

GLASSWORKS

NORTHERN QUARTER
M4 1EZ



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 factory's 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

BUSINESS CLUB

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

The Business 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.





Level 5 -
Business 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
Business 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.



Typical Cat A
Tower Floor

Ground floor lobby

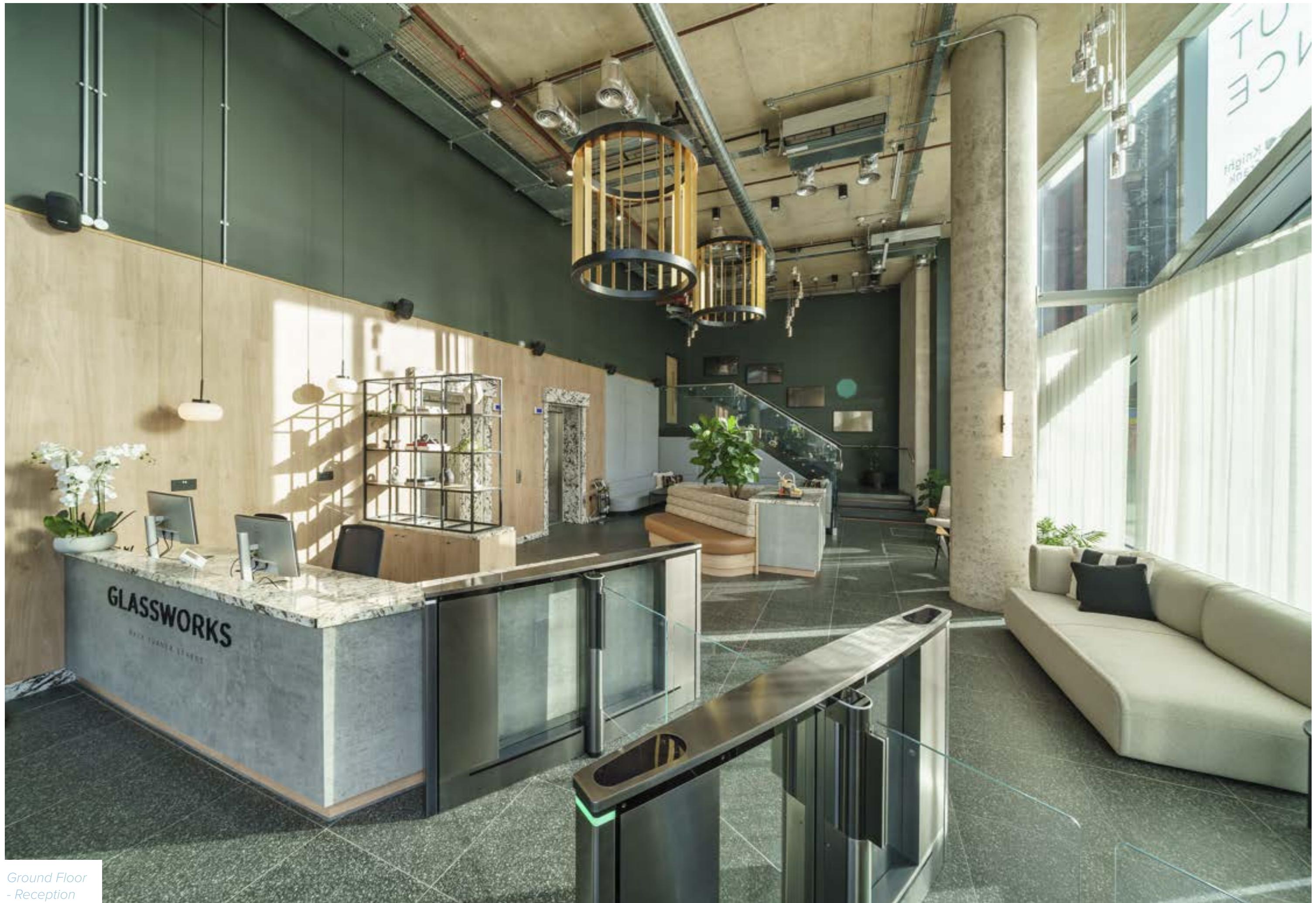
Ground floor facilities encourage occupants to grab a drink on their way to the office, socialise, relax, collaborate and connect.

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. A meeting room, 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.



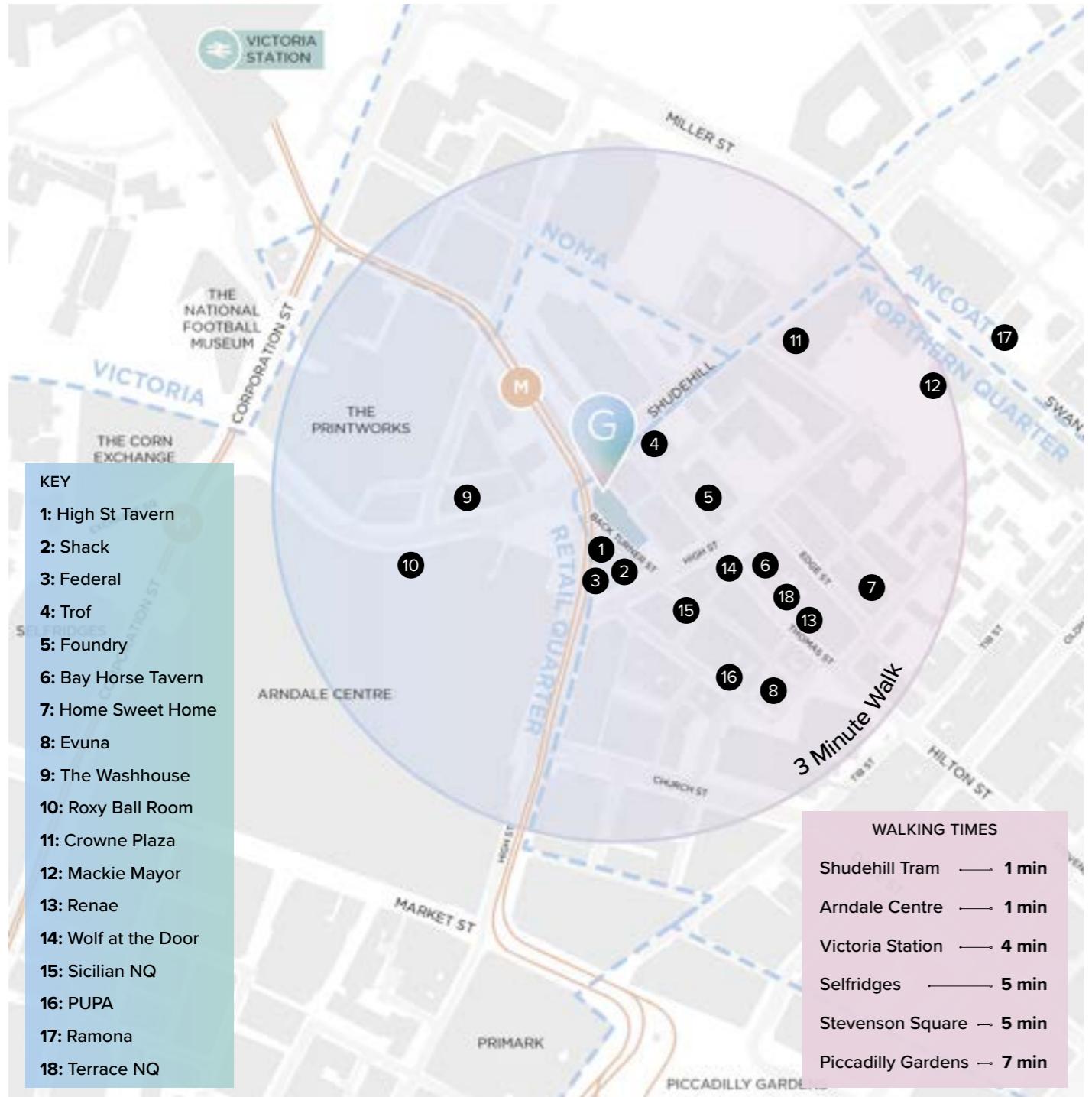
Glassworks
lobby





Ground Floor
- Reception

NEIGHBOURHOOD



Stevenson Square



Mackie Mayor



Thomas Street



Federal

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, business lounge and terrace

24/7 access
- CAT A open plan or fully fitted and furnished solutions available

DDA compliant
- 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

Target EPC Rating B
- Raised floor providing average 150mm clear void

Exclusive tenant club with outdoor terrace and event space
- New LED pendant light fittings

Secure bicycle storage for 30 bikes and cycle repair station
- 2 x 13 person passenger lifts

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

35 lockers and dedicated male and female drying room
- BT and Kloud9 enabled building providing diverse and high speed internet connectivity

AVAILABLE SPACE

Floor 16: **2,054 SQ FT**

Floor 15: **1,978 SQ FT**

Floor 14: Octapharma 

Floor 13: **1,978 SQ FT**

Floor 12: **2,050 SQ FT** Under Offer

Floor 11: **2,050 SQ FT**

Floor 10: **2,050 SQ FT**

Floor 9: **1,972 SQ FT**

Floor 8: Palsar Capital 

Floor 7: Actuate Global 

Floor 6: **2,019 SQ FT**

Floor 5: **1,644 SQ FT**

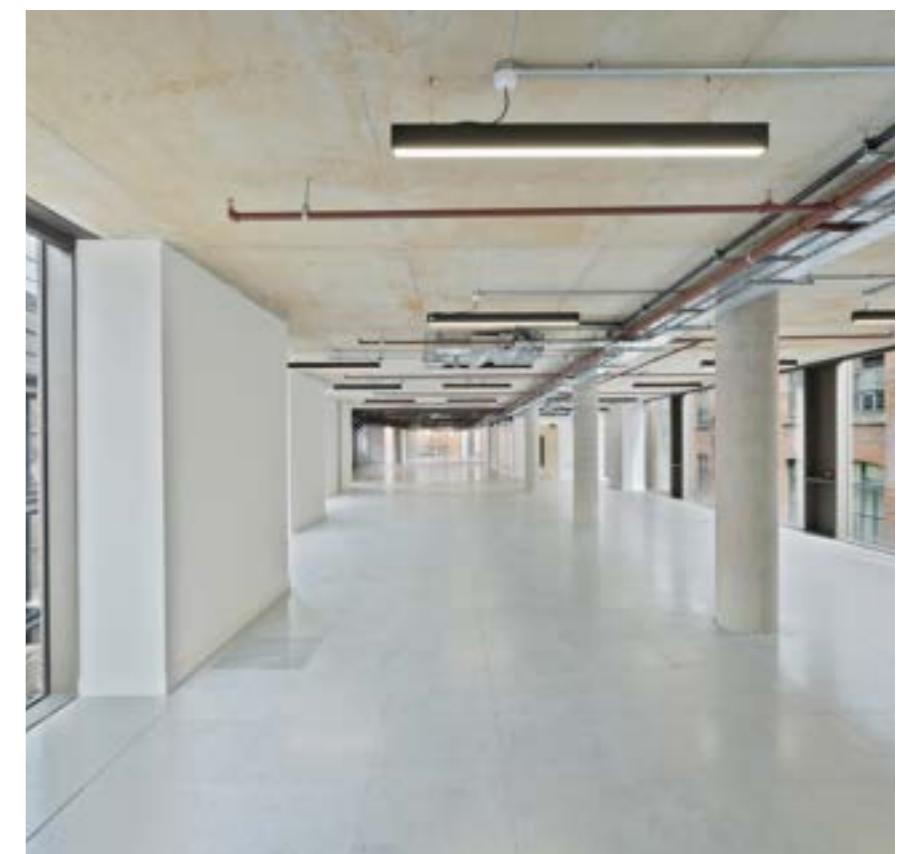
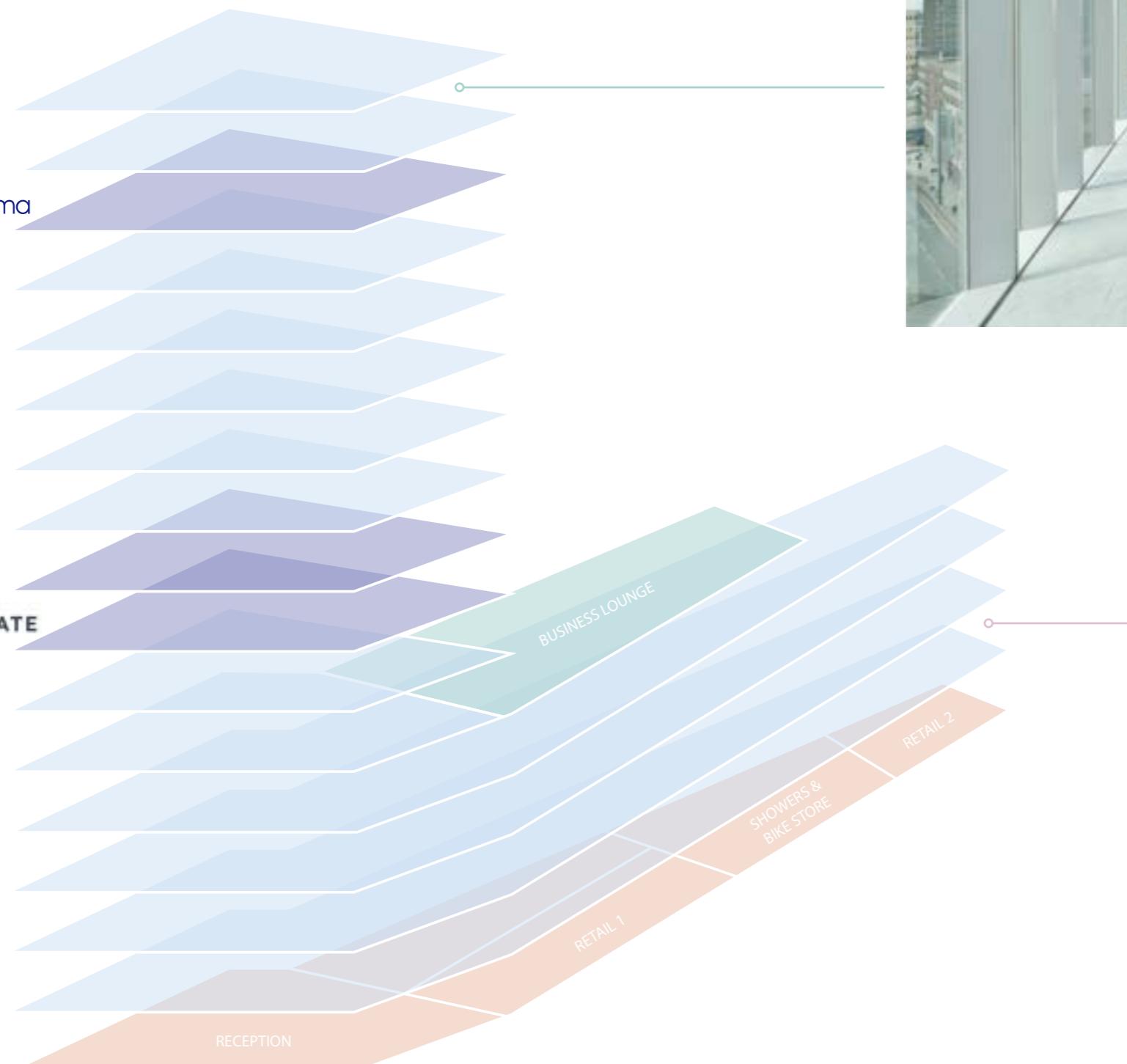
Floor 4: **5,288 SQ FT**

Floor 3: **5,289 SQ FT**

Floor 2: **5,273 SQ FT**

Floor 1: **5,221 SQ FT**

Reception (Retail 1 & 2 Under Offer)



TYPICAL FLOOR

FLOORS 1 – 4

52

Desks

1 x boardroom

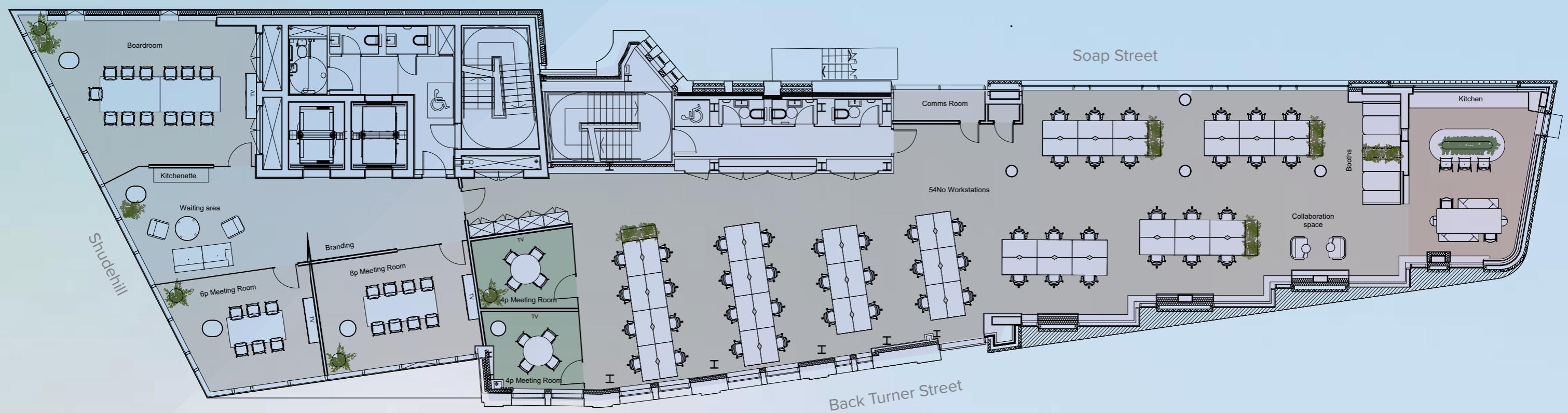
1 x 8 person meeting room

1 x 6 person meeting room

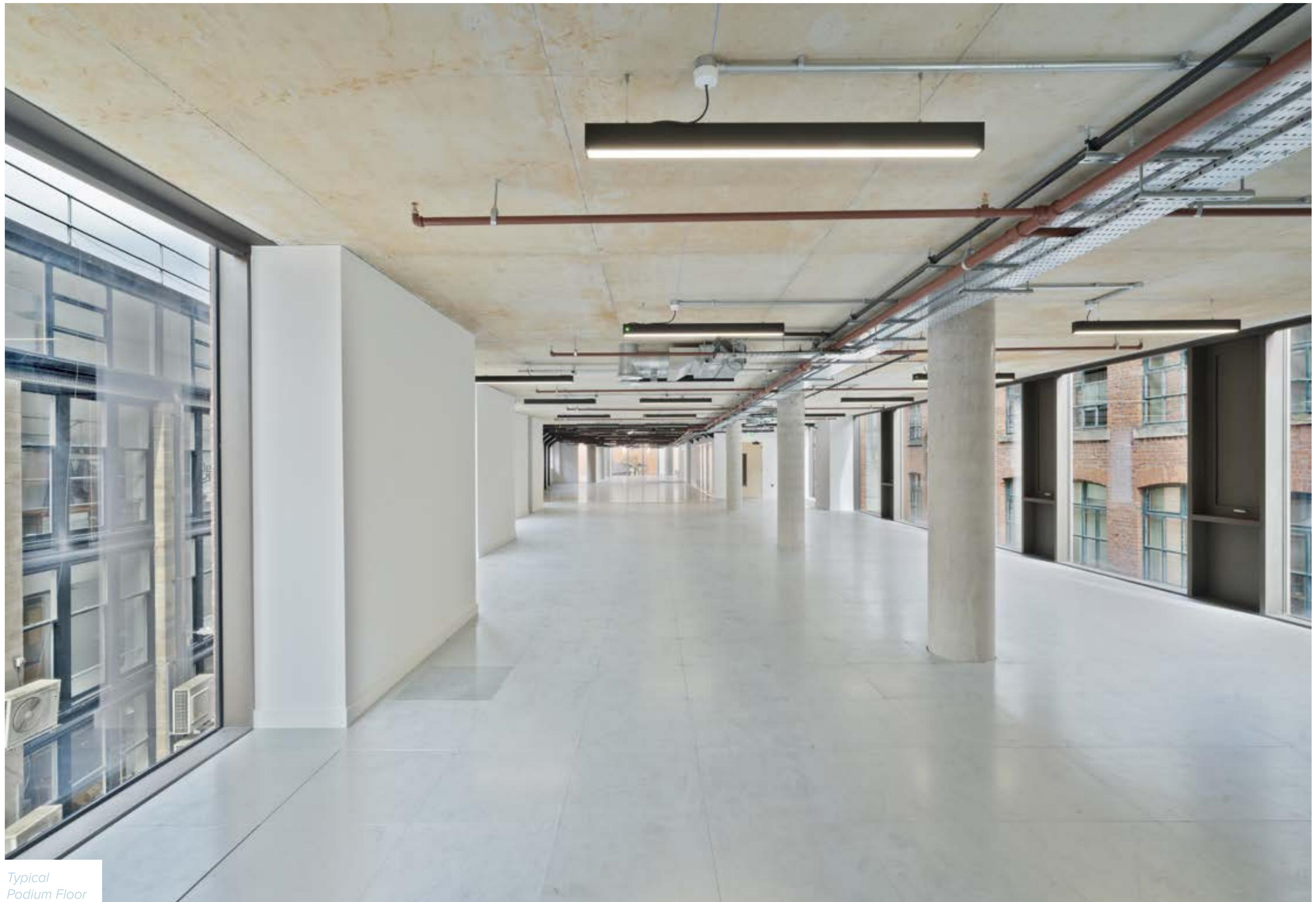
2 x 4 person meeting rooms

Kitchen

Informal breakout space

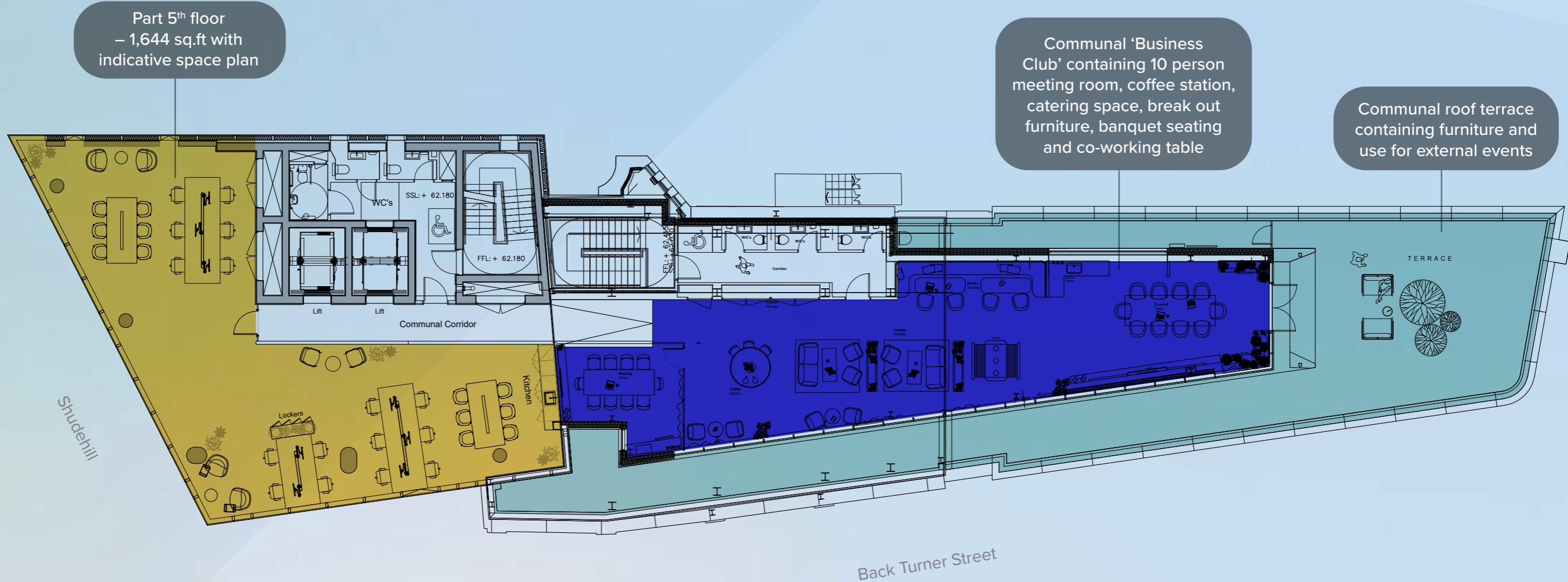


Indicative space plan



Typical
Podium Floor

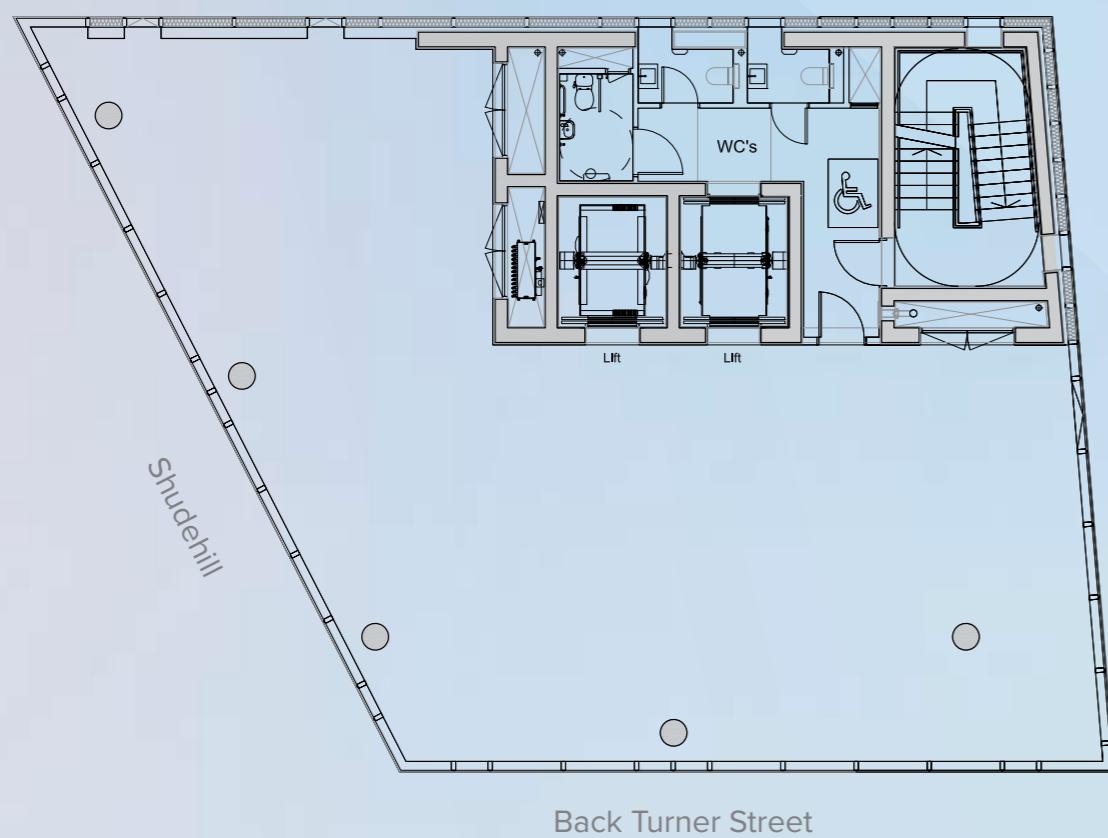
FIFTH FLOOR



Indicative space plan

TYPICAL FLOOR

FLOORS 6 – 16

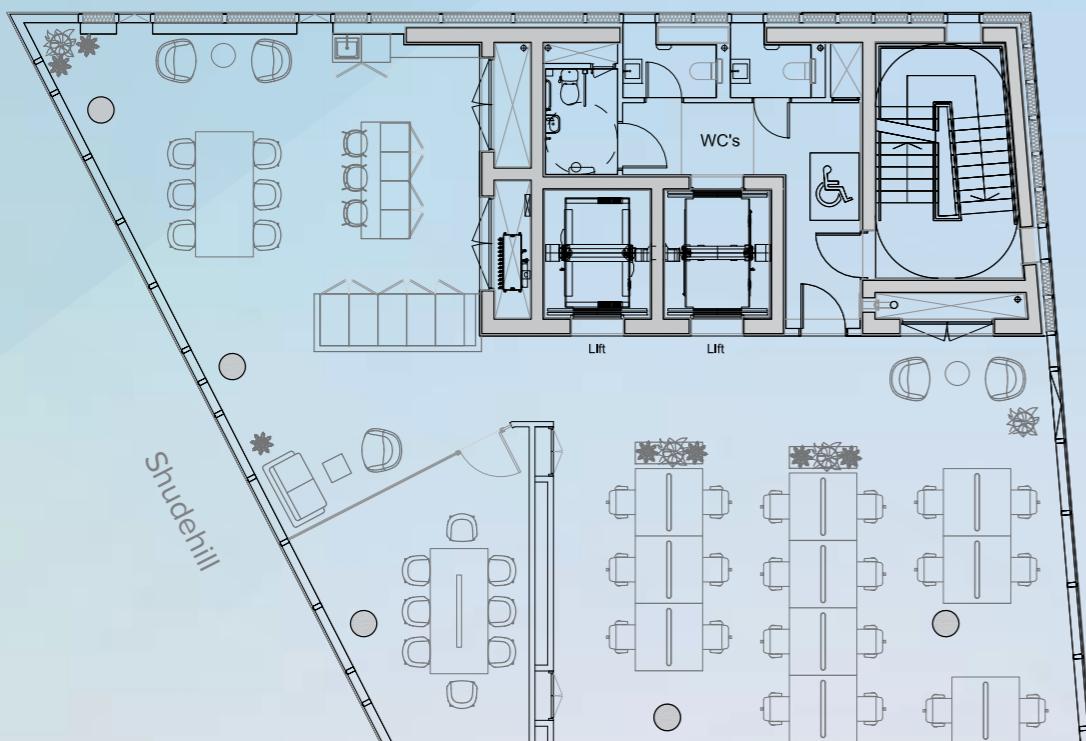


FITTED + FURNISHED

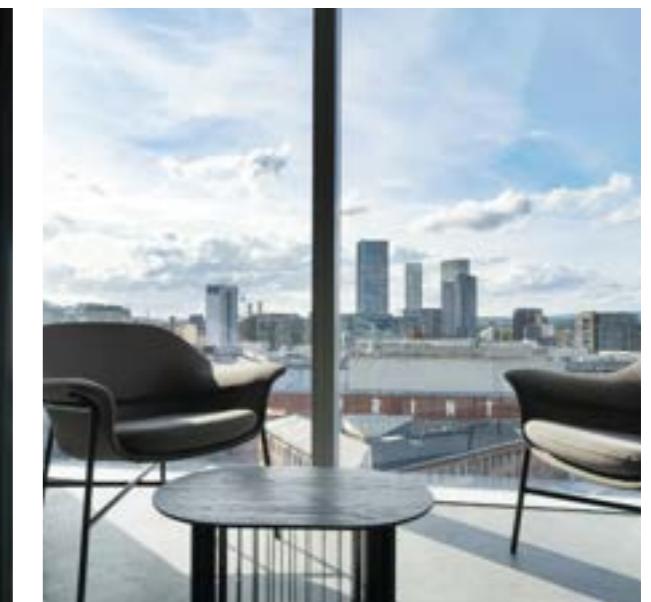
FLOORS 6 & 10

20 Desks
Eight person boardroom
Tea point
Breakout space
Lockers

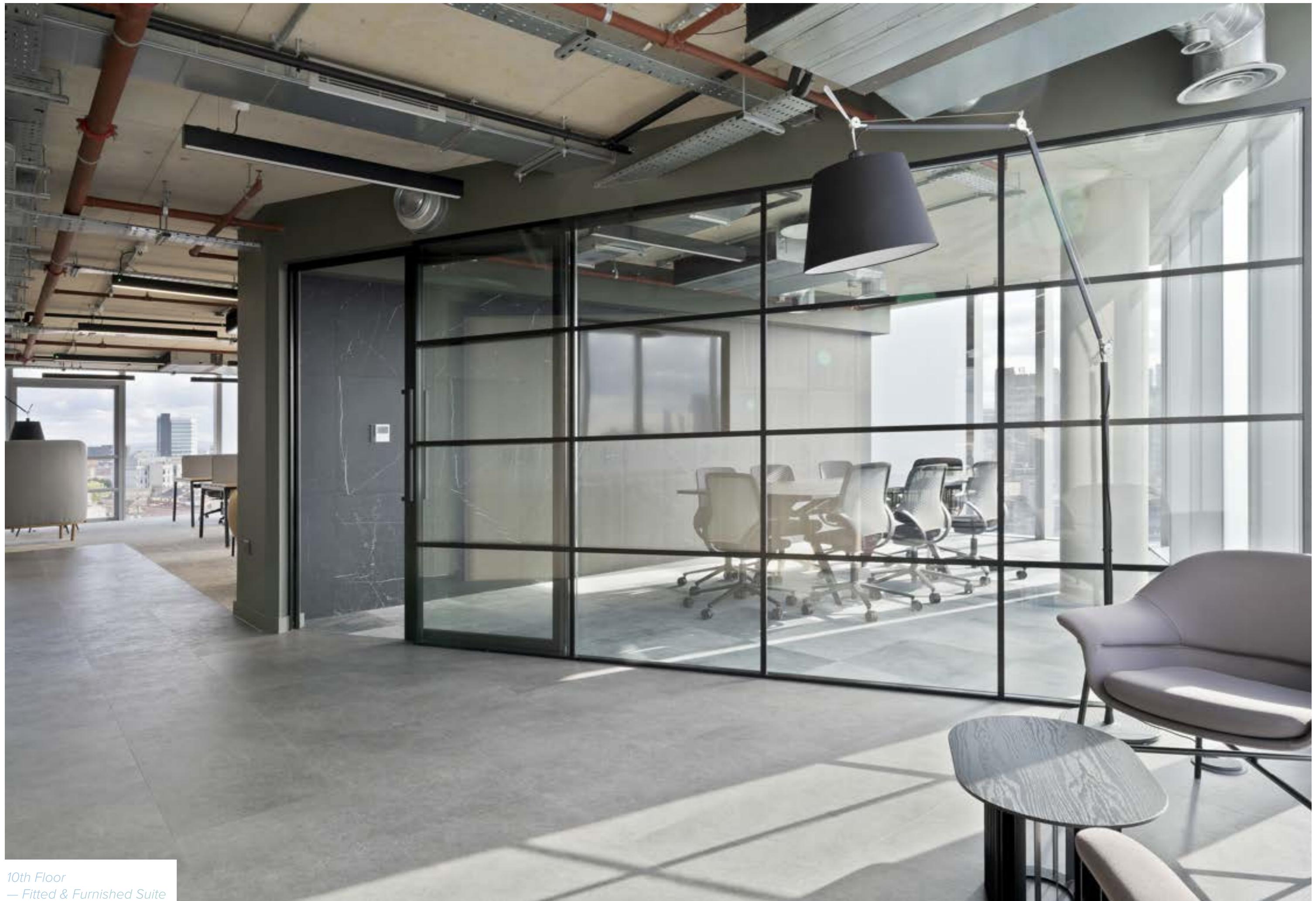
The 6th and 10th floors of Glassworks provide contemporary, fitted and furnished suites. The design delivers modern workspace, with high-quality materials and includes 20 workstations, a boardroom, kitchen and breakout space.



Back Turner Street



Glassworks
fitted + furnished
workspace



10th Floor
— Fitted & Furnished Suite

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