

# GLASSWORKS

NORTHERN QUARTER  
M1 4EZ





# 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 factories 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.

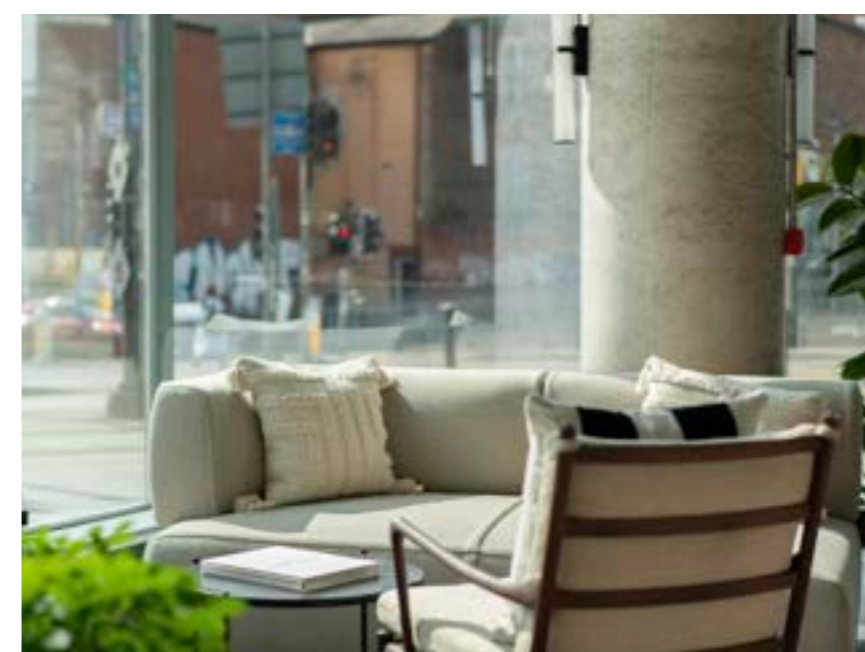


*Photography of the Glassworks site back in 1930*

## 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*

GLASSWORKS  
BACK TURNER STREET

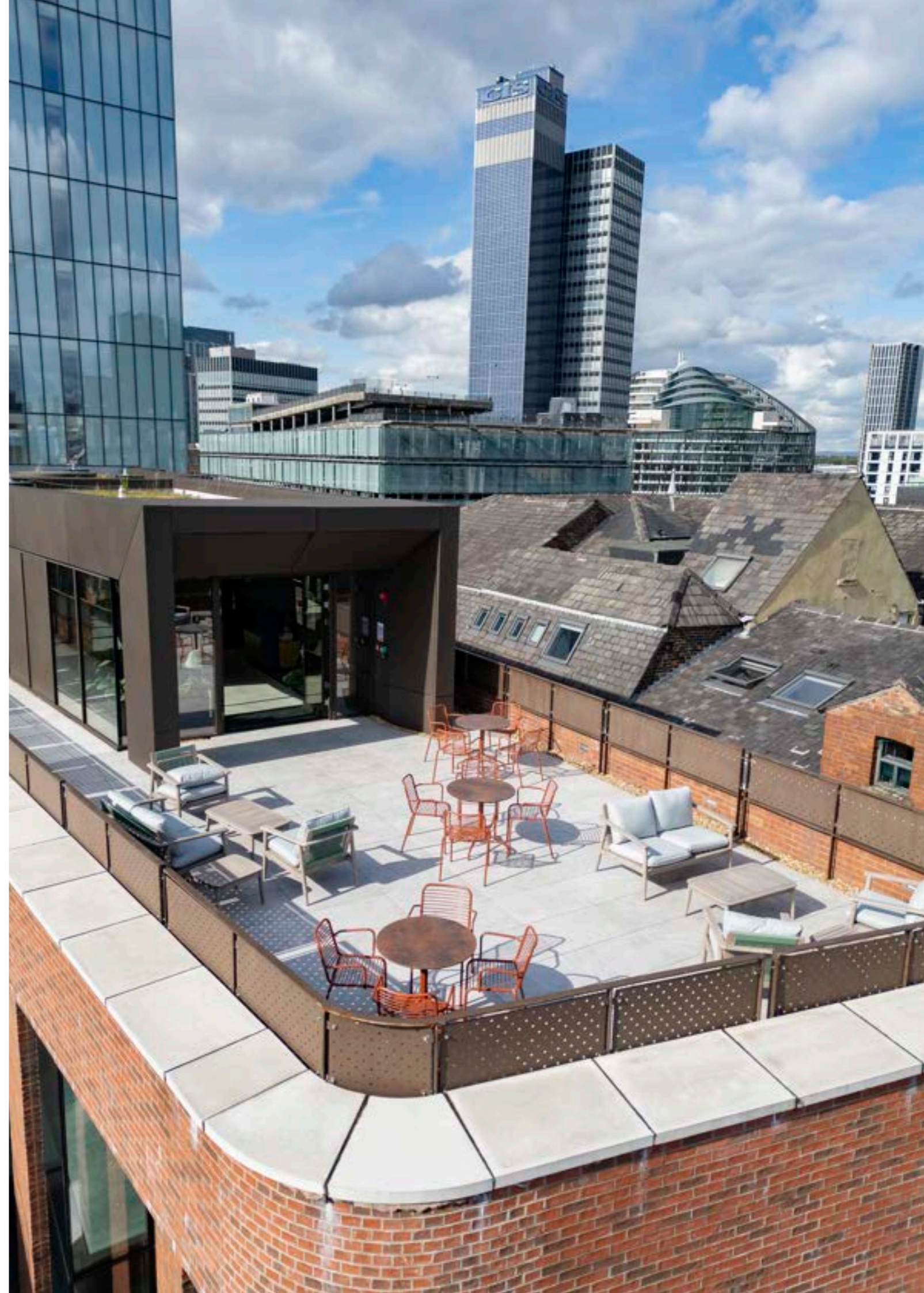
# BUSINESS CLUB

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.



Glassworks  
Business Club





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

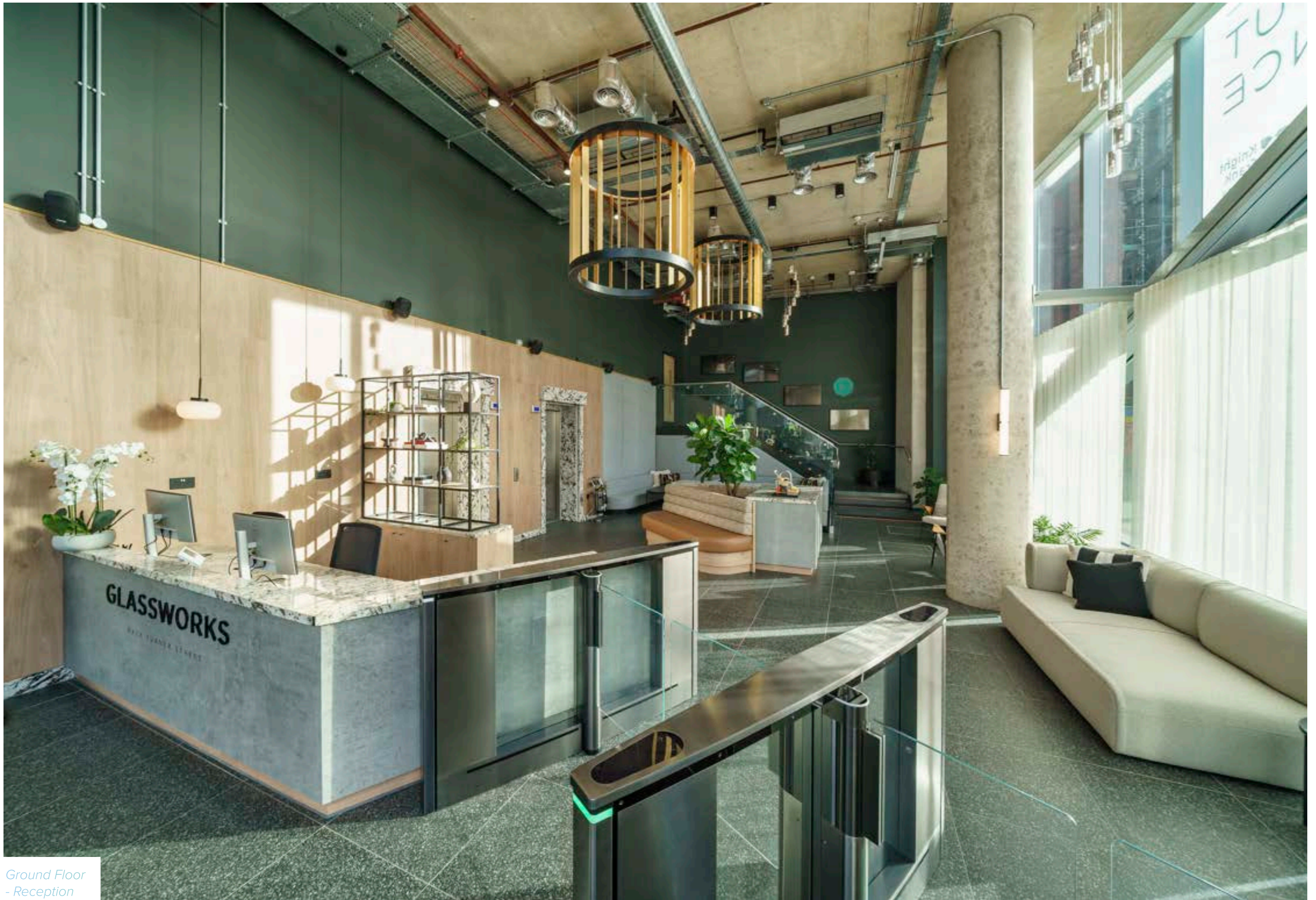
**Ground floor facilities encourage occupants to grab a drink on their way to the office, socialise, relax, collaborate and connect.**

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.



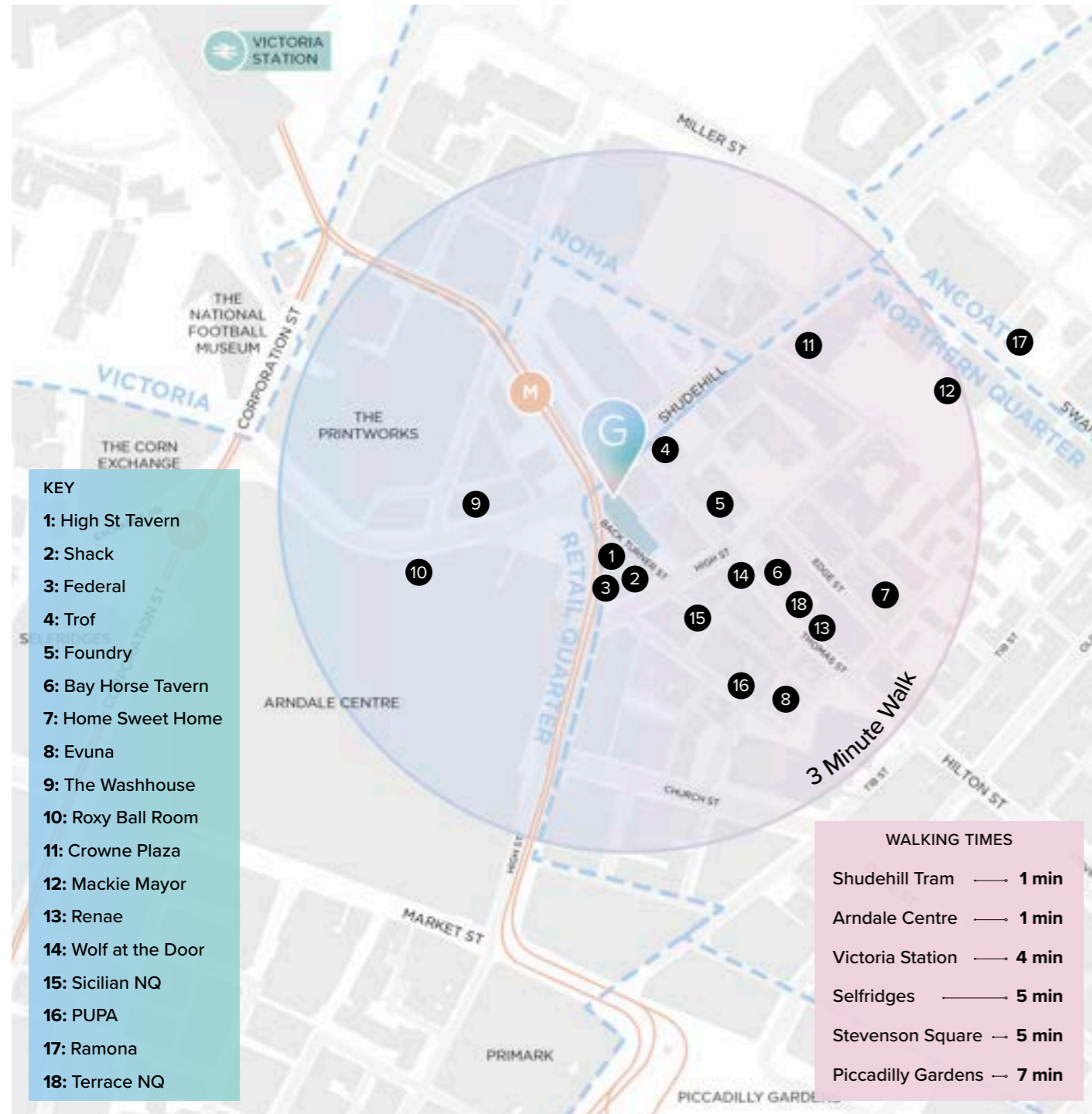
*Glassworks lobby*





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



CAT A open plan or fully fitted and furnished solutions available



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



Raised floor providing average 150mm clear void



New LED pendant light fittings



2 x 13 person passenger lifts



Unisex superloos plus disabled access WC



BT and Kloud9 enabled building providing diverse and high speed internet connectivity



24/7 access



DDA compliant



Target EPC Rating B



Exclusive tenant club with outdoor terrace and event space



Secure bicycle storage for 30 bikes and cycle repair station



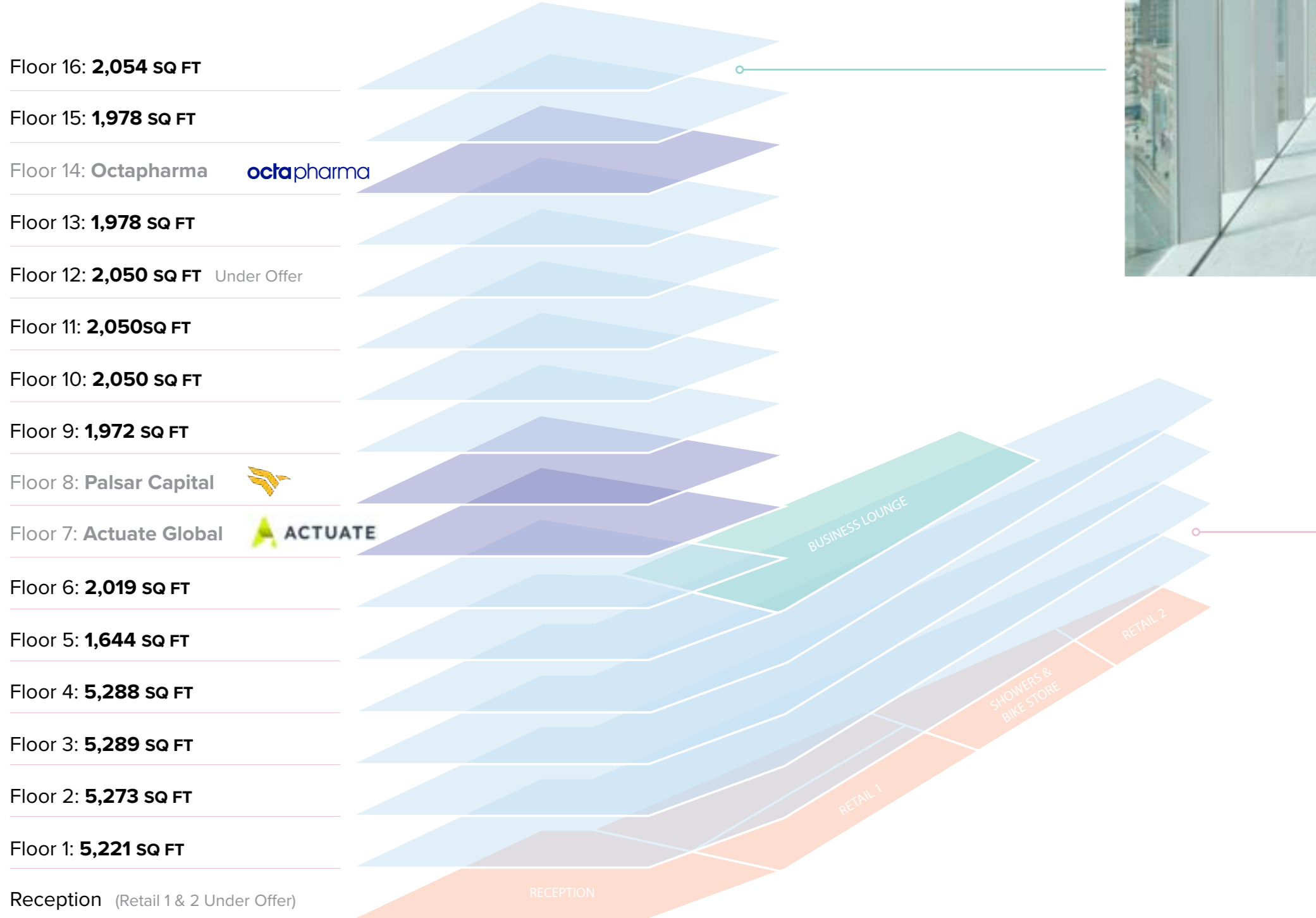
4 x self-contained unisex shower and changing rooms plus 1 x fully accessible shower / WC / changing room



35 lockers and dedicated male and female drying room



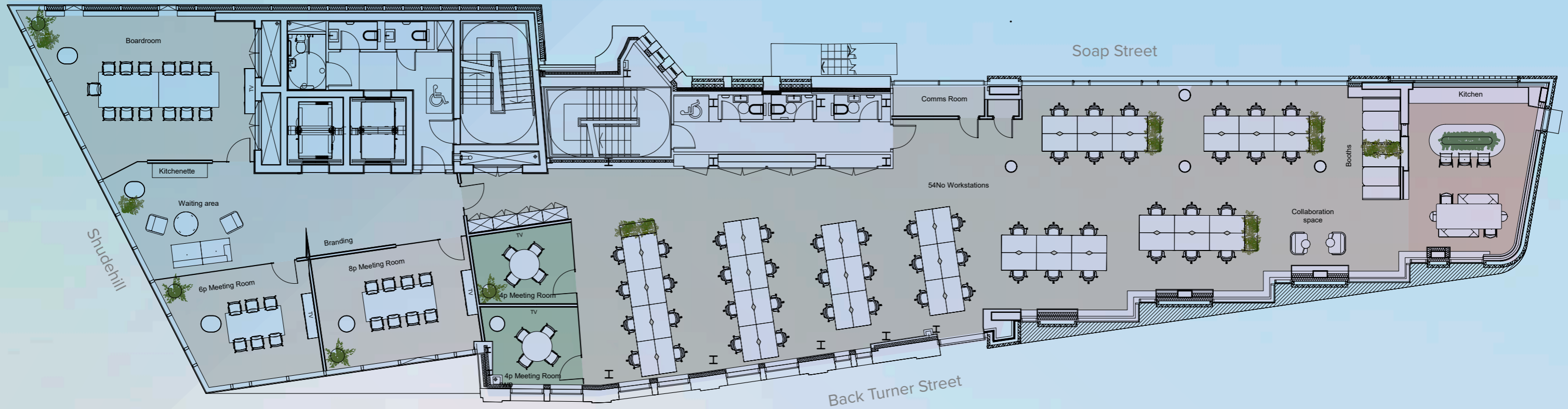
# AVAILABLE SPACE



# 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

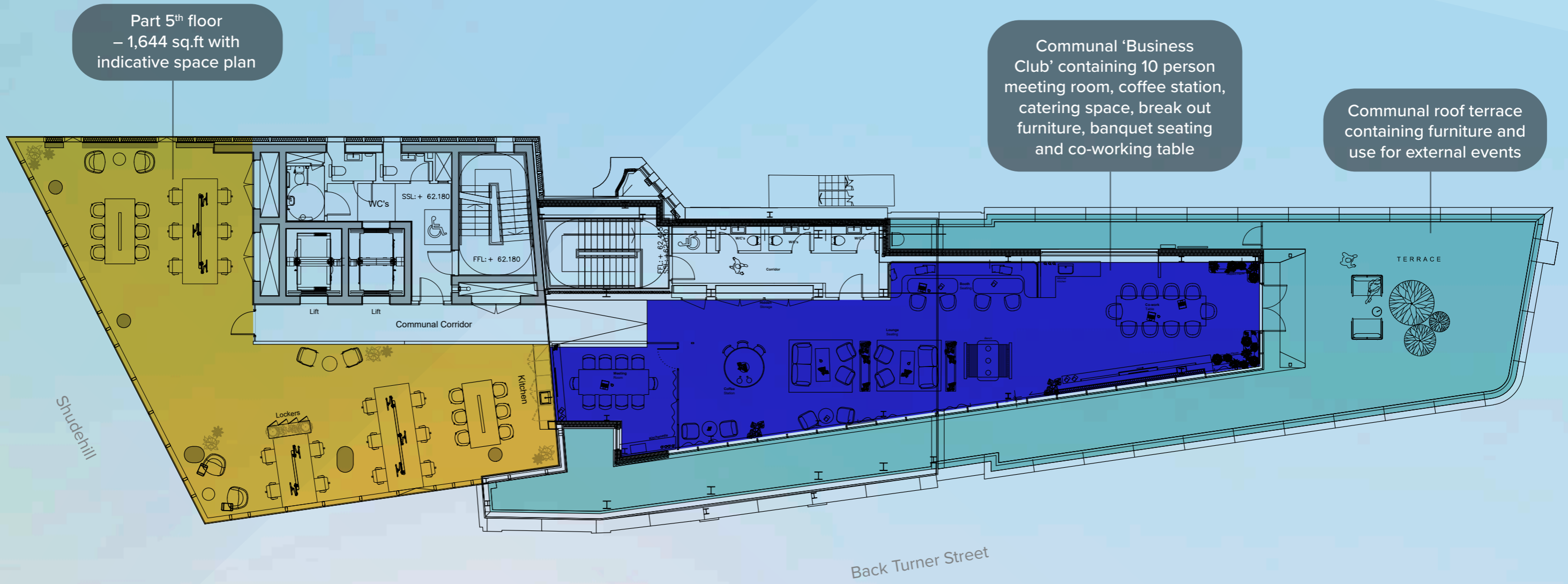


Indicative space plan



Typical  
Podium Floor

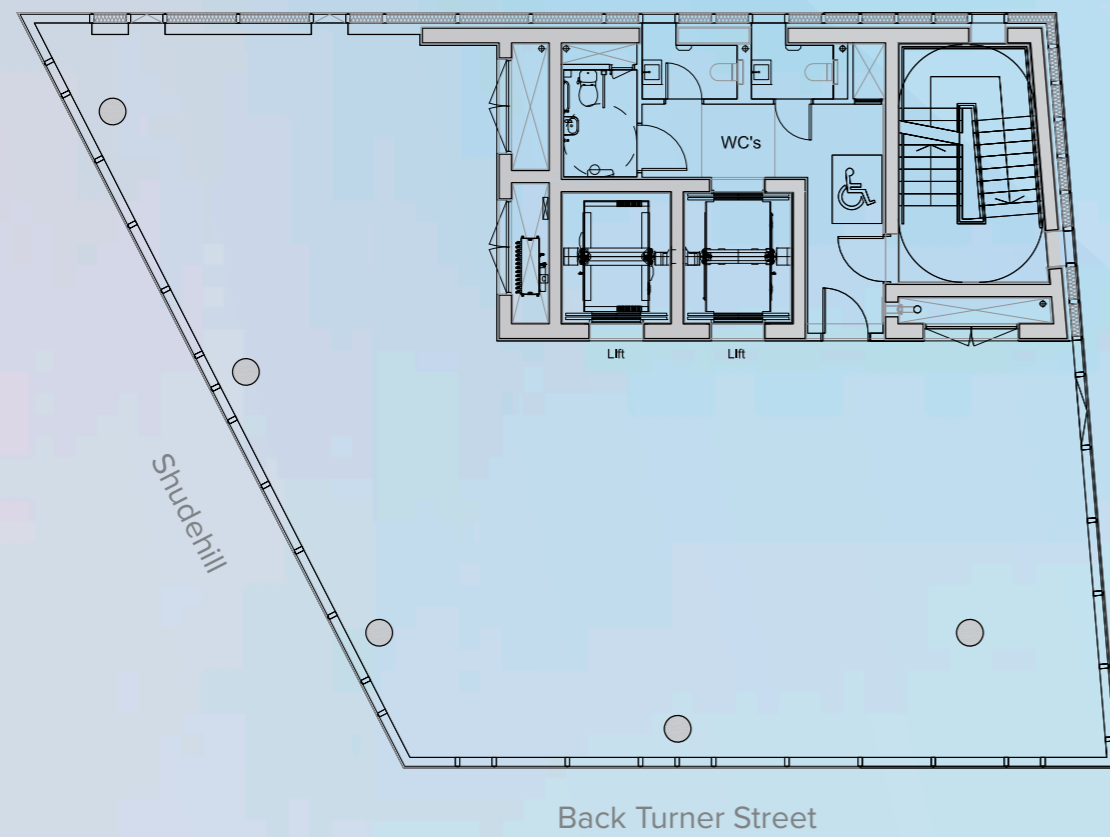
# FIFTH FLOOR



Indicative space plan

# TYPICAL FLOOR

FLOORS 6 – 16

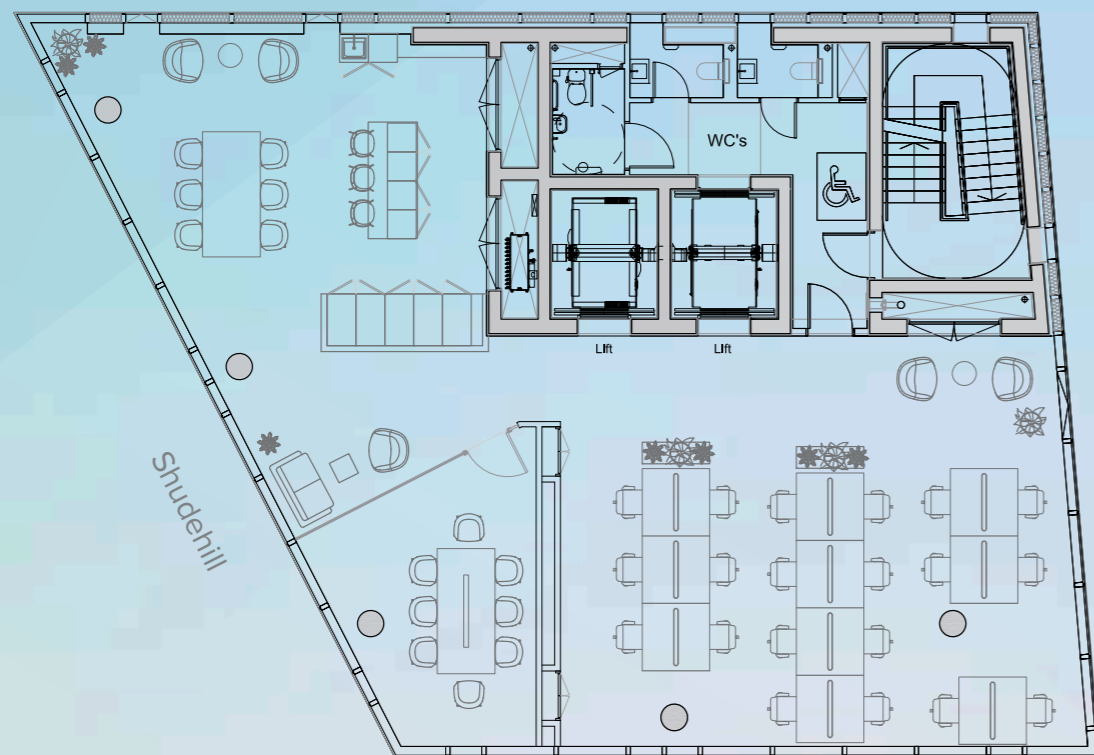


# FITTED + FURNISHED

## FLOORS 6 & 10

- 20 Desks
- Eight person boardroom
- Tea point
- Breakout space
- Lockers

The 6<sup>th</sup> and 10<sup>th</sup> 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

# CONTACT

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