



86 PRINCESS ST.

**WORK
SPACES FOR 15
PEOPLE**

**FLOORS
FOR 50-60
PEOPLE**





WE ARE 86 PRINCESS STREET

86 Princess Street is a historic building, revamped from the ground up for the modern Manchester creative. Blending architectural features and details, painstakingly restored with top of the range digital and mechanical infrastructure, this is a space that celebrates its history and runs like a state-of-the-art 21st-century building.

We're not just talking about functional essentials. High ceilings, light-filled offices, cosy corners, historic architectural details, basement studios, and an expansive roof terrace all make 86 Princess Street stand out.

Every design detail makes this not just a place to work, but to thrive. From its hi-tech, customisable offices, to the community feel of the coffee shop, right up to the green tranquillity and spectacular views from the sky-high terrace.

Number 86 has been reimagined to incorporate a network of creative businesses from established companies to smaller start-ups and freelancers in flexible, creative spaces. A café and lecture space on the ground floor, two new studios in the basement and a new outdoor terrace on the roof with lift access all provide touch points for its occupants to meet and collaborate.

Creative flourishes and functional extras include two new 10-person lifts providing access for people of all mobilities to all floors in the building. The original lift has been removed and the former shaft has been converted into breakout spaces for intimate chats or private calls on each floor.

Classes in the dedicated studios on the ground and lower ground floors and an open, spacious reception area for social gatherings are perfect for events of all kinds. This, along with a bike hub, showers and all the modern extras you need, make 86 Princess Street the place for creative companies of all sizes.



HISTORY IN THE MAKING

86 Princess Street is a Grade II Listed classic Manchester textile warehouse built in the Edwardian Baroque style by Isaiah Birkett in 1906. Designed alongside its neighbour, Asia House, it was a warehouse speculatively developed by the Refuge Assurance Company, which is now The Principal Hotel.

This historic building has been upgraded by Manchester's leading interior designer, Atul Bansal at Sheila Bird, advised by Atelier MB Urban Architects to ensure the building's heritage has been preserved and celebrated.

The building began life at the start of the twentieth century as a shipping and packing warehouse for a number of merchants in Manchester's textile industry. In more recent history it was converted and partitioned into offices. New floor and ceiling surfaces were added over the decades, masking the original characterful design. Now, the building has been stripped back, honouring the original features and repurposing it for modern use.

As a textile warehouse Number 86 was designed to let in a flood of natural light with glazing on three aspects. This helped visitors and merchants to inspect fabric samples at the property on laying out benches. Some of these original benches can still be found around the building.

Today, just like in 1906, architects and businesses appreciate how important natural light is for health and wellbeing. By removing the partitioning and false ceilings, Number 86 will once again provide its occupants with positive, light-filled rooms.

While history oozes from every corner of the building, 86 Princess Street has been completely repurposed for Manchester's creative businesses.

New energy efficient gasfired heating runs throughout the building, unisex toilets and disabled WCs are placed on every floor, and two brand new lifts service the building from top to bottom.




We're proud to be a melting pot for Manchester's creative industry. Designing spaces throughout 86 Princess Street's expansive depths to cater for all business big and small.

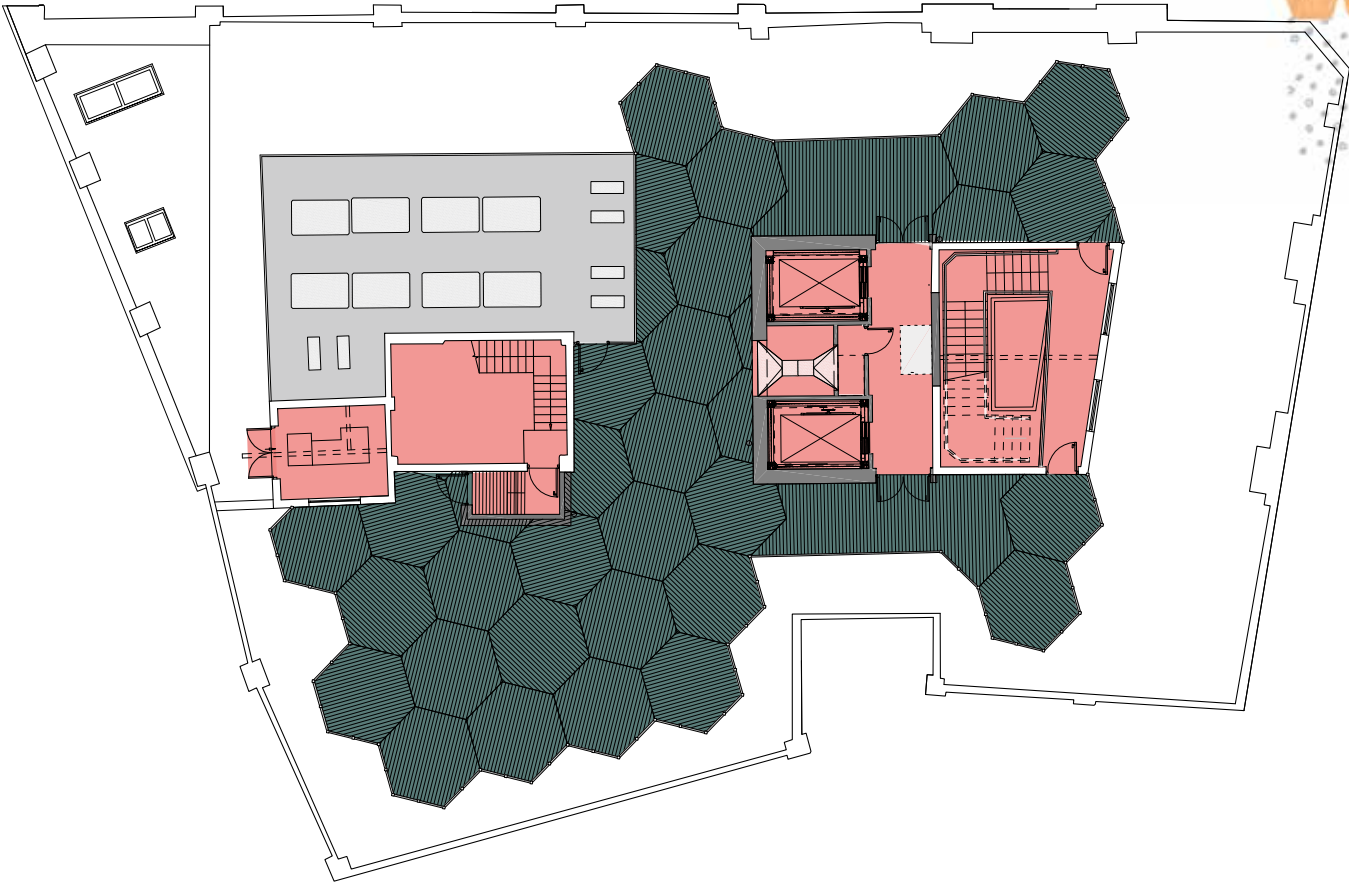
It takes all sorts to make up a real, living ecosystem of people. That's why we've carefully repurposed every part of the building to offer inspiring, flexible, multi-functional areas that give you what you need to thrive, pre-work, throughout the day, and after you've clocked off.

NOW THE BUILDING HAS BEEN STRIPPED BACK HONOURING THE ORIGINAL FEATURES AND REPURPOSING IT FOR MODERN USE



Roof Space

-  Lifts and Stairs
-  Communal/Shared Roof Area
-  Plant Area



↑ One of the views from our communal roof

MAKE THE DAY YOUR OWN

86 Princess Street is made to flex to fit the people within it. The tenant mix is being curated to create a living ecosystem that will ensure its occupiers lead varied and fulfilled days.

A choice of inspiring environments is populated by those renting offices, and freelancers in flexible, creative spaces. Mixing up your day and finding a comfortable place to settle into work has never been easier.

Life is kept interesting, from the start of each day to the end, with activity and creativity at the core of the building's design. Events, led by the people of 86 Princess Street, a café to mix and collaborate in, and studios in the basement for a range of classes of your own creation, there's always something to take you beyond the average workplace.

Whether you fancy an early morning yoga session in the downstairs studio to kickstart your day, an afternoon espresso in the ground floor café, or a cold Komubcha on the rooftop terrace to round it off.



↑ Indicative image of our public space



↑ Indicative image of our co working space

THE SPACE IS THERE TO BE ENJOYED AND REIMAGINED

There are no rules about how life at 86 Princess Street should be. This is a workspace that can be shaped around you. Whether you want to see how things emerge or participate and help shape the community, the choice is yours.

It's all about bringing people together. Whether that's the dedicated studios, perfect for classes like yoga, circuits or dance. Or, the spacious entranceway with bleacher seating in amphitheater style, designed for lectures and social gatherings of all kinds. The roof terrace with its bee yard is ideal for both relaxing after a long day or holding events under the open air.

Being stuck behind a desk isn't always the most productive way to spend your day. That's why 86 Princess Street has been crafted to offer a variety of different spaces if you need to break out from the confines of your desk.

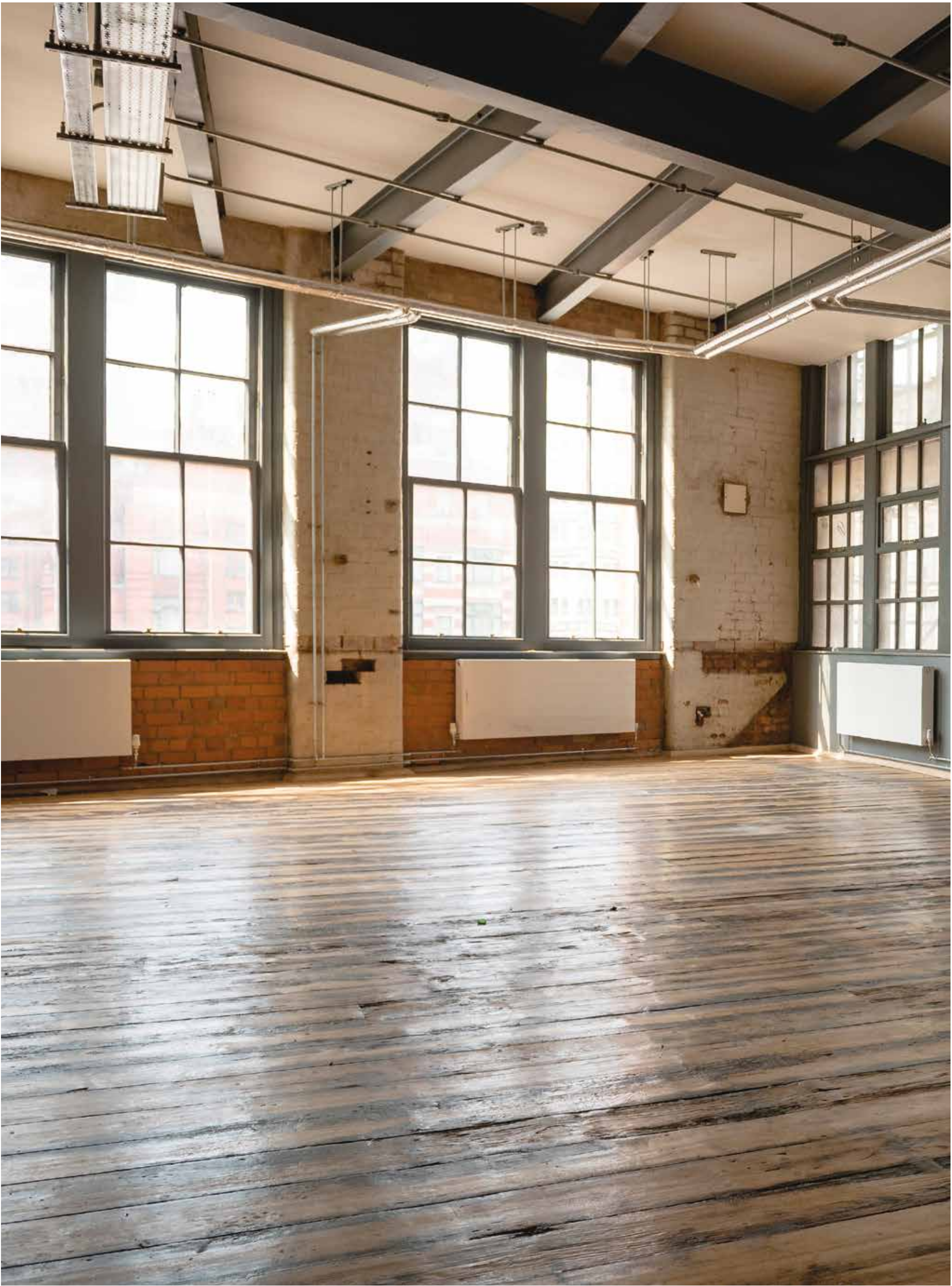
With imaginative ways to use all nooks throughout the expansive building, you'll always find that perfect spot, whether you need to conduct a private meeting or get some headspace. Impressive, without being distracting, we've spent time perfecting the smallest details to create a unique workspace.

Perch on bleacher seating, armed with your laptop in the airy reception to clear your head. Amble up to the roof terrace to work under open skies, or cosy into one of the booths in the coffee house.

There are even repurposed lift shafts on every floor, giving you made-to-measure breakout areas if you just want to wander a couple of feet from your office.

Far from a blueprint design, every office in 86 Princess Street is customisable. The setting is just as inspiring throughout however, with its sweeping, sanded floorboards, exposed ceilings, and brickwork, making it feel every inch the Grade II listed building. But inside, a range of office space big and small can be moulded to fit your business. To keep your day-to-day running smoothly, you'll be plugged into **Telecom Connect and Fibre which connects to every office.**

Made for aspirational creative businesses of all sizes, the large, airy offices are set out to accommodate companies from 5 people, right up to 200.





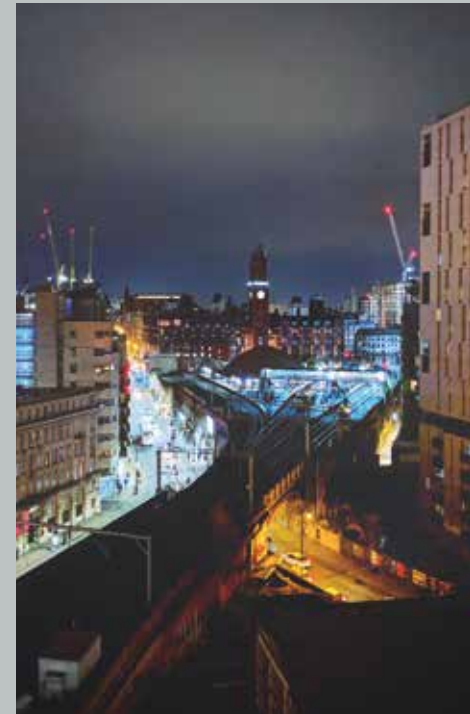
GO
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A CREATIVE NEIGHBOURHOOD

Right in the centre of Manchester, 86 Princess Street has both the amenities and the bustle to make it an exciting place to set up camp. The area is known for its creative and digital businesses, making it one of the most happening places in the city.

Close by, you'll find shops, restaurants, and bars. This hum of activity is non-stop, giving its locals a plenitude of new places to explore at any time. The length of nearby Oxford Road is dominated by the city's universities, and this along with iconic sites like Central Library has earned it the name of the Knowledge Corridor. Then there are the cultural landmarks like The Palace Theatre giving the area an artsy feel.

Creative studios, agencies, and global brands cluster into the scenery around Portland Street, Princess Street, and Sackville Street. And with both Piccadilly Station and Oxford Road Station within easy walking distance, you have all the major rail links on your doorstep.



FOR WORK & PLAY

There's no one way to use the spaces at 86 Princess Street. The coffee house, roof terrace, amphitheater entranceway, they're all places where you can both work and socialise.

Creating flexible spaces that offer the same inspiration whether your head is buried in work or relaxing, drink in hand, is what keeps things creative. It's all about delivering big on work/life balance. With all the right amenities, you can shape your day around you.

Showers, a secure bike hub, daily classes, and events, all along with a choice of places to sit down and get busy with your laptop, combine to give you that balance.

Throughout the year, from early morning right through the evening, 86 Princess Street is a hive of activity on all floors.

Whether you fancy a summer BBQ on the roof terrace or Friday pizzas in the spacious entranceway. Number 86 is all about wellness, whatever that means to you. Flexibility is the key, enabling people to make the space work for them. The downstairs coffeeshop will be serving high-quality flat whites during the day, offer a small, but perfectly formed menu, and the possibility for colder beverages in the evening. Lower down, the basement offers two spacious studios that can be used for meditation, fitness, personal development programmes and a whole range of other uses.

Put it this way. Number 86 isn't about pool tables, arcade games and gimmicks. It's about wellness, balance, fun, and bottleable inspiration.



THE COWORKER

Who am I?

A freelancer or sole trader working within the creative sector in Manchester.

I spend my days working to tight deadlines, taking client phone calls and popping out on meetings. Because I operate solo, I always need to be available, with transport links onhand for when I see clients face-to-face.



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WHAT I NEED TO THRIVE

The energy that comes from working alongside other creatives, whether that's freelancers like me or larger companies.

Great connectivity through superfast broadband is a must, along with the ability to take time out in quieter spaces when needed. Good transport links are also vital because every minute in my day counts.

WHAT INSPIRES ME

Being around other creative types and feeling part of something bigger. Chatting about work, even on a simplistic level can help put my day in perspective. And the chance to be involved in the social side of a workplace, because sometimes having a drink after work is the best reward for a long day.

THE OFFICE WORKER



Who am I?

I work for one of Manchester’s growing creative businesses. I’m part of a bustling office, that’s been designed to fit my needs.

Daily, you’ll see me switching between phone calls with clients, to internal meetings, and pulling out all the stops to hit deadlines.

WHAT I NEED TO THRIVE

The right kind of office environment that feels airy and open, with plenty of natural light, rather than dark and claustrophobic.

On a practical level, superfast broadband and state-of-the-art phone systems are a must, because downtime can seriously impact projects. Being able to mix up the working day to stay fresh mentally with a change of scenery always helps.

WHAT INSPIRES ME

The option to move my work to where I feel most inspired.

That might be behind my desk, equally, it could be in the booths with a cup of coffee downstairs. And being connected with the creative scene in Manchester, on both a work and social level.



THE WORK/LIFE BALANCER

Who am I?

Someone who values my own personal needs as much as my work. Not just balancing up the two but blending them together is what makes me truly happy.

Environmentally conscious as well as a lover of Manchester’s past, I enjoy seeing a beautiful historic building being put to modern use.




**86
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**WHAT I
NEED TO THRIVE**

The option to mix a busy working day with all the things I’m passionate about.

Working in a place that has a bike store and showers means I can cycle from home, catching the train to break up the journey, start my day early, and get through the work on my desk.

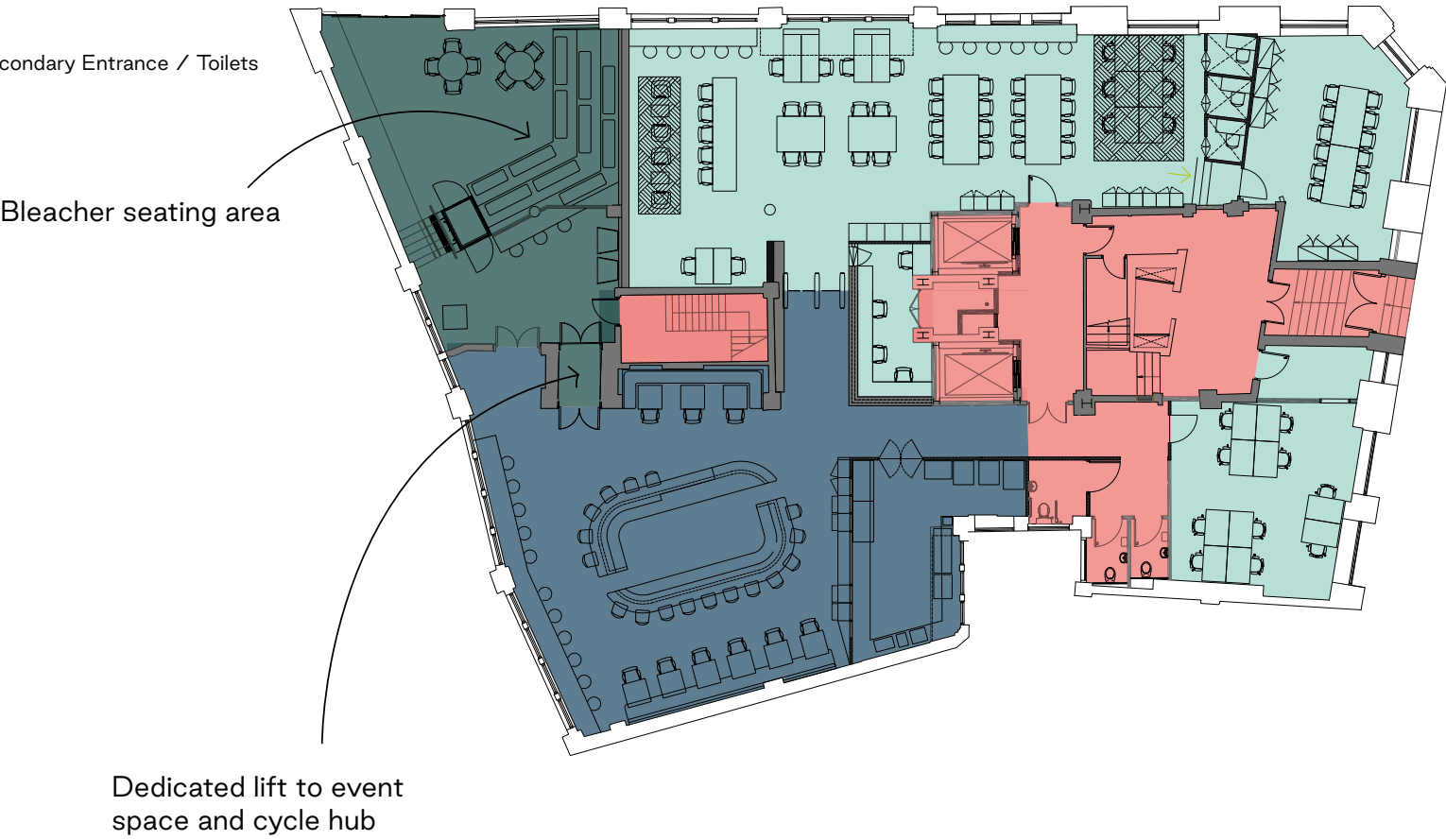
**WHAT
INSPIRES ME**

Eco-friendly spaces at home with an urban environment, like the bee yard on the roof terrace.

The fact that I’m working in a building that’s so historic and atmospheric makes me feel like I’m a part of something bigger and more exciting.

Ground Floor

- Reception / Event Space
- Co Working
- Coffee House
- Lift / Lobby / Secondary Entrance / Toilets



Event Space

- Cycle hub / Lockers / Drying area / Toilets
- Secure comms room
- Communal Area
- Event Space



FLOOR AVAILABILITY

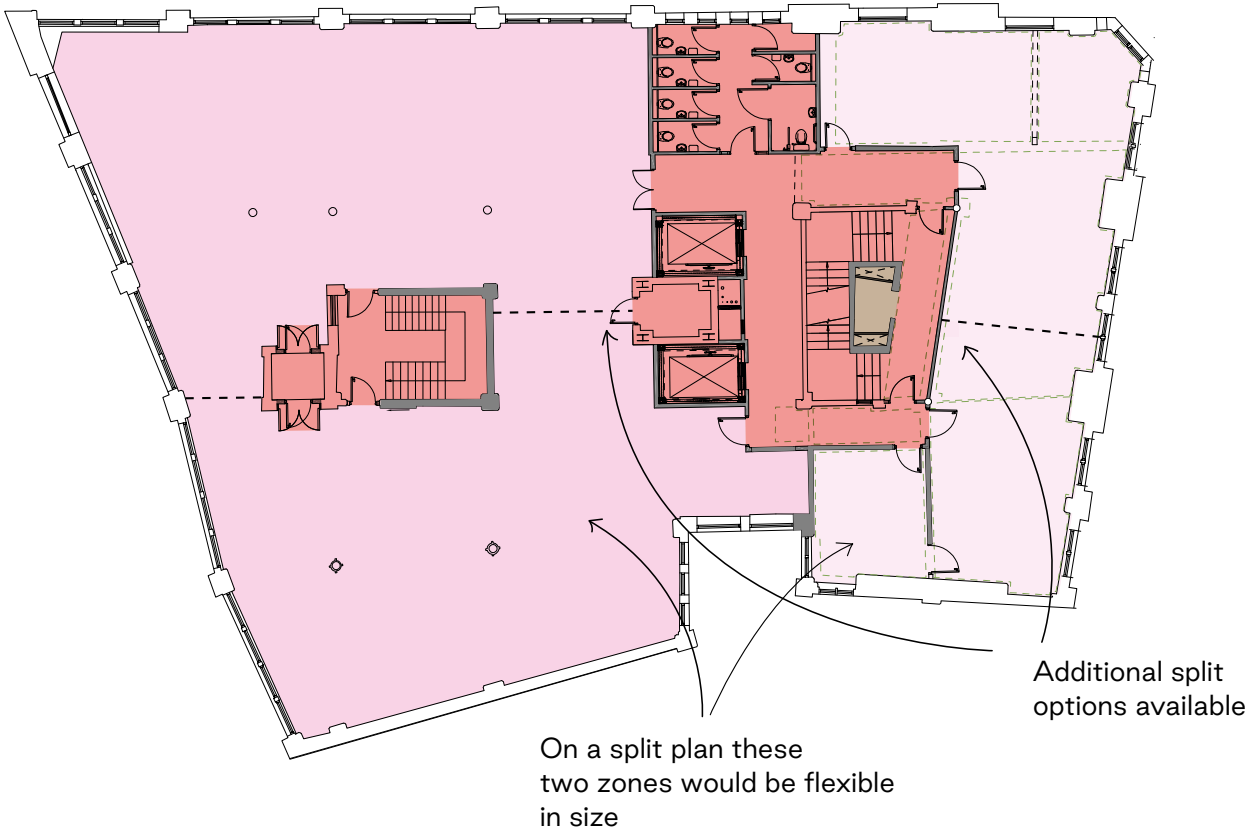
Each of our floors are slightly different in configuration. Please contact us to view the space for yourself.

* Space can offer suites from 10/15+ People

Floor	Availability	Square Foot
Event Space / Amenity Hub	—	—
Ground Floor	Co Working	—
First Floor	Too Late	—
Second Floor	Too Late	—
Third Floor	👍	5,253*
Fourth Floor	👍	5,113*
Fifth Floor	👍	5,070
Sixth Floor	👍	5,135
Roof	All Welcome	2,131 (Social Space)

Typical Floor Plan

- Net Space
- Sharing meeting pod
- Communal Area



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