

GLASSWORKS

BACK TURNER STREET



THE VISION

Ambitious past

A modern building retaining a sense of history, tradition and location.

Located in Manchester's Northern Quarter, Glassworks retains the original façade of one of Manchester's oldest factories which now connects to a glass tower on what was once the site of a glass dealership in the early 1900's. Built for a forward-thinking generation, Glassworks is steeped in history, and is designed with a focus on sustainability, health and wellbeing. With a nod to the hard graft of factory workers and entrepreneurs of the past, Glassworks reflects modern working life, offering a spectrum of spaces to nurture innovation and inspire the next chapter in the Northern Quarter's vibrant lineage.



Photography of the Glassworks site back in 1930

Inspiring life & work

Glassworks is an exclusive fusion of old and new, designed for cross-sector, flexible working, where work-life balance and a community environment are priorities.

Glassworks is designed for boutique SMEs, as well as future-facing, larger businesses seeking a high-end feel in a trendy part of town. Drinks, food and toiletries are provided by local independent brands and health-based amenities and private membership offerings make this a unique place to work, collaborate and grow. Ride your bike to work, shower, keep fresh clothes in a locker, grab a coffee, network, innovate. Glassworks makes day-to-day living and working effortless and joyful.



*Glassworks
lobby*



TENANT'S CLUB

The exclusive fifth floor Tenant's Club offers the ultimate hosting and working environment in a warm and inspiring space for meeting, creating and networking.

The Tenant's Club is an exclusive perk for Glassworks' occupants to enjoy a high-end members club environment, with large, well-designed networking areas, coffee station, meeting rooms and pitch spaces. The comforting environment blends calmness with inspiration, to support ambition and growth alongside mental wellbeing and community-minded collaboration. As a breakout zone this is a grounding space for tenants that promotes conversation, teamwork, partnerships and creativity.



*Glassworks
tenant's club*





WHAT DO WE OFFER?

Glassworks is a workspace designed around user experience. Facilities encourage occupants to travel sustainably and grab a drink on their way to the office. Relaxation and networking areas are designed to allow colleagues to catch up or collaborate throughout the working day.

*Glassworks
tenant's club*



Bike storage & changing

We've designed a unique space to encourage people to ride to work, working to improve the health of our environment and our occupants.

We care about our planet and its people, so what better way to ensure Glassworks' occupants have an easy and healthy journey to work than to offer exceptional bike storage, so they can store their rides securely and enjoy comfortable, spacious, high-end showering and changing facilities. Our bike storage space is more than functional. It looks and feels like the sumptuous changing rooms in a high-end spa. Large lockers mean fresh going-out or work clothes can be kept at the office for an effortless and sustainable commute.



Ground floor lobby

Ground floor facilities encourage occupants to grab a drink on their way to the office, socialise, relax, collaborate and connect.

Suspended lighting illuminates comfortable seating areas to encourage conversation and to create calm relaxation or work corners. Barista service sets a reassuring vibe for those grabbing a coffee on their way to the office or simply watching the world go by. Bright blues reflect Glassworks' values of trust and confidence. Booths, a coffee bar, single seats, snug banquettes, a breakout lounge and seating clusters make the ground floor a welcoming, future-ready environment, inspiring creativity, ambition and connection.

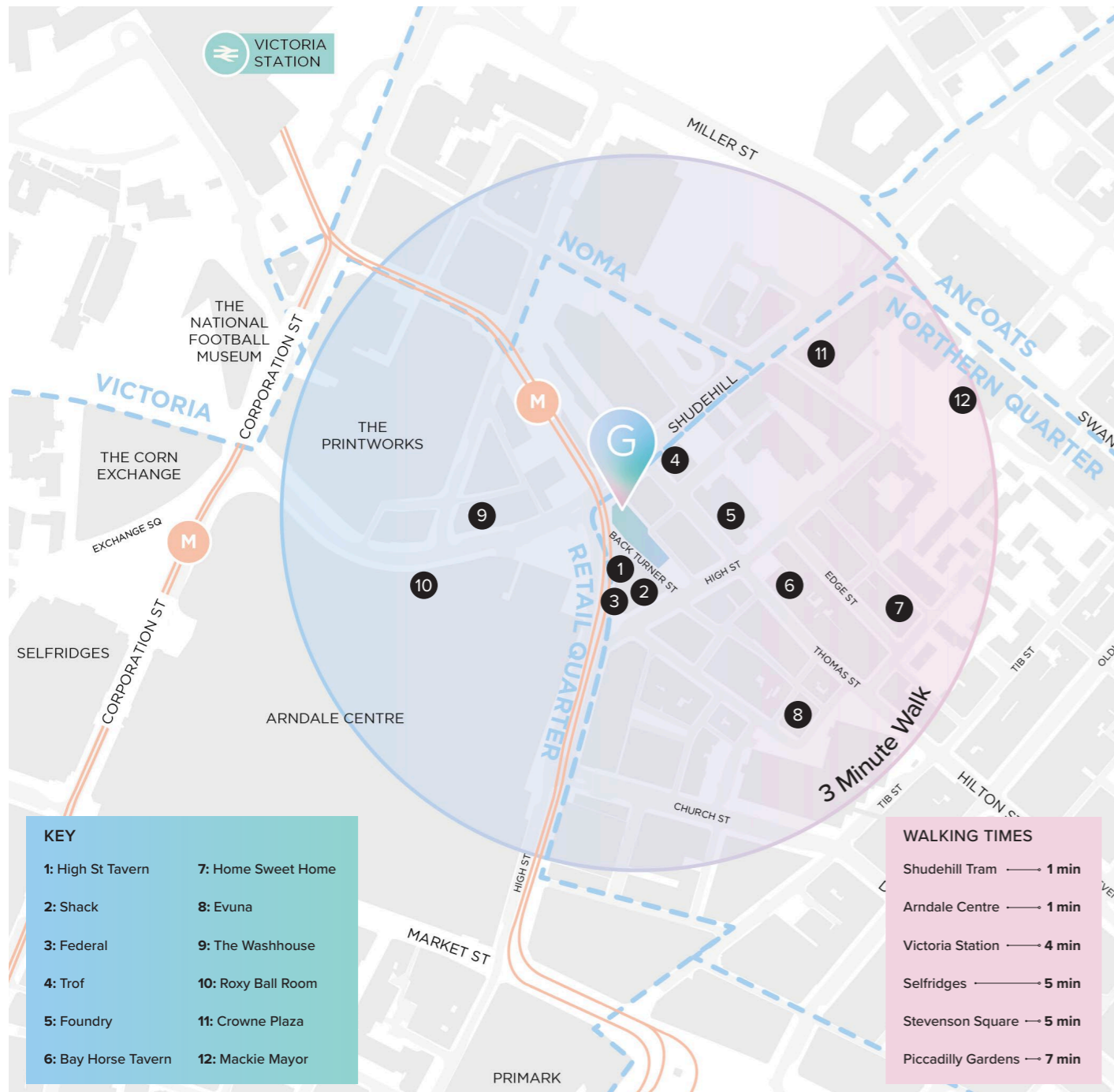


Glassworks lobby





NEIGHBOURHOOD



Manchester's Northern Quarter

Situated in the heart of Manchester's Northern Quarter, Glassworks offers easy access to major stations and network links. Known for its walls being enriched in street art and surrounded by trendy, vibrant bohemian bars, independent shops and live music venues, Northern Quarter is a place where people live and work their best life.



Manchester's
Cutting room Square

SPECIFICATION

Glassworks provides new build Grade A workspace finished to the following specification:



Ground floor reception and business lounge



BT and Cloud9 enabled building providing diverse and high speed internet connectivity



CAT A open plan or fully fitted and furnished solutions available



4 x self-contained unisex shower and changing rooms plus 1 x fully accessible shower / WC / changing room



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



Secure bicycle storage for 30 bikes and cycle repair station



Raised floor providing average 150mm clear void



24/7 access



New LED pendant light fittings



DDA compliant



2 x 13 person passenger lifts



Target EPC Rating B



Unisex superloos plus disabled access WC



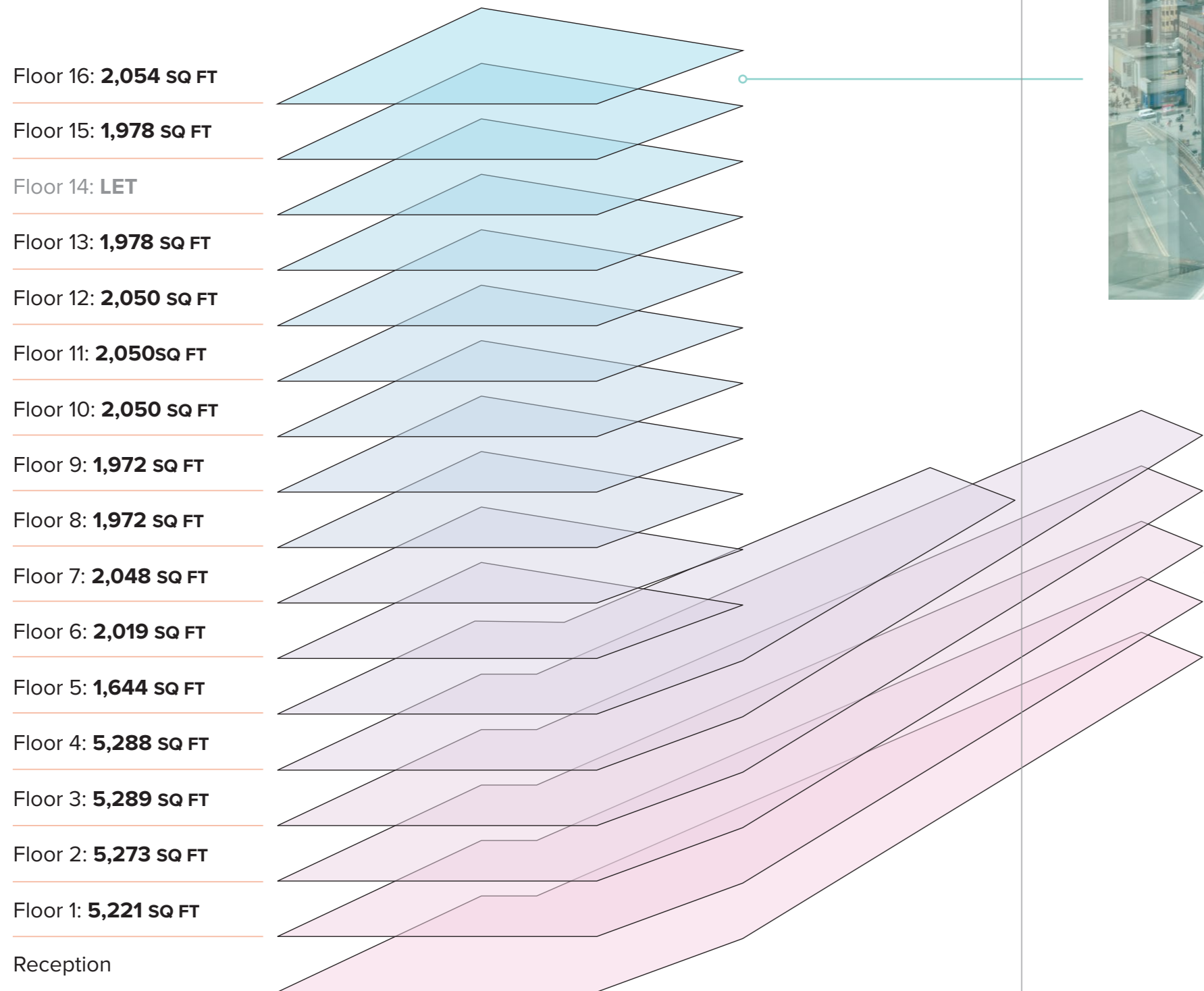
Exclusive tenant club with outdoor terrace and event space



35 lockers and dedicated male and female drying room



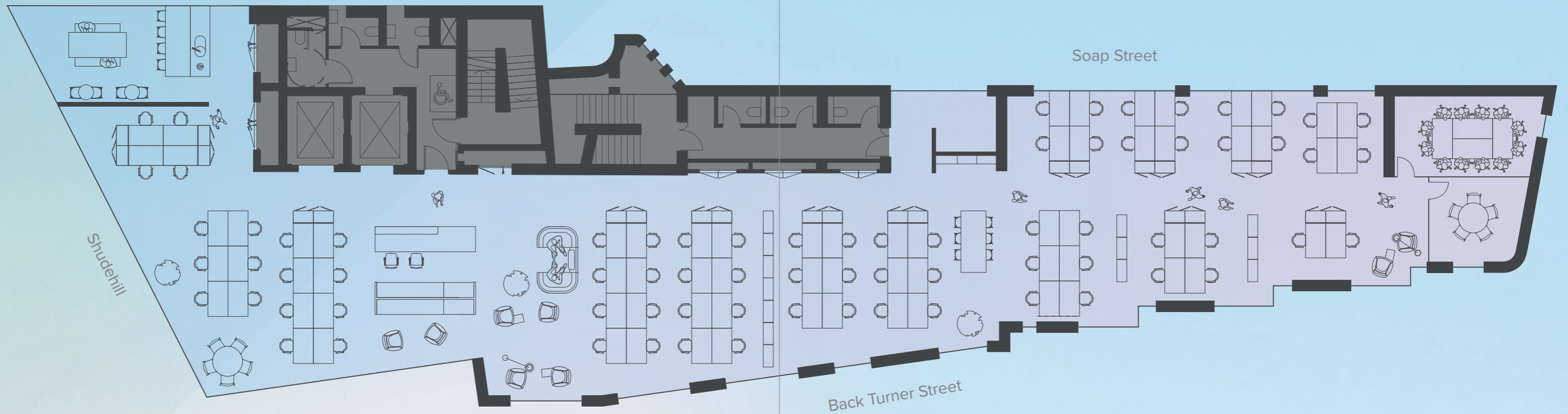
AVAILABLE SPACE



TYPICAL FLOOR

FLOORS 1 – 4

- 74 Desks
- Twelve person boardroom
- Five person meeting room
- Tea point
- Breakout space
- Collaboration space

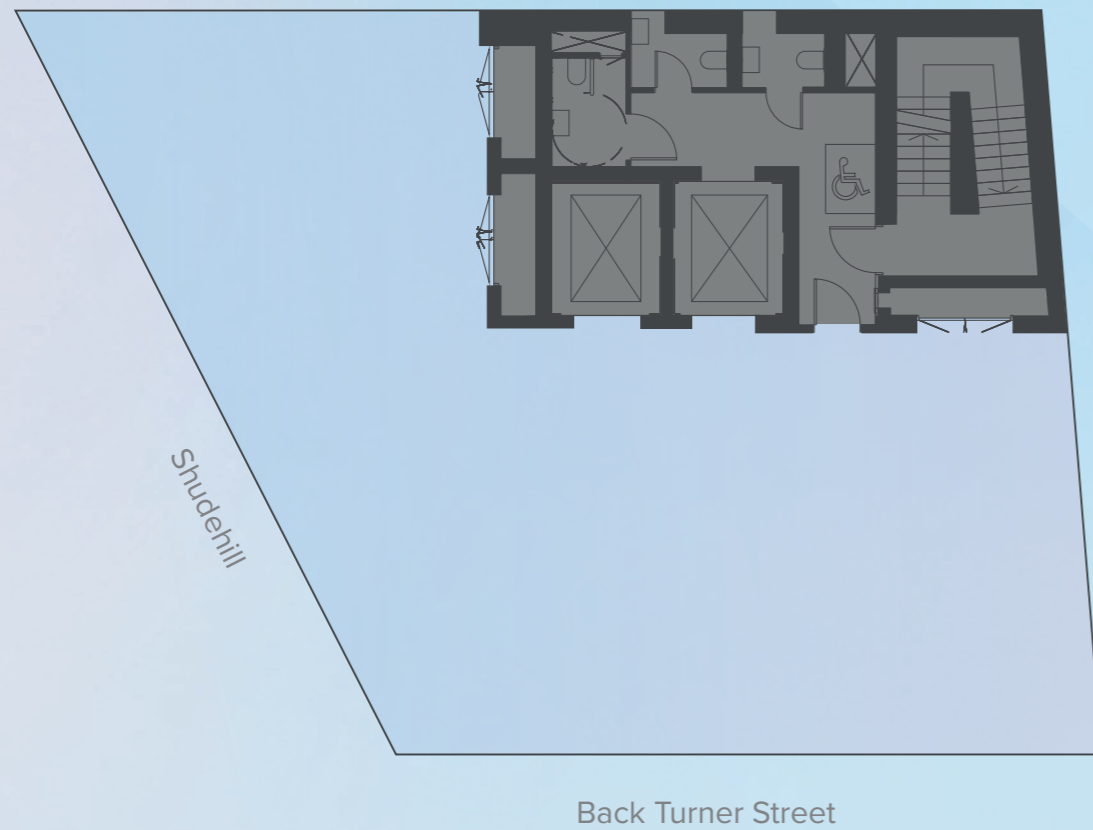


Indicative space plan



TYPICAL FLOOR

FLOORS 6 – 16

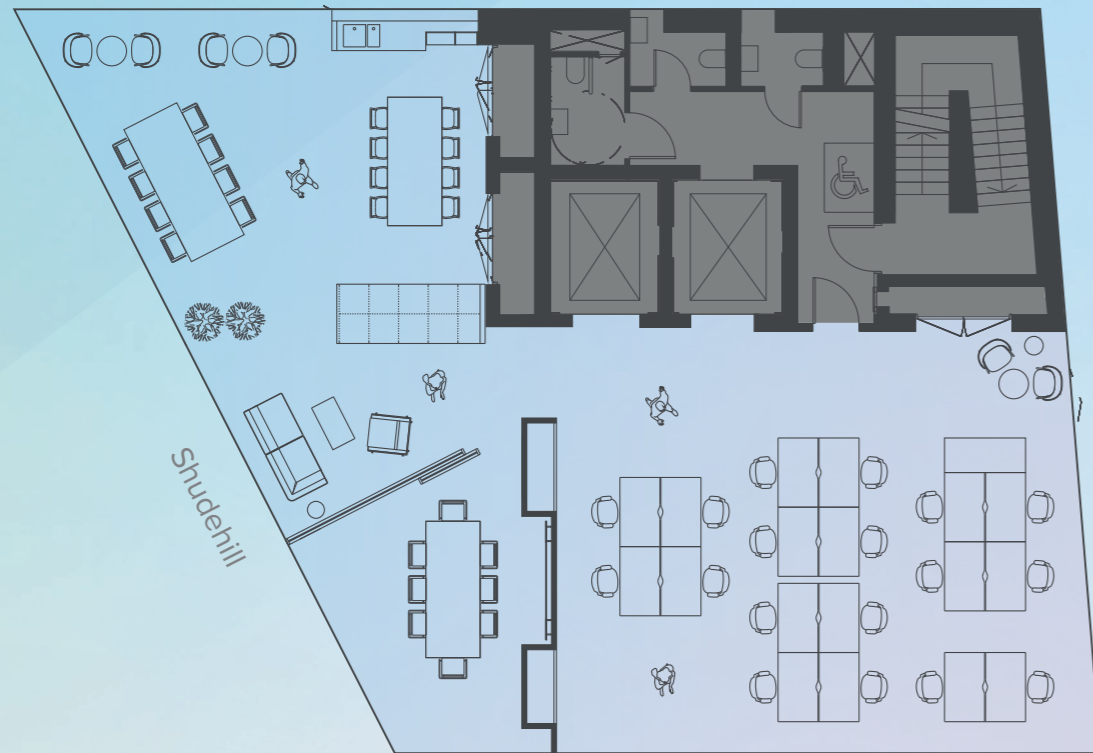


FITTED + FURNISHED

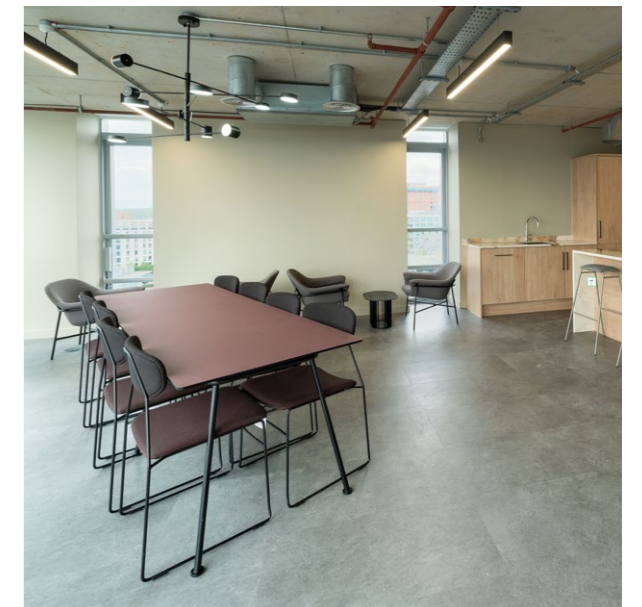
FLOORS 6 & 10

- 20 Desks
- Eight person boardroom
- Tea point
- Breakout space
- Lockers

The 6th and 10th floors of Glassworks provide contemporary, fitted and furnished suites. The design delivers modern workspace, with high-quality materials and includes 20 workstations, a boardroom, kitchen and breakout space.



Back Turner Street



*Glassworks
fitted + furnished
workspace*



CONTACT

Developer



0161 884 3184
info@salboy.co.uk

Agents



Richard Lace

07795 104 231
0161 237 1717
rlace@obiproperty.co.uk

Debbie Meredith

07920 422 291
0161 237 1717
dmeredith@obiproperty.co.uk



Mark Bamber

07776 763 317
0161 833 7715
mark.bamber@knightfrank.com

Matt Shufflebottom

07814 215 258
0161 833 7705
matt.shufflebottom@knightfrank.com

glassworksmcr.com

OBI, Knight Frank & Salboy give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person employed or engaged by OBI & Salboy has any authority to make any representation or warranty whatsoever in relation to this Property. These details are believed to be correct at the time of compilation, but may be subsequent amendment. Brochure designed and produced by OBI. September 2023. 0161 237 1717.

GLASSWORKS