

More than just work



Superior Space.

Linley House provides outstanding office space in the heart of Manchester City Centre, unlike any other.

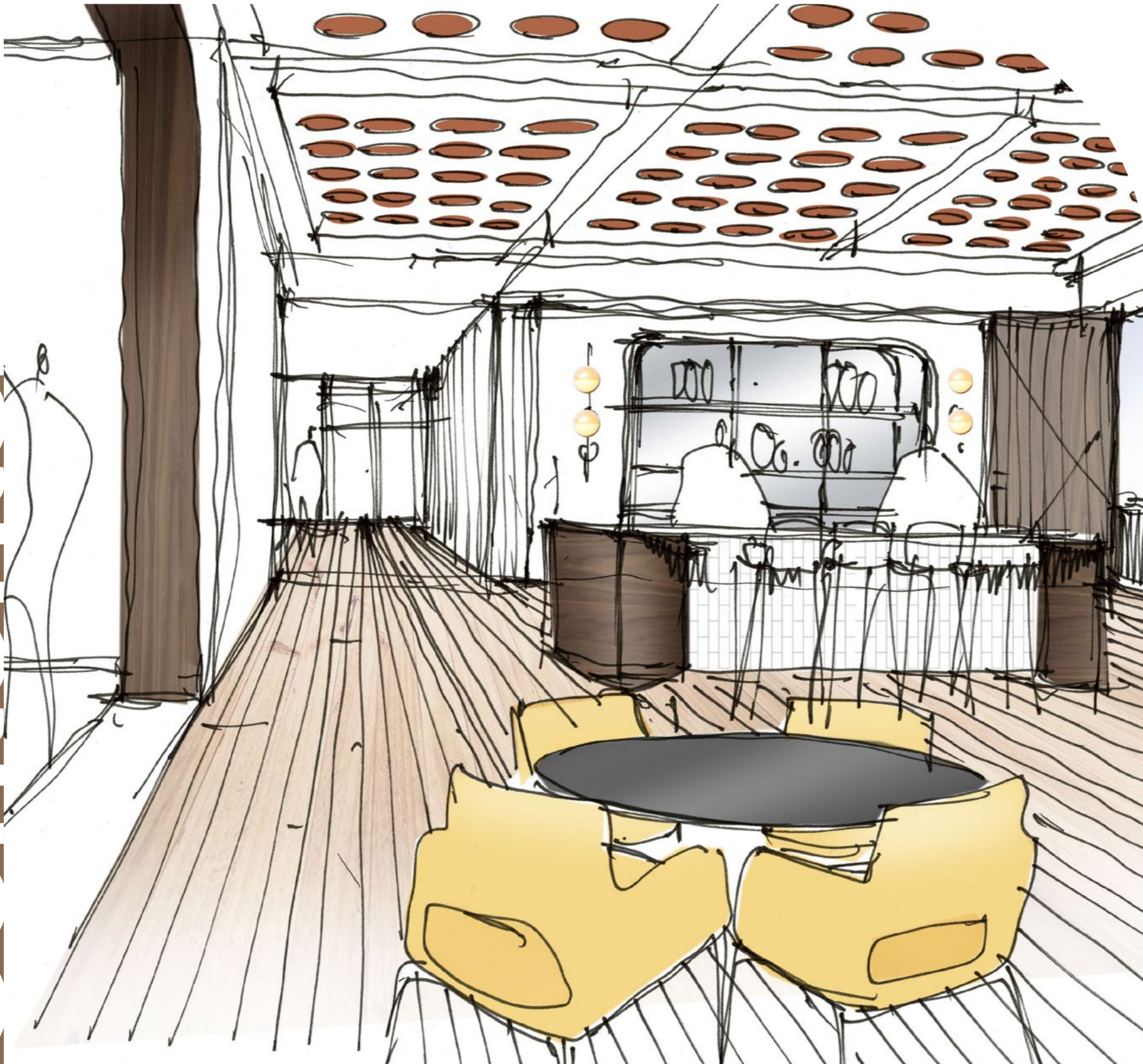
City Centre Location.

Perfectly located between the university corridor and the central business district Linley House couldn't be better placed.

Fuel Your Day.

You'll be spoilt for choice as Linley House has an on-site artisan café, it's also close to lots of amazing independent eateries.

Sketch of the
bar area at
Linley House.



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Designed with ultimate flexibility in mind to create a variety of suite sizes if required.
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An Introduction

Linley House was built in 1963 by H. S. Fairhurst & Son. Linley House can be found on Dickinson Street, just off Portland Street which is a street that runs from Piccadilly at its junction with Newton Street. Linley House sits proudly with its own entrance and courtyard. Linley House is certainly has a distinctive presence.

Built in 1963, Linley House is a former electrical station that once provided power for the whole of Manchester city. The eight-storey building still has plenty of original features to look out for, including an iconic 'City of Manchester Electric Light Station' sign and original Manchester red brick façade. It also backs on to a spur of the Rochdale Canal that runs to Portland Street.

The acquisition of Linley House is part of a wider series of investments by London-based Castleforge in office real estate across UK regional cities including Southampton, Exeter and Leeds. Castleforge is implementing a package of refurbishment works designed by MoreySmith Architects.

Brandon Hollihan, founding partner of Castleforge Partners, said: "With the likes of Adidas, Google and Amazon all having headquarters located in Manchester, it is clear that the city is now one of the fastest growing business hubs in the world for young professionals and burgeoning start-ups.

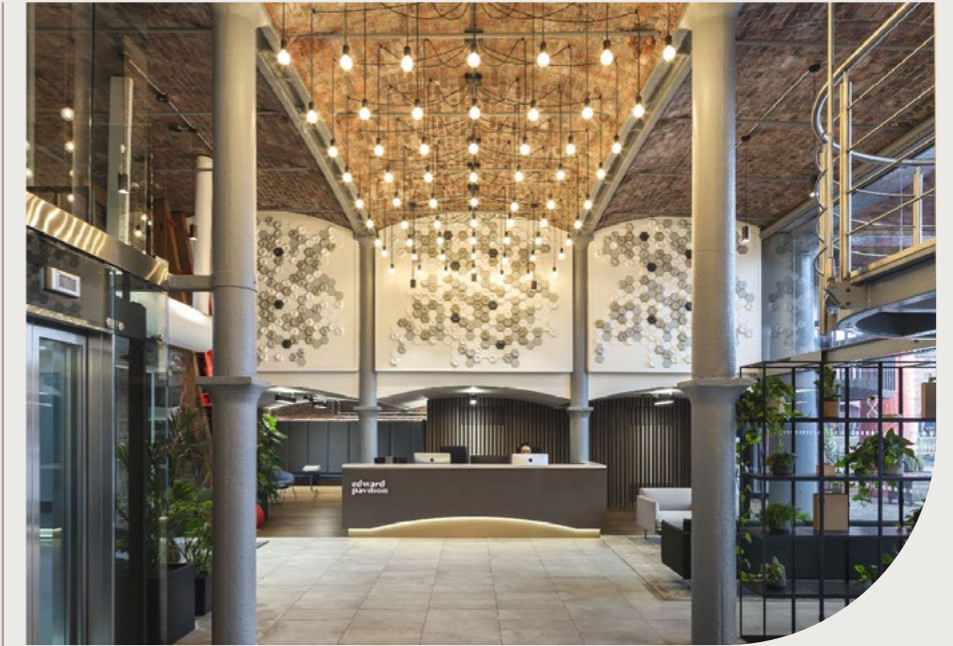
"In the coming years, new jobs will continue to be created, and people will once again work together in creative office teams."



Left: Barges at Dickinson Street Power Station

Below: 160 Aldersgate St, London

Right: Edward Pavilion, Liverpool



About Castleforge Partners

Building value by improving the connection between people and real estate.

Founded in 2010, Castleforge are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

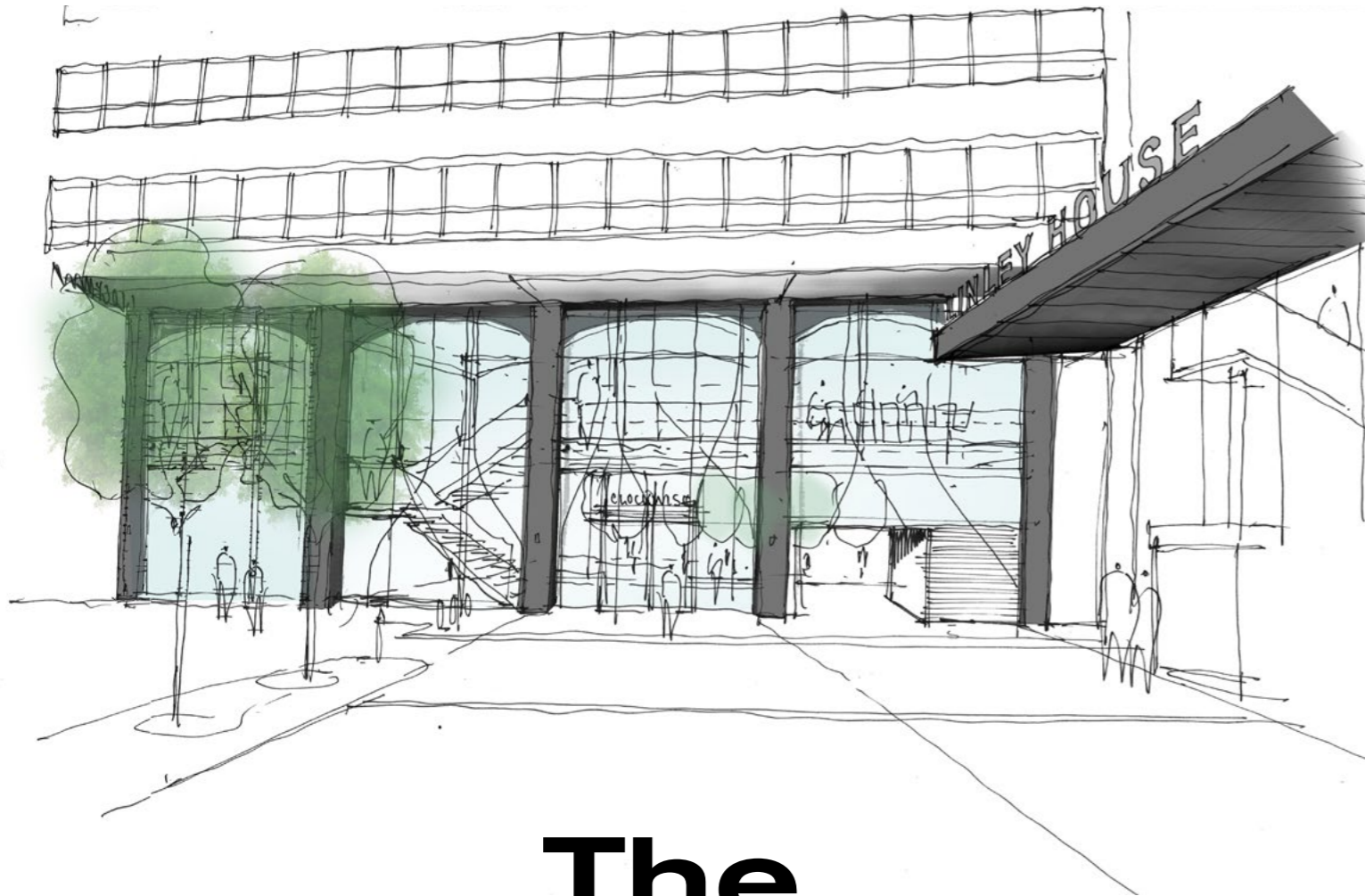
Investing in real estate located in and around select UK and European cities. The team has a proven track record of investing throughout the capital structure and across asset classes, adding value and expertise.

We act as a trusted real estate investment partner to provide consistent returns while making a positive impact in the communities in which we invest.

They strive always to be at the forefront of change, developing in-house capabilities and a thoughtful view on the world that together create a sustainable competitive advantage.

Investing where they have a competitive advantage to generate attractive returns to investors.

Their collective knowledge and experience, including input from development management, asset management and operations, is brought to bear in each investment decision. The whole team is involved from the outset, and the process incorporates a holistic approach to sourcing investments, which leverages their local knowledge and extensive connections.



The Building

Linley House has been transformed following a full refurbishment. Its prime location and heritage, sets it apart from other office space in the city. Linley House can accommodate companies of all sizes, from SMEs to large established companies, providing offices that flex to ever-evolving demands. We truly believe that with flexibility at the forefront we can help your business adapt and grow. Employees want the space to focus, while having the opportunity to work where and how they want. That's why, at Linley House, we have suites that can be split, and we can tailor lease packages too.

Above: Sketch of Linley House exterior

Character and sustainability reflected inside & out

Our fully refurbished suites are full of character and exposed features that are in keeping with Linley House's industrial past.

To complement this, the interiors are designed using sustainable materials to give it a natural look and feel throughout. The spaces are light, open and contemporary.



We are committed for acting responsibly and proactively to continuously improve our sustainability performance and we recognise the need to protect the environment. That's why at Linley House we want to improve energy efficiency, prevent pollution, reduce water consumption, reduce waste and emissions associated with the management and operations of our business and property assets and protect and ensure safe working environments at our properties.



Above: Architects sketch of example interior

Left: Image representing bike store amenity in basement

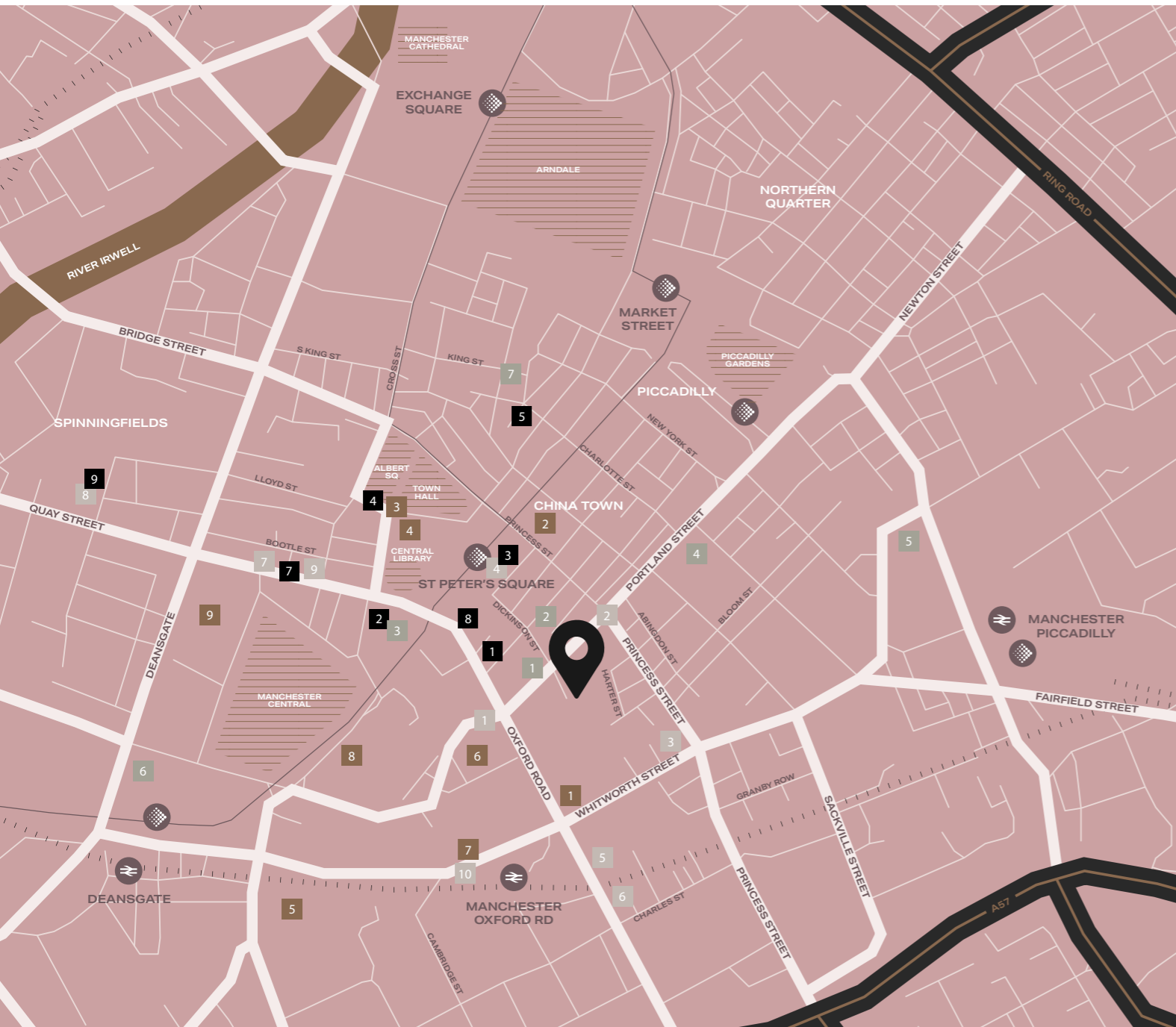
Better than just networking



Computer generated image

The Location

Located in the heart of Manchester, Linley House is minutes away from the city's must-see sights, restaurants, cafés, and the finest cultural institutions. The building is also extremely easy to access, it's positioned a few streets away from St Peter's Square and Market Street Metrolink. Oxford Road train station is a 6-minute walk away and the mainline Piccadilly Train Station is a short 13 minute -walk away.



Lifestyle

1. Palace Theatre
2. Manchester Art Gallery
3. Manchester Town Hall
4. Manchester Central Library
5. HOME
6. Bannatyne Health Club
7. O2 Ritz
8. The Bridgewater Hall
9. Great Northern



Travel Times (walking):

St Peter's Square Tram: 5 mins
 Oxford Road Station: 6 mins
 Market Street Tram: 10 mins
 Deansgate/Castlefield Tram: 11 mins
 Manchester Piccadilly: 13 mins
 Salford Central Station: 17 mins

Cafes/Bars

1. Pret a Manger
2. LEAF
3. Foundation Coffee House
4. The Anthologist
5. The Refuge
6. Starbucks
7. Albert Schloss
8. 20 Stories
9. Brew Dog
10. Gorilla



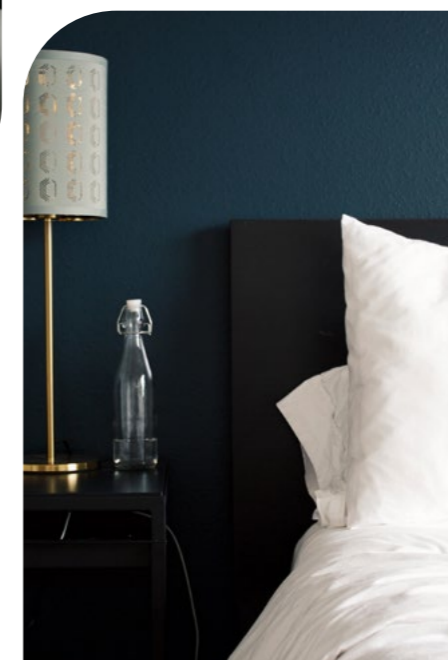
Hotels:

1. Premier Inn
2. Hotel Novotel
3. The Midland
4. Hotel Brooklyn
5. Double Tree by Hilton
6. Hilton Manchester
7. Hotel Gotham



Restaurants:

1. Turtle Bay
2. The French
3. Wagamama
4. Albert Square Chop House
5. Six by Nico
6. Reds True Barbecue
7. Rudy's
8. San Carlo Fumo
9. The Ivy Spinningfields



Right: (Clockwise)
St Peter's Square,
The Ivy Spinningfields,
and the Manchester
canal.



The Local Area

There are very few spaces as well connected as Linley House, with every amenity on your doorstep you'll be spoilt for choice with the ever expanding range of lunch spots, restaurants or coffee shops. From art, music to architecture you'll be immersing yourself in Manchester's rich culture, and it is without doubt one of the most forward-thinking cities. Manchester celebrates and is proud of its industrial heritage, the canal running through the city, once used in the industrial revolution, now makes the perfect place for a peaceful lunchtime stroll.

Left: Computer
generated image of
Two Hands at Linley
House

Below: Image
representing Two
Hands café



Two Hands is the amazing on-site artisan café, which is only available exclusively for members and building tenants.

Great minds work even better when fuelled.

Two Hands serves hot and cold drinks including barista-crafted coffee, and fresh, nourishing meals and snacks. Two Hands is open every working day – from breakfast through to your afternoon cuppa.

With the belief that great minds work even better when fuelled with nutritional food, Two Hands offers well priced, balanced food favouring fresh produce. Start your day right with breakfast pastries, Bircher pots, hot specials or fresh fruit. At lunchtime there's a tasty selection; deep filled sandwiches and baguettes, seasonal salad boxes or deli specials for you to grab-and-go or linger longer in the café.

Two Hands is also available to provide catering for meetings and office get togethers.



Say hello to Clockwise

Environments and experiences that are as personal as they are professional.



Clockwise occupies a number of floors at Linley House, offering a fully serviced workspace solution.

Providing well-designed, contemporary private offices, shared workspaces and meeting rooms Clockwise provides brilliantly flexible membership plans wrapped up in one simple price without hidden fees, tricky terms or small print.

For those who need a virtual set up, a hot desk to fire up their next project, a dedicated spot to dive into deep work, or a private office that expresses a company's culture; Clockwise make sure everything works, so their members can do their best work.

Clockwise zeros in on the details so businesses can zoom out to the big picture.

Clockwise will occupy the ground and three floors.

Clockwise creates environment and experiences to provide all the functionality, flexibility, simplicity and service you need from a workspace. They will set you up seamlessly with the right type of space at exactly the time you need it. They will be front of house and all of their amenities will be available for all occupiers to use. A perfect solution for any type of business whether you have solid local roots or serious global ambition.



Top: Computer generated image of Linley House

Above: Image representing office team meeting

Right: Computer generated image of Linley House

Clockwise has a flexible model that delivers many benefits for member businesses:

- Clockwise's flexible model delivers many benefits for member businesses
- Lower commitment - from monthly rolling contracts
- Occupation at speed
- Ability to flex and grow alongside business needs
- All inclusive - one fee covers everything with no hidden charges
- COVID 19 Secure
- Build and fit out delivered completely
- No upfront costs of CAPEX investment required
- Space beyond the office or desk, designed for collaboration and productivity

Your home for work

Don't just take our word for it, hear it from the members:

The working spaces are exceptional and varied, meaning that I can work in a quiet area one day, but have the option to work in a more community led communal space the next.

**Gary Langrish,
Hogen Data, Liverpool**

The facilities are abundant, the décor is stylish and the Clockwise staff are outstanding. The flexibility offered at Clockwise provides comfort that as my business grows, I'm located in the perfect place to accommodate it.

**Tony McCafferty,
Diversity Scotland, Glasgow**



Computer generated image
of Clockwise

More than a specification.

A key feature of Linley House is its club lounge, a break out zone and formal meeting area which is available for all Linley House occupiers. Offering a unique environment to get ready for the working day ahead.

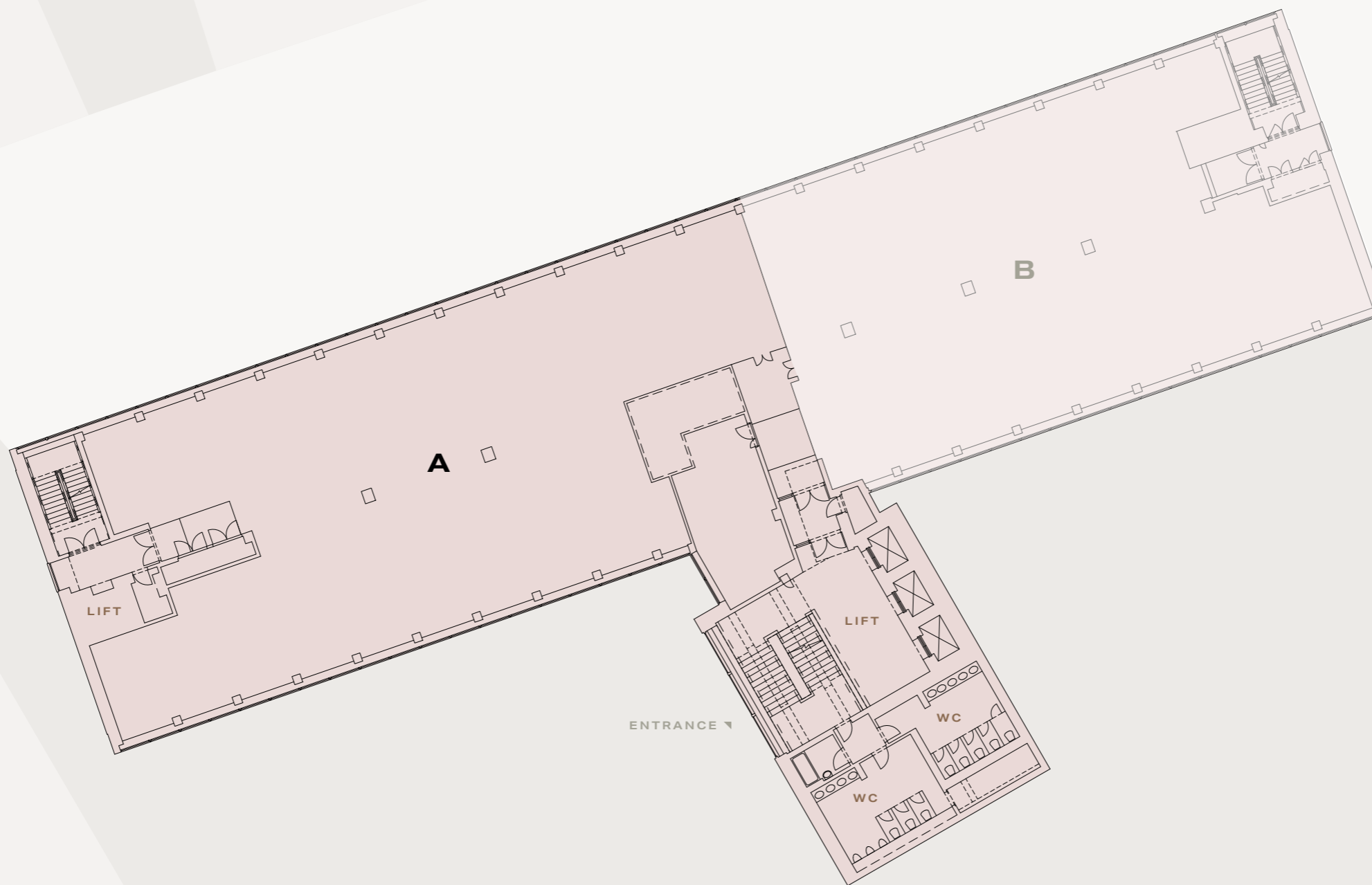
The floors are available as high specification, blank canvases that can easily be adapted to a wide range of office layouts and enable you to make the space work for you. Exposed ceilings and services, raised access floor and an abundance of natural light provide the foundations for a unique office environment.

We are focused on providing our customers a bespoke service that allows you to focus on your clients and excel. To maintain this focus, we are able to provide fully fitted and managed solutions. Our Clockwise spaces showcase the art of the possible and demonstrate our commitment to providing sustainable designs and quality finishes. Our managed solutions take the stresses and complexity of the day to day running of the office freeing up to time for to focus on the more important aspects of life.



Flexible floor plates. 24/7 access. Events & amenity space. Refurbished spaces throughout. High speed and secure wi-fi. **3 Meeting rooms for up to 10 people. Sustainable & high quality interiors. 2 newly designed receptions.** New Entrance. **Private workspace. Artisan cafe serving hot and cold food and drinks all day. Club lounge.** Secure bike storage facilities with a maintenance area. **LED light fittings. Wired Score of Gold Certified target. Fully managed.** **1 Person office pods. 6 Showers and changing facilities, which including a drying room and lockers. EPC rating of C. New RVRV System.** Dual supply configuration of building power supply with redundancy. **Phone booths for extra privacy. Fully fitted options available. Full mechanical ventilation.** Clockwise has a dedicated co-working space.

Typical Floorplan Split Levels



CAR PARK

ENTRANCE ▼

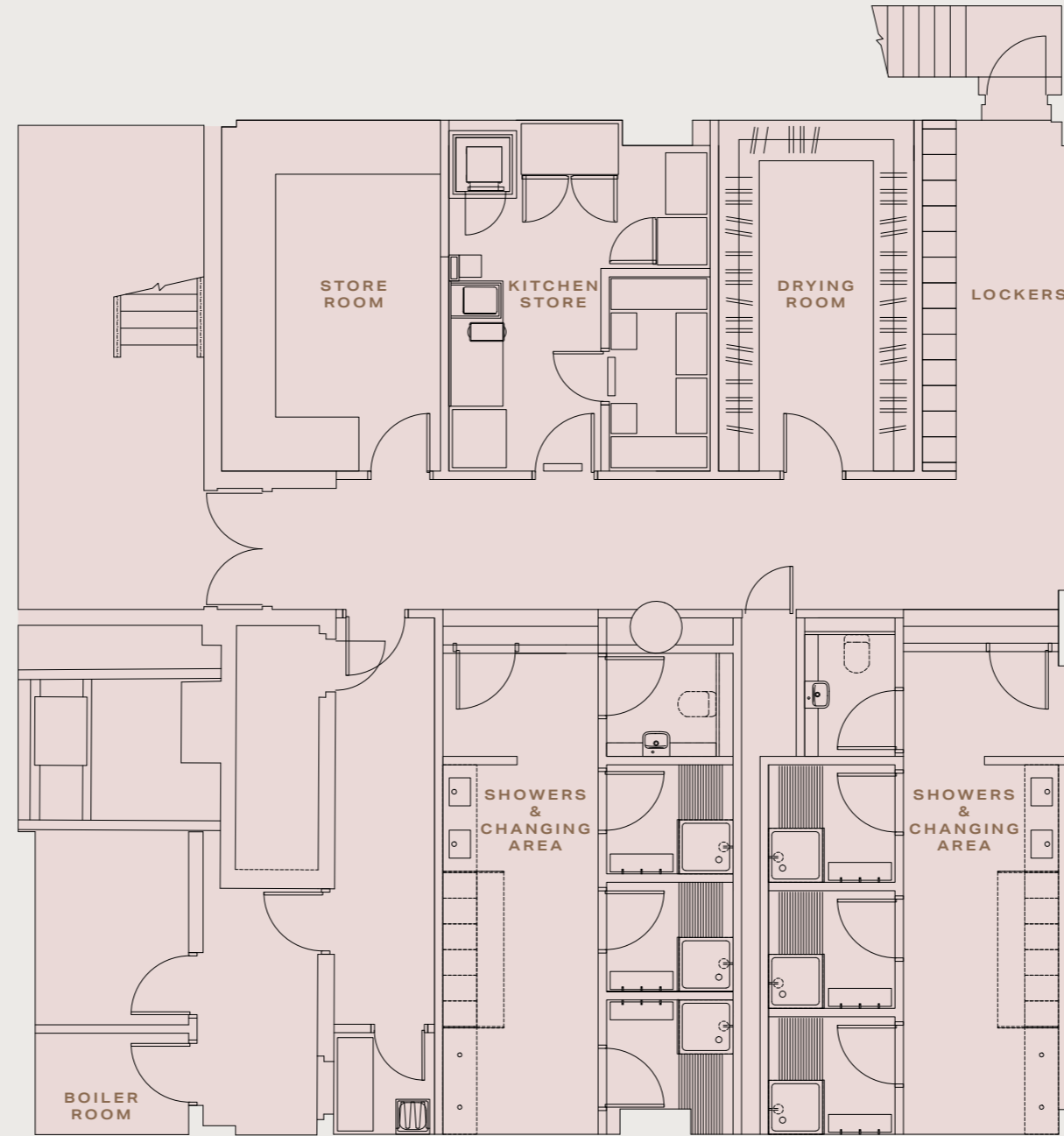
◀ DICKINSON STREET ▶

Split A	5,322 sq ft	494 sq m
Split B	LET	

Space Plan



Showers & Changing Facilities



Development by:



Amenities:



Two Hands
CLOCKWISE

All enquiries:

Sixteen.

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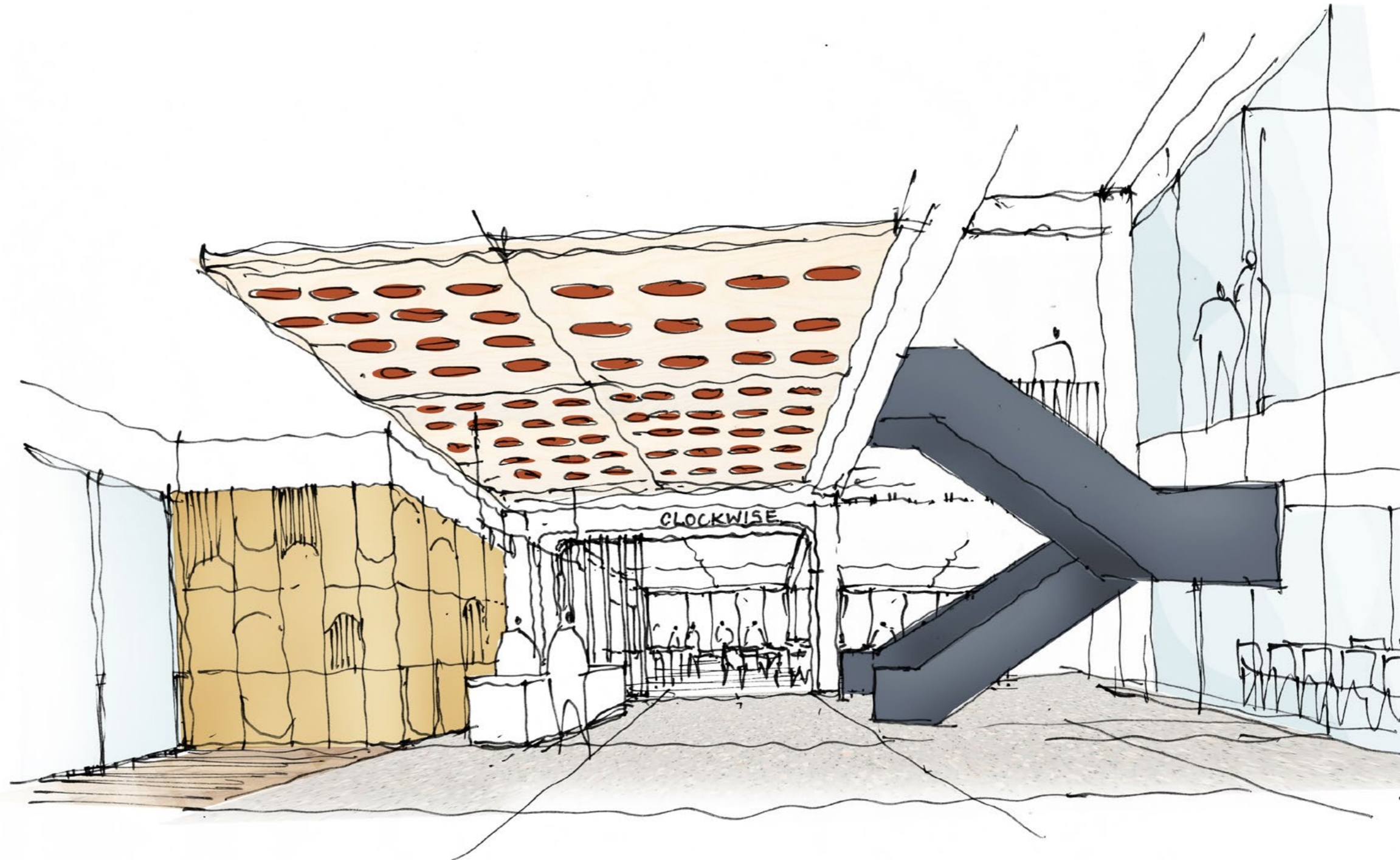
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**LINLEY
HOUSE**

linleyhouse.co.uk