



SUNLIGHT HOUSE



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Chapter 1

A BRIGHT NEW CHAPTER

As Manchester's original skyscraper, we provide *exceptional* space for pioneering and ambitious companies, rooted in heritage and reinvented for fresh opportunities.

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

From our beginnings in 1932 to our renaissance in 2024, 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 global 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.





Reception



Sunlight House is designed to be a hub of activity for brilliant minds, right in the heart of Manchester's creative and business centre. We invite you to take the lead, share insight, and build relationships both inside and outside the building.

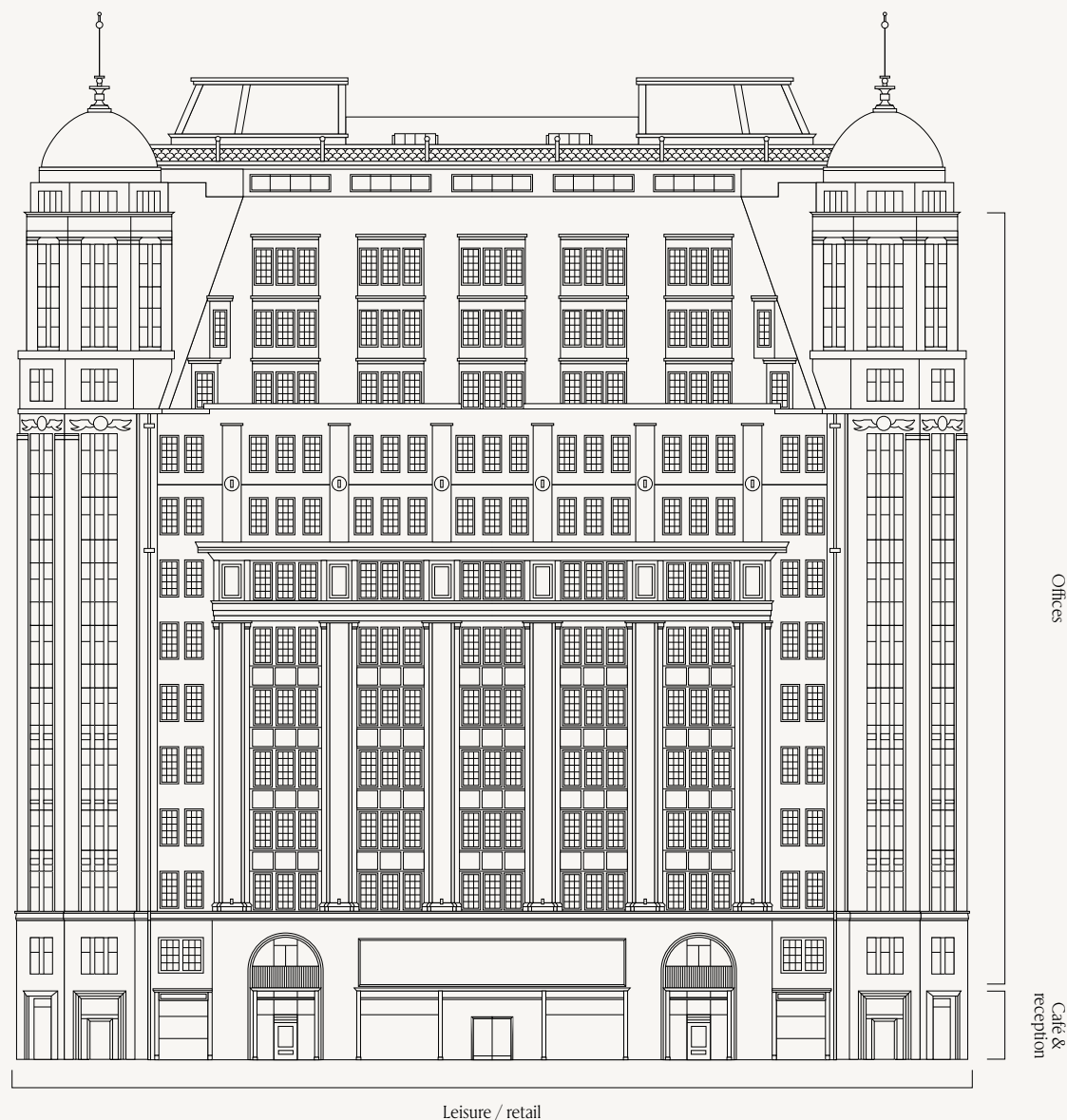
Our common spaces are carefully curated to bring out the exquisite quality of the existing parquet flooring, a perfect touchpoint between the historic and the modern.

Exceptional spaces for pioneers

The loose soft seating and high quality furniture, added to feature lighting and colour finishings, help your people to feel relaxed and at home during those rejuvenating moments away from their desks.

In addition, we're opening up some of our previously hidden areas so you're able to fully appreciate the heritage that runs through our building - including our light-flooded external terrace, ideal for a chat or even just a moment of peace and quiet.

Reinventing workspace in Spinningfields



Over 160,000 sq ft of Grade A office space

Outstanding ESG performance

Significantly reduced 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, shower and changing facilities

Flexible workspace, meeting rooms and social spaces

Ground floor coffee shop, cocktail bar and flower shop



Certified Property Manager



Targeting Excellent



Targeting 4.5



Targeting Platinum



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 fitted spaces come complete with everything from individual workstations and touchdown areas to meeting rooms, quiet zones and breakout areas, so you're equipped with everything you'll need to do your best work.



Meeting spaces

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



Fitted & furnished

A range of fitted and furnished suites are available from 10 desks to 45 desks.



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.

WHERE WE ARE

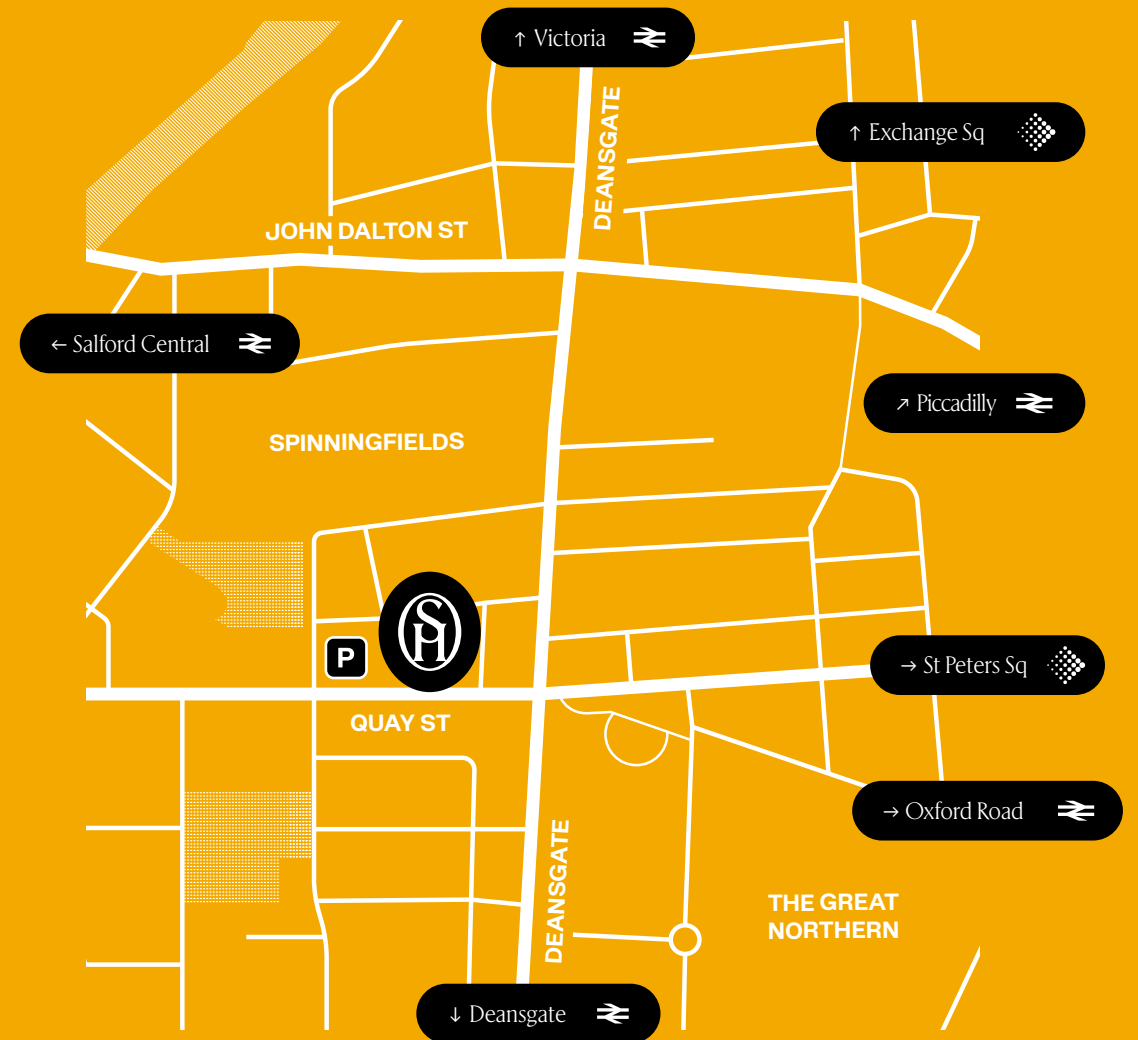
In the heart of it all



We're situated in the heart of Manchester's city centre, the original modern city with a thriving social scene, a diverse and collaborative community, and all the amenities you expect from a business district right at your doorstep.

From some of the world's best food and drink to exciting local events, celebrations and cultural hubs, Sunlight House offers a wealth of experiences all a stone's throw away from your office door, both for the special occasions and for the everyday.

In addition to our unrivalled location, we strive to create a culture within the building that goes beyond our busy surroundings and gives back to our local community - through purposeful events that celebrate creativity and harness the potential of the people around us.



TIMELINE

Paving the way to a brand *new* beginning



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.



Building restoration

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



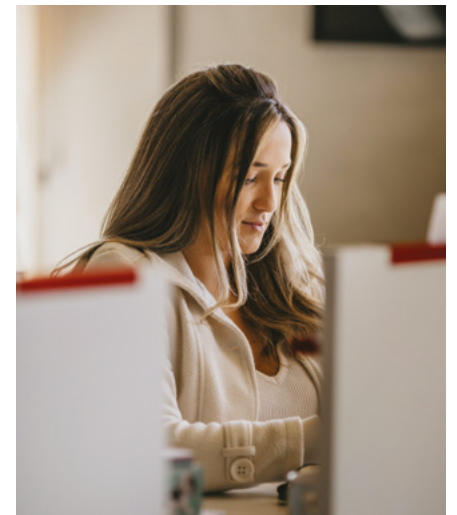
Renovation

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



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.



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.



Chapter 2

ROOTED IN HERITAGE

Behind our building's striking architecture and *unique* charm is the story of one man's vision of Manchester's future.

ARCHITECT & FOUNDER

Joseph Sunlight

Born 1889

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 adding 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.





A timeless story

1880s



Joseph Zchovsky was born 2nd January 1889 in Novogrudock, Belorussia, then part of the Russian Empire to Jewish parents Israel and Minnie. As a result of religious persecution, his family left Russia, settling in the United Kingdom, where he changed his name to Joseph Sunlight.

1920s



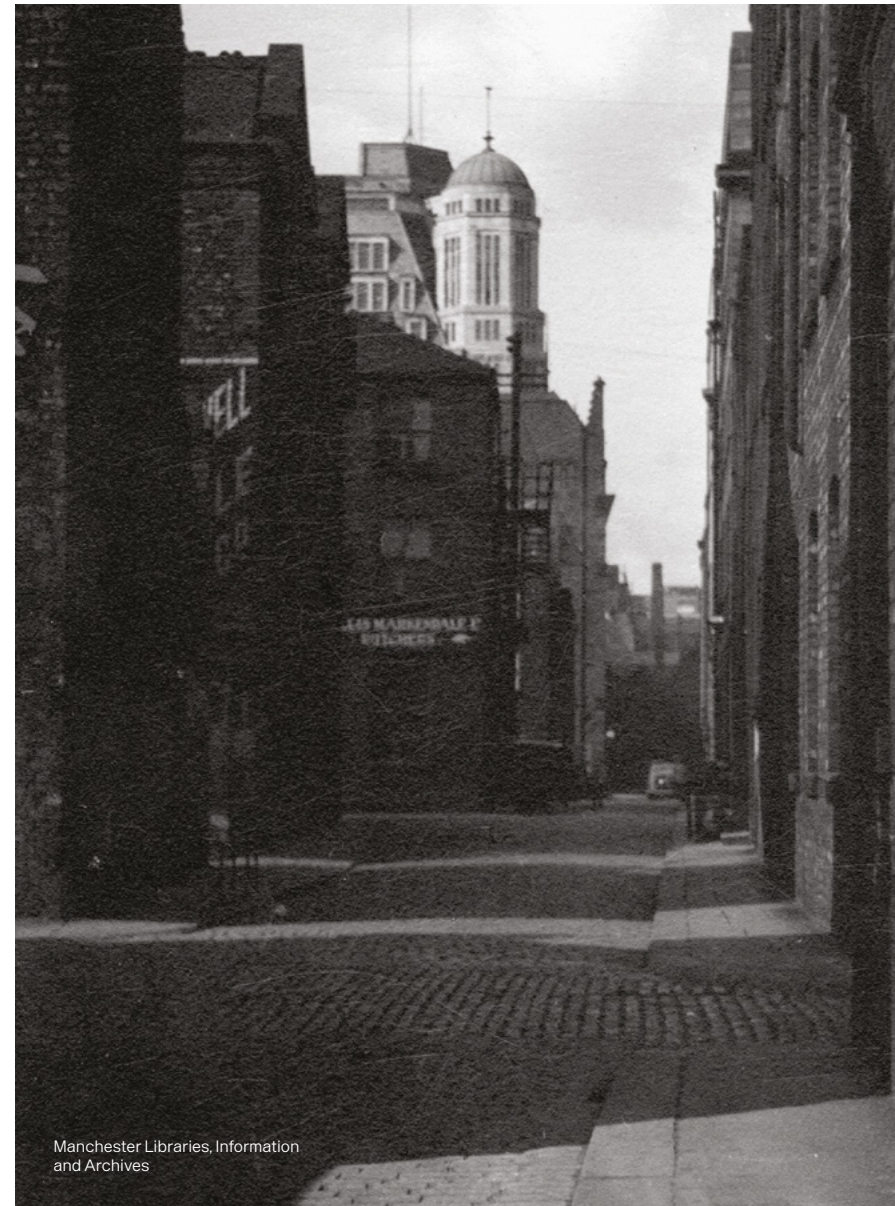
In the 1920s, Joseph visited New York to study the newly built Empire State Building. By 1926, work had begun on the design of Sunlight House on Quay Street, which he described as his "Waterloo or flying across the Atlantic with six sandwiches."

1930s



A vision is created for an office block inspired by the art deco commercial buildings of early 1900s Chicago, with a slated three-tier mansard roof, large square plan and central lightwell. Ten storeys of office building was designed with four attic storeys, successively set back.

1932



Manchester Libraries, Information and Archives

1960s



It remained the city's tallest building until the early to mid-1960s, when office blocks such as the 118m tall CIS Tower and the 107m City Tower were developed and constructed.



Chapter 3

REIMAGINED RESPONSIBLY

By lovingly reviving our building and repurposing it to last, we've *dramatically* reduced our collective carbon footprint.

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

Whilst others demolish, 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 significantly 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

Construction, demolition and excavation accounted for an astonishing 62%* of the UK's total waste in 2018. 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 dramatically reducing resource consumption used in construction.

*Statistic taken from a report by Department for Environment, Food & Rural Affairs.

**Statistic taken from Earth Overshoot Day.





Look behind the scenes and uncover the changes we're making in the building and across the city as we work to revive this iconic Manchester landmark. Follow us on social media or on our website and watch the gradual transformation taking place.

WHAT MATTERS

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

Significantly reduced carbon to new build

Net-zero in operation

100% green electricity

Targeting NABERS 4.5

Targeting BREEAM Excellent

Targeting EPC B

Recycled and reused materials

Green commuting connectivity

Health and impact programmes

Green outdoor social space

Inclusive and accessible design





Chapter 4

EXCEPTIONAL SPACES

Our flexible hybrid workspaces are artfully and conscientiously *crafted*, full of personality to stimulate creativity and curiosity



BLANK CANVAS OR FULLY FITTED



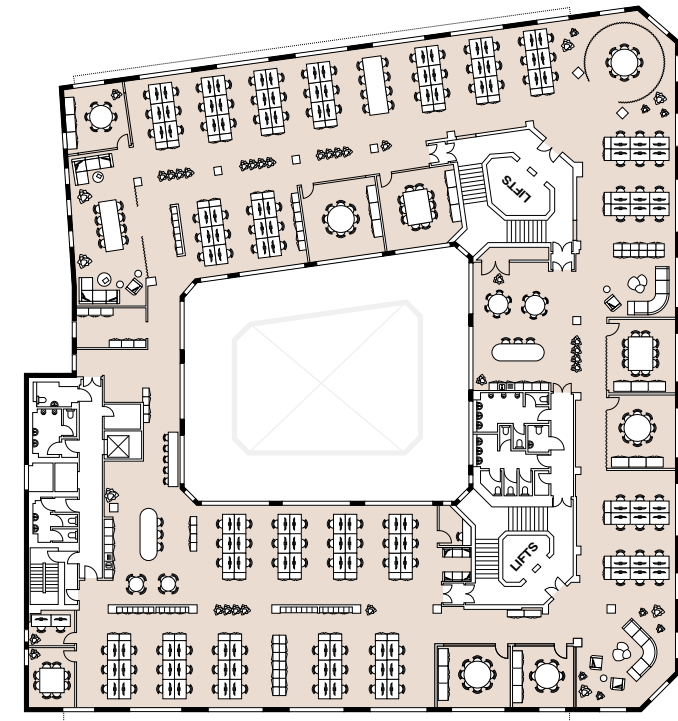
Blank canvas (Cat A)



Fully fitted (Cat B)

FULL FLOOR OFFICE

Open, sunlit offices
fit to *inspire*



Our full floor offices are designed with larger, forward-thinking organisations in mind. All elegantly appointed to the highest quality, these open plan spaces will inspire your people and make coming to work a joy. With high specification access control and CCTV, you can relax, knowing your people and business are safe and secure.

Though we pride ourselves on beautifully curated interior spaces, in addition to our fully-fitted Cat B offices we also offer exceptional Cat A offices so you can specify spaces that are perfectly furnished to fit your business.

At Sunlight House, we recognise that flexibility is key for allowing companies to grow sustainably. That is why, to complement your full floor office, we offer bookable overflow desks, informal and formal meeting spaces and facilities for audio and video conference calls. These amenities, plus many more, give your company the perfect base for the future.

Overflow desks subject to availability.

FITTED & FURNISHED
**Finished for
convenience**



Our fully fitted private suites offer the perfect environment for teams to achieve big things. Come and delight in a workspace tailored for a global organisation or companies earlier in their journey.



Private Studio



GROUND FLOOR

*A friendly welcome
in a beautiful space*



In reception you'll be greeted by our friendly team, take a break in our collaboration space or ground floor café. Our ground floor is open and inviting, so your teams feel instantly at home and your guests are greeted in comfort and with hospitality.

COWORKING, MEETING AND SOCIAL SPACE

Making room for meaningful discussions

Overflow touchdown space, AV equipped meeting rooms and an outdoor terrace – an abundance of spaces to give your teams the environment they need to thrive.

Overflow desks subject to availability.



Chapter 5

CULTURE THAT INSPIRES

Creating spaces that cultivate *connections*,
unexpected *conversations* and impactful *partnerships*
across our community

We gather cultural pace-setters, creative practitioners and innovators from across industries under one roof building a rich community comprised of everyone from artists to programmers, engineers to entrepreneurs.



EXPLORE AND SHARE IDEAS

Many office buildings talk about culture, but we know that culture is all about people. Sunlight House has been lovingly redesigned with collaboration and personal connection in mind, with breakout spaces, social amenities, quiet zones and event facilities available for use and hire.

Businesses can shape the way they use the premises, allowing them to create opportunities to build networks and discover new possibilities, in whichever form that might take.





Rest. Restore. Refocus. Wellness reimaged.



There was a time when wellness meant spa rituals and rural escapes. But we believe wellbeing isn't just for your weekends, but for your everyday.

We offer a wealth of end-of-journey facilities that support your personal goals, from high-quality showers and lockers (with towel service) and a well-specified gym, providing an ideal start or end to your working day.

Cyclists will find a secure place to store their bikes, with access control and CCTV for complete peace of mind.



Chapter 6

AROUND THE CORNER

We're *located* right in the centre of Manchester's flourishing food, business and entertainment scene.

DAY TO DAY

Out and about in *your* new neighbourhood

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

Essentials

16. Marks and Spencer
17. Tesco Express
18. Sainsbury's Local

Transport links

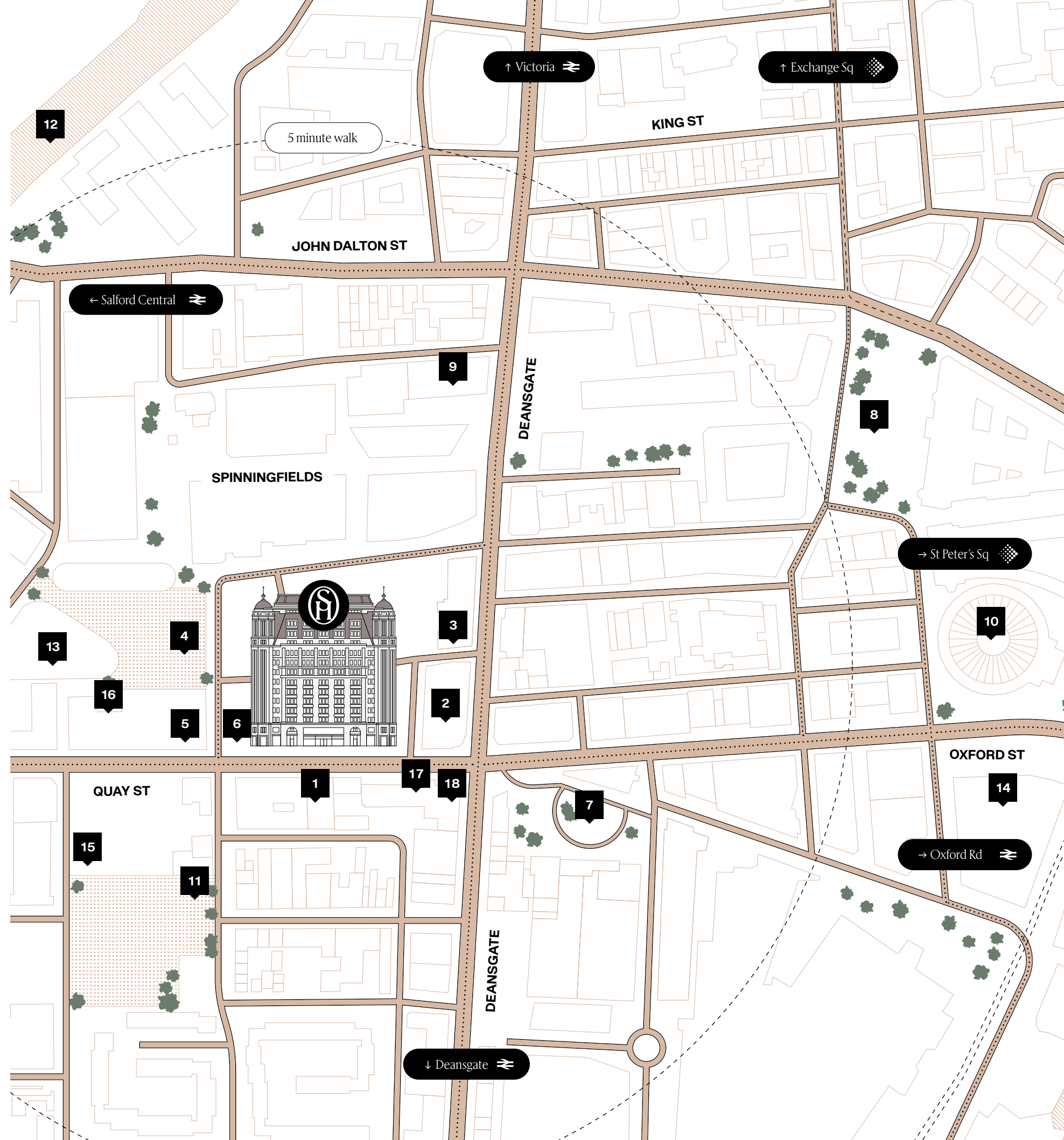
- Deansgate (7 mins)
- Salford Central (9 mins)
- Oxford Road (12 mins)
- Victoria (16 mins)
- Piccadilly (20 mins)

- Cycle routes ●●●●
- Metrolink - - - - -

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. We also have on site car parking available on licence.

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



On the edge of Spinningfields, the city's biggest commercial district, Sunlight House is neighbour to some of Manchester's most popular restaurants, bars and shops. Just down the road, you'll find a wealth of historic entertainment and cultural destinations, from Deansgate to Great Northern Square and the arresting neo-Gothic John Rylands library.

We're located in a thriving commercial, cultural and retail area. Surrounded by opportunities for new business collaborations, lunch spots and cultural experiences, you will quickly feel right at home.

One of the city's most popular cultural venues comes in the form of Manchester Opera House, which is located on Quay Street. This Grade II listed historic theatre features a wide range of performances from musicals to drama and stand-up comedy, highlighting both home-grown and global talent alike. If you're a theatre lover, the Royal Exchange Theatre is just an eight-minute walk away, with a range of both well-loved and esoteric productions in a unique round theatre space.

Enthusiasts of art will have lots to love about their new location, with the Whitworth Art Gallery and Manchester Art Gallery both just minutes away, exhibiting an extensive display of contemporary, historic and decorative artwork.

Within a short walk, you'll find the bustling shopping district of Deansgate with a range of high-end and high-street shops, independent boutiques and specialty stores. And just a short walk away, Spinningfields offers a selection of luxury retailers for exclusive payday treats.



SCHOFIELD'S BAR

A touch of 1930s *luxury* in an intimate space



From classic tipples to contemporary creations, dive right in to Joseph and Daniel Schofield's award-winning cocktails at their eponymous bar on our ground floor.

Beyond the arched period entrance and into the thrum of activity, you'll find a warm welcome from the Bury-born brothers and their staff, 1930s Manchester hospitality reimagined for the modern cocktail connoisseur. Their menu boasts classic Bellinis and Old Fashioneds alongside new inventions like the portentously named Hattori Hanzo, and a fine selection of wines, beers and non-alcoholic beverages. It's the perfect space to unwind after a hard day's work and connect with colleagues and friends.



MEET OUR NEIGHBOURS

Connect over coffee



If you're looking for a delicious morning coffee or a great spot to grab a bite to eat, the Federal Café on Deansgate is definitely worth a visit. Just a short walk from Sunlight House, the Antipodean-style café is known for its delicious food, friendly service, and stylish decor.

With its varied and inventive menu, the café has lots to offer for a leisurely lunch or a midday break. Whether you're in the mood for a hearty sandwich, a fresh salad, or brunch, you're bound to find something that'll tempt and delight. The café also offers a range of delicious baked goods, from muffins and cookies to pastries and cakes.

But the appeal of the Federal Café doesn't stop there. The café's interior is stylishly designed with exposed brick walls, wooden tables, and plenty of natural light, creating a welcoming and relaxed atmosphere that's perfect for a lunchtime break. The café also has a small outdoor seating area, perfect for enjoying the sunshine on a warm day. It's easy to see why this café has become a firm favourite among locals and visitors alike.

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Let's discuss your bright new chapter.

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Find out more at
[sunlighthouse.co.uk](https://www.sunlighthouse.co.uk)



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