

Welcome to a bright *new* chapter for all

SUNLIGHT HOUSE



EXECUTIVE SUMMARY

Reimagined workspace in Spinningfields

137,663 sq ft (IPMS.3) of Grade A office space

Outstanding ESG performance

-247%* carbon output compared to new build office

Best-in-class amenities, services and specification

Beautifully designed, efficient spaces

Extremely well-connected location

Programmes and perks to inspire staff to come to the office

Cycle stations, gym, shower and changing facilities

Flexible workspace, meeting rooms and social spaces

Ground floor coffee shop, cocktail bar and flower shop

*The statistic is subject to a complete carbon assessment of Sunlight House. Assumptions of this forecast are outlined in our Carbon Report.



BREEAM®

Targeting Excellent



Targeting 4.5

WiredScore

Targeting Platinum

BBP BETTER BUILDINGS PARTNERSHIP

EPC B



INTRODUCTION

Come *experience* the new Sunlight House, a vibrant and iconic home to bright ambition

From our beginnings in 1932 to our renaissance in 2023, Sunlight House is a symbol of bright ambition and confident reinvention. As Manchester's original skyscraper, this stunning art deco building led the way as the beacon of progress for our city. In the same spirit, we're reimagining this historic icon to provide exceptional modern offices for pioneering businesses.

New ways of collaborative working and a vibrant building culture will inspire great work, no matter where you are on your journey - from freelancers and ambitious startups to forward-thinking organisations looking for a fresh outlook.

We know how important it is to build a life beside a business. People working at Sunlight House can look forward to high-quality independent cafés, bars and restaurants, an active community and flexible workspaces, all driven by great hospitality, thoughtful design and state-of-the-art facilities.



A cultural icon reborn

OUR HISTORY

Rooted in heritage, reinvented for new opportunity

Sunlight House was envisioned by Manchester architect Joseph Sunlight, born Joseph Zchovsky in Belarus to Jewish parents. Little is known about him in the public arena, but he's said to have fled the country with his family due to religious persecution, beginning work at an architect's office in Manchester in 1904 at just 15 years of age. By the time he was 21 years old, Joseph had constructed more than a thousand houses in Greater Manchester, and just a decade or so later in 1921, over one million pounds of building work had been carried out according to his designs.

In the early 30s, Joseph and his team constructed Sunlight House, Manchester's first skyscraper and his life's greatest work. Though his dream of turning it into a 33-storey block was never realised, its unique architecture remains a highlight on Manchester's skyline and an emblem of a vision for Manchester's thriving economic future.

OUR OFFERS

For *every* stage of
your journey

We welcome businesses of every shape and size, and we know that every team's needs are different. Our spaces come complete with everything from individual workstations and touchdown areas to meeting rooms, studios, quiet zones and breakdown areas, so you're equipped with everything you'll need to do your best work.



Single desks

Fully equipped and open to all, we've made space available even just for the hour.



Meeting spaces

Bookable informal and formal spaces with audio and video conference facilities.



Private studios

Plug and play spaces offering agile space for startups on the move.



Full floor offices

Available as a blank canvas (CAT A) or fully fitted (CAT B) so you can tailor your space to suit the needs of your business.



Indicative CGI

WHAT WE OFFER

A new destination for culture, community *and* conversation

Our beautifully redesigned office space will help re-envision and reshape your working lives, helping to create real impact with your people.

Cycle stations	Concierge
Shower & changing facilities	Four passenger, one goods lifts
Café & restaurant	In-house app
Variety of bookable meeting rooms	Community programmes
Flexible desks	LED lighting with PIR sensors
External terrace	CCTV with 24/7 secure access



OUR ATRIUM

Where it all comes together



Indicative CGI

Welcome to the atrium, the beating heart of Sunlight House. Once was a swimming pool, set to be transformed into something special for our community to dive into. Through from the main reception, you will

find a mix of event and presentation areas, meeting rooms and desk space amidst our various restaurant and leisure offerings. The atrium has been designed as the focal point of culture and community at Sunlight



Indicative CGI



RETROFIT PRINCIPLES

The greenest buildings
are the ones we *upgrade*,
not rebuild.

Whilst others tear down, we believe in preserving the stories that withstand the test of time. Honouring Joseph Sunlight's original structure and reimagining it for a contemporary audience has helped us cut carbon by roughly **250%*** compared to a new construction.

Reduce carbon

Rather than choosing to promote new construction, businesses who make their home in Sunlight House, a refurbished building supplied with 100% green energy, are opting for the lightest carbon option, helping them on their way to net zero.

Limit landfill

The construction industry is responsible for 62% of all landfill waste in the UK. By investing in Sunlight House rather than moving to a new build, you're indirectly helping to save tonnes of waste, limit greenhouse gases, minimise ecosystem damage and reduce toxic air pollution.

Protect resources

If the global population lived like residents of the UK, we'd need 2.6 Earths in order to meet the demands. By moving to an existing building, companies who come to Sunlight House have a direct impact on the resource consumption used in construction.

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WHAT MATTERS

A net-zero building, designed for the health and happiness of your people

- Net-zero in operation
- 100% green electricity
- 247%* carbon compared to new build
- Targeting BREEAM Excellent
- Targeting EPC B
- Targeting NABERS 4.5

- Solar photovoltaic panels
- Green commuting connectivity
- Certified B-Corp property manager
- Health and impact programmes
- Green outdoor social space
- Inclusive and accessible design



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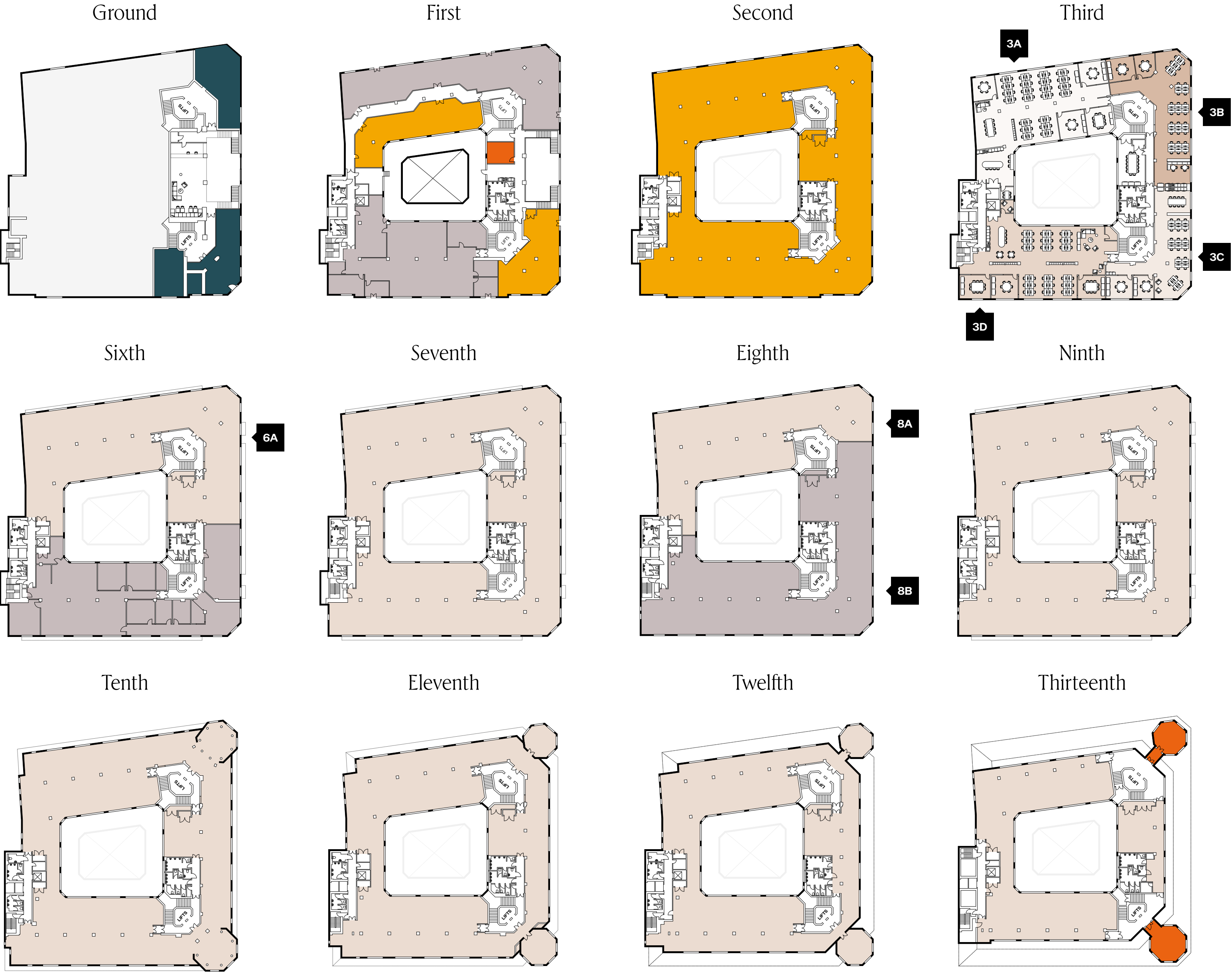
FLOORPLANS

Available for you

More than 215,000 sq ft of exceptional office space across fourteen open floors.

- Leisure
- Coworking
- Office
- Leased office
- Meeting room

Floor	ID	Area (sq ft)	Use	Team size
Ground		5,199	Reception/Entry	
Ground		1,176	Café	
First		3,163	Coworking	40
First		8,199	Leased office	110
Second		14,237	Coworking	190
Third	3A	4,508	Office	60
	3B	2,625	Office	40
	3C	2,273	Office	30
	3D	4,236	Office	60
Fourth			Leased office	
Fifth			Leased office	
Sixth	6A	7,385	Office	100
		6,920	Leased office	90
Seventh		14,261	Leased office	190
Eighth	8A	5,969	Office	80
	8B	8,295	Leased office	110
Ninth		14,227	Office	190
Tenth		13,046	Office	170
Eleventh		11,440	Office	150
Twelfth		9,985	Office	130
Thirteenth		5,716	Office	80



Flexible working in every sense of the word



Stay a day, a week or a decade

We work with our tenants to tailor the lease that suits them, from renting a single desk for a day, a studio for a month to a 10 year lease to establish a new head quarters. Or a mix of all three.

Your space, your style

Though we pride ourselves on beautifully curated interior spaces, we also offer exceptional Cat A fit out offices so you can put together spaces that are perfectly furnished to fit your business.

Adaptable to your changing needs

Reconfigure your space as your business grows, with bookable overflow desks, meeting spaces and facilities for audio-visual conference calls, so you can unite your team wherever they may be in the world.

BLANK CANVAS OR FULLY FITTED



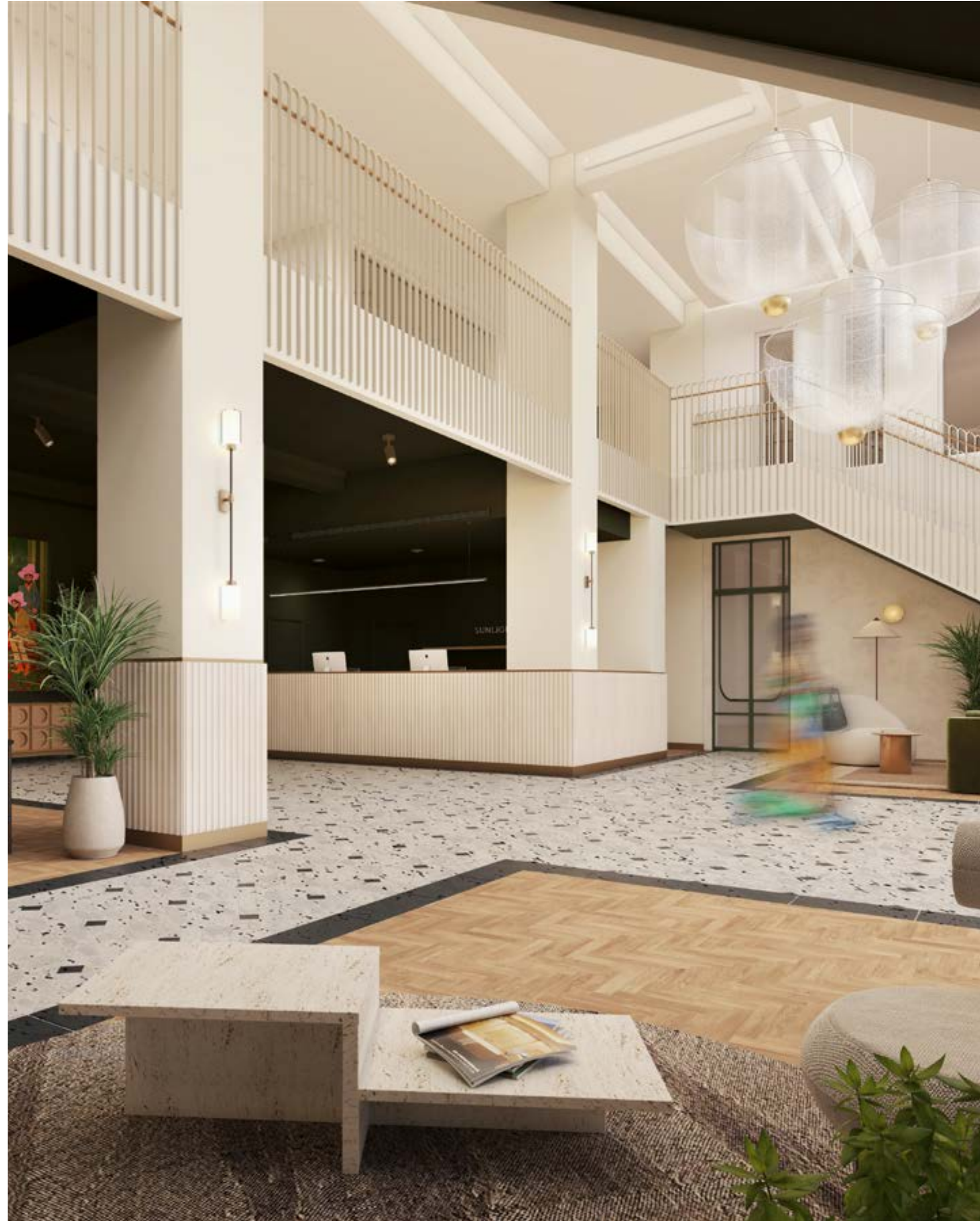
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Blank canvas (CAT A)



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Fully fitted (CAT B)



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DESIGN

Carefully crafted and
thoughtfully curated to
inspire and delight



Indicative CGI

THE NEXT CHAPTER

Paving the way to a brand *new* beginning

Q2, 2023



Site preparation

This is when we get back to the heart of the building. Early refurbishment reveals long-forgotten features covered by modern, intrusive fit outs.

Q3, 2023



Building restoration

We work with a team of specialists to ensure we keep Sunlight House's original features front and centre of our redesign.

Q4, 2023



Upgrading spaces

We implement advanced systems and technologies which allow us to transition the building to 100% electric power, marrying modernity with history.

Q3, 2024



Ready for your fit out

We work with you to craft your dream space from a blank canvas, helping you think through your workspace, design and furniture.

Q4, 2024



Move in

It's the moment you meet your new space. We help you mark the occasion and launch your bright new chapter in style.

LOCATION

Out and about in
your new locale

Food and drink

- 1. The Blues Kitchen
- 2. Federal Cafe and Bar
- 3. Hawksmoor
- 4. The Ivy
- 5. 20 Stories

Culture and venues

- 6. Manchester Opera House
- 7. Great Northern Square
- 8. Albert Square
- 9. John Rylands Library
- 10. Manchester Central Library

Health and wellbeing

- 11. St. John's Gardens
- 12. River Irwell
- 13. Yoga Republic Spinningfields
- 14. Rena Spa at The Midland
- 15. Barry's Gym

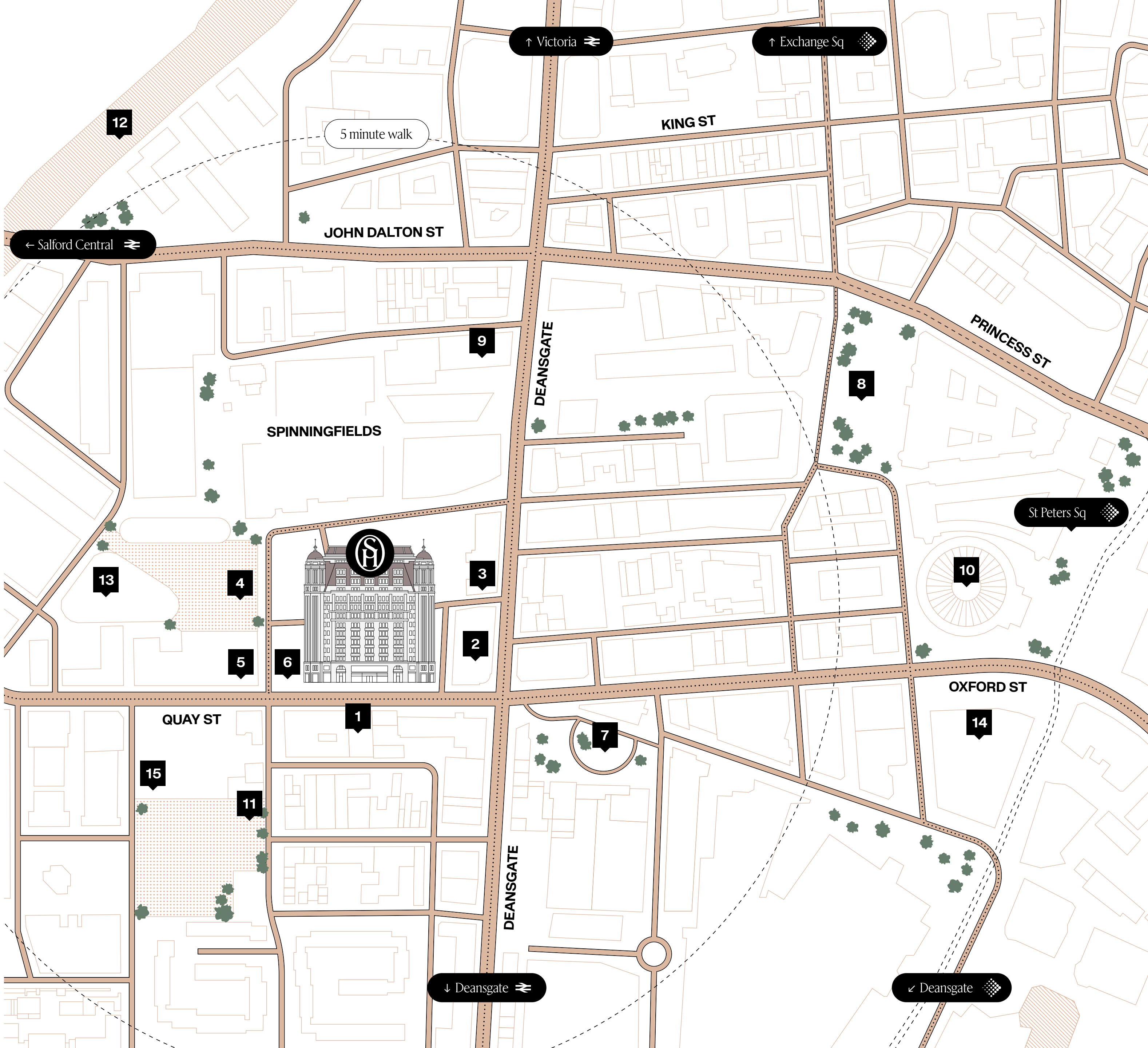
Transport links

- Deansgate (7 mins)
- Salford Central (9 mins)
- Oxford Road (12 mins)
- Victoria (16 mins)
- Piccadilly (20 mins)

Cycle routes
Metrolink -----

We believe in a future where everyone is equipped to get to the office sustainably and quickly. Sunlight House is ideally located for public transport by train and bus, with many of the city's mainline railway stations within a 20-minute walk. For cyclists, designated bike paths and secure storage facilities are widely available in the area.

Fuel your body and spirit with some fantastic restaurants, bars and cafés in the area, catering to a range of budgets, appetites and tastes. From Bavarian-inspired brew house Albert's Schloss to street food sharers at Rosa's Thai Cafe, you'll never be short of options for lunch or dinner after work with colleagues, friends and family.



Contact us to discuss your bright new chapter.

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