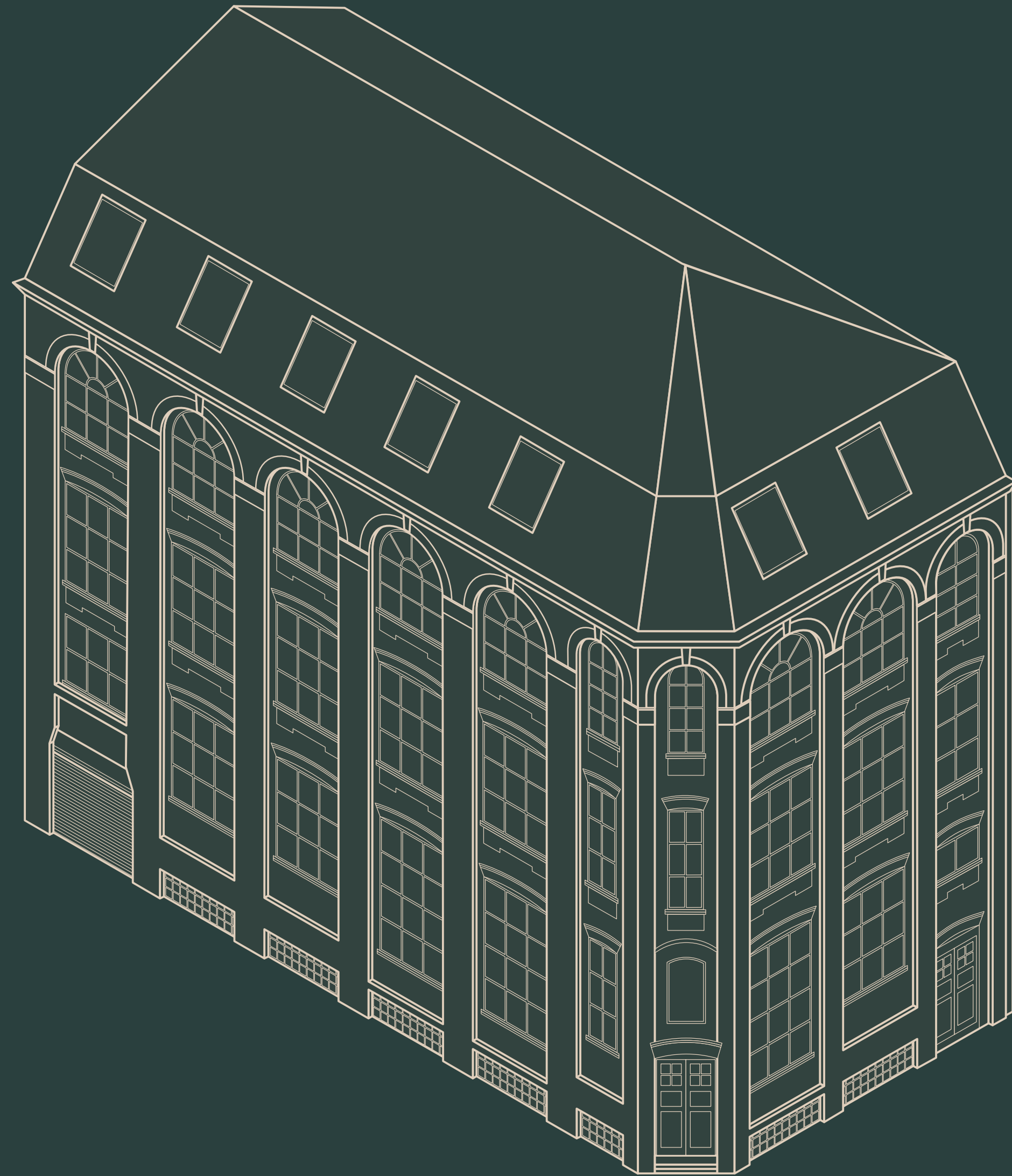




19 Mason Street

Making history since 1914



Manchester. M4 5FT

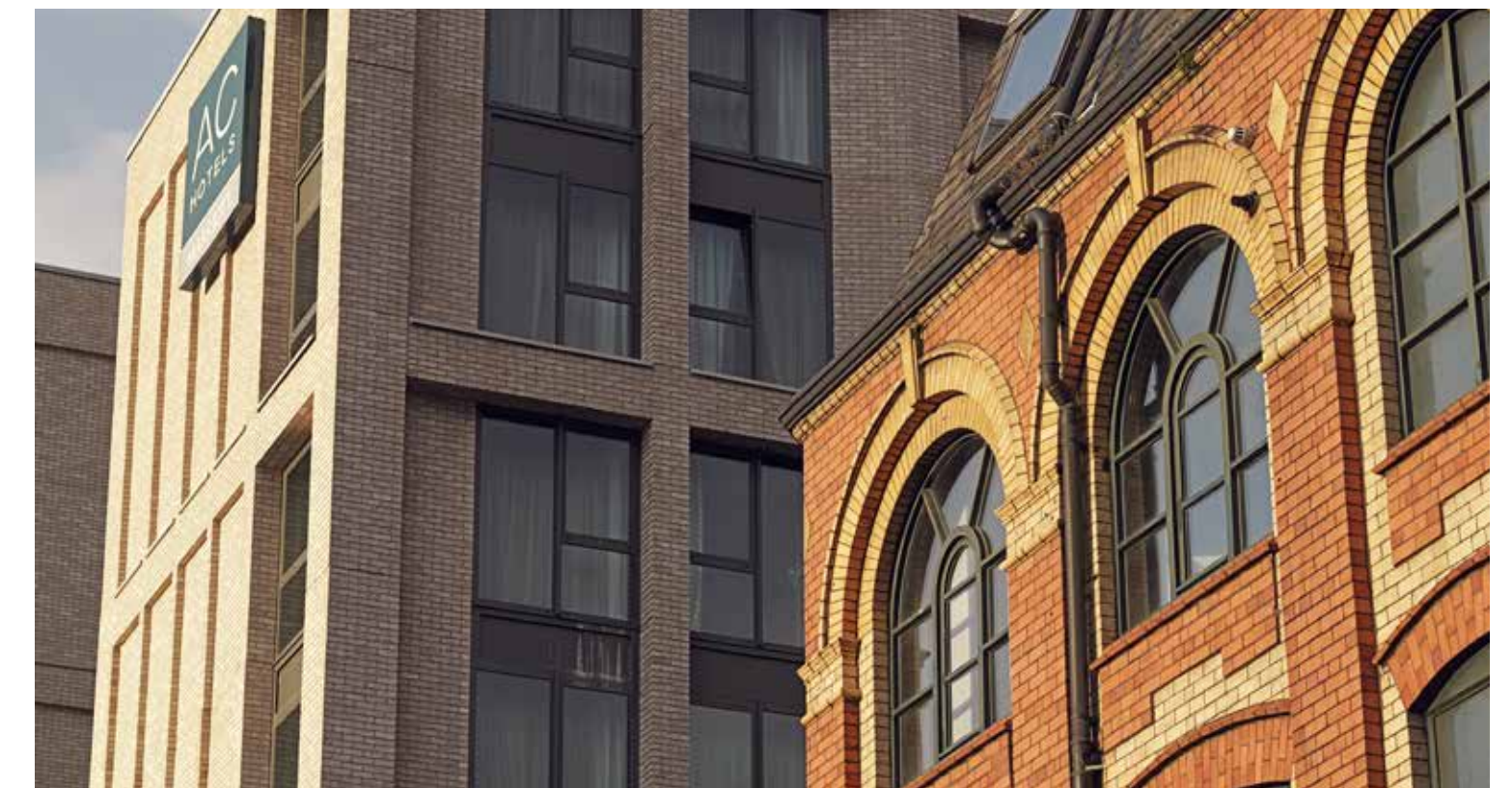
**John Swift
Property.**

From past to present

Whilst Manchester flaunts its future with a sleek glass and steel skyline, and the promise of a thriving future, there's a strong heritage nestled amidst the modern structures and bustling transport hubs. John Swift Building is one such architectural masterpiece, an icon in the city, with its red and yellow brick facade, arcade-style detailing, and distinctive Dutch mansard designed slate roof. Indeed, it was a key building back in 1914 when John Swift built it to launch his fruit distribution business – one that took Manchester by storm.

Originally, John Swift built his flagship to showcase the enormous range of fruit he made available to the people of Manchester, serving the then Smithfield market and the wider United Kingdom.

It was also part of a respectable Manchester portfolio of John Swift warehouses which were predominantly used for storage and distribution.



Today, the building still manages to steal the limelight in the company of its younger neighbours, standing proud, distinctive, attractive...solid. Its original features have been carefully restored, modern windows sympathetically and seamlessly blended in true heritage style. And housing five commercial floors, all beautifully remodelled, all unique, and all offering the style and comfort needed for a new age of working, within a desirable, sought after location.

The John Swift Building provides a reminder of the industrial revolution in Manchester and is testament to the quality and craftsmanship of the time.

Welcome to Manchester's Northern Quarter

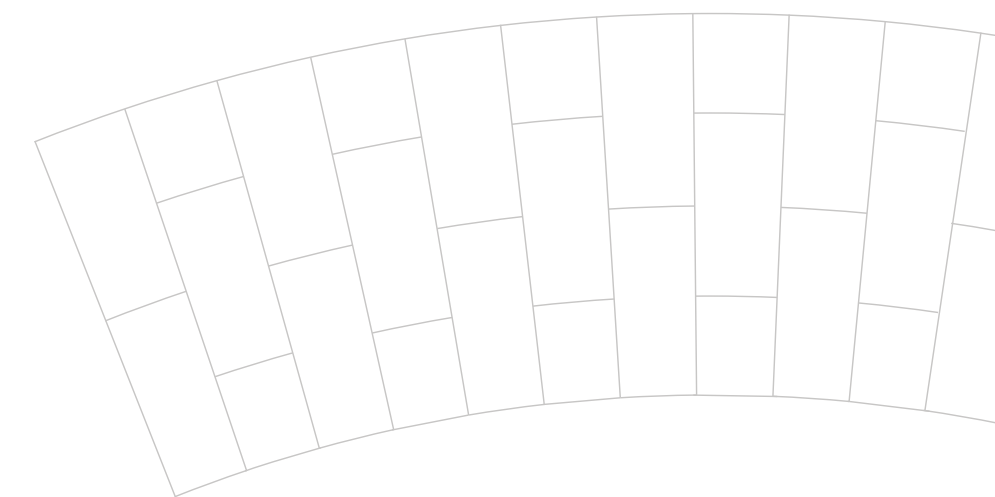
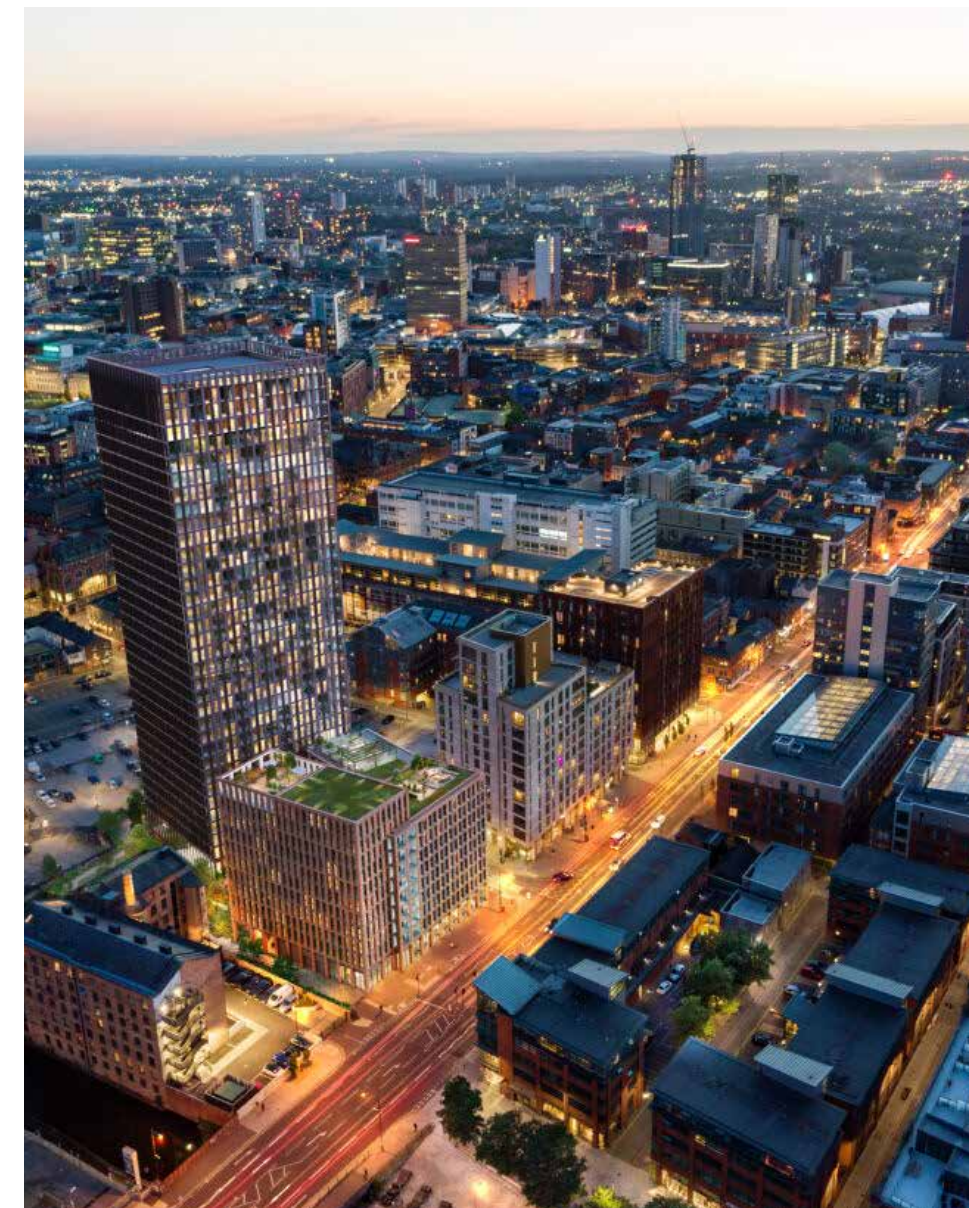
If you know London's Shoreditch, then Manchester's Northern Quarter should feel familiar. A vibrant bohemia, where diversity, creativity, street art and music, and café culture thrive. This is a neighbourhood of boutiques, world cuisine, independent shopping, and special events – fashion brand Chanel chose the gritty backdrop for its annual Metiers D'Art show, for example. And whilst the Northern Quarter rubs shoulders with a 'more modern' Manchester, it takes the best of the past and enhances it with a contagious blend of Manchester personality and contemporary lifestyle – with perfect examples including the 19th century Mackie Mayor market hall-turned-foodie-hipster's dream, or the 125-year-old Marble Arch pub with its staggering line-up of craft beers.

It's a different place. It feels special. Manchester's Northern Quarter attracts artists, writers, new artisanal food brands, illustrators, DJs, and musicians.

It's like a magnet for talent and diversity, awash with venues where the curious can sample the excitement. It's a hub where literature shines, theatre flourishes, and fresh new minds brings fresh new ideas.

Staple landmarks include The Fringe Bar, Millstone pub, and one of the very first restaurants, NQ Restaurant, which were instrumental in the birth of the Northern Quarter's unpolished sophistication. Famous jazz club Matt and Phred's on Tib Street, has played host to some outstanding musicians who have graced its little stage, whilst providing up-and-coming musicians the chance to perform at the club too. And Band On The Wall is not only a Manchester legend in its own right, but has opened its doors to thousands over the years to see legends the likes of Steeleye Span, Fairport Convention, and Lindisfarne. Whilst Gullivers, pulls in the music-hungry crowds with a penchant for the Indie bands.

The authentic atmosphere of the area is as energetic now as it was during the industrial revolution over 100 years ago. Now it's a dynamic location for meeting up, making futures, connecting, and setting up base.

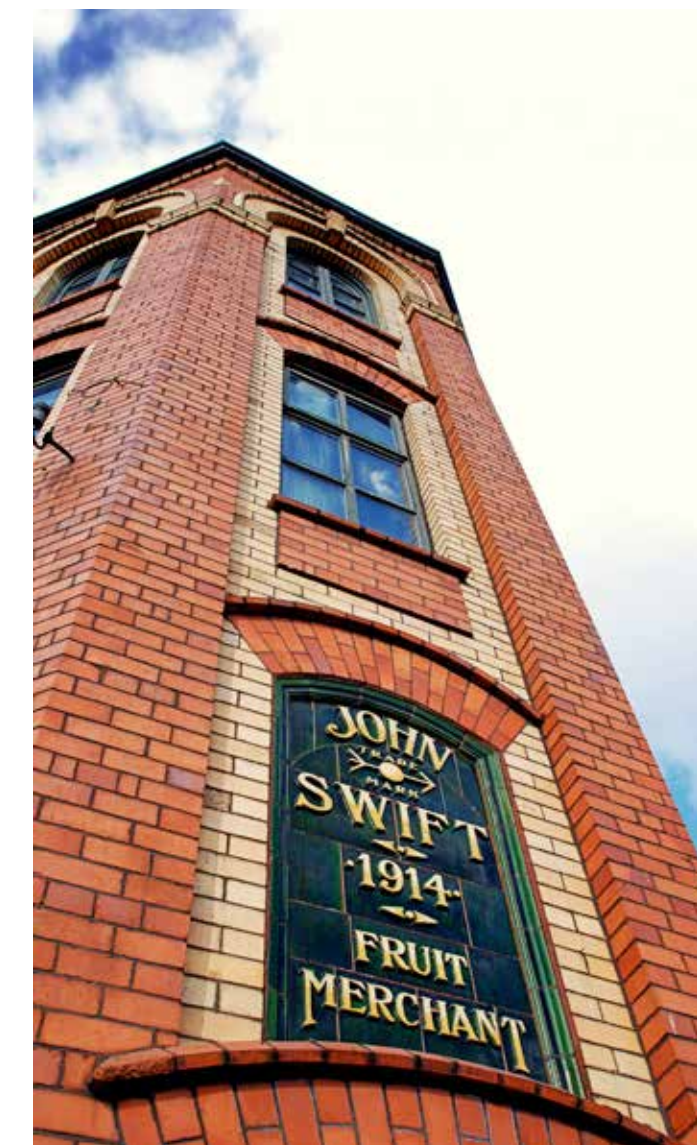


Welcome to your old new space.

The John Swift Building stands proudly on Mason Street, amidst the regeneration and vibrancy of this very special part of Manchester. Its interior has also retained some very fine heritage features, none more so than the old winch wheel and gearing positioned within the open plan space of the top floor. Stylish lighting complements the rustic brick walls, stone staircases and arched windows – an interior further enhanced with energy-efficient heating and air conditioning system.

Just like the Northern Quarter itself, each floor has attracted the diversity of commercial business, and has included advertising, tattoo studios, clothing companies, VR and IT businesses, and website studios.

It's a place of creativity and technology, a place where the best of Manchester can find comfort, positivity, and flexibility. Spaces to work smarter. A building that provides character on every level.



Second Floor

✕ Approx 2138 sq ft

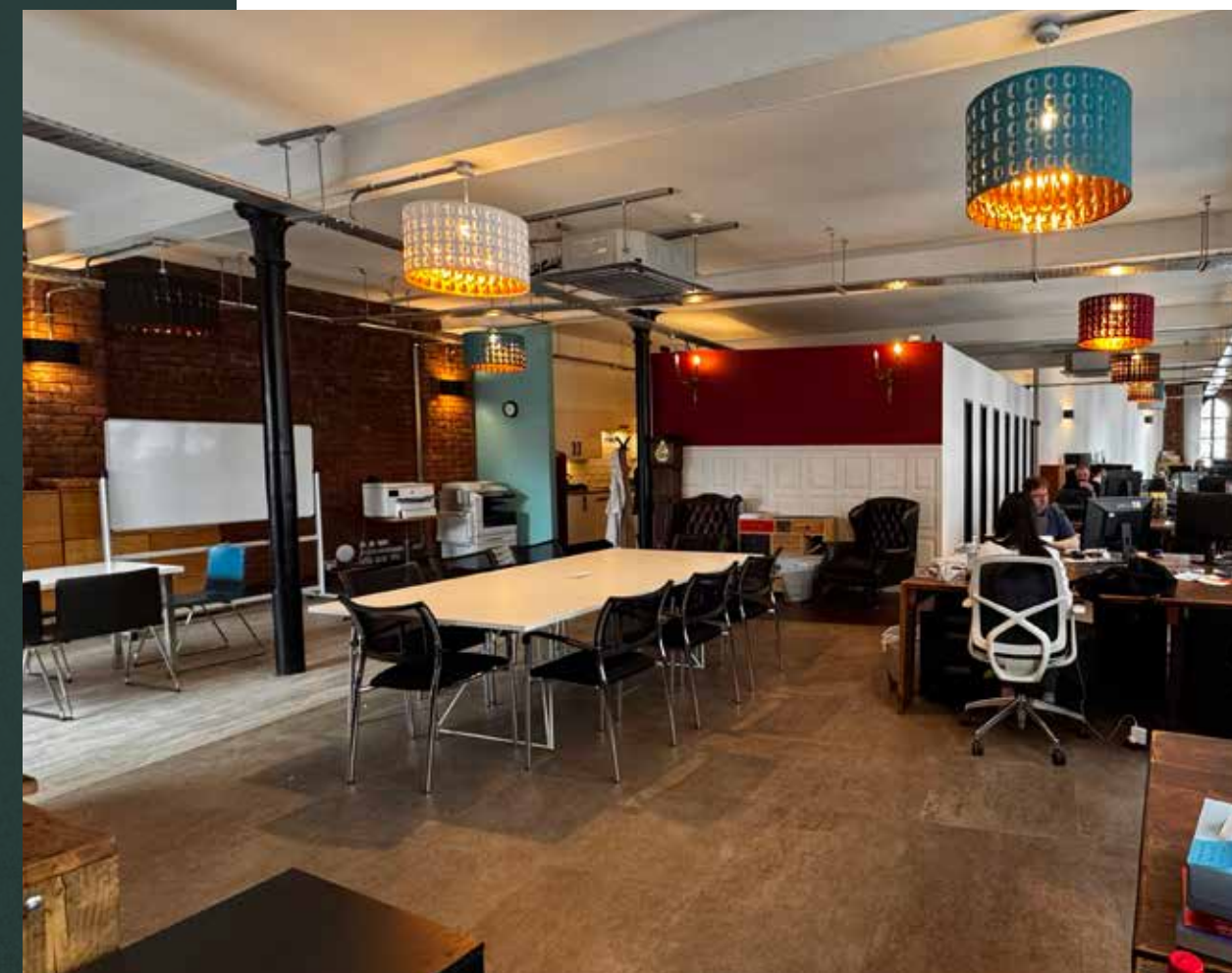
⌚ Available to view

✓ Dedicated kitchen and WC services

✓ Large open plan main floor

✓ Presentation room

✓ Meeting room



3

2

1

G

-1

Third Floor

✕ Approx 2000 sq ft

🕒 Available to view

- ✓ Dedicated kitchen and WC services
- ✓ Expansive laminate floor area.
- ✓ Feature heritage machinery
- ✓ Feature Dutch Mansard vaulted beam and truss roof.
- ✓ Feature large-format VELUX-style roof windows.
- ✓ Large double glazed feature window overlooking Angel Gardens.

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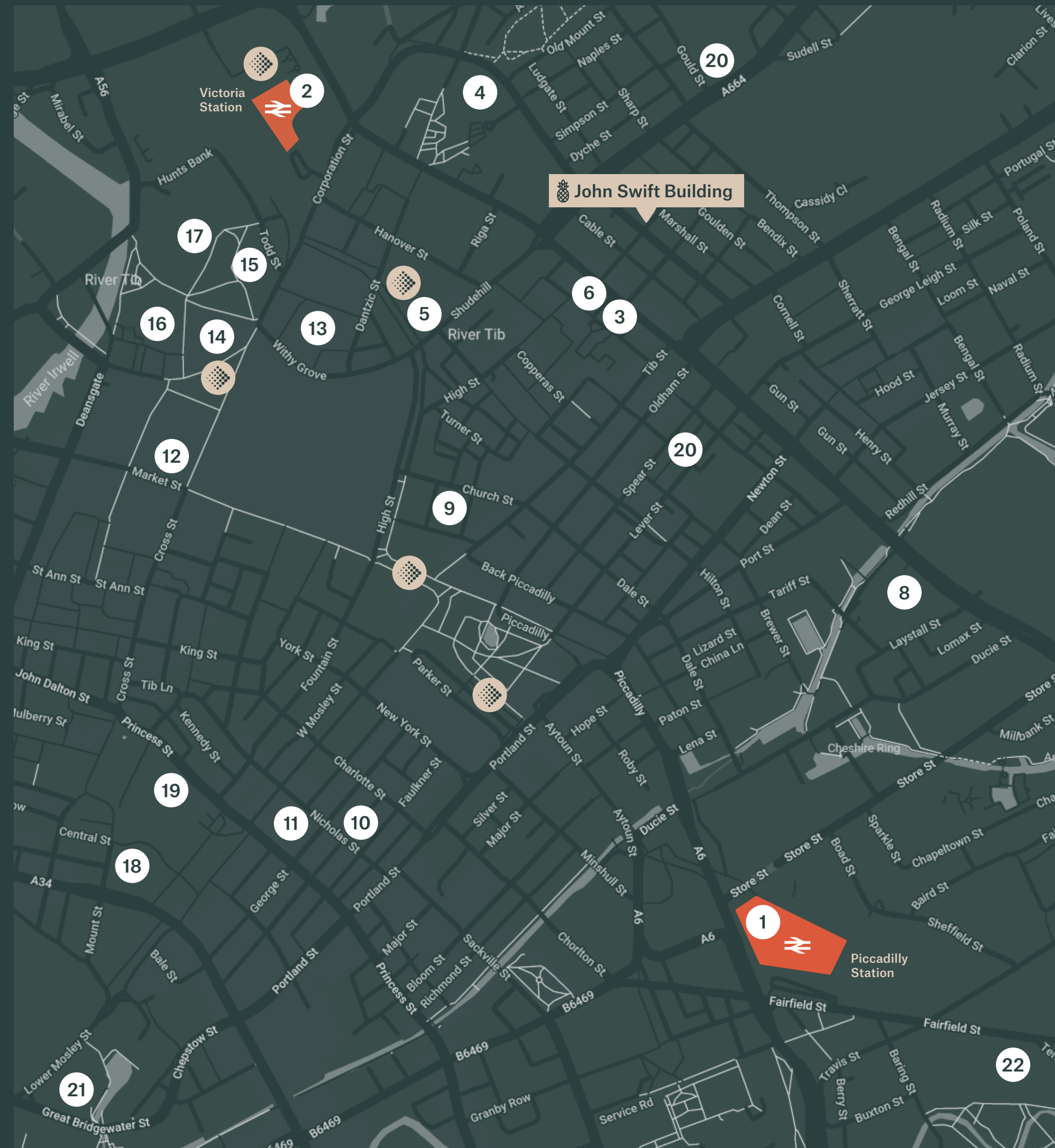



Location. Travel. Amenities.

It would be difficult to find a Manchester location that wasn't good – whether for leisure, transport links, shopping, cuisine, or culture. So, it's not surprising that John Swift Building is in one of the finest of Manchester locations. Literally a stone's throw from the recently completed stylish AC Marriott hotel, as well as a modern Holiday Inn Express and Crowne Plaza, there's no shortage of last-minute accommodation for visiting clients. Just a five-minute walk to the east, Ancoats plays host to Cutting Room Square, a trendy and cultural hub which includes outdoor artworks, a mix of traditional and contemporary bars, and the best pizza joint in town, Rudy's.

On a day-to-day basis, grabbing a quick lunch is possible with the plethora of 'meal-deal' establishments close by – including two Co-op stores, a Tesco Metro, M&S next to Manchester Arndale, and Tesco Extra on Market Street. World street food stalls can be found in Manchester Arndale market, as well as the usual fast-food favourites located in the nearby Arndale Food Hall.

Transport links to and from John Swift Building are as easy as grabbing lunch, with Manchester Victoria Rail station just ten minutes' walk away, with links to Manchester Airport, Manchester Piccadilly Rail Station, Liverpool, Leeds, and Newcastle, along with easy access to all UK cities via a link through Piccadilly. The Metrolink Network serves most suburbs outside of the city, with frequent trams serving the city centre from main exchanges at Manchester Victoria Station/AO Arena, Shudehill, Corporation Street, and subsequent stops along the way.



- 1 Piccadilly Station
- 2 Victoria Station
- 3 Band on the Wall
- 4 Co-operative Group HQ
- 5 Metrolink Station - Shudehill
- 6 Mackie Mayor
- 7 Cutting Room Square
- 8 Aldi
- 9 Tesco Express
- 10 China Town
- 11 Manchester Art Gallery
- 12 M&S
- 13 Print Works
- 14 Corn Exchange
- 15 National Football Museum
- 16 Manchester Cathedral
- 17 Chetham's School of Music
- 18 Manchester Central Library
- 19 Albert Square
- 20 The Marble Arch Inn
- 21 The Hallé
- 22 Mayfield Depot
-  Metrolink Station

On your doorstep



Manchester Cathedral

National Football Museum



Manchester Art Gallery



Mackie Mayor



The Marble Arch Inn



Albert Square



Cutting Room Square



Manchester Central Library

John Swift Property.

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Contact

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Business rates:

Interested parties should make their own enquiries with Manchester City Council.

VAT:

All prices are quoted exclusive of but may be liable to VAT at prevailing rate.

Legal costs:

Each party to be responsible for their own legal costs incurred in any transaction.

EPC:

Available upon request.

Viewing further information:

Strictly by appointment with the letting agent.

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