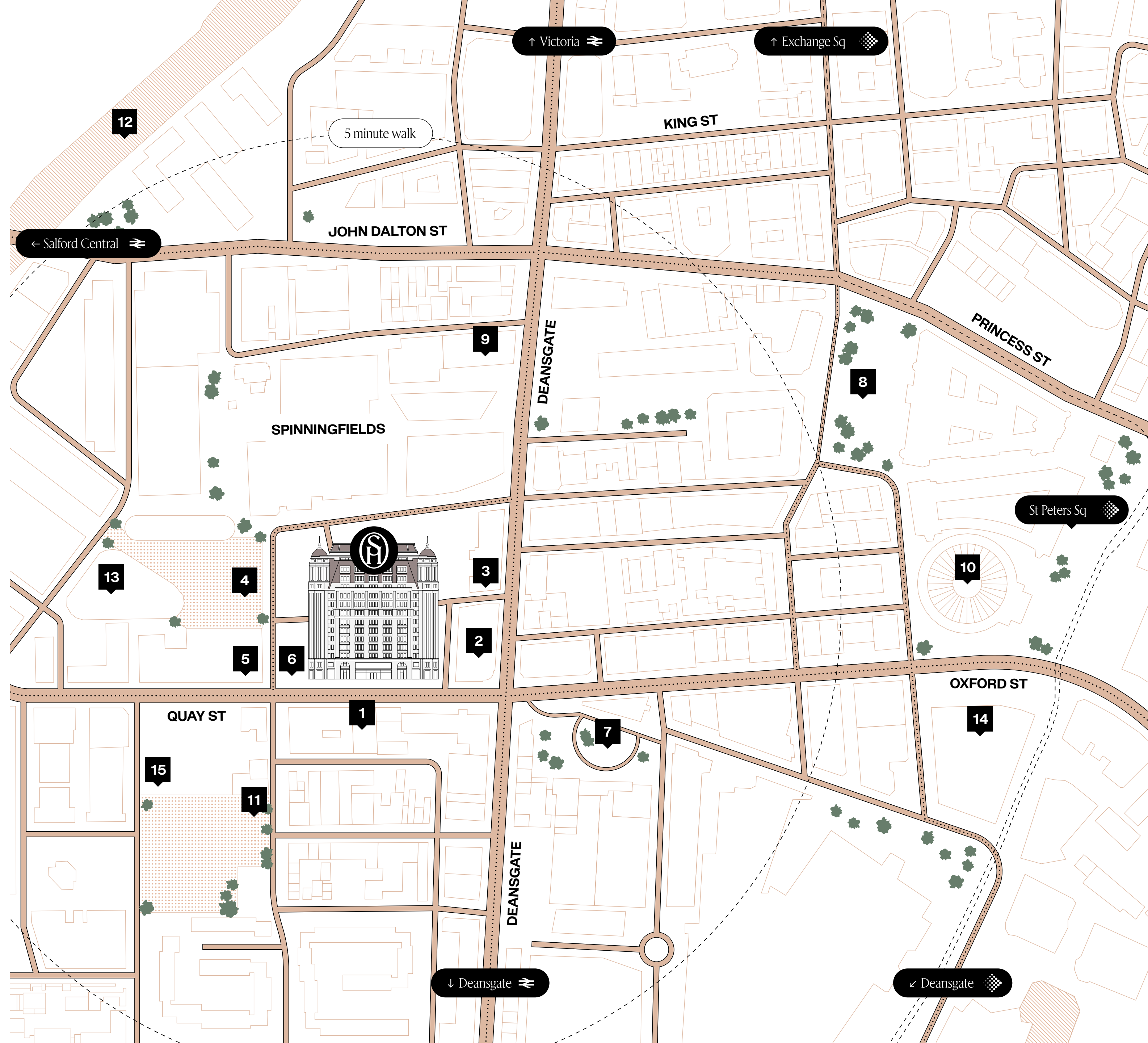
Transport links

- St Peters Square (5 mins)
- Deansgate (7 mins)
- Oxford Road (12 mins)
- Victoria (16 mins)
- Piccadilly (20 mins)

- Cycle routes
Metrolink -----

We believe in a future where everyone is equipped to get to the office sustainably and quickly. Sunlight House is ideally located for public transport by train and bus, with many of the city's mainline railway stations within a 20-minute walk. For cyclists, designated bike paths and secure storage facilities are widely available in the area.

Fuel your body and spirit with some fantastic restaurants, bars and cafés in the area, catering to a range of budgets, appetites and tastes. From Bavarian-inspired brew house Albert's Schloss to street food sharers at Rosa's Thai Cafe, you'll never be short of options for lunch or dinner after work with colleagues, friends and family.



THE NEXT CHAPTER

Paving the way to a brand *new* beginning

Q2, 2023



Site preparation

This is when we get back to the heart of the building. Early refurbishment reveals long-forgotten features covered by modern, intrusive fit outs.

Q1, 2024



Building restoration

We work with a team of specialists to ensure we keep Sunlight House's original features front and centre of our redesign.

Q2, 2024



Upgrading spaces

We implement advanced systems and technologies which allow us to transition the building to 100% electric power, marrying modernity with history.

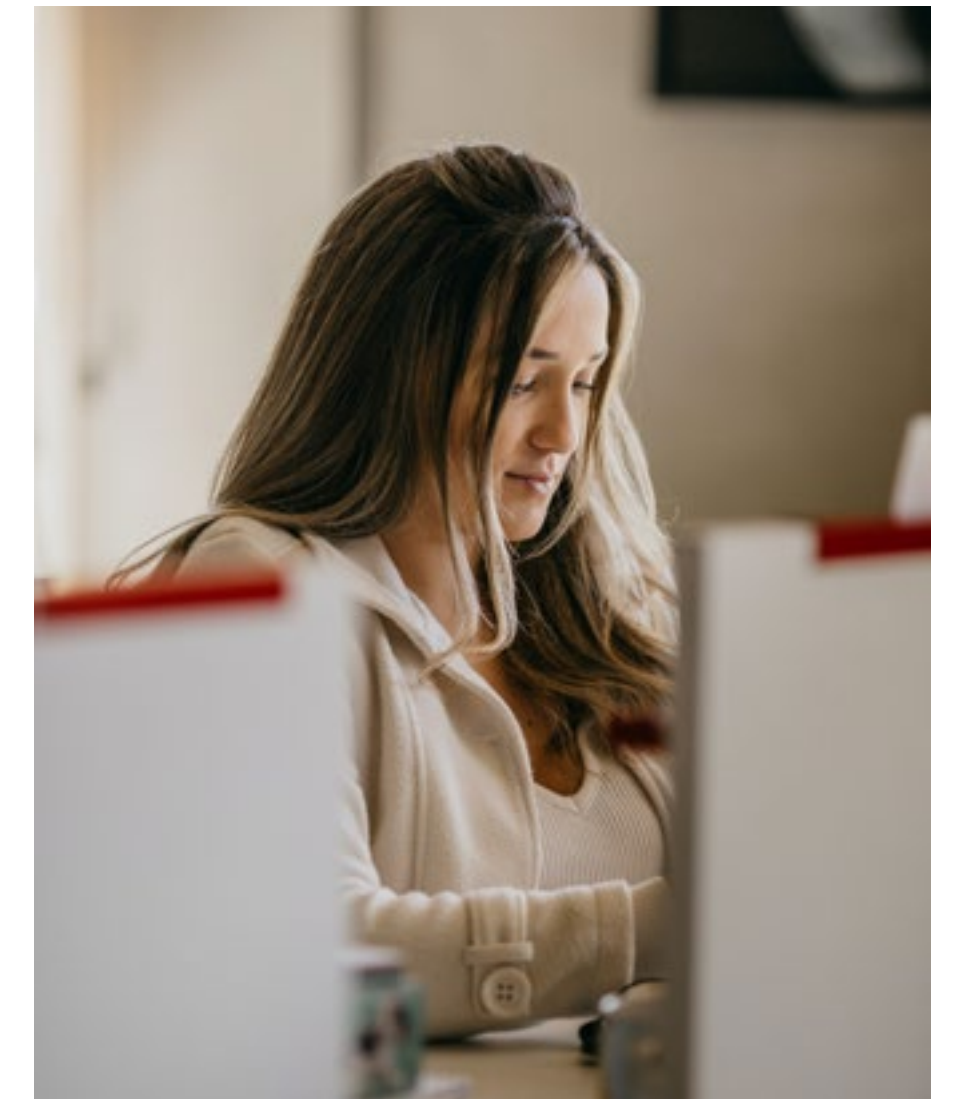
Q3, 2024



Ready for your fit out

We work with you to craft your dream space from a blank canvas, helping you think through your workspace, design and furniture.

Q4, 2024

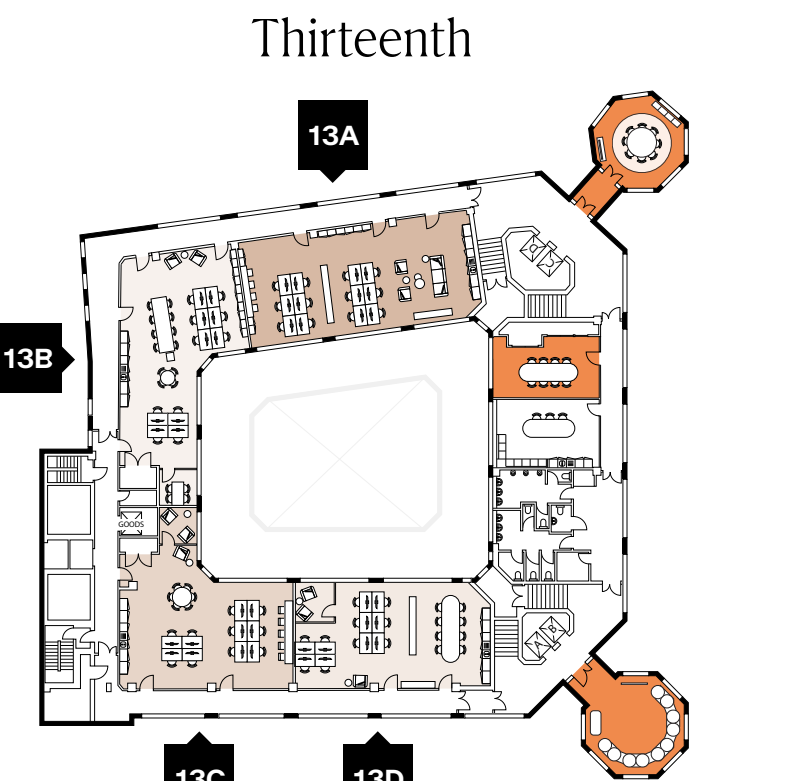
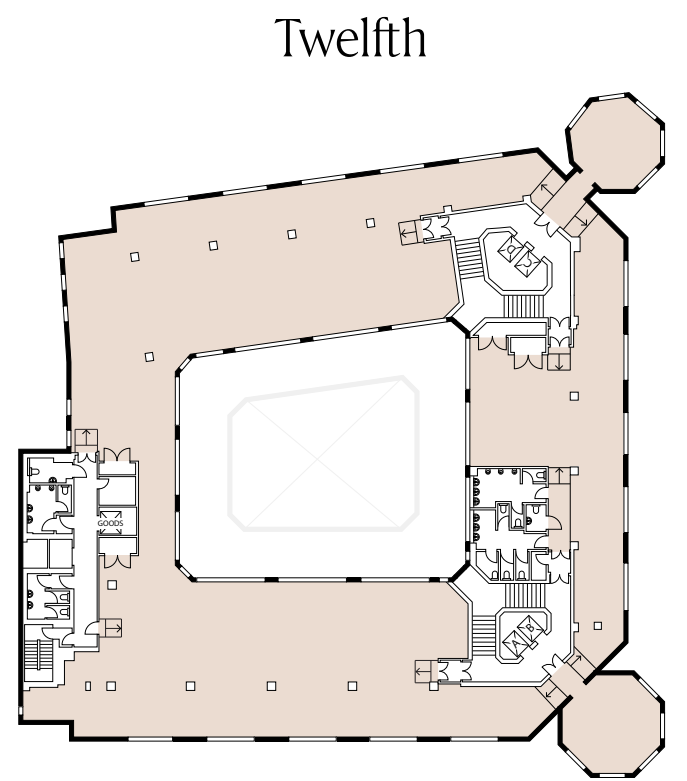
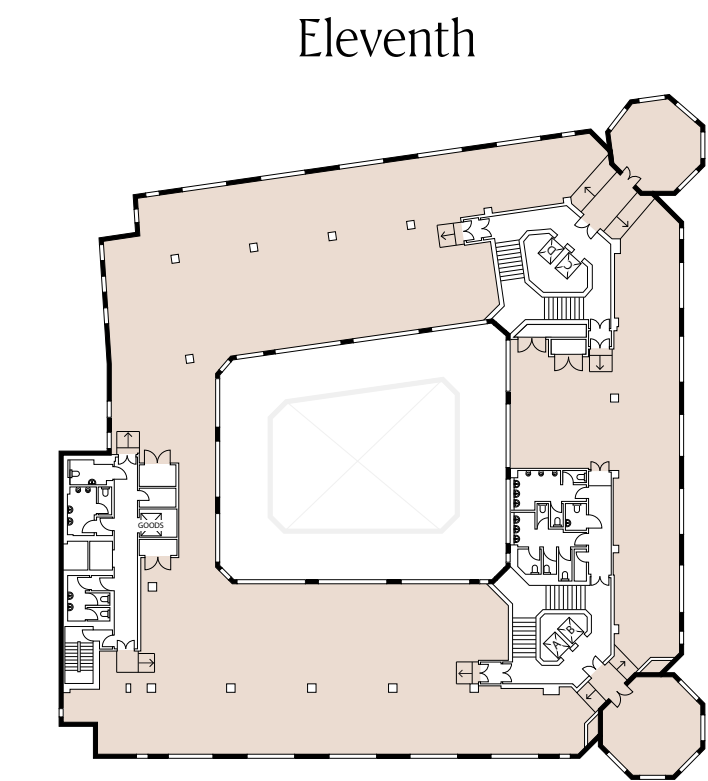
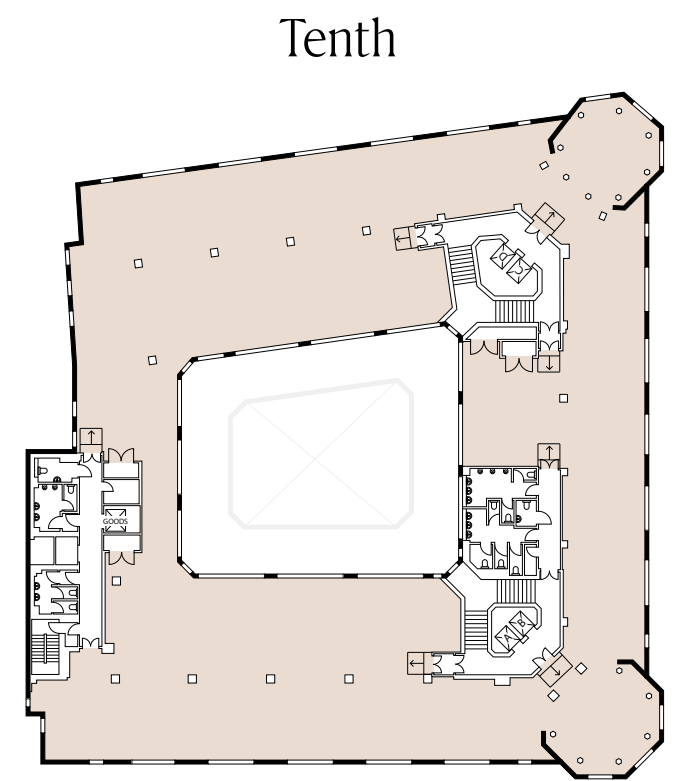
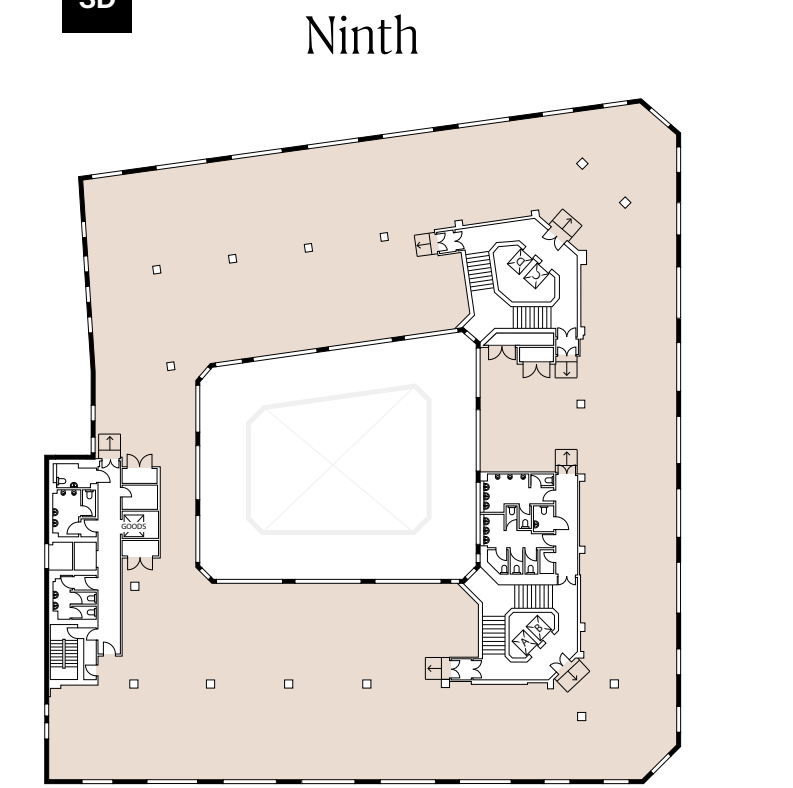
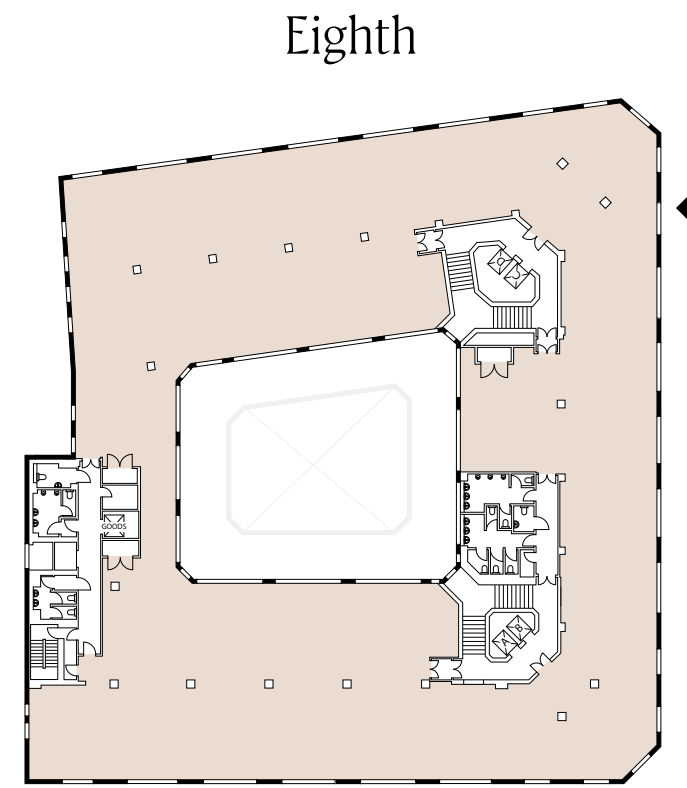
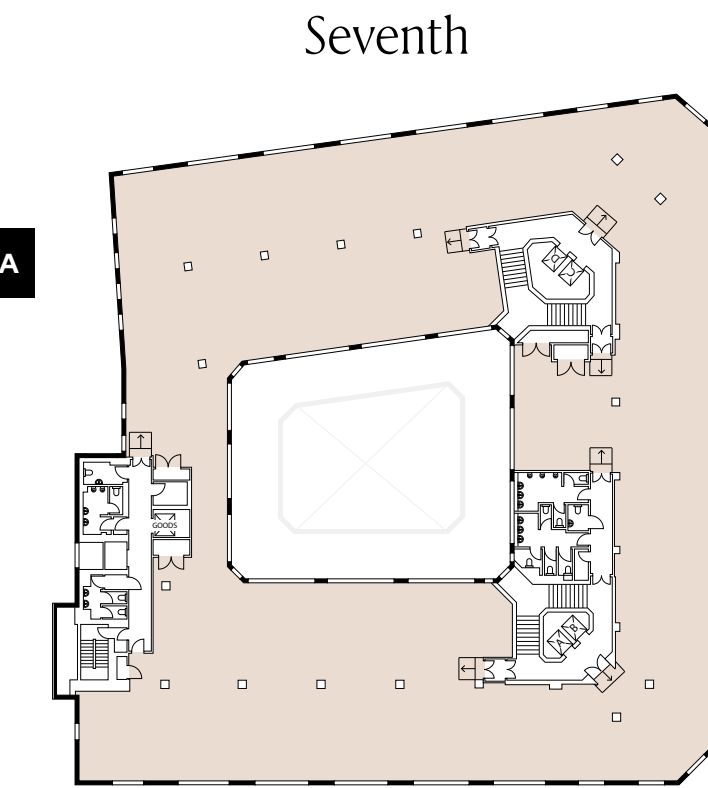
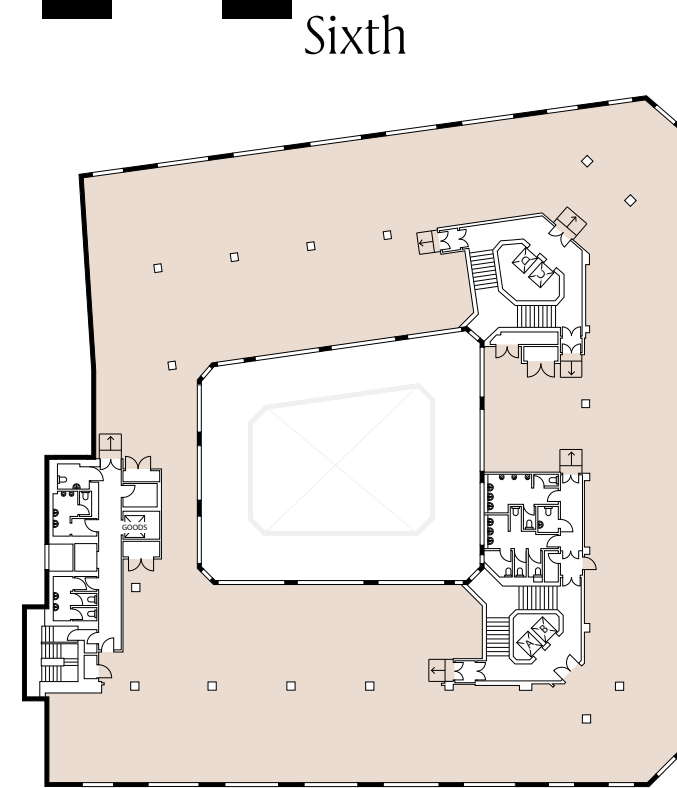
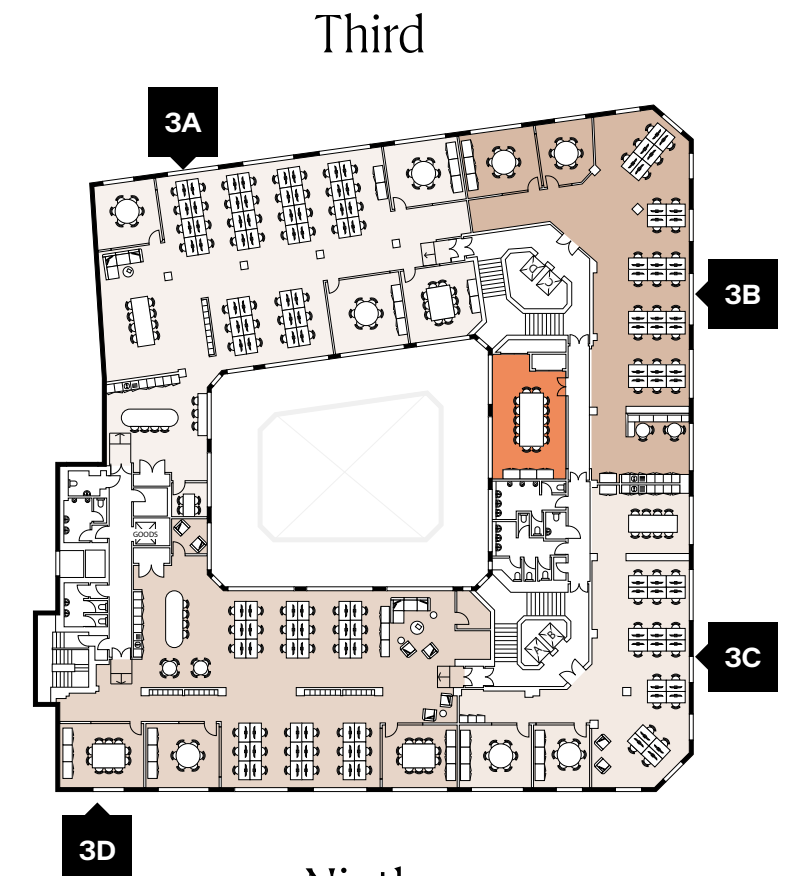
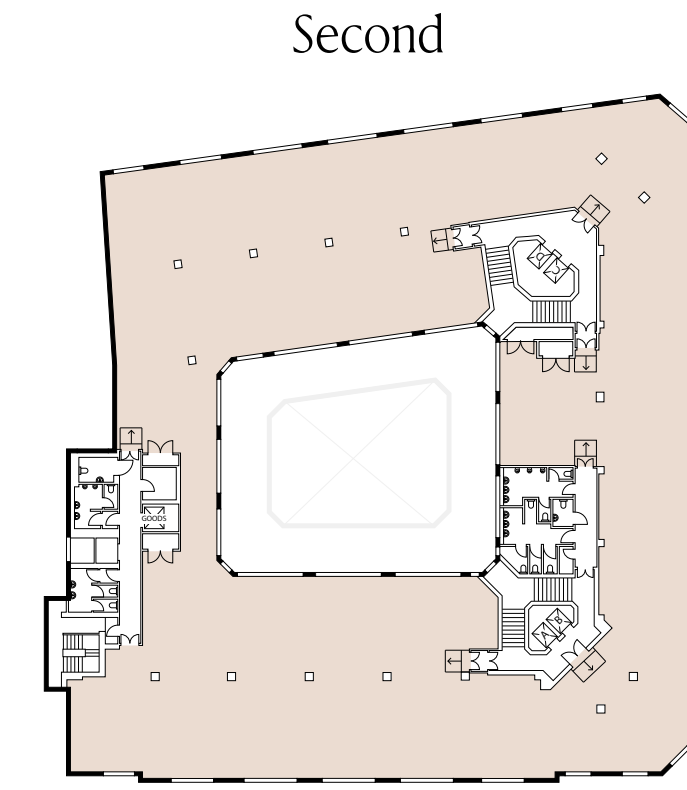
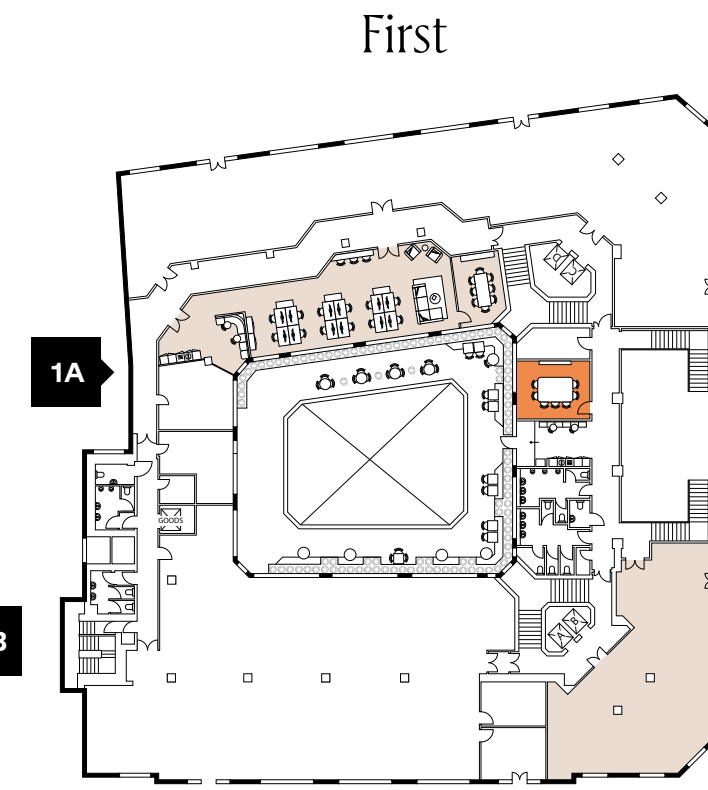
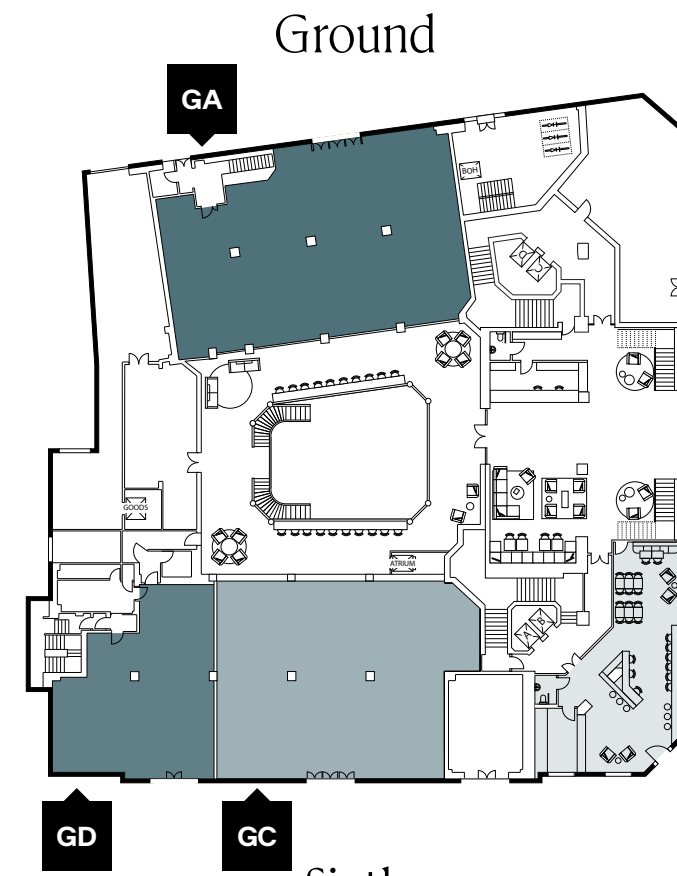
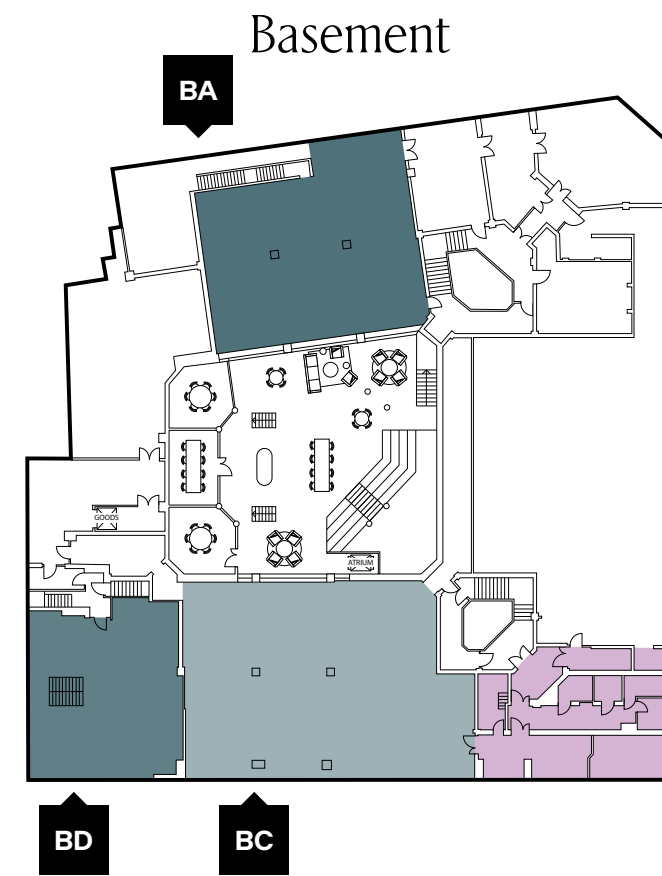


Move in

It's the moment you meet your new space. We help you mark the occasion and launch your bright new chapter in style.

FLOORPLANS

- Leisure
- Available
- Storage
- Meeting room



Floor	ID	Use	Floor type	Fit out	Area (sq ft)
Basement	BA	Leisure	NA	Shell and core	2,347
	BC	Leisure	NA	Shell and core	3,161
	BD	Leisure	NA	Shell and core	1,451
		Storage	NA	Shell and core	1,103
Ground	GA	Leisure	NA	Shell and core	2,979
	GB	Café	NA	Shell and core	1,136
	GC	Leisure	NA	Shell and core	2,608
	GD	Leisure	NA	Shell and core	1,335
First	1A	Studio	Parquet	Cat B	1,441
	1B	Studio	Parquet	Cat A	1,378
Second		Office	Raised access floor	Cat A	13,670
Third	3A	Studio	Raised access floor	Cat B	4,367
	3B	Studio	Parquet	Cat B	2,552
	3C	Studio	Parquet	Cat B	2,214
	3D	Studio	Raised access floor	Cat B	4,106
Sixth	6A	Office	Raised access floor	Cat A	7,444
Seventh		Office	Raised access floor	Cat A	13,736
Eighth	8A	Office	Parquet	Cat A	5,791
Ninth		Office	Raised access floor	Cat A	13,584
Tenth		Office	Raised access floor	Cat A	11,770
Eleventh		Office	Raised access floor	Cat A	10,546
Twelfth		Office	Raised access floor	Cat A	9,278
Thirteenth	13A	Studio	Parquet	Cat B	1,221
	13B	Studio	Parquet	Cat B	1,113
	13C	Studio	Parquet	Cat B	1,105
	13D	Studio	Parquet	Cat B	1,008

Contact us to discuss your bright new chapter.

Leasing enquiries

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