

AXLE

TO LET



Heritage, redefined.

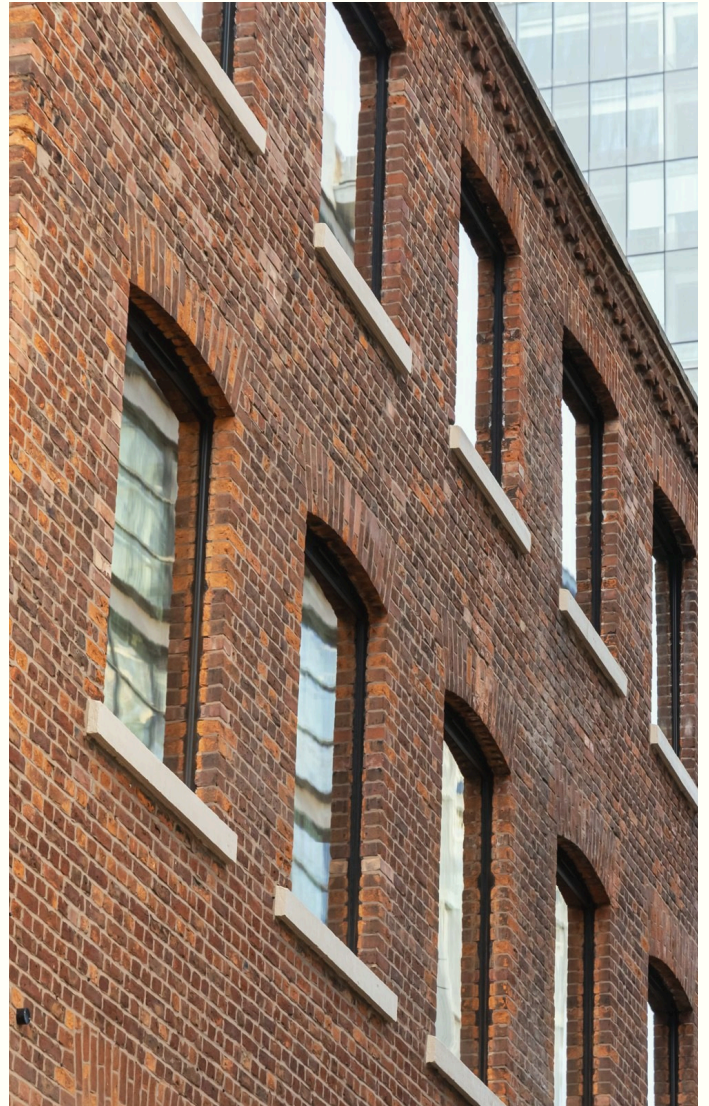
76 QUAY STREET · MANCHESTER M3 4PR

18-26 DESKS

BY FLECK PROJECTS

The building

The building is Victorian.
Everything that makes it work is not.



KEPT

Bricks and mortar
Cast-iron columns
Timber beams
Original window openings
Roof trusses
Welsh slate roof

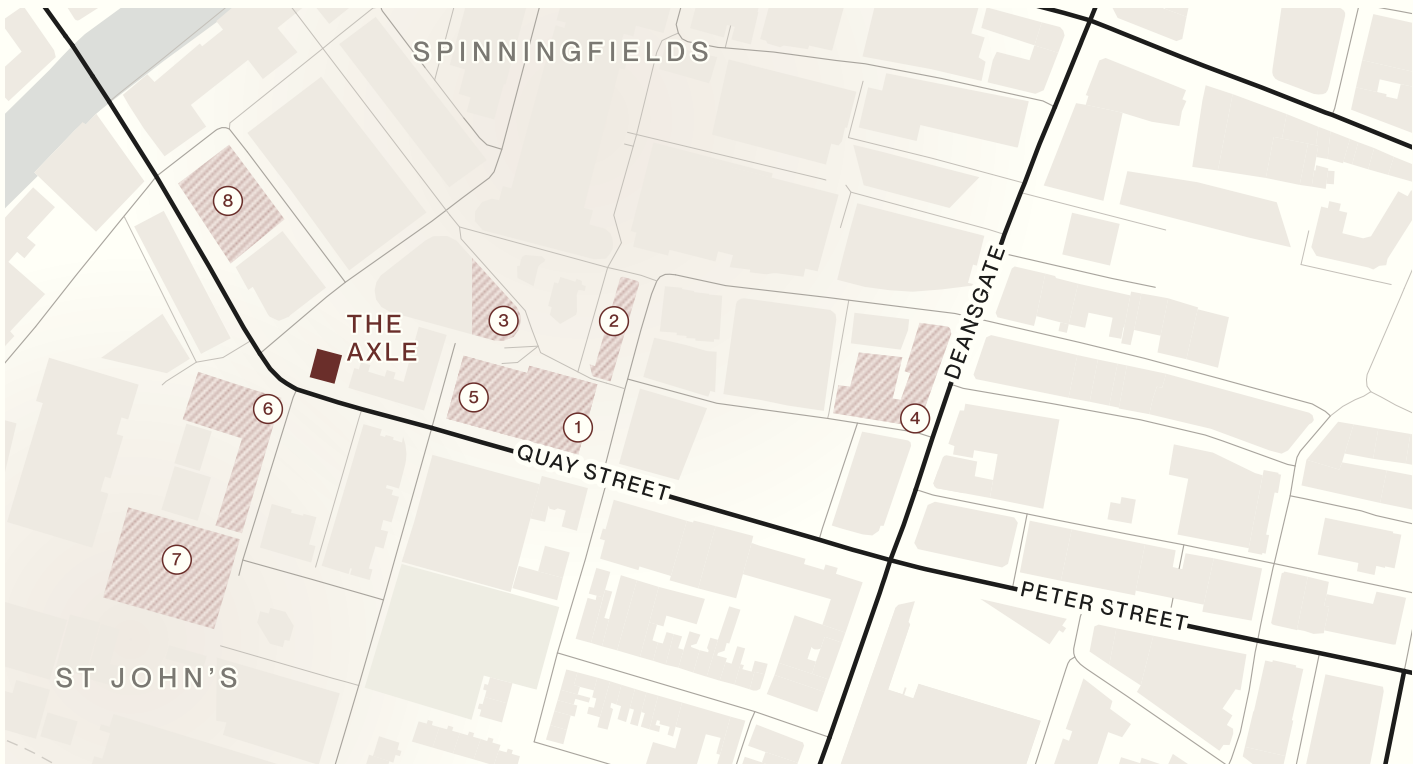
UPGRADED

Full VRF heating and cooling
Private and resilient fibre network
High-capacity power supply
Glazing, lighting, joinery
Designer furniture



Location

Between Spinningfields and St John's,
in the heart of it all.



SPINNINGFIELDS · ST JOHN'S · ENTERPRISE CITY

NORTH-EAST Spinningfields.	SOUTH-WEST St John's and Enterprise City.	SOUTH Castlefield and the canal basin.
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NEARBY

1 20. STORIES	2 THE IVY	3 <i>louis</i>	4 HAWKSMOOR
5 M&S	6 SOHO HOUSE	7 VERSA STUDIOS	8 NCP

IN GOOD COMPANY

			Booking.com
WPP	FRESHFIELDS	VERSA STUDIOS	

Specification

Fully private and demised floors. Designed to a specification you would be happy with at home.



YOUR FLOOR

The whole floor, behind your own front door. Nothing shared but the stairs. Open 24/7, by app.

FURNITURE

Beautiful yet functional. Arrive with nothing but your laptops.

MEETING

Two meeting rooms on your floor. No booking system, no queue.

KITCHEN

Kitchen with boiling-water tap, and a lounge.

WELFARE

WCs and a shower on your floor, not down the corridor.

CLIMATE

Heating and cooling you set yourself, floor by floor.

INTERNET

1 Gbps fibre, private to your floor, included.

OPERATIONS

Cleaning, maintenance and security handled. So you can focus on your business.

Aēsop®

EICHHOLTZ

SAMSUNG

LIANG & EIMIL®

Quooker®

LUSSO



GF

Ground floor

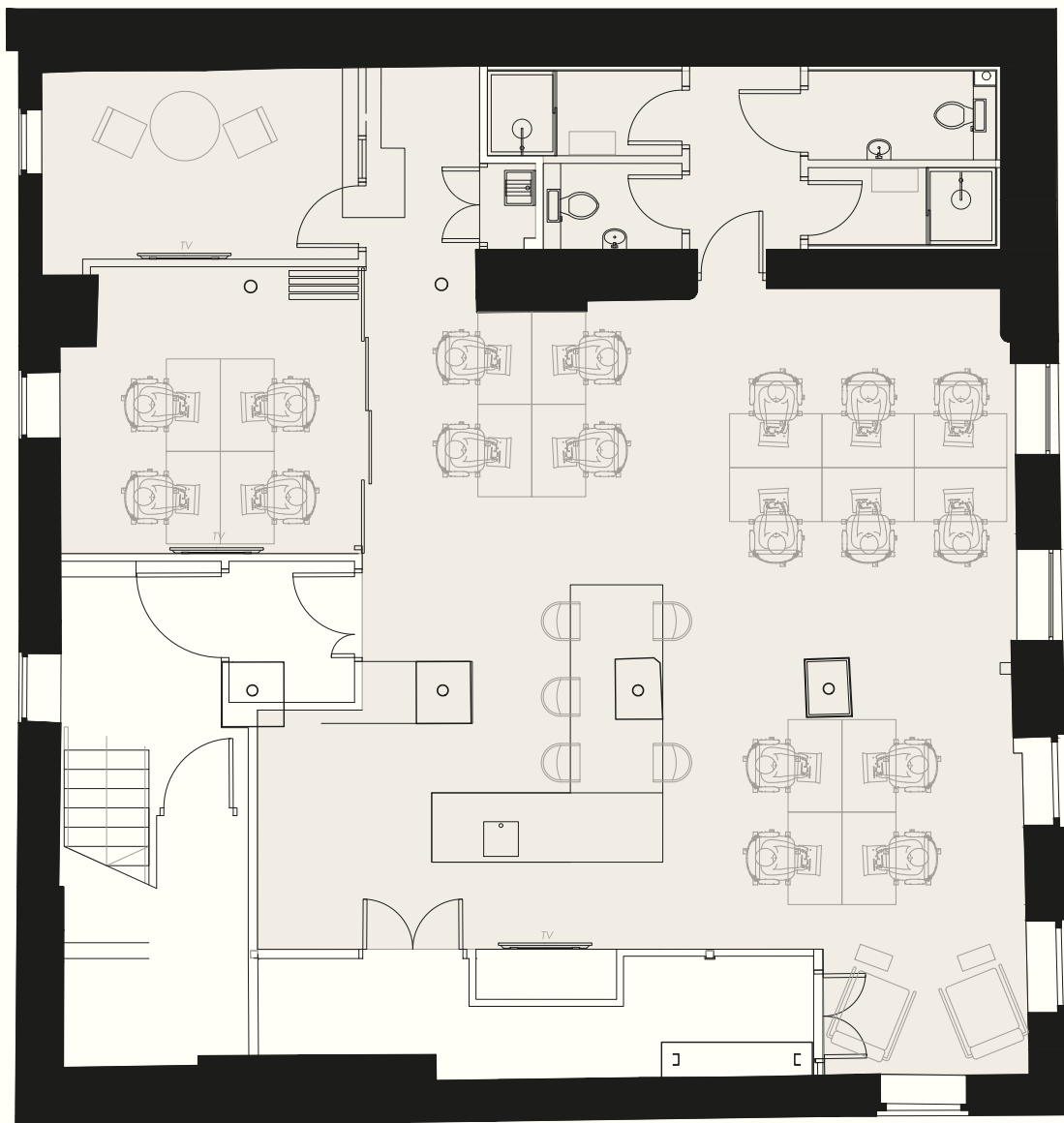
Meeting rooms, podcast studio and the most collaborative plate in the building.

Ground floor plan

Podcast studio, meeting room and an open plate.

18

desks as fitted



MEETING

Meeting room (5) and podcast studio

SOCIAL

Lounge, breakout, kitchen

WELFARE

2 WCs · 2 showers



FF

First floor

Two meeting rooms, a kitchen and lounge. A bright and creative space.

FF

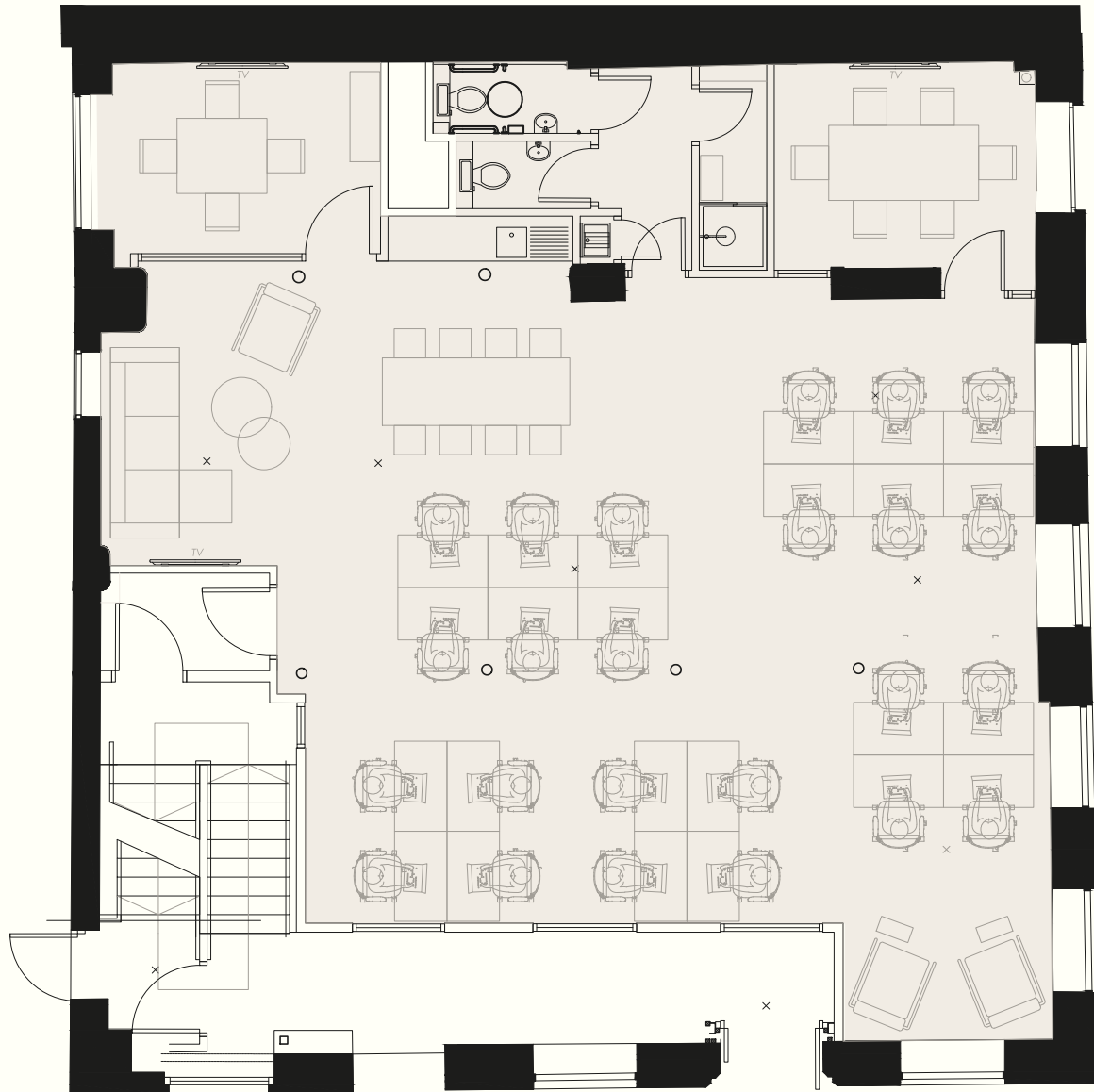
First floor plan

Entrance foyer, two meeting rooms, kitchen.

DESKS

24

desks as fitted



MEETING

Two rooms — 4 and 6 person

SOCIAL

Lounge, breakout, kitchen

WELFARE

2 WCs · 1 shower



SF

Second floor

Two meeting rooms and uninterrupted exposed red brick. A floor built for performance and creativity.

SF

Second floor plan

Two meeting rooms and an open desk run.

DESKS

24

desks as fitted



MEETING

Two rooms — 4 and 6 person

SOCIAL

Lounge, breakout, kitchen

WELFARE

2 WCs · 1 shower



TF

Third floor

Under the original roof trusses. The darkest, quietest and largest of the four.

Third floor plan

Exposed trusses over an open plate.

DESKS

26

desks as fitted



MEETING

Two rooms — 4 and 6 person

SOCIAL

Lounge, breakout, kitchen

WELFARE

2 WCs · 1 shower

Power, cooling and network

This building powered one industrial revolution.
It is specified for the next.



POWER · COOLING · NETWORK

POWER

Upgraded incoming supply capable of dealing with real future demand. Sized for on-floor GPU hardware, not desk load.

COOLING

VRF with enhanced ventilation, built for sustained thermal load rather than peak occupancy.

NETWORK

1 Gbps private fibre per floor. Resilient, monitored 24/7, included. Fast, cost-effective upgrades available.

ENERGY

EPC rating A. Certificate valid until September 2036.

Detail

Aesop in every washroom. Quooker in every kitchen.
The same standard on every floor.



Terms

One rent. Everything else is handled.
Utilities are recharged at cost, nothing more.



INCLUDED IN THE RENT

- ✓ Business rates
- ✓ 1 Gbps private fibre
- ✓ Furniture and fit-out
- ✓ Building insurance
- ✓ Common parts and cleaning
- ✓ Maintenance and security
- ✓ External and structural repair
- ✓ Dilapidations

UTILITIES

Recharged at cost

LEASE

Length	Flexible
Security of tenure	Outside the 1954 Act
Deposit	By arrangement
Rent	On application

Schedule

STRUCTURE	Load-bearing brick with cast-iron columns and structural timber, retained and exposed
ENVELOPE	Restored brickwork; replacement double-glazed units to original openings
HVAC	VRF heat-recovery to all floors, local control per demise; enhanced mechanical ventilation
POWER	Upgraded incoming supply; distribution boards per floor with spare capacity for high-density load
DATA	1 Gbps leased-line fibre; dedicated VLAN per demise; resilient, monitored 24/7
SECURITY	Paxton access control per demise, app-enabled; 24/7 access; IP CCTV, 24/7 recording; integrated building platform
AV	4K displays with Yealink UC conferencing and soundbars to all meeting rooms
LIGHTING	Zoned architectural lighting, scene-set; suspended feature pendants
FLOORS	Engineered herringbone and plank; stone and porcelain tile to wet areas
SANITARY	2 WCs and shower(s) per floor; Lusso brassware; Aesop amenities
KITCHENS	Kitchen per demise; Quooker boiling-water tap; integrated appliances
FF&E	Eichholtz, Liang & Eimil and bespoke joinery; inventory scheduled per demise
PODCAST STUDIO	Four-person Rode broadcast setup (Ground floor)
MANAGEMENT	Landlord retains capital works; managing agent for day-to-day operation

SPECIFICATION SUBJECT TO VARIATION

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Manchester
M3 4PR



VIEWINGS AND TERMS

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