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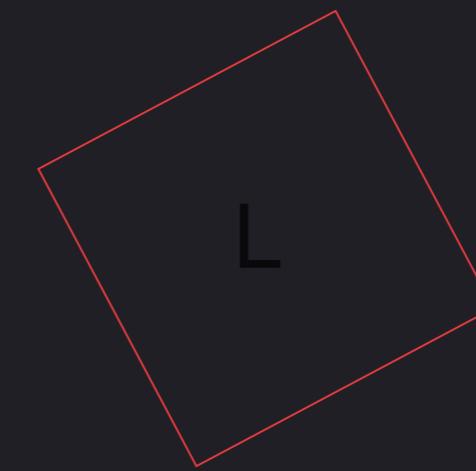
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E

FOURWAYS

M1—NQ





Fourways is a building steeped in history, with graft in it's very foundations. A building that represents so much of Manchester's heritage, whilst being a platform for it's future.

## MORE THAN

M E E T S

THE

E Y E

A building, built on a long history of industry and labour but re-crafted with attention to detail, aspiration, delivering characterful office spaces to modern businesses looking for dynamic workspace that offer soul and character.

Retaining it's legacy features including exposed brick walls, timber floors, steel columns and exposed ceilings, the building is now ready to move into it's new guise.

Designed in the 1906 by James William Beaumont + Sons, the original building took the form of four separate packing and shipping warehouses, built to accommodate businesses in the wake of the industrial revolution.

57  
HILTON  
ST

# A BUILDING W I T H A S T O R Y

The location was chosen due to it's proximity to the busy Piccadilly Canal Basin and London Road Railway Station (now Piccadilly Station).

The area began to fall into a gradual decline by the 1930s, with the industry only surviving to the start of the Second World War in 1939; after this time the area became widely run down, derelict and abandoned. In the past 25 years, gradual regeneration initiatives have taken place in the Northern Quarter, which has seen a residential population returning to the area and a growing number of bars, restaurants, cafés and other commercial uses establishing to cater for this new demographic.

Over the years, the building has changed in many ways, not only structurally, but even down to it's address, changing from China Lane Court, Heywood's Court, Rupert's Court to 55-57 Hilton St and 16-18 Tariff St, until finally in the 1990's becoming Fourways House.

The former loading bay, that runs through the centre of the block was originally a continuation of Lizard Street, but now forms the enclosed main entrance to the building with 5 new steel bridges.

Eventually, in 2000, the building was recognized for it's architectural and historical significance and become a Grade 2 listed building.



HISTORY

The building has now been renovated and taken a step forward into the new age of business. Taking the heritage of the building that is in every brick that you see, and breathing new life into them.

Inspired by the story so far, the building has been refined to deliver for the businesses of tomorrow — taken the nuance of the original Beaumont + Sons architecture and enhancing it with 21st century steel walkways bridging the two sides of the building over the previous loading bay.

FW

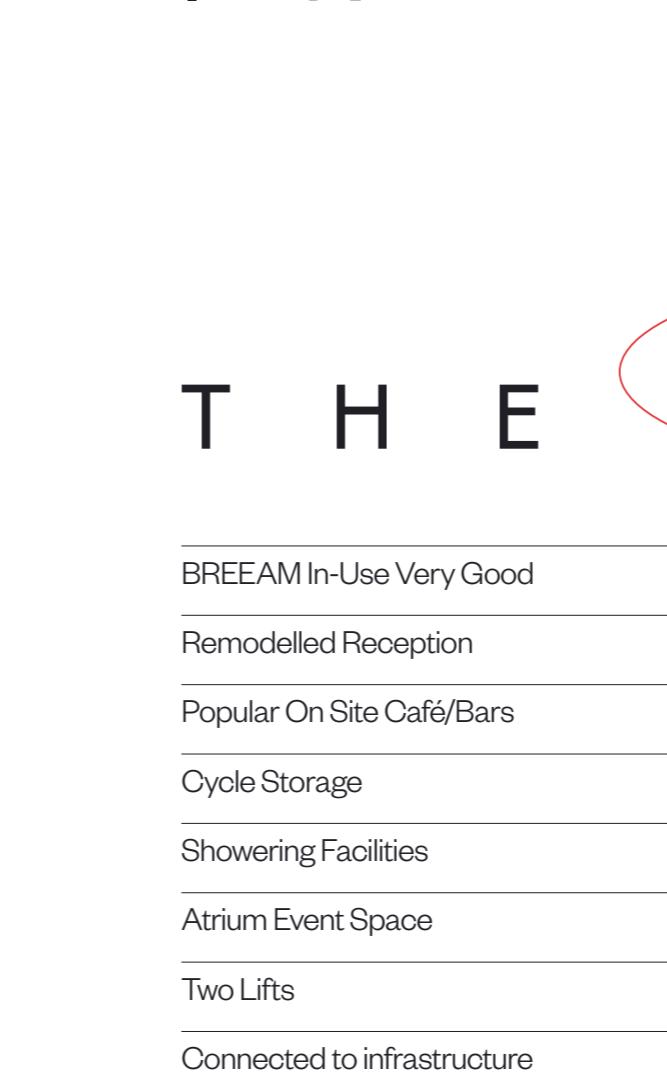
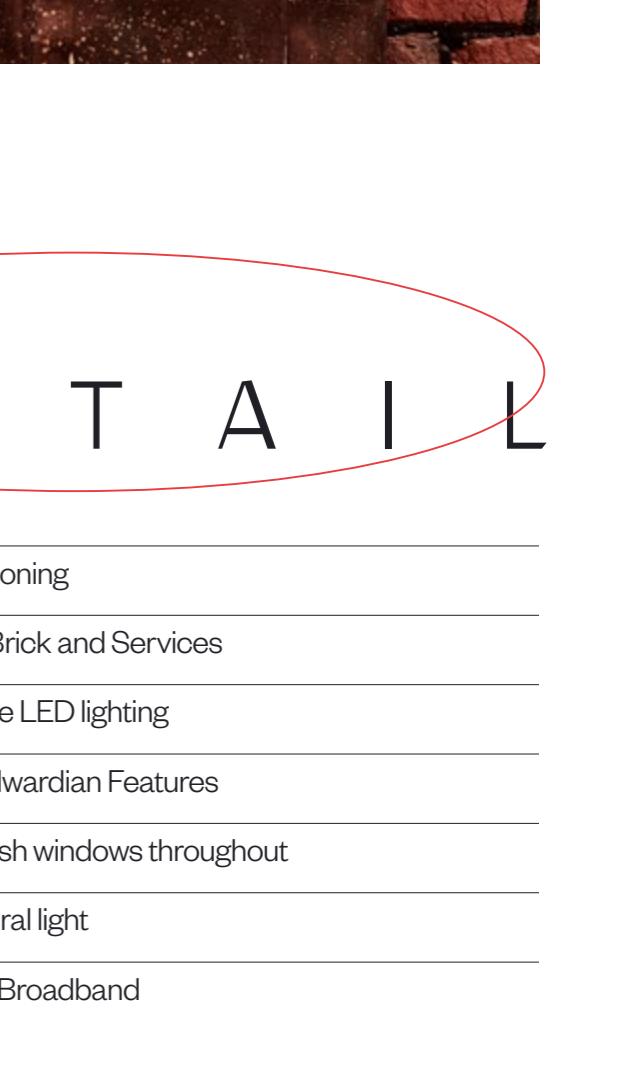
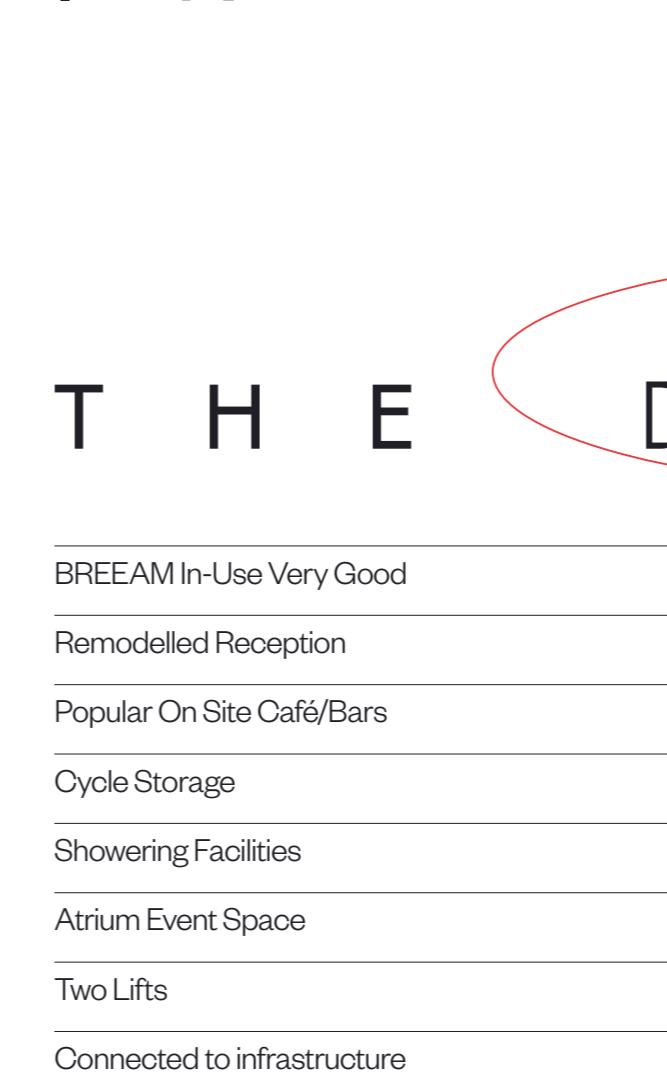
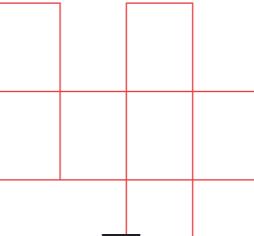


WORKSPACES  
FOR FASHION,  
CULTURE,  
DESIGN, TECH  
AND  
EVERYTHING  
INBETWEEN

# D E V I L S

## T H E

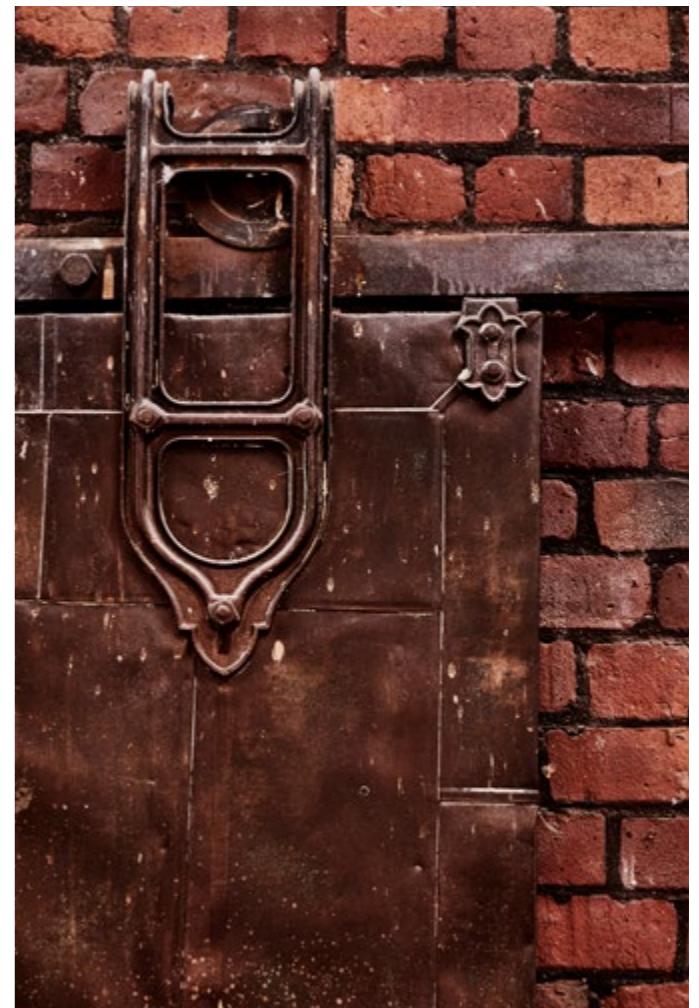
### V I N



## T H E

Fourways listed office spaces are perfect for all, providing characterful yet contemporary office accommodation to everyone from new businesses to large established companies. Whether it's a headquarter, or a satellite office that you're looking for, Fourways has workspaces to fit modern business needs.

Many of the buildings original features can still be seen today. Such as, the original hoist locations and original steel service doors, the original service staircases and the original one-over-one sash windows and cast iron columns throughout.



## I N

## T H E

## D E T A I L

BREEAM In-Use Very Good

Remodelled Reception

Popular On Site Café/Bars

Cycle Storage

Showering Facilities

Atrium Event Space

Two Lifts

Connected to infrastructure

Air Conditioning

Exposed Brick and Services

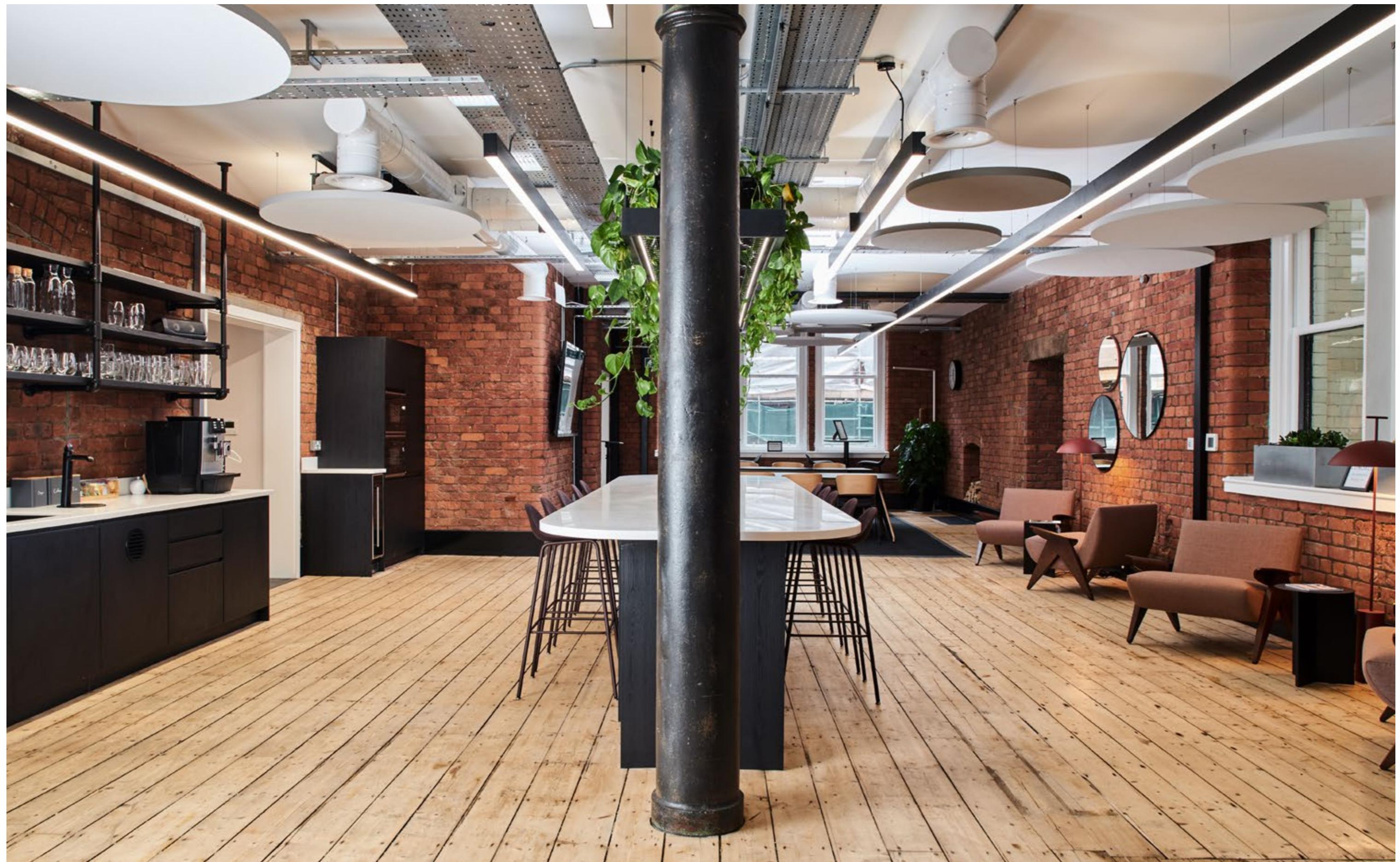
Responsive LED lighting

Original Edwardian Features

Original sash windows throughout

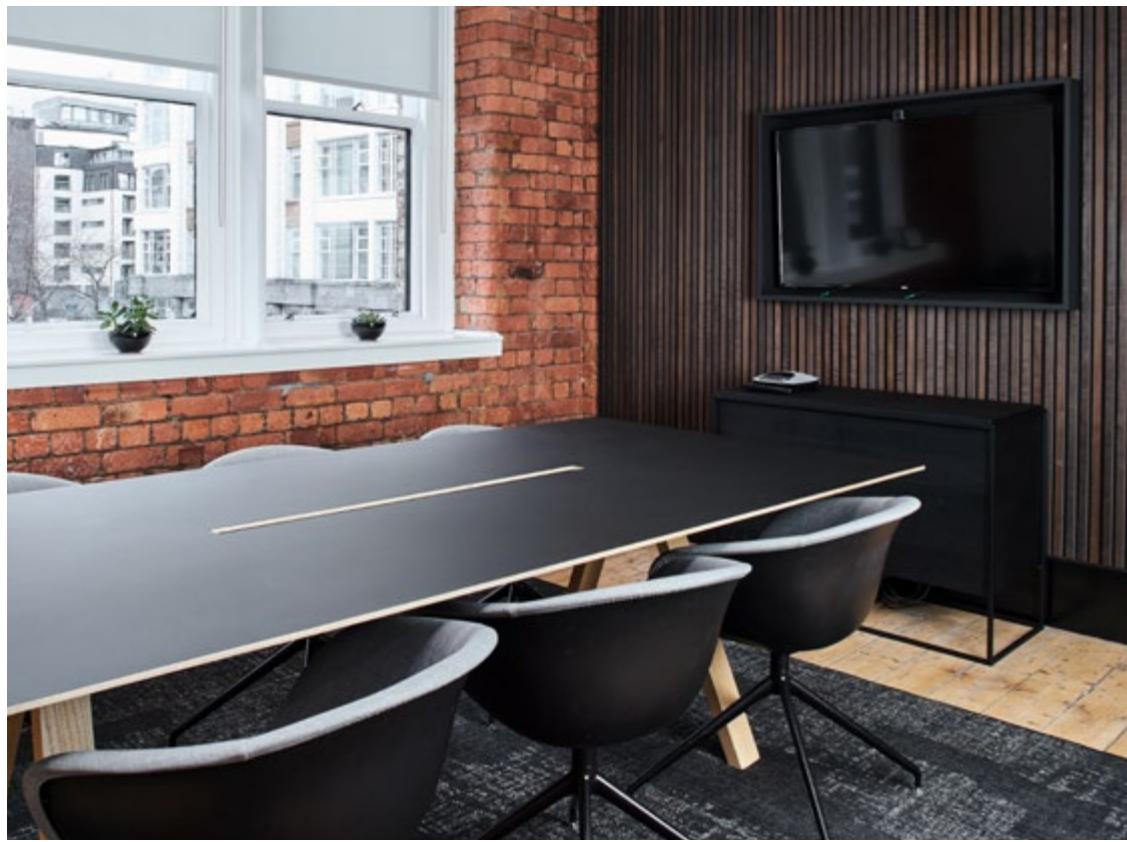
Great natural light

Superfast Broadband





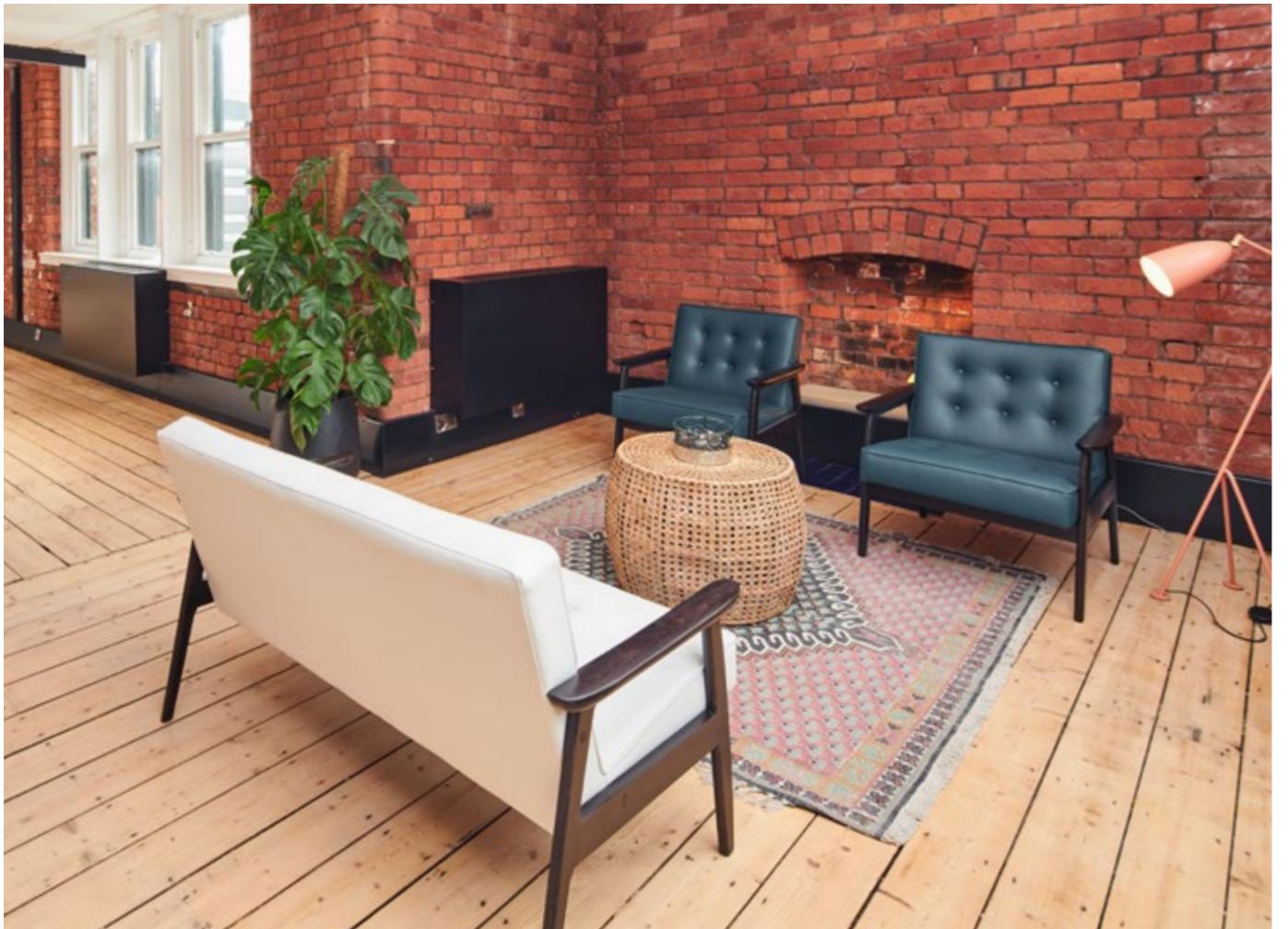
FINISHED  
TO THE  
HIGHEST  
STANDARD



The spaces within Fourways have been finished to the highest of specifications, assuring that the building is perfect for modern businesses, whilst still capturing the original charm of the building.

Whether you want to move straight in, or fit out the spaces further, the character is sure to shine through and create the perfect platform for thriving businesses.





SERIOUS  
OUT THE  
ENVIRONMENT  
AND OUR  
COMMUNITY



BREEAM In-Use  
Very Good



0% waste to landfill



100% renewable energy  
contracts in landlord areas



A growing building community  
brought together through Equiem,  
our community engagement w



Transparent quarterly reporting to  
all occupiers on how we're doing  
on our sustainability journey



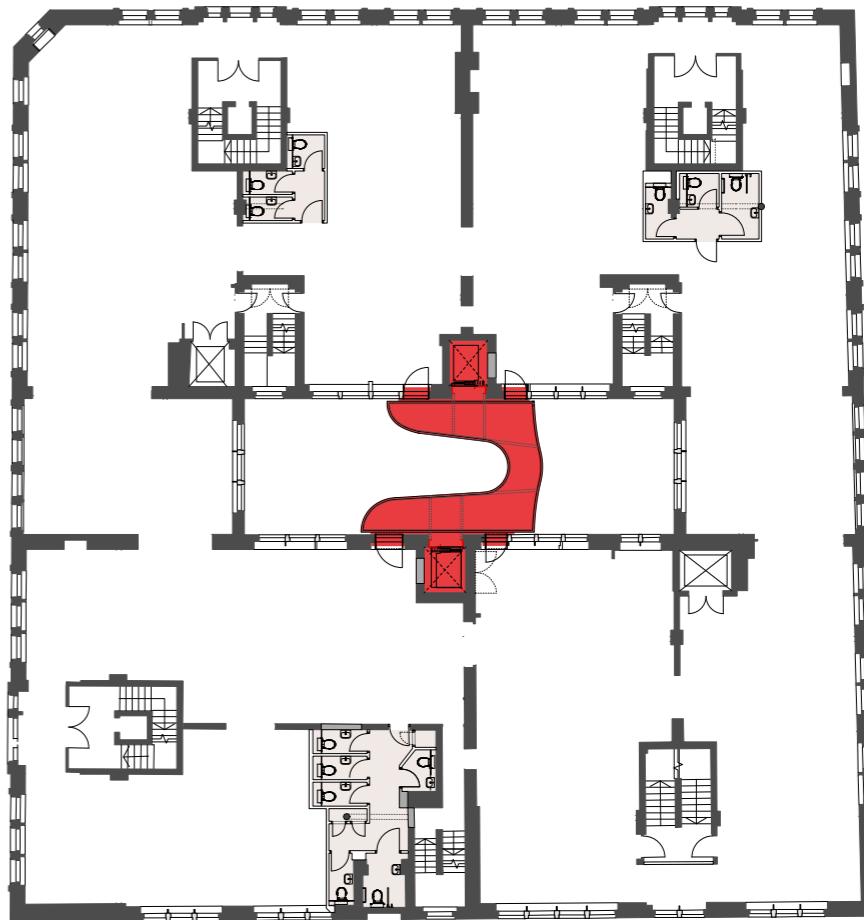
Regular Green Groups  
where the building community  
collaborates on new initiatives



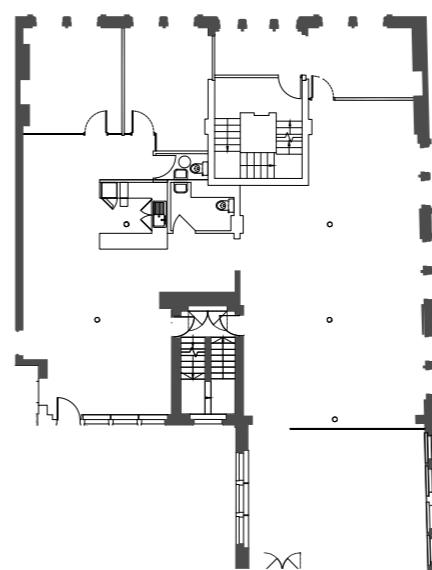
Natural ventilation  
via external windows

WORK  
AND  
STUDIO  
SPACE  
FOR  
FASHION  
CULTURE  
DESIGN  
TECH  
AND  
EVERY  
THING  
IN  
BETWEEN

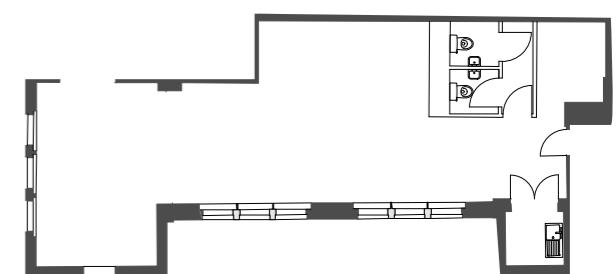
Example full floor



Example medium unit



Example small unit



Spaces range from 700 — 9000 sqft  
Please contact one of the sales agents for current availability

# A CITY OF TREND SETTERS

Manchester has always been a vibrant place to live and work, but in the last decade its regeneration besides its industrious legacy has lead to a surge in reputation.

This is largely due to the cities speed of growth in shopping, dining and entertainment, putting Manchester on the culture map.

From the stylish business district; Spinningfields to the Mill based creative district, the Northern Quarter, and UK's increasingly popular neighbourhood; Ancoats, Manchester is a city that's evolved over the years to become the perfect city for all walks of life.



Located in the fashionable streets of the Northern Quarter, Fourways sits at the heart of an area famous for it's creativity and modern businesses. Built on independent businesses, shops, cafés, bars, art galleries and restaurants, the area is at the fore of tomorrow's culture — whether fashion, music and media.

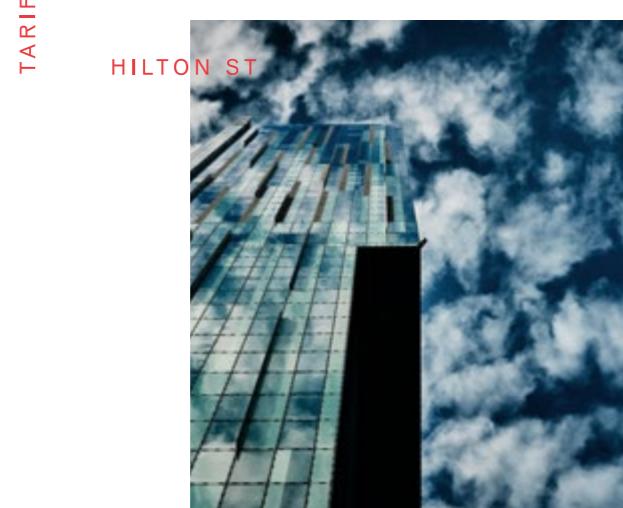
This hotbed of culture and entertainment, mixed with the Governments 2015 announcement that the Northern Quarter would be designated a "Tech Hub", has firmly established the Northern Quarter as one of the favourite locations in Europe for digital and IT companies to locate to. Just 5 minutes walk away you find Ancoats, voted the hippest place to live in the UK in the UK Hip Hangout Neighbourhood Index and voted second coolest place to live by the Times newspaper.



Compared to London's Shoreditch and New York's Soho districts, Ancoats is Manchester's creative district and plays home to a range of independent shops, bars and restaurants with a strong local foodie scene.

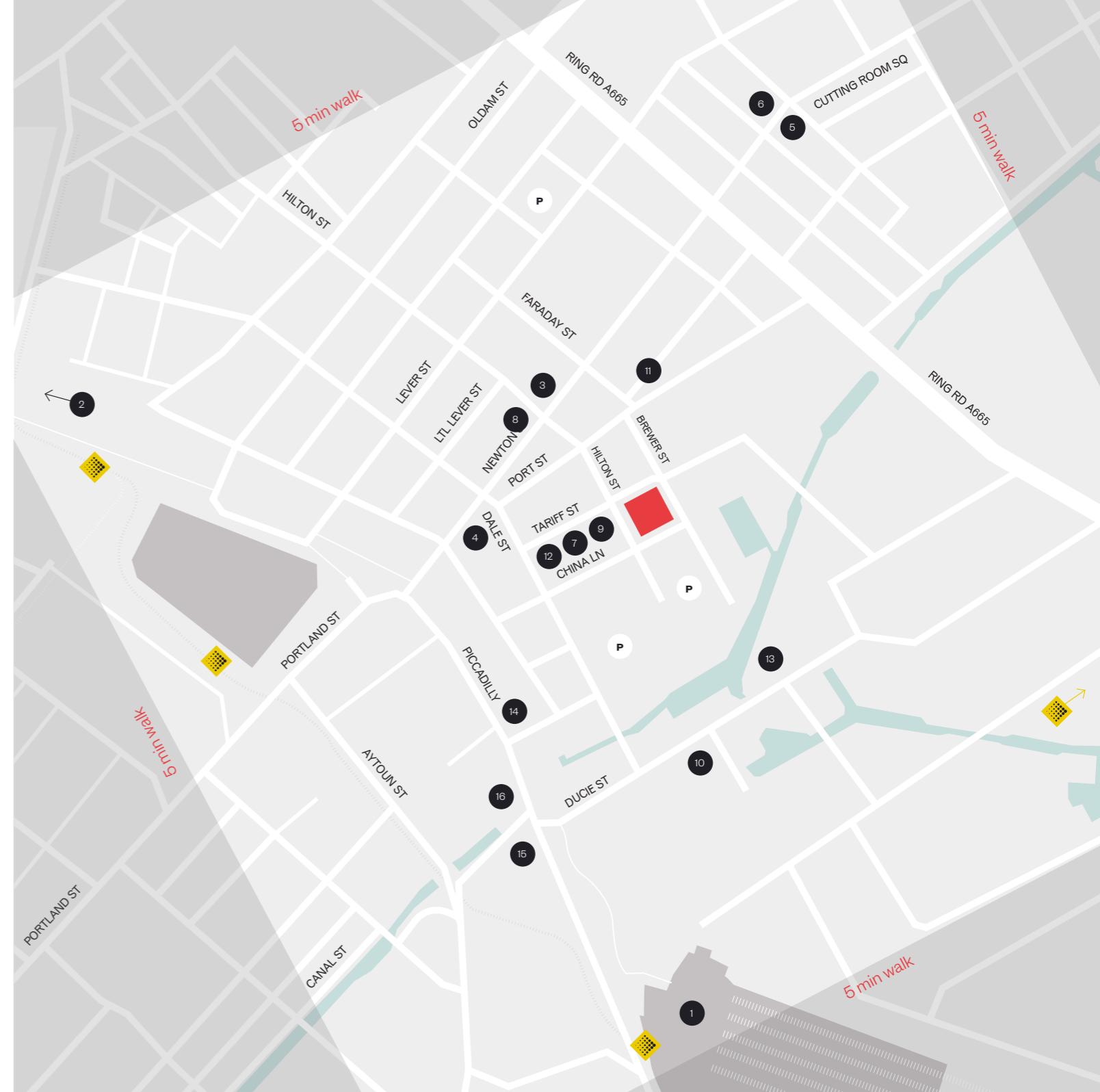
With just a 5 minutes walk to Manchester Piccadilly, Piccadilly Gardens and a 10 minutes walk to Manchester Victoria, Fourways is truly connected to, not only, the city around, but the entire country.

LOCATION



FROM  
MANCHESTER  
TO THE  
WORLD

Corn Exchange, Leeds	1hr 10
Ropewalks, Liverpool	1hr 12
Bullring, Birmingham	1hr 46
Carnaby Street, London	2hr 33
Princes Street, Edinburgh	3hr 20
Le Marais, Paris	6hr 20



① Manchester Piccadilly	⑦ Tariff & Dale	⑬ Dakota Hotel
② Manchester Victoria	⑧ Ezra + Gil	⑭ Abode Hotel
③ Hollow Cow	⑨ The Whiskey Jar	⑮ DoubleTree Hilton
④ Cottonopolis	⑩ Cultureplex	⑯ Malmaison
⑤ Rudy's Pizza	⑪ Port St Tavern	
⑥ Edinburgh Castle	⑫ TAKK	

Website  
[FOURWAYSMCR.CO.UK](http://FOURWAYSMCR.CO.UK)

Instagram  
[@FOURWAYSMCR](https://www.instagram.com/@FOURWAYSMCR)

Twitter  
[@FOURWAYSMCR](https://www.twitter.com/@FOURWAYSMCR)



**xlb**  
Property

All the particulars in this brochure were  
correct at time of production.

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