

**WRITE
YOUR
STORY
HERE**

@express_mcr
expressbuildingmcr.uk

EXPRESS
BUILDING



ZYXWVUTSRQPONMLKJIHGFEDCBA

76

Black Iron
#74

LARGE WOOD LETTERS 1870-1940

25

Printing Shop of London

**A DRAMATIC CHANGE
OF SETTING AND
YOUR COMPANY'S
NEXT CHAPTER
CAN BE ITS MOST
EXHILARATING YET.**

A LOCAL LANDMARK RETURNS AND ENDLESS POSSIBILITIES ARISE





MORE THAN A RECEPTION

This is a space in which you can meet, eat, drink, chat and collaborate.



**HISTORY MEETS
MODERNITY**





**A BIG
BEAUTIFUL
CANVAS**





03

PASSENGER
LIFTS

ROOF

TERRACE

16

SHOWER
CUBICLES

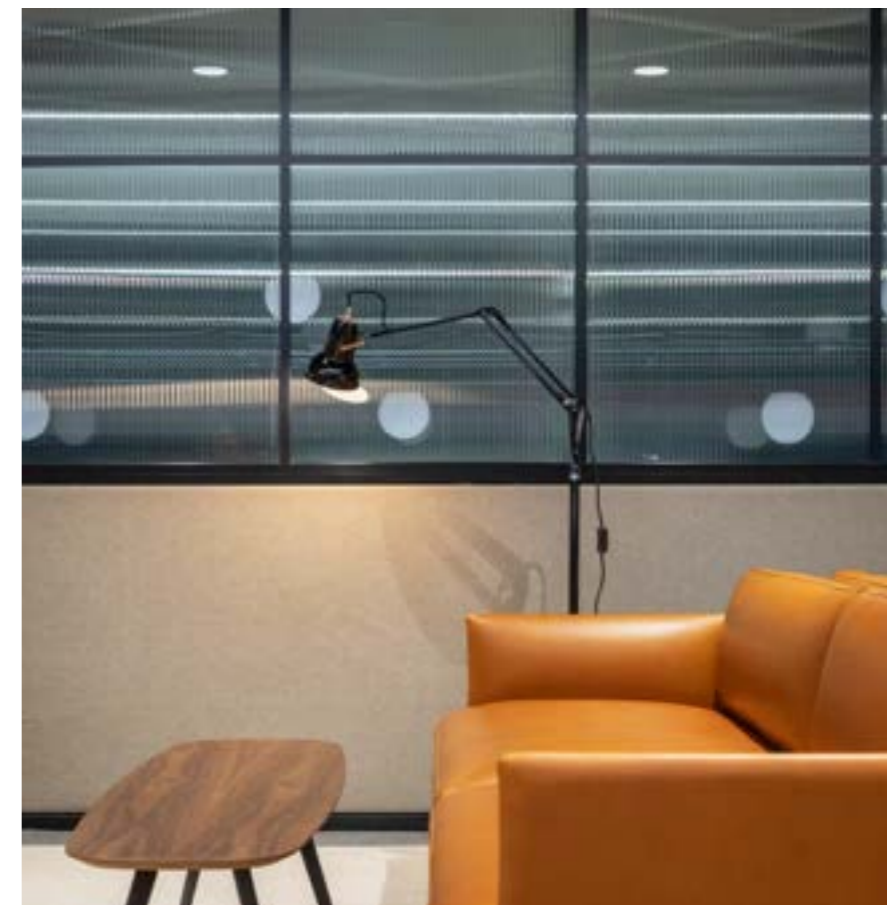
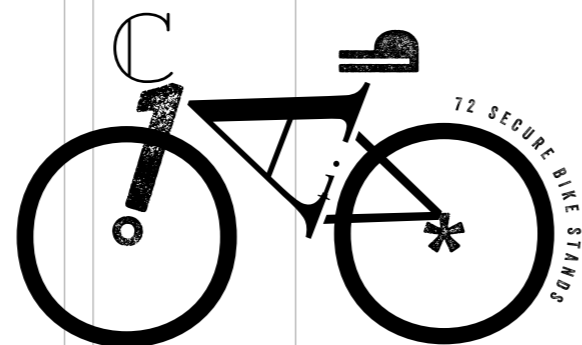


FEATURES AND FACILITIES

- Fully remodelled reception area
- Feature atrium, maximising natural light to all floors
- Business lounge
- Three passenger lifts; one dedicated goods lift
- Wired Score rating - Gold
- Exposed mechanical and electrical systems
- LED linear pendant light fittings
- Fully accessible raised floors with 150mm clear void
- Ability to occupy at a population density of 1:6 sq m
- EPC Rating 'B'
- BREEM In Use 'Very Good'
- Premium-quality male and female showers, lockers and changing facilities
- Drying facilities
- Male, female and disabled WCs on every floor
- Over 70 bike racks
- Basement car parking spaces

ALL IN THE DETAIL

The Express Building offers anything and everything you could want from a modern work environment, from invaluable basement parking to a spectacular roof terrace. Away from the communal areas the design aesthetic has been kept elegantly understated, allowing your company to truly make the space its own.



Large, flexible
 and flooded with
 natural light.
 The perfect setting
 for shaping stories.

Midline

Baseline

X-Height

Ascender

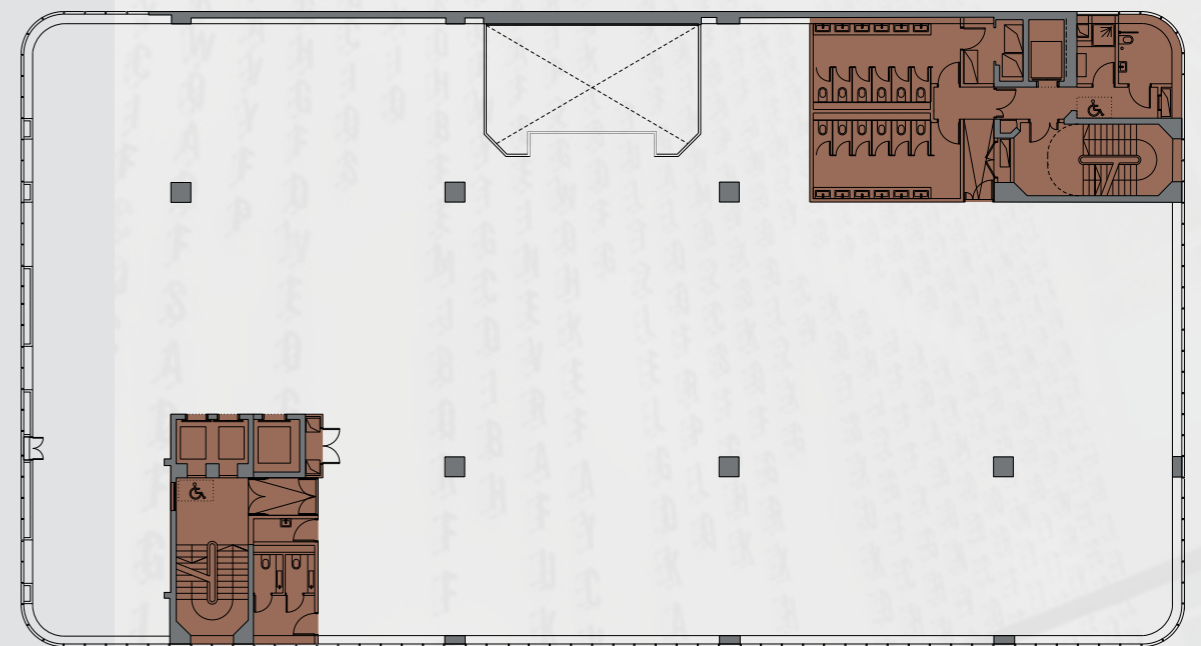
Cap Height

Descent

SCHEDULE OF AREAS

LOWER GROUND	Let to HUCKLETREE
GROUND FLOOR	Let to HUCKLETREE
FIRST FLOOR	Let to HUCKLETREE
SECOND FLOOR	Let to HUCKLETREE
THIRD FLOOR	11,373 SQ FT
FOURTH FLOOR	11,503 SQ FT
FIFTH FLOOR	Let to V3 CORPORATION
SIXTH FLOOR + MEZZANINE	Let to NOVA COAST
TOTAL	22,876 SQ FT

TYPICAL UPPER FLOOR



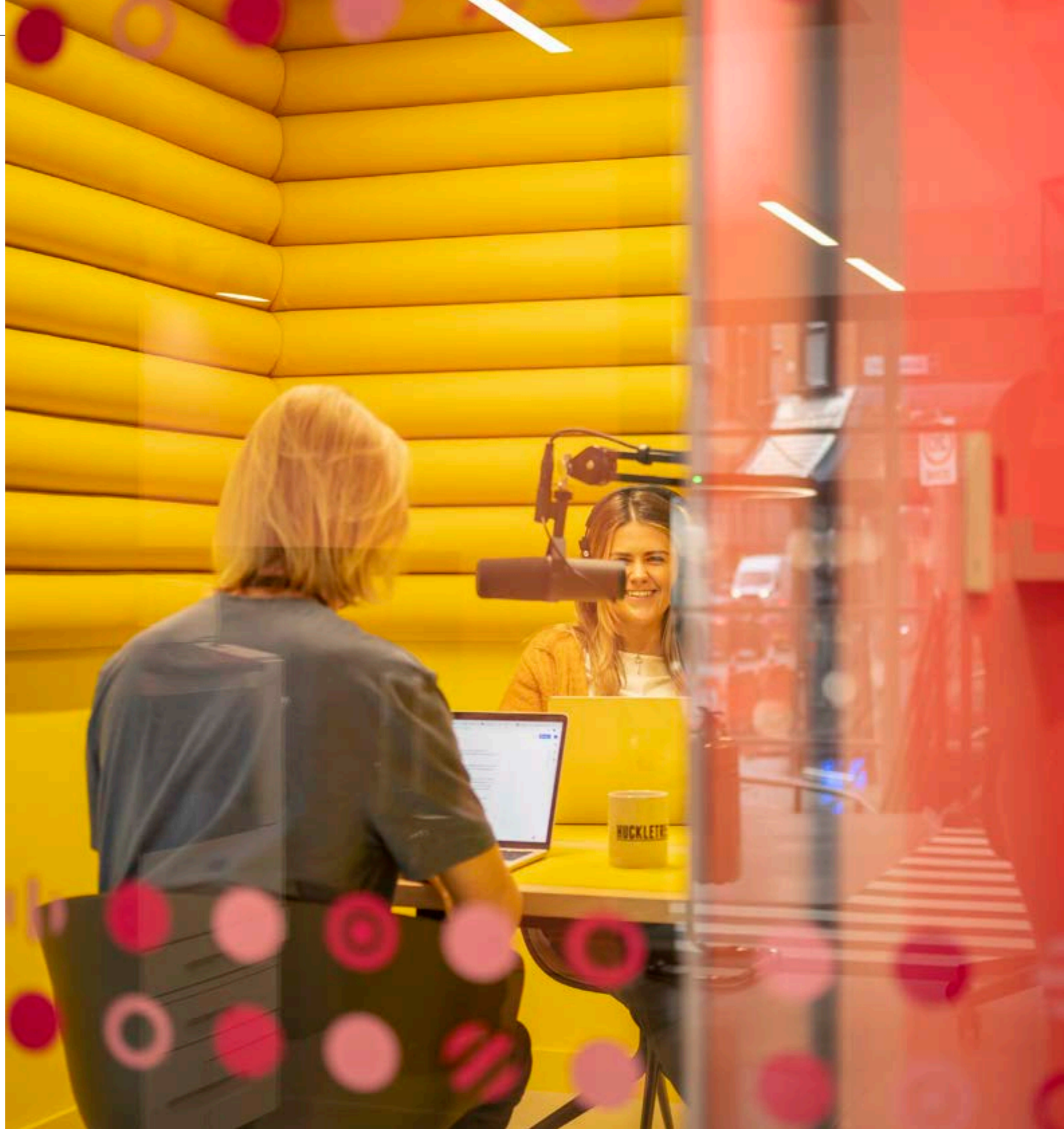
WELCOME TO MANCHESTER HUCKLETREE. THIS IS YOUR INVITATION TO CREATE.



Huckletree, is a workspace accelerator based at the Express Building. Providing beautifully conceived spaces, Huckletree will give occupiers of the Express building unique access to a range of facilities including podcast booths, meeting and events spaces, meditation studios, networking events and some of the best coffee in Manchester. Express Building and Huckletree is a combination like no other.

DIGITAL CONNEC- TIVITY

Whether you're uploading, downloading, video-calling or 4K-streaming, the Express Building's future-proofed tech infrastructure will keep things swift and seamless.



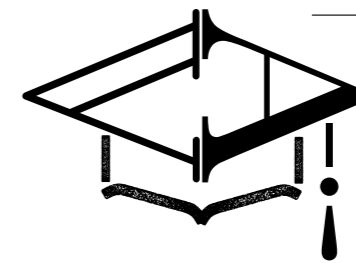
From the chic vibrancy of Spinningfields to the Grade II-listed grandeur of St. Peter's Square, Manchester is a city that's evolved into a serious international player.

2ND

Manchester named second most attractive UK city for tech investment.

£500M

Manchester named as Europe's fastest-growing tech hub. The city attracted more than £500m in venture capital funding last year, putting it ahead of Cambridge.



105,000

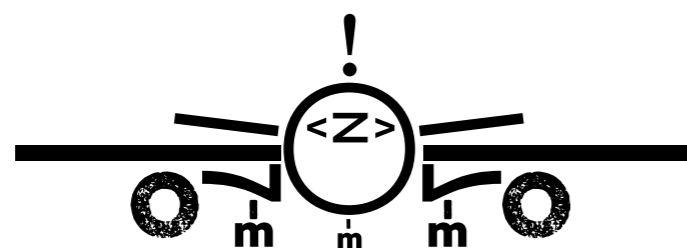
The number of students in Manchester. The city has the strongest graduate retention rate - currently standing at 70% - outside of London.

THIS CITY'S ¹⁷ TIME IS NOW

Number of consecutive years that Manchester's office market has seen more TMT take-up than any other city outside of London.

15TH

The position Manchester achieved on Lonely Planet's 'Best Places to Visit in 2016' list. Sitting ahead of Nashville and Rome, it was the only UK city to make the countdown.



80

Number of FTSE 100 companies represented in Manchester. As of August 2017, more new businesses are being created in Manchester than in London.

88.8

Manchester's score - out of a possible 100 - on The Economist's annual Global Liveability Survey. It was named the best place to live in the UK, based on infrastructure, healthcare, education, stability, culture and environment.

12TH

Most popular global destination for FDI.

MANCHESTER AT ITS BEST

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.



Ancoats, once the bustling epicentre of Manchester's world-beating cotton industry, has rapidly and dramatically reinvented itself as a hot-spot for culture, business and creativity.

GREAT ANCOATS STREET

Great Ancoats Street is due to be transformed in to a tree lined 'European-style' boulevard with new and improved pedestrian crossings.



The bespoke apartments, the on-trend bars, the buzzed-over eateries, the feisty start-ups building game-changer apps... Ancoats is where the next phase of Manchester's spectacular 21st-century boom plays out - with the Express Building as its gleaming emblem.



NEARBY AMENITIES



SOLITA

Home of the Big Manc, Solita offers high-end re-imaginings of American diner staples: cheeseburgers, hot dogs, fried chicken etc. Bring an appetite.

Additional info here @socialhandle



RUDY'S NEOPOLITAN PIZZA

Described by Manchester Evening News as one of the world's best pizza restaurants, Rudy's is a certified Ancoats must-visit.

Additional info here @socialhandle



MATT AND PHREDS

A Northern Quarter stalwart, laidback jazz bar Matt and Phreds transplants backstreet New York cool to central Manchester.

Additional info here @socialhandle



ELNECOT

With a 44ft solid-concrete bar as its centrepiece, the recently opened Elnecot is Ancoats through and through: stylish, sophisticated and a wee bit eccentric.

Additional info here @socialhandle



GETTING ABOUT

- Mainline railway stations Piccadilly and Victoria are just a 10 minute walk away
- With three services per hour you can be in London in just over two hours
- The new Ordsall Chord creates a link between Victoria, Oxford Road and Piccadilly stations.



WALKING

TRAIN STATIONS

Victoria	10 mins
Salford Central	23 mins
Deansgate Castlefield	25 mins
Piccadilly	10 mins
Oxford Road	20 mins

METROLINKS

Shudehill	07 mins
Market Street	08 mins
New Islington	10 mins
Victoria	10 mins

TRAINS

FROM PICCADILLY

Leeds	49 mins
Liverpool	47 mins
Birmingham	1hr 28 mins
London	2hr 06 mins
Glasgow	3hrs 19 mins

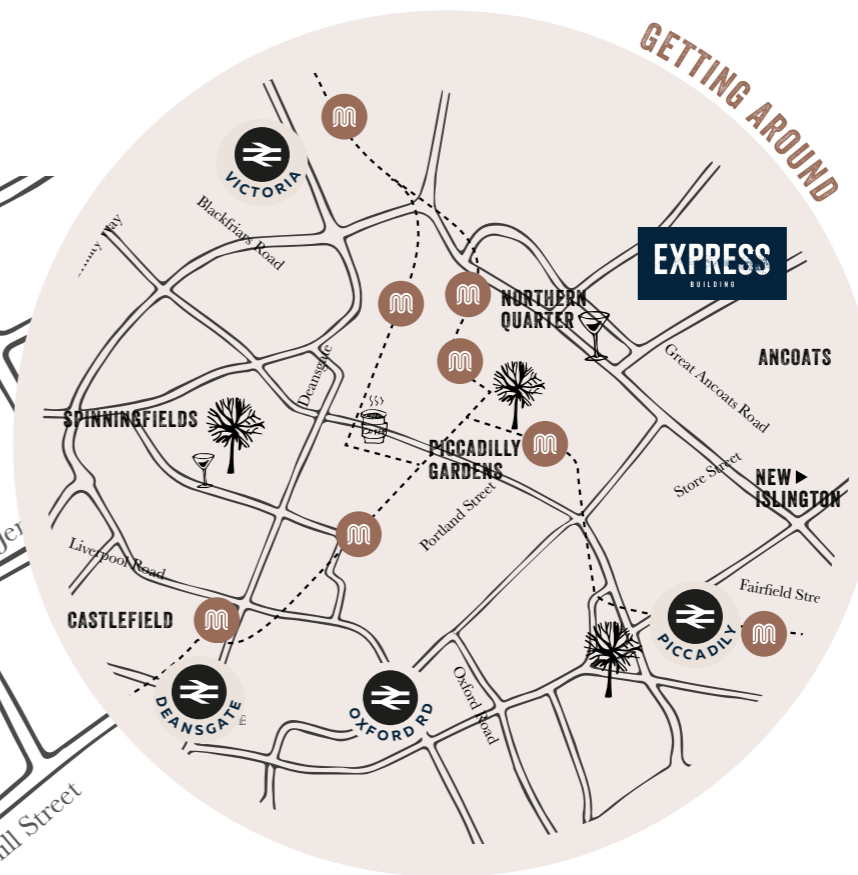


DISCOVER OUR CITY



AREAS

- CUTTING ROOM SQUARE**
- MACKIE MAYOR**
- STEPHENSON SQUARE**



HOTELS

1. Holiday Inn Express
2. Crowne Plaza
3. The Light Aparthotel
4. The City Warehouse Aparthotel

BARS & RESTAURANTS

5. Matt and Phreds
6. Almost Famous
7. Tariff and Dale
8. Bem Brasil
9. Cottonopolis
10. Solita
11. The Frog and Bucket
12. Rudy's Neopolitan Pizza
13. PLY
14. 63 Degrees
15. Ancoats General Store
16. Seven Bro7hers
17. Elnecot
18. Mana
19. Foundation Coffee House
20. The Jayne Eyre
21. Mackie Mayor
22. Edinburgh Castle
23. Viet Shack
24. Pollen Bakery
25. Trove
26. Sugo
27. Blossom Street Social
28. Cask
29. Hip Hop Chip Shop
30. Hallè
31. Sion Shop
32. Gane and Grain
33. Erst
34. Second City
37. N-Brown
42. KBK
43. Port Street Beer House

OCCUPIERS

35. Beehive Mill
36. Colony Co-work
38. The Hive
39. Hilton House
40. Ducie House
41. 35 Dale St
44. Fourways House
45. Ladbible
46. BooHoo
47. CAD21 Limited
48. CTI Digital Limited
49. 5Plus Architects
50. Arts Council England
51. Omnisis Limited
52. UserZoom Limited
53. Street League



“THE BEST BARS, RESTAURANTS AND PUBS FOR A PROPER GOOD DAY OUT”

manchestersfinest.com

“A HOT-SPOT FOR CULTURE, BUSINESS AND CREATIVITY”



“THE RESTAURANTS IN ANCOATS ARE FAST-BECOMING RECOGNISED AS SOME OF THE BEST IN THE UK, LET ALONE MANCHESTER”

creativetourists.com



Baskerville
Regular
40pt/45pt

‘Iconic’ is a descriptor that gets thrown around far too freely these days, but Manchester’s Express Building is one of few landmarks in the city that can genuinely lay claim to the label.

Muller
Regular
9pt/12pt

Completed in 1939 and revered ever since by locals and architecture enthusiasts alike, this is a building that’s been crying out for 21st-century rebirth; to be restored to its former glory as a workspace imbued with all the best characteristics of the city that surrounds it.

Considered radical at the time of its unveiling in 1939, the Express Building was designed in the futuristic ‘streamline moderne’ style by the pioneering Sir Owen Williams, whose other fearlessly forward-looking works include the Dorchester Hotel.

“QUITE
TAKEN
BY IT”

Sir
Norman
Foster

1936

Construction work begins



1939

Construction work completed

1960

Extension work undertaken

1974

Building receives Grade II-listed status

1979

Building receives further two-storey extension

1989

The Daily Express vacates the building

1993

Printing presses are removed; building is converted to offices

2018

Building changes ownership; major refurbishment works begin



2019

Refurbishment works are completed and Express Buildings is launched to Manchester



Just like Manchester itself, the Express Building is forward-looking, a little eccentric, a hive of activity and a hotbed of creativity. Truly, there's nowhere else like it – original thinkers, you belong here with us.

LET'S TALK STORY- TELLING.

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