



# fabrica

269 Great Ancoats St,  
Manchester, M4 7DB



**FROM 2,389 SQ FT TO  
10,400 SQ FT OF GRADE A  
WORKSPACE AVAILABLE**

**18 CAR SPACES**

REFURBISHED GRADE A WORKSPACE

NEW ISLINGTON / ANCOATS



# SAY HELLO TO FABRICA

A building of cutting-edge innovation and design. A place where work meets lifestyle and culture, in the UK's fastest growing city.

Fabrica offers two floors of Grade A refurbished workspace in Manchester's coolest neighbourhood, Ancoats. An innovative, flexible space, Fabrica can offer full floors of 5,200 sq ft sub-divided floors from 2,389 sq ft.



HALLÉ ST. PETER'S



FABRICA



MACKIE MAYOR, NORTHERN QUARTER





## BUILT FOR MODERN INDUSTRY



### BREEAM EXCELLENT

Recognised by the world's leading sustainability assessment as a **sustainable built environment** that enhances the wellbeing of its occupiers.



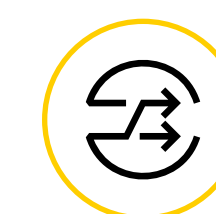
### BCO GRADE A SPECIFICATION

Specified as a **Grade A workspace** - the most sought-after workspace.



### BUILDING DESIGN

**A sensitive, high quality and contextual building.** Urban connections and the relationship with neighbouring districts were behind every design decision.



### ABILITY TO FLEX

Flexible space that can be **tailored to your business needs** as a full floor or split opportunity.





# THE BUILDING DETAILS

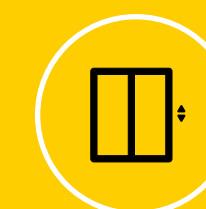
The building offers the following Grade A specification:



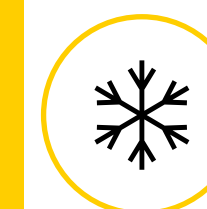
Suspended metal tiled ceilings with integral LG7 compliant lighting



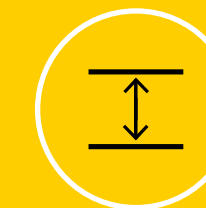
A double-glazed curtain wall façade with feature solar screen system



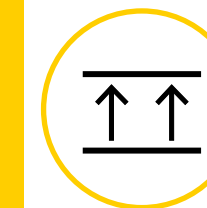
2 x 8-person passenger lifts



VRV air conditioning system



2.6m floor to ceiling height



Full raised access floors



BREEAM rating of excellent



Private car park with 18 car spaces





CUTTING ROOM SQUARE



POLLARD YARD



POLLEN

## CUT FROM A DIFFERENT CLOTH

Named in the top 50 coolest neighbourhoods in the world by Time Out, Ancoats is the place to experience the best Manchester has to offer.

### CUTTING ROOM SQUARE

The nucleus of Ancoats, Cutting Room Square boasts some of the city's best bars and eateries, as well as Hallé St Peter's, the stunning classical music venue.

### POLLARD YARD

A maze of colourful shipping containers, Pollard Yard houses more than 130 creatives and independents, from ceramists and florists to wine shops and chocolatiers.

### NEW ISLINGTON MARINA

Not all concrete and shipping containers, New Islington Marina is a hidden oasis in the city with waterways and a landscaped park. It's also home to the hugely popular Pollen Bakery!



EDINBURGH CASTLE



NEW ISLINGTON MARINA





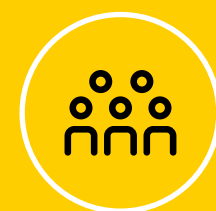
GREAT ANCOATS STREET



ST PETER'S SQUARE / DEANSGATE-CASTLEFIELD

# MANCHESTER THE START OF A REVOLUTION

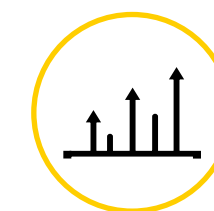
Manchester. Enterprising. Culture rich. Full of attitude. And now the UK's fastest growing city.



2.8m people living in Greater Manchester



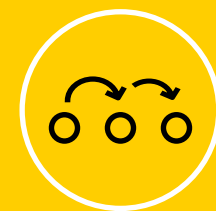
£181m investment in tech sector in 2019



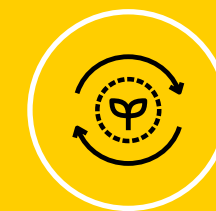
277% growth in tech investment in one year



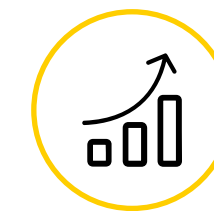
1/5 of population employed in tech sector



100,000 people expected to move to city centre in next few years



£1bn worth of regeneration schemes



4.3% annual growth



Home to 85 of the FTSE 100 businesses



Five tech unicorns - Boohoo, AO.com, AutoTrader, The Hut Group and onthebeach.com



Fastest growing tech city in Europe



Most liveable city in the UK every year since 2011



Home to five universities, producing 36,000 high quality graduates every year





## LOCATION

Fabrica is located in the New Islington area of Ancoats, Manchester and fronts Great Ancoats Street, which forms part of Manchester's inner ring road. New Islington is a major regeneration area adjacent to the Northern Quarter of Manchester city centre, which has successfully attracted a diverse mix of commercial and residential schemes over recent years.

The property is immediately adjacent to the Ibis Hotel, which offers ground floor facilities, including a Costa coffee shop. The sights and sounds of Cutting Room Square and Pollard Yard are just a 10-minute walk away.

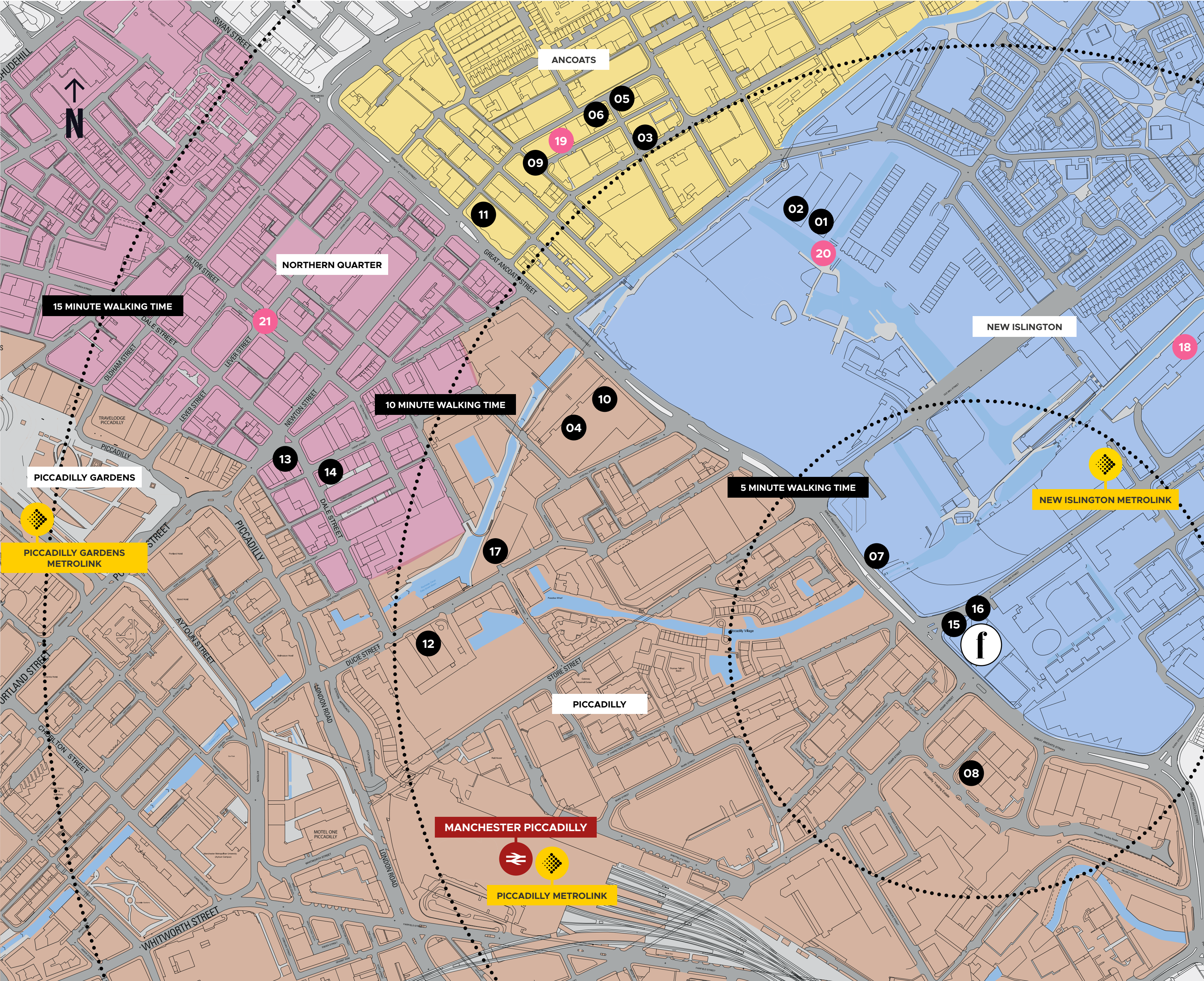
Fabrica has excellent road links and is within four minutes' walk of the New Islington Metrolink tram stop and within easy walking distance of Piccadilly Railway Station.

## WALKING TIMES

IBIS HOTEL	1 MIN
NEW ISLINGTON METROLINK	4 MINS
PURE GYM	6 MINS
PICCADILLY STATION	8 MINS
NORTHERN QUARTER	10 MINS
PICCADILLY GARDENS	15 MINS



# AMENITY MAP

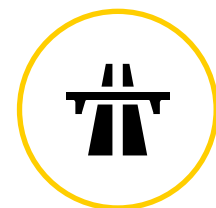


- 01 POLLEN BAKERY
- 02 CASK
- 03 ERST
- 04 PURE GYM
- 05 MANA
- 06 HALLÉ ST. PETER'S
- 07 VIVID
- 08 CLOUDWATER UNIT 9 TAP ROOM
- 09 RUDY'S NEOPOLITAN PIZZA
- 10 ALDI
- 11 ANCOATS GENERAL STORE
- 12 DUCIE STREET WAREHOUSE
- 13 COTTONOPOLIS
- 14 TARIFF AND DALE
- 15 COSTA COFFEE
- 16 HOTEL IBIS
- 17 DAKOTA
- 18 POLLARD YARD
- 19 CUTTING ROOM SQUARE
- 20 NEW ISLINGTON MARINA
- 21 STEVENSONS SQUARE





## TRANSPORT NEAR BY



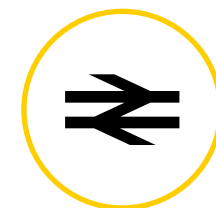
ROAD

Fabrica is located on Manchester's inner ring road (A665) and is just over a **10-minute drive from the M60**, making it very accessible from across Greater Manchester and beyond. Fabrica has its own private car park with 42 car spaces.



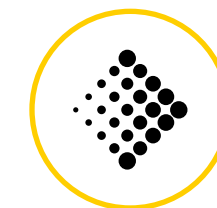
AIR

**Manchester Airport** is the north of England's intercontinental air link, offering over 200 international destinations and carrying around 22.5m passengers per annum. It's a **15-minute train journey or a 25-minute drive from Fabrica**.



RAIL

Manchester benefits from two mainline stations, Manchester Piccadilly and Manchester Victoria, connecting the city to key locations across the country. Approximately **46 trains per day run to London with an approximate journey time of 2 hours**.



METROLINK

Fabrica is within **4-minutes' walk of New Islington Metrolink tram stop**, which allows passengers to travel directly to most destinations on the Metrolink network.



# PART OF THE COMMUNITY

Ancoats is the place to be. Home to hundreds of independents. A unique sense of community.

From Ancoats General Store, a corner shop like no other, to Michelin star restaurant, MANA, Ancoats has it all. As the most up-and-coming area in Manchester, there are myriad things to enjoy.

Ancoats is full of indie venues, including restaurants, bars and cafés, as well as Hallé St Peter's and many arts and cultural events. A thriving, but close-knit community, you're guaranteed to feel at home here.



SEVEN BROTHERS



THE COUNTER HOUSE



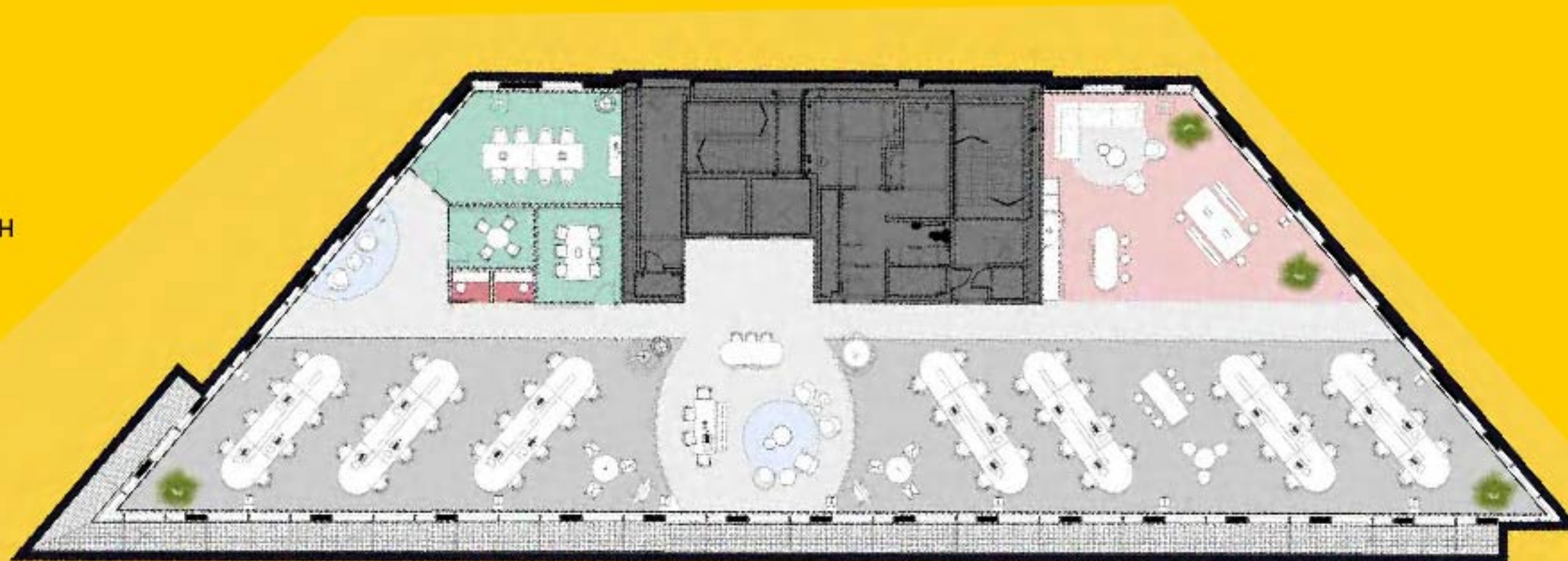
ERST





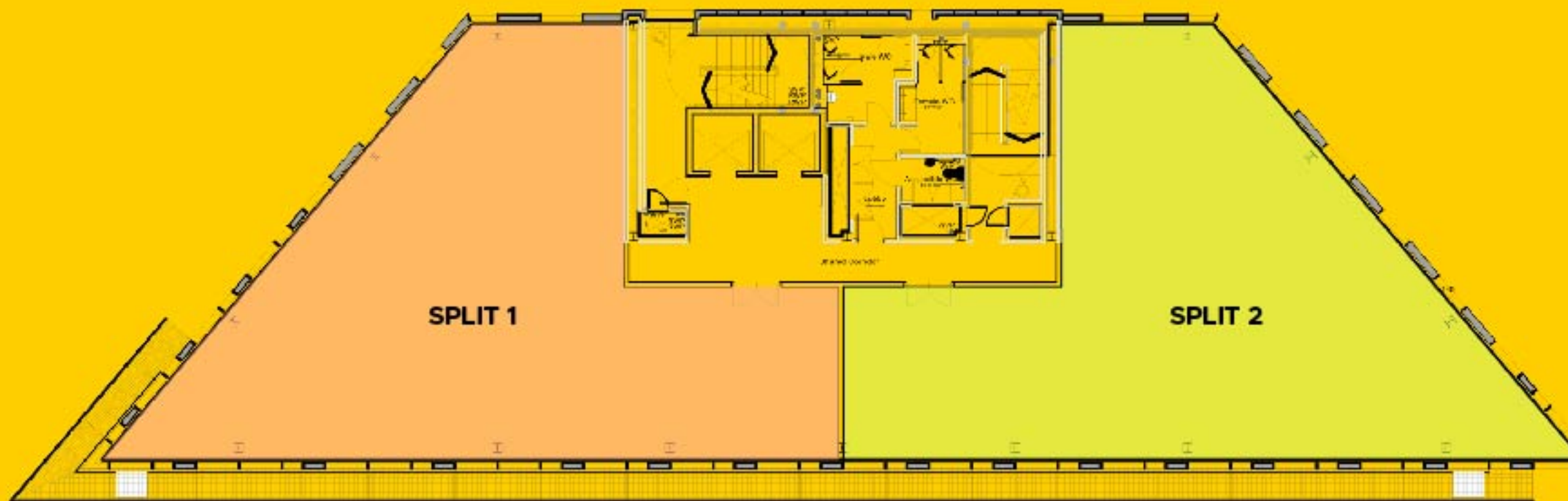
- WORKSPACE**  
 - 56 NO. WORKSTATIONS  
 - 4 NO. TOUCHDOWN
- VISITOR LOUNGE**  
 - 1 VISITOR LOUNGE WITH REFRESHMENT BAR
- KITCHEN / BREAKOUT AREA**  
 - 1 KITCHEN x BREAKOUT AREA WITH LOUNGE  
 - 2 NO. PHONE BOOTHS
- MEETING ROOM**  
 - 1 NO. 8-10 PERSON BOARDROOM  
 - 1 NO. 6 PERSON MEETING ROOM
- PHONE BOOTHS**  
 - 2 NO. PHONE BOOTHS

### FULL FLOOR - FEASIBILITY LAYOUT



### SUB-DIVIDED FLOOR - SLIP PLAN

- SPLIT 1**  
 - 2,389 sq ft
- SPLIT 2**  
 - 2,400 sq ft



## TYPICAL FLOOR PLAN



Office areas based on NIA.

FLOOR	SQ FT
FOURTH - FULL FLOOR	5,261 SQ FT
FOURTH - SPLIT FLOOR	From 2,389 SQ FT
THIRD - FULL FLOOR	5,261 SQ FT
THIRD - SPLIT FLOOR	From 2,389 SQ FT
18 CAR SPACES	
<b>TOTAL</b>	<b>10,522 SQ FT</b>



# CONTACT

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

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