

15 Quay Street, Manchester M3 3HN

ANNEX IS SETTING A NEW STANDARD FOR OCCUPIER EXPERIENCE & FLEXIBILITY IN A MODERN GRADE A REFURBISHED BUILDING.

- Modern Grade A workspace
- Responsibly refurbished
- Exposed services with minimum 3.4m floor-to-ceiling heights
- Fully fitted and dressed suites of 1,800–3,900 sq ft
- Furnished, dressed and AV / data connected
- Tech enabled and digitally future-proofed
- Hospitality-led front of house
- Community activated
- Health and wellbeing focused
- Operating sustainably and ESG driven
- Positioned centrally to Spinningfields and Enterprise City


No loading
Mon-Fri
8.00-10.00am
4.00-6.00pm
ANNEX
15
15

ANNEX.

Manchester Civil Justice Centre

125 Deansgate

Albert Square

No.1 Spinningfields

St. Peter's Square Station

Manchester Goods Yard

Manchester Central

Oxford Road Station

The Factory

The Hilton Tower

Deansgate Station

Spinningfields

St. John's Quarter

Reception

As you enter ANNEX, ultra-modern facilities blend nature and new-age design, setting the tone for a productive environment away from the formality and intensity of Spinningfields.

Gnd Floor Suite –
Last Suite Available

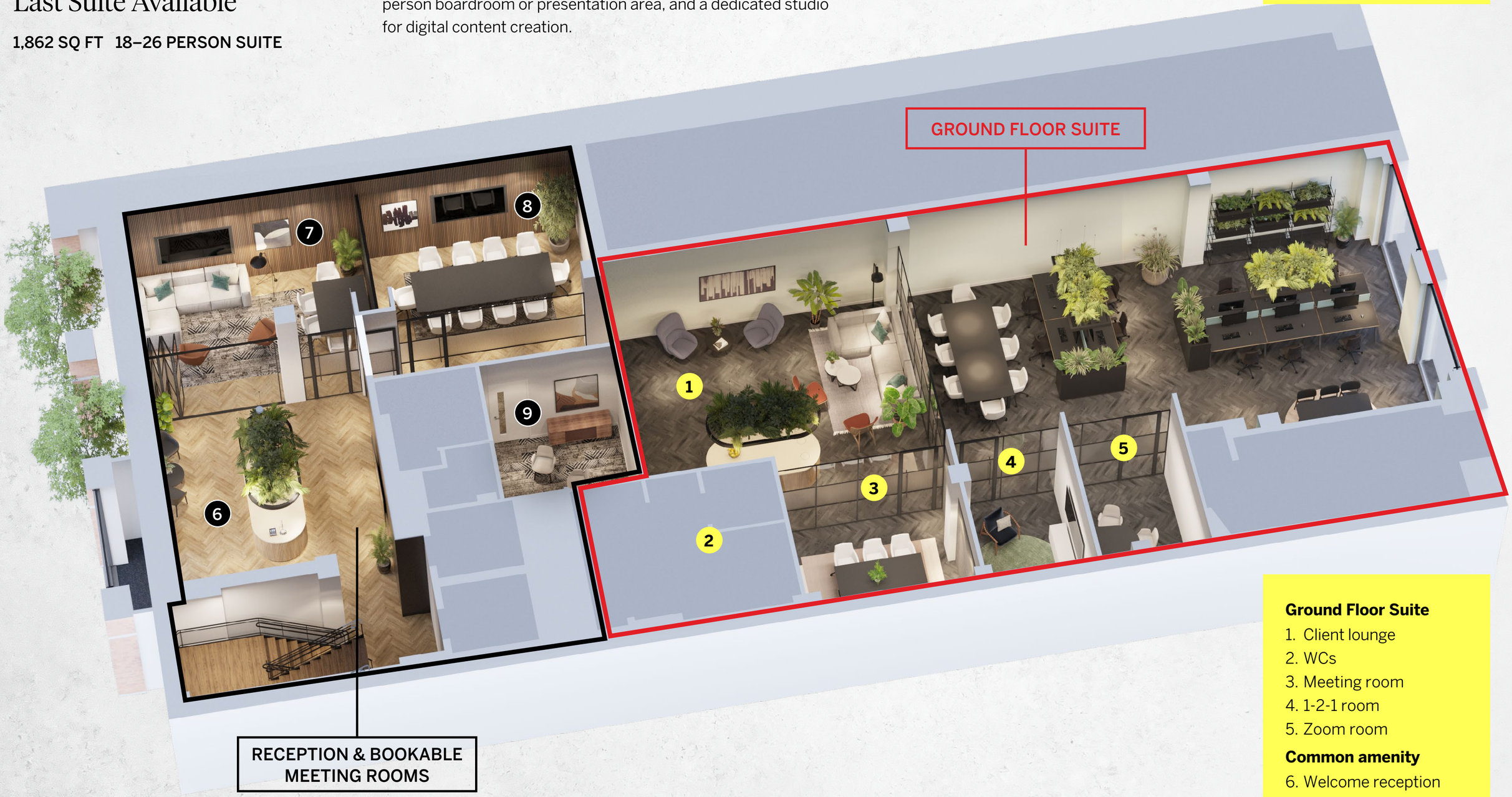
Host clients or drop-in to the office to work informally from your own furnished lounges equipped with tech-enabled facilities.

Gnd Floor Suite – Last Suite Available

1,862 SQ FT 18–26 PERSON SUITE

ANNEX offers a wide variety of fully specified and hosted virtual conferencing rooms, as well as a 50 person event space, a 20-25 person boardroom or presentation area, and a dedicated studio for digital content creation.

Available



Ground Floor Suite

1. Client lounge
2. WCs
3. Meeting room
4. 1-2-1 room
5. Zoom room

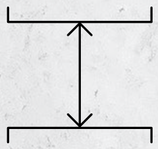
Common amenity

6. Welcome reception
7. Lounge
8. Meeting room
9. Digital studio

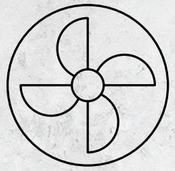
Building specification



Refurbished
grade A workspace



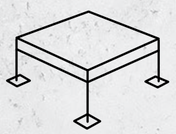
3.4 m floor to
ceiling heights



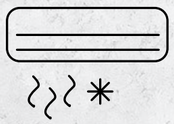
Exposed
services



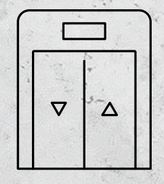
Led pendent
lighting



Raised access
floors



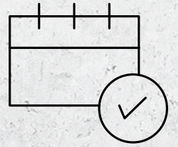
VRF
air conditioning



Two passenger
lifts



Hospitality-led
front of house



Bookable meeting
rooms, event spaces
and digital studio



24/7 access



Boutique changing
facilities



Cycle storage

Fully fitted and serviced workspace



Fully fitted and serviced,
self-contained workspaces



Design-led furniture
and finishes



Tech enabled



Superfast full fibre internet
over a 2Gb managed network



Formal meeting room, Zoom
room and 1-2-1 rooms



Collaboration, drop-down,
fixed desk and lounge spaces



Urban gym memberships
included



In-suite cleaning
services

Availability

Ground

1,862 SQ FT

Fully Fitted
18–26 person suite



Impossible Bar & Restaurant



Grindsmith Coffee



The Ivy Bar & Restaurant in Hardman Square

A short walk away

Spinningfields	1 min
Manchester Central NCP	3 mins
Deansgate Station	5 mins
St Peter's Square Metrolink	5 mins
Salford Central	5 mins
Manchester Oxford Road	10 mins
Manchester Piccadilly Station	15 mins



Everyman Cinema in ABC Building



The Alchemist Bar & Restaurant

MANCHESTER'S FINEST BARS, RESTAURANTS & SIGHTS ON YOUR DOORSTEP

Flanked by the Museum of Science and Industry and the John Rylands Library, Spinningfields is awash with culture. And between this space lies the The Factory, Soho House and The Ivy, giving occupiers a venue for every occasion.

ANNEX customers will rub shoulders with some of the country's largest corporates: RBS, Booking.com and WPP. Naturally, with names like these nearby, you're also close to Hawksmoor, Australasia and 20 Stories, amongst the city's strongest neighbourhood of food & beverage.

As for the occupiers local to ANNEX, customers are a stone's throw from the likes of Bauhaus, ABC, Manchester Goods Yard, Bonded Warehouse and XYZ.

CONNECTED TO EVERYTHING MANCHESTER HAS TO OFFER

Road

Manchester boasts excellent motorway connections with over 25% of the UK's motorway network running through the broader city limits.

Air

Situated just 5 miles south of the city centre, Manchester Airport is the largest outside of London, and regularly provides flights to over 225 destinations.

Rail

With 4 mainline stations to choose from, there are 72 daily trains from Manchester to London, with the HS2 line set to produce more.

Bus

Occupants can easily navigate the city thanks to an extensive bus network with the primary interchange situated in Piccadilly Gardens.

Tram

The city is served by a metrolink with regular trams running around the boroughs that are perfect for commuters.



BARS & RESTAURANTS

1 The Blues Kitchen
2 Schofield's Bar
3 Albert Schloss
4 The Alchemist
5 The Ivy
6 Federal Cafe
7 Ezra & Grill
8 Rudy's
9 20 Stories
10 Australasia
11 Sunset by Australasia
12 Hawksmoor
13 Oast House
14 Tattu

HOTELS

15 Marriott
16 Great Northern Hotel
17 The Edwardian - Radisson
18 The Midland
19 Hilton

LEISURE

20 Barry's Bootcamp
21 Ultimate Performance Gym - XYZ
22 The Factory
23 Everyman Cinema
24 Soho House*

*Expected 2022 Summer/Autumn launch

NEIGHBOURING OCCUPIERS

25 Bauhaus
26 ABC Manchester
27 Goods Yard
28 Bonded Warehouse
29 No. 1 Spinningfields
30 XYZ









WORK/LIFE BALANCE WITHIN A DESIGN-LED COMMUNITY

Experience an activated and inclusive workplace that exceeds expectations in every category.

ANNEX benefits from a full, modern Grade A refurbishment, creating open-plan spaces that set the standard for the workplace experience. From the exposed brick in our offices to the concierge who welcomes you through the door.

SMARTER ENERGY EFFICIENT INFRASTRUCTURE SOLUTIONS

ANNEX offers customers pre-installed access to full fibre, without the delays caused by conventional wayleave agreements.

Annex is partnered with a market leading connectivity solutions provider presenting best in class full fibre connectivity, telephony and IT services.

ESG, CARBON & BIODIVERSITY INITIATIVES

ANNEX has taken a responsible approach to refurbishment, recycling all possible materials, removing unnecessary carbon-producing mechanical and electrical services, and reintegrating efficient heating and cooling.

PUTTING **HEALTH & WELLBEING** AT THE FOREFRONT OF OCCUPATION

We excel in creating unique solutions to inner-city fitness that promote healthy living and positive lifestyle choices.

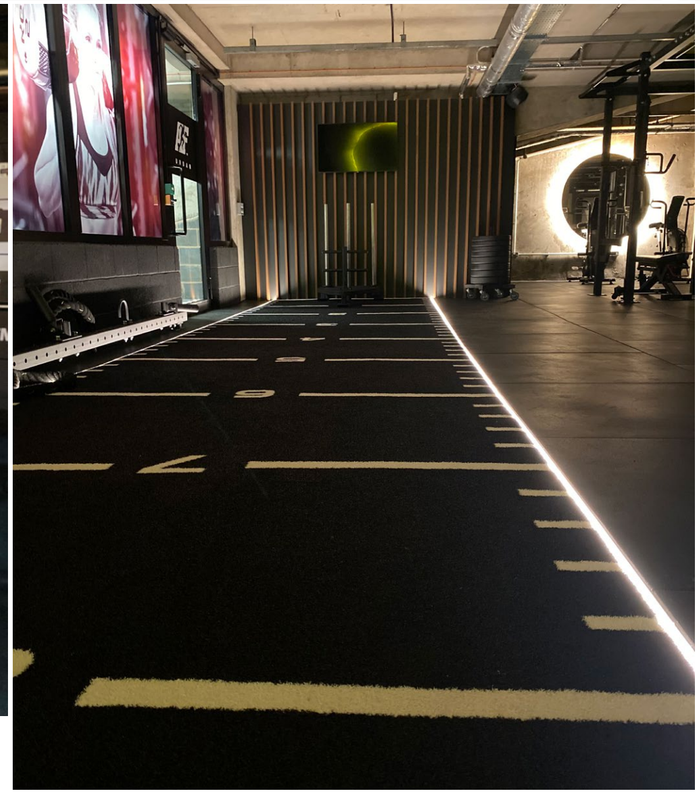
ANNEX customers benefit from an onsite gym with discounted rates. Your talent is supported in its health and wellbeing across group classes and personal training packages.

In partnership with Phil Greening, former England and British Lions rugby union player, ANNEX presents AF Urban. Borne from a recycled shipping container, this elite sport-based personal training concept provides cutting-edge techniques, equipment and nutrition, previously seen only by professional athletes.

This is a significant value-add for anyone working in the city centre who is serious about their fitness and mental health.







CONTACTS

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