

# SIXTY FOUNTAIN STREET



## 01. INTRODUCTION

Welcome to 60 Fountain Street - a new state-of-the-art workplace in the city.



## 02. LOCATION

Located in the heart of the city, take a look at what Manchester has to offer.

## 03. CONNECTIVITY

A proven location with excellent local amenities and great transport connections on the doorstep.

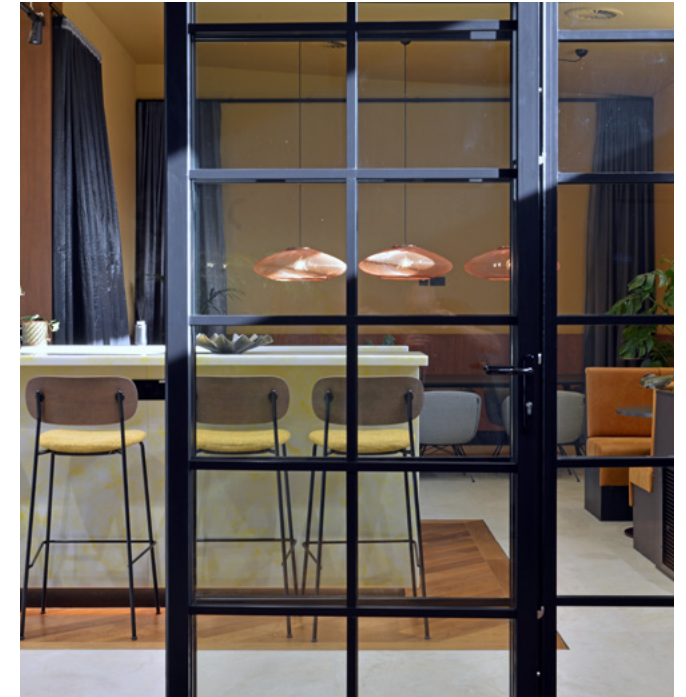


## 04. SUSTAINABILITY

See how 60 Fountain Street is being created to provide a sustainable workplace for everyone.

## 05. WELLNESS

Wellbeing and wellness is at the heart of the design, find out how.



## 06. FLOORPLANS

A closer look at the floorplans and schedule of accommodation.

## 07. SPECIFICATION

Understand the specification on offer. A recently refurbished workplace with exceptional interior finishes, fantastic loft space, outdoor terrace, co-working space, a coffee bar and more.

# SPACES TO INSPIRE & DELIGHT

60 Fountain Street is the first of its kind, located in the heart of the Central Business District. It is undergoing an extensive refurbishment to create a state-of-the-art workspace over five floors. The space has been designed with everyone in mind, for those who are looking for relaxed co-working space, dedicated meeting rooms or break away areas it has something for all. It will be an contemporary space, providing a positive workspace for tenants and visitors.

60 Fountain Street is a building that engages with its occupiers and will build a vibrant community of like-minded occupiers. A loft space including a terrace designed for wellness activities and collaboration and a cycle hub and showers are located in the basement.



# CITY CENTRE LOCATION

Fountain Street has rapidly become a hub for the city, drawing in diverse and forward-thinking businesses.

It is a workplace that sits at the heart of the city centre, close to the Town Hall, bustling Market street and within easy reach of the metrolink and transport network. The space is set to attract satellite offices of larger businesses from outside the city, as well as SME's looking for an HQ that will put the needs of their staff first and really be aligned with their brand values.



Images of Manchester city centre

# WHY MANCHESTER?

UK'S TOP  
DIGITAL  
CITY

£62.8  
BILLION

Manchester represents the largest UK city region economy outside London, with an economy worth £62.8 billion (GVA)

More people  
employed in  
the city by  
2028

(GMCA Forecasting Model)

7.2  
MILLION

People living within a one-hour commute of the city centre

104,000  
STUDENTS

Manchester is an academic powerhouse

500,000

People between the age of 24-34 the largest regional millennial population

3<sup>RD</sup> BEST  
CITY IN THE  
WORLD

(Time Out 2021)

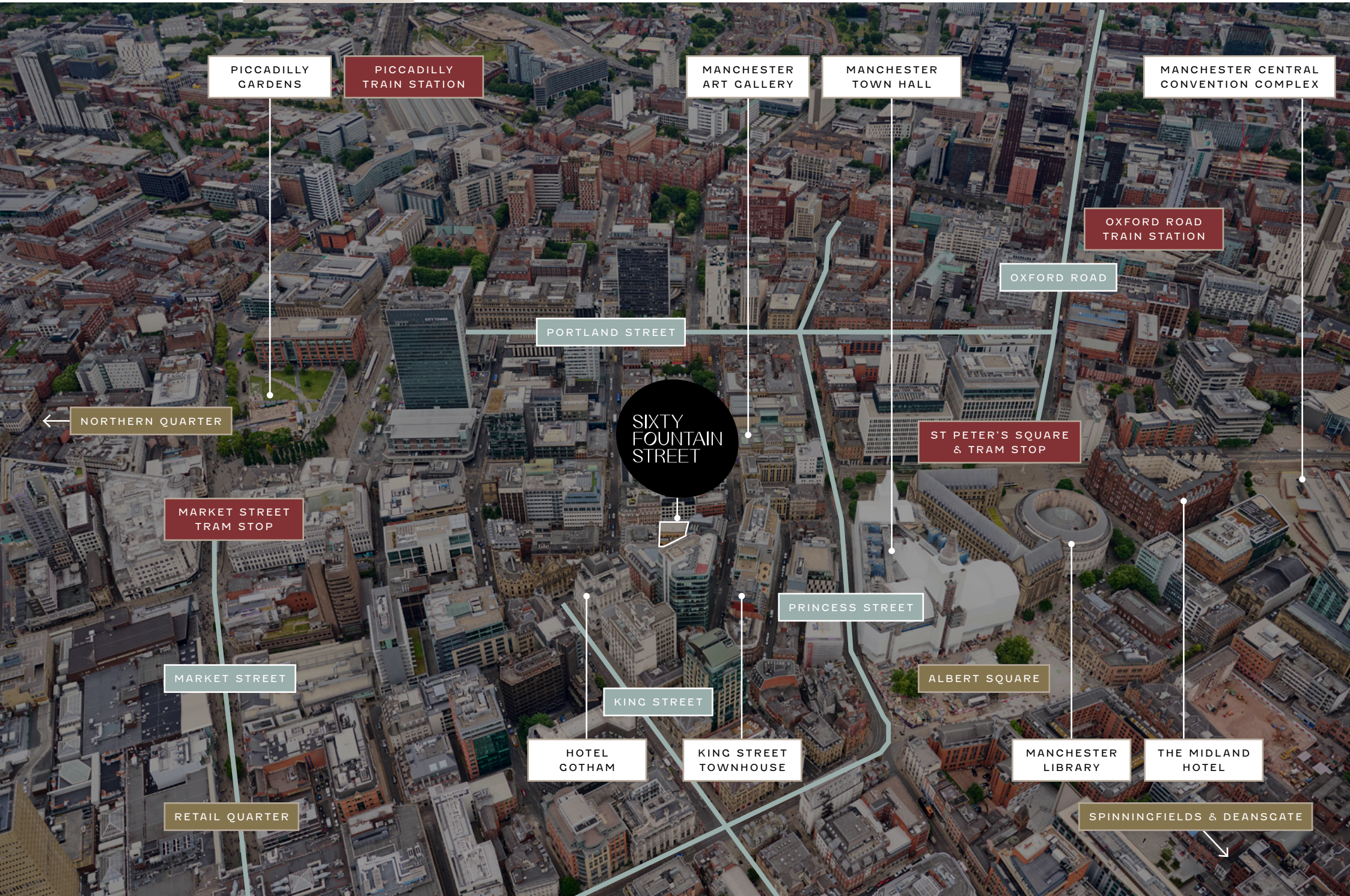
200+

Destinations connected by Manchester Airport

BEST  
UK CITY  
TO LIVE

(The Economist 2021)

Manchester benefits from its close links to Salford Quays and MediaCityUK home to the BBC ITV & Bupa



PICCADILLY GARDENS

PICCADILLY TRAIN STATION

MANCHESTER ART GALLERY

MANCHESTER TOWN HALL

MANCHESTER CENTRAL CONVENTION COMPLEX

OXFORD ROAD TRAIN STATION

OXFORD ROAD

PORTLAND STREET

SIXTY FOUNTAIN STREET

ST PETER'S SQUARE & TRAM STOP

NORTHERN QUARTER

MARKET STREET TRAM STOP

MARKET STREET

ALBERT SQUARE

PRINCESS STREET

KING STREET

HOTEL GOTHAM

KING STREET TOWNHOUSE

MANCHESTER LIBRARY

THE MIDLAND HOTEL

RETAIL QUARTER

SPINNINGFIELDS & DEANSCATE

# LOCAL AMENITIES

## RETAIL & LEISURE

1. Arndale Centre
2. Great Northern
3. King Street
4. Market Street
5. St Anns Square
6. House of Evelyn
7. Fight Club
8. PI Fitness
9. Pure Gym
10. Waterstones

## HOTELS

1. King Street Townhouse
  2. The Midland
  3. Hotel Gotham
  4. The Hilton
- ## FOOD & DRINK
1. Black Sheep Coffee
  2. Moose Coffee
  3. Hampton & Vouis
  4. Six by Nico

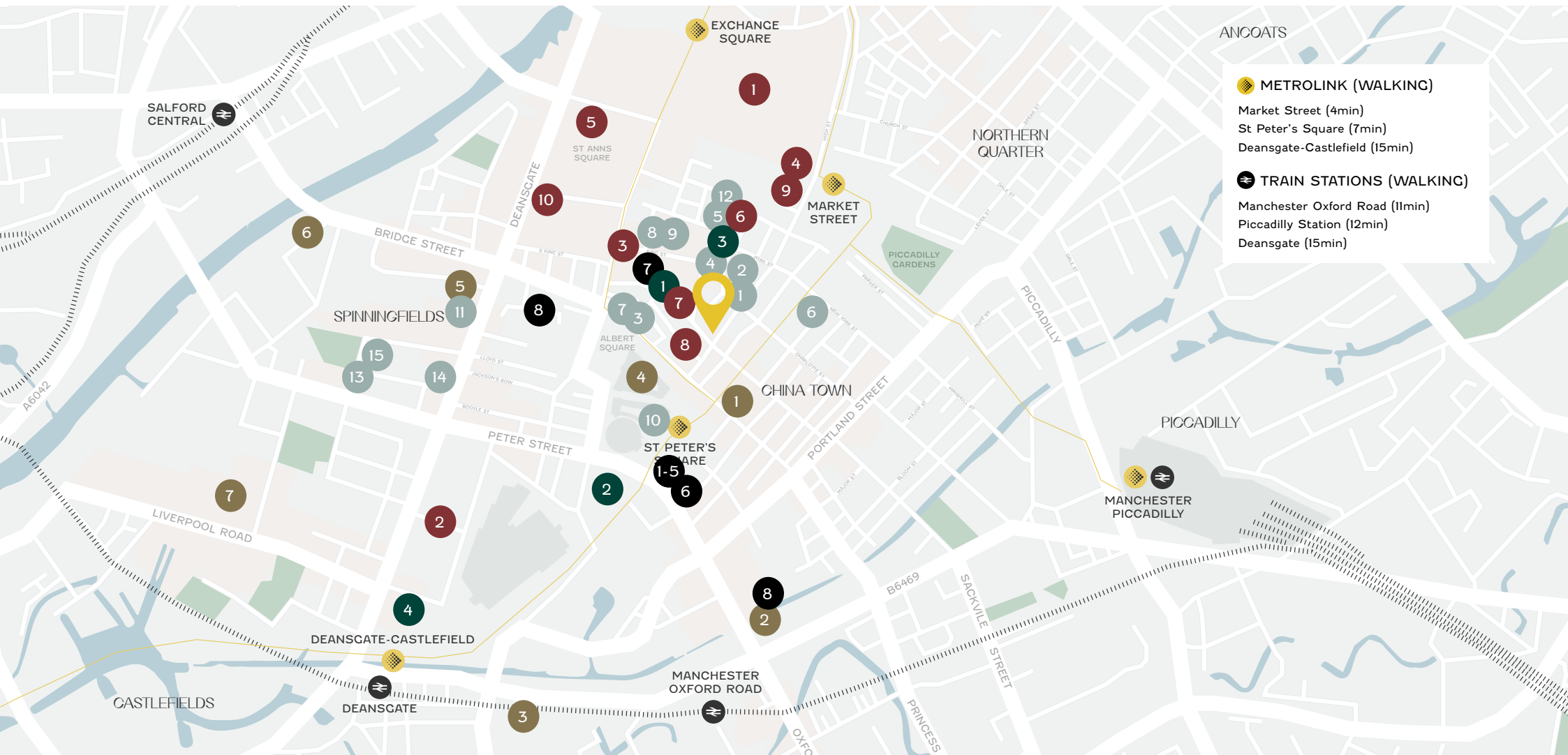
5. Rosso
6. The Alchemist
7. Piccolino Caffé Grande
8. El Gato Negro
9. Tast
10. The Anthologist
11. Australasia
12. Grand Pacific
13. 20 Stories
14. Hawksmoor
15. The Ivy Spinningfields

## CULTURE

1. Manchester Art Gallery
2. Palace Theatre
3. HOME
4. Town Hall
5. John Rylands Library
6. People's History Museum
7. Science & Industry Museum

## OCCUPIERS

1. Addleshaw Goddard
2. DLA
3. CBRE
4. Ernst & Young LLP
5. KPMG
6. JLL
7. Colliers
8. AEW Architects
9. Bosch



**METROLINK (WALKING)**

- Market Street (4min)
- St Peter's Square (7min)
- Deansgate-Castlefield (15min)

**TRAIN STATIONS (WALKING)**

- Manchester Oxford Road (11min)
- Piccadilly Station (12min)
- Deansgate (15min)



Images of Manchester city centre



SUPERB  
CENTRAL  
LOCATION

RICCOLINO

NORTHERN  
ASSURANCE  
BUILDINGS

RSC  
EDWARD SCHUNCK  
PHD DSC FRS  
1820-1913

NORTHERN  
ASSURANCE  
BUILDINGS

CAFFÉ GRANDE



Manchester city centre

# OUR GREEN CREDENTIALS



60 Fountain Street is committed to managing, and where possible reducing its environmental impact.

That's why it is at the heart of its design principles. We are creating a workspace that is efficient and eco-friendly, but also it's a building designed with the occupier in mind.



REDUCING OUR ENVIRONMENTAL IMPACT



SUSTAINABILITY AT THE FOREFRONT



EV charger points  
in the car park



Solar panels



New cycle hub



Natural ventilation  
on all floors



LED lights throughout



Wellness Room



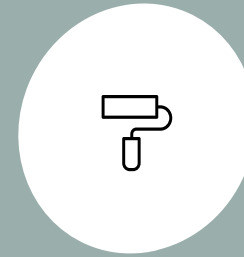
FSC timber flooring  
& laminate



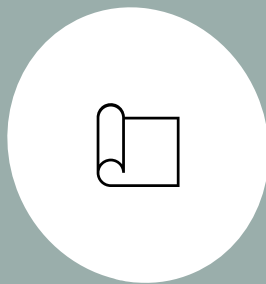
Recycled solid surface for  
the bar on the terrace



Composite material for  
the decking for longevity



Water based paint



Carpet has recycled  
fibre content



Upholstery is 100% natural  
fibres/ethically sourced



Natural stone tiling

# SETTING A PRECEDENT



We have introduced a raft of new quality amenities to the loft space, that have all been designed to improve workplace wellbeing, boost productivity and support a positive work-life balance to create an environment where people want to spend time – both in and outside of work.

The features such as EV charging points, cycle hub and the use of recycled materials for the furnishings are all part of how 60 Fountain Street is leading the pack in workspace design.



Roof terrace and  
imagery of amenities



# LOFT SPACE & WELLNESS SUITE

Central to the focus on workplace wellbeing is the introduction of a new state-of-the-art yoga studio to help people blend fitness seamlessly into the working day. A newly designed coffee bar on the outside terrace has also been created to enhance productivity and provide a welcome breakout space.

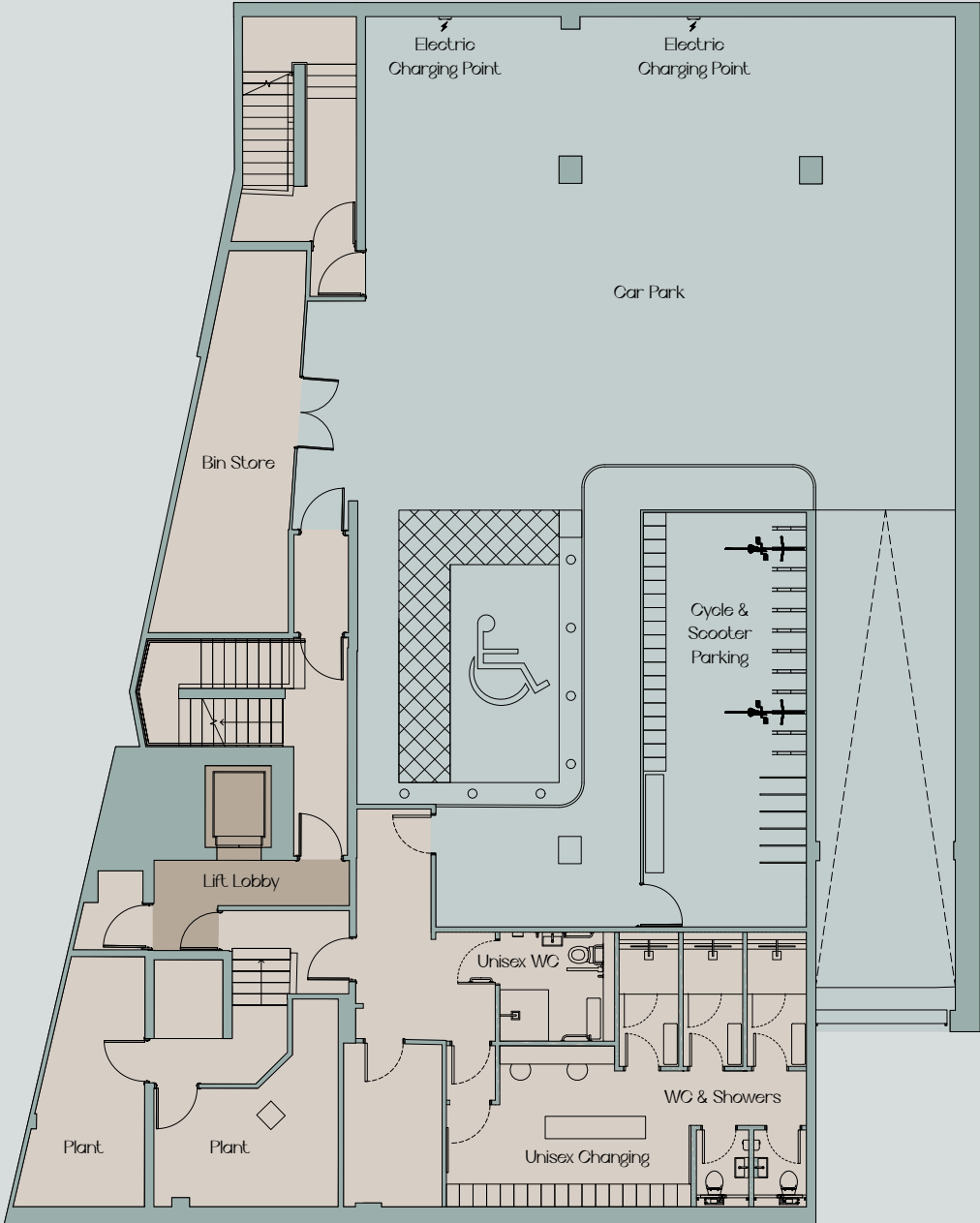
The increased demand for spaces that support hybrid working and further flexibility has made it clear the office is still so important, just in a new way.

A co-working studio is also available if you prefer a different environment. Available to customers on a flexible pay as you go basis, with day passes bookable online and monthly co-working memberships available.



# BASEMENT FLOOR

The newly designed basement, will be home to a car park, electric car chargers, secure scooter/cycle storage, showers and drying lockers.

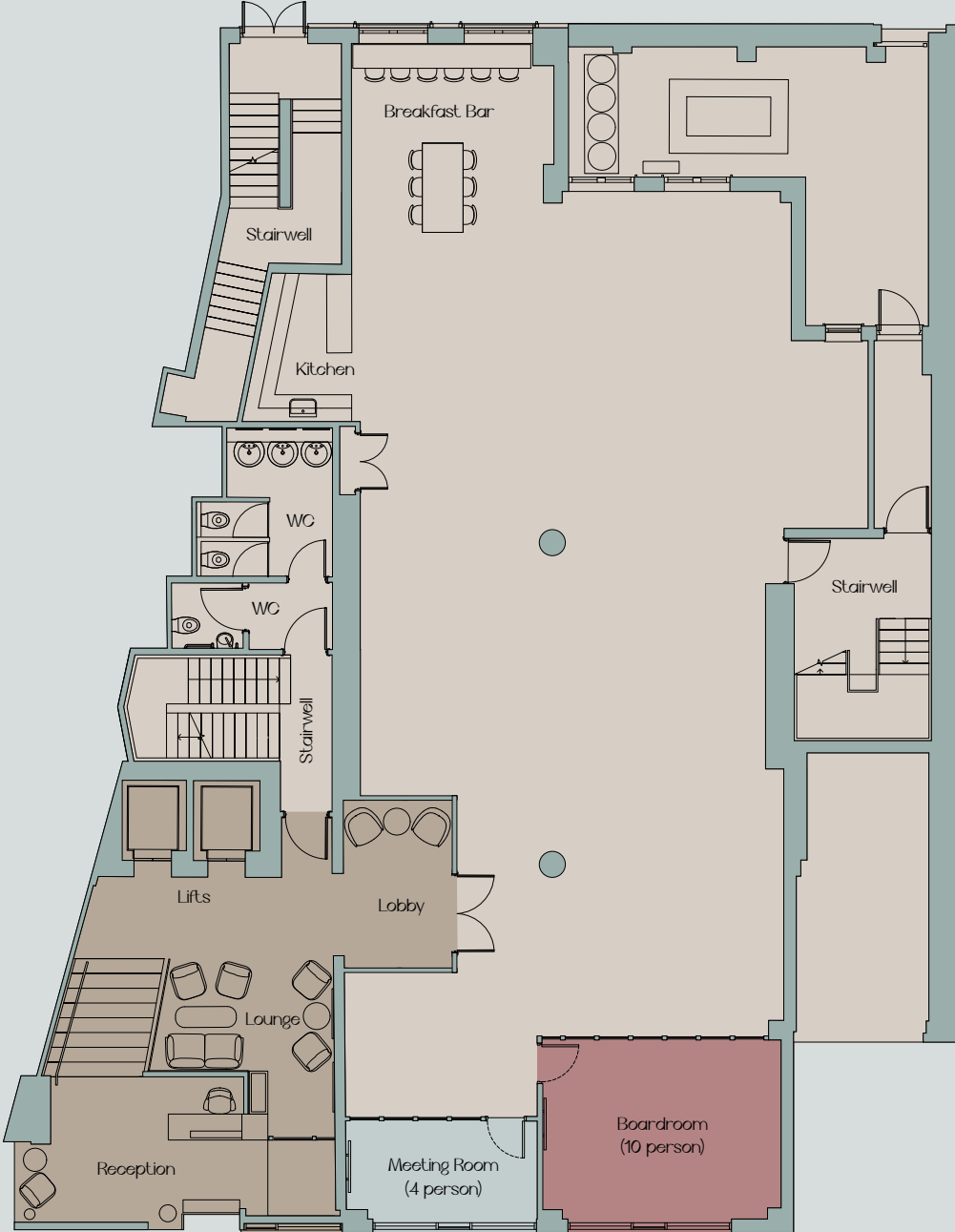


# GROUND FLOOR

The ground floor has been designed to create a big statement on arrival, with unique architectural and interior design detail it really indicates the quality of the rest of the refurbishment.

GROUND FLOOR

2,572 SQ FT (239 SQ M)

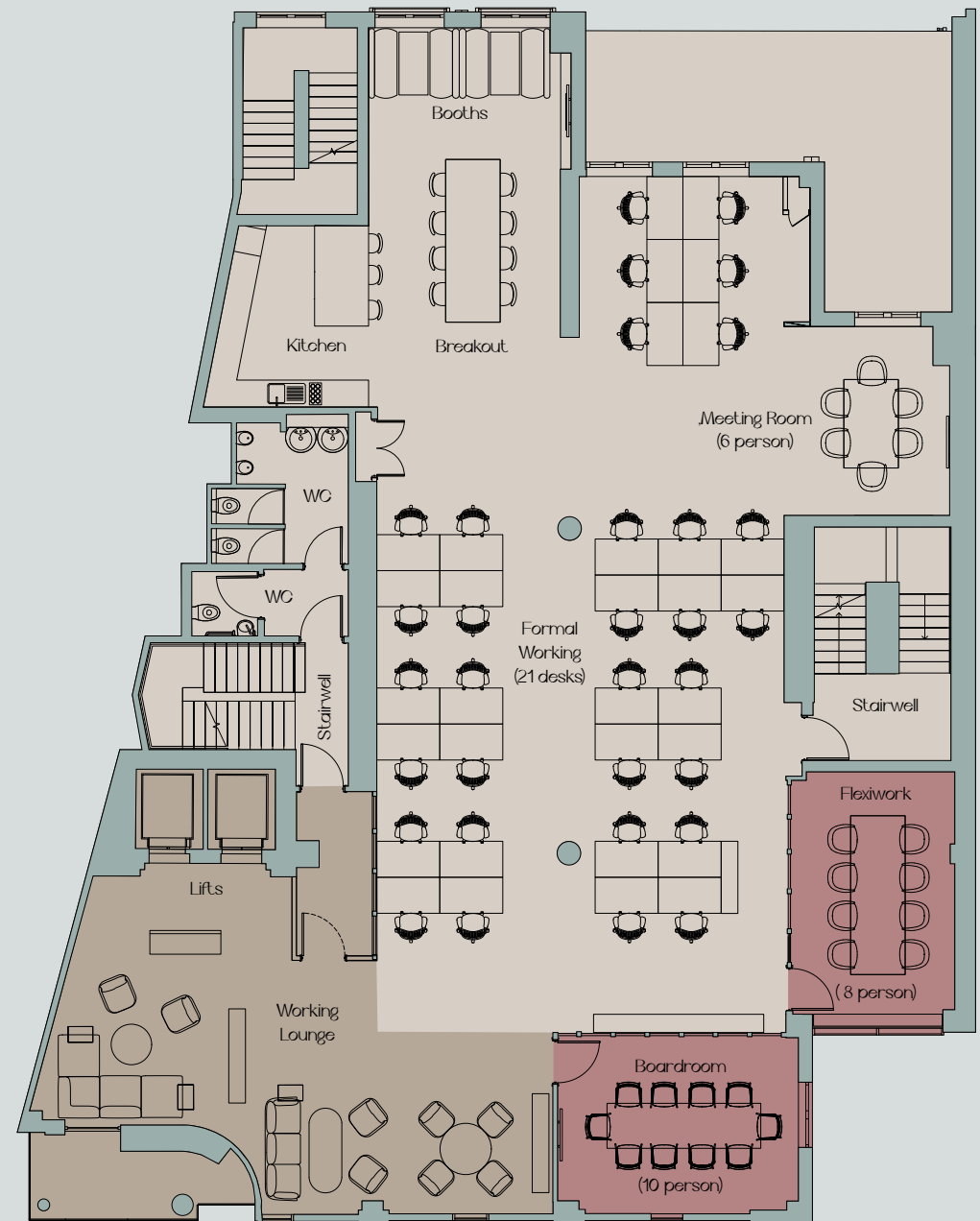


# FIRST FLOOR

The first floor will be fully fitted with a turn key solution. It will have its own kitchen, tech enhanced meeting rooms including a boardroom and a welcome lounge. Flexible workspace is also available.

FIRST FLOOR

3,433 SQ FT (319 SQ M)





# FLOORS 2-4

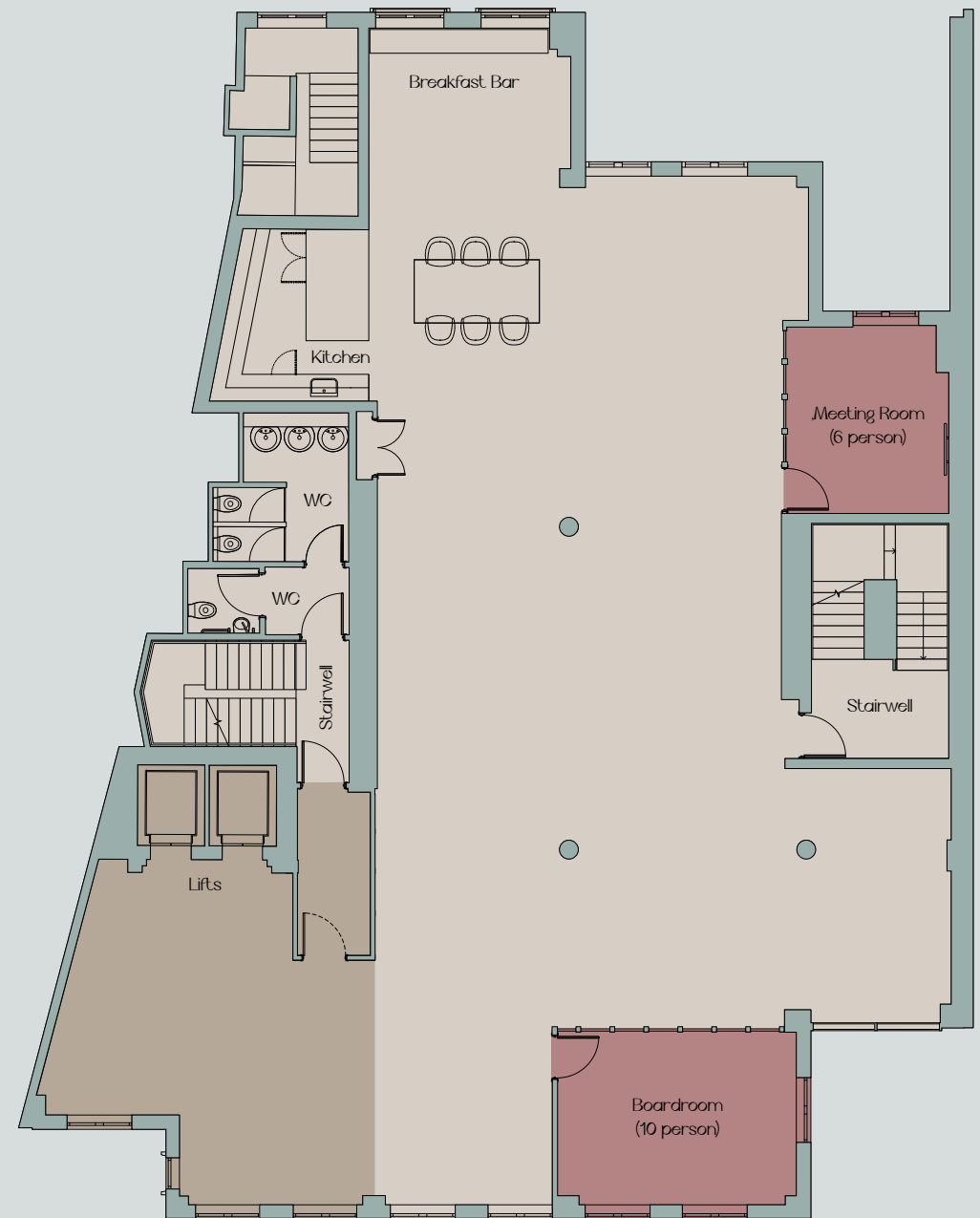
The second to fourth floors will have contemporary interior finishes and extended kitchens with break out areas as well as separate tech enhanced meeting rooms.

## FLOOR 2

3,433 SQ FT (319 SQ M)

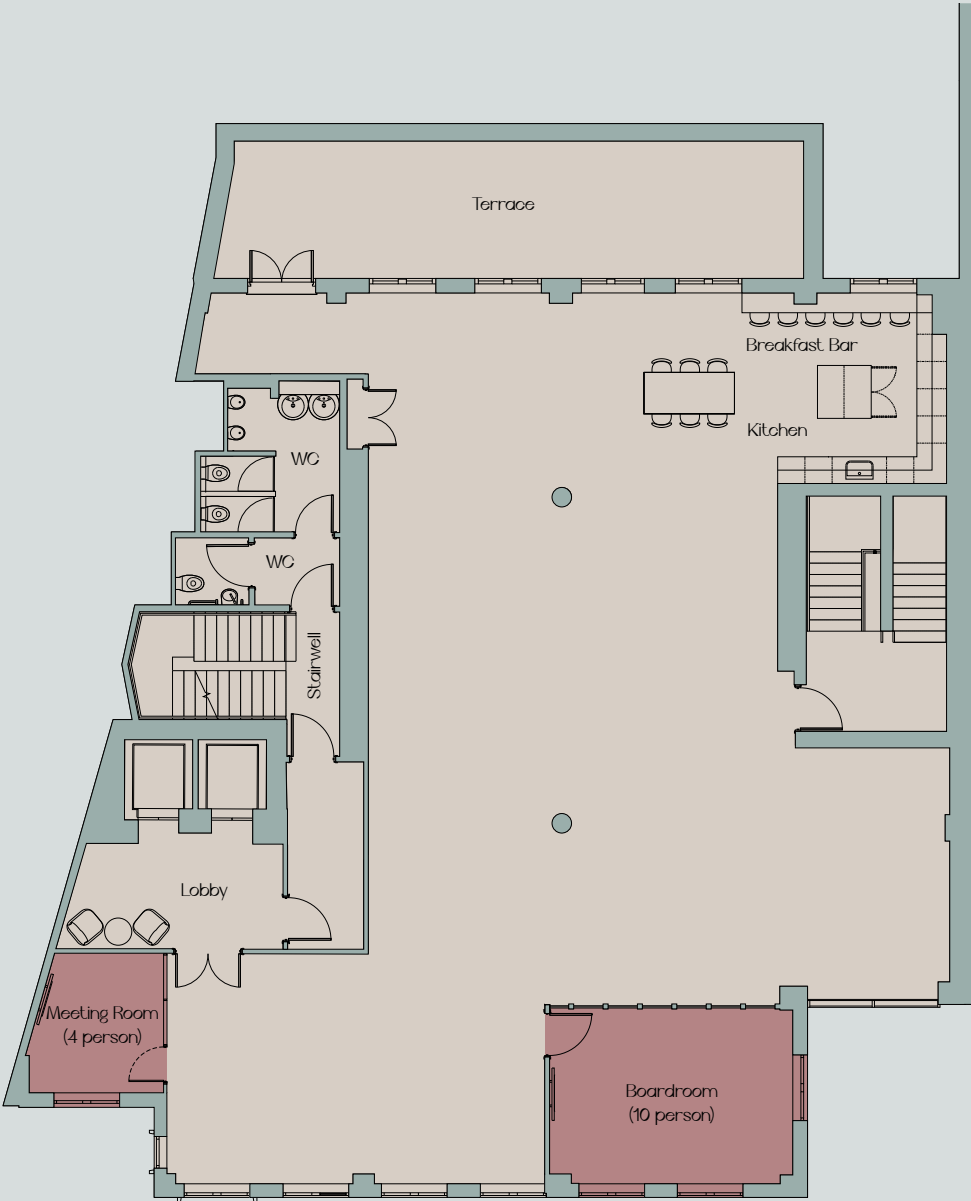
## FLOORS 3 & 4

3,315 SQ FT (308 SQ M)



# FIFTH FLOOR

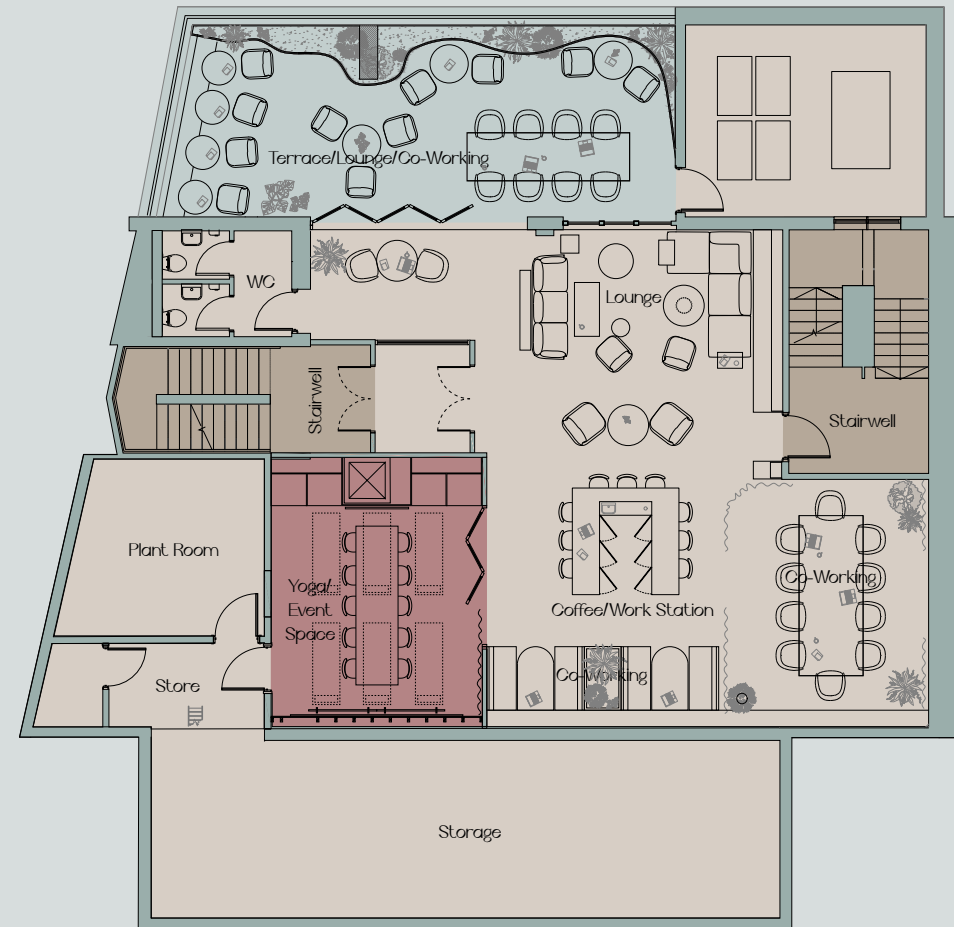
FLOOR 5  
2,712 SQ FT (252 SQ M)



# LOFT AND TERRACE SPACE

This space will be an area to entertain or just share with visitors. The loft space will also be home to a yoga studio for all tenants to use.

From the roof terrace, occupiers can fully appreciate 60 Fountain Streets central location. This is the perfect spot for taking in glorious views of Manchester and beyond.



# SPECIFICATION



Cycle & scooter hub



Basement car parking spaces



Events & amenity space



Roof top terrace



Dedicated co-working space



Showers & changing facilities



Manned reception



Superb Wi-Fi



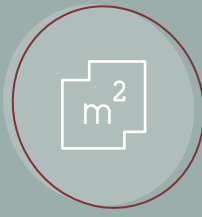
Electric car charging points



Yoga studio



Premium interior finishes



Flexible floorplates



Kitchen facilities



Meeting rooms



Breakout areas



# AN UPLIFTING & TRANSITIONAL SPACE

The spaces are all designed to help prepare you to tackle your working day and set the tone for the businesses who work here, this space is pivotal in creating a great first impression. Injecting soul and breathing life into the existing space by using natural timbers along with homely lighting and softer textures to ensure a comfortable and inviting experience.

We are creating an authentic working space is now at the fore-front of everyones minds and with the use of warmer tones, soft textures and all important lighting to create a soulful space.

A GREAT  
FIRST  
IMPRESSION



INVITING  
& QUALITY  
INTERIOR  
FINISHES



SETTING  
THE SCENE  
ON THE  
STREET





# SIXTY FOUNTAIN STREET

[sixtyfountainstreet.co.uk](http://sixtyfountainstreet.co.uk)



Harry Skinner

M: +44 (0)7775 711 136

E: [harry.skinner@cushwake.com](mailto:harry.skinner@cushwake.com)

Jenson Smith

M: +44 (0)7780 285 952

E: [Jenson.smith@cushwake.com](mailto:Jenson.smith@cushwake.com)

## Sixteen.

Nick Nelson

T: 0161 461 1616

M: +44 (0)7842 714 043

E: [nick@sixteenrealestate.com](mailto:nick@sixteenrealestate.com)

W: [sixteenrealestate.com](http://sixteenrealestate.com)

---

IMPORTANT NOTICE: Sixteen for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not comprise any part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants 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. c) no person in the employment of Sixteen has any authority to make any representation of warranty whatsoever in relation to this property. Design and Production DS.EMOTION June 2024.