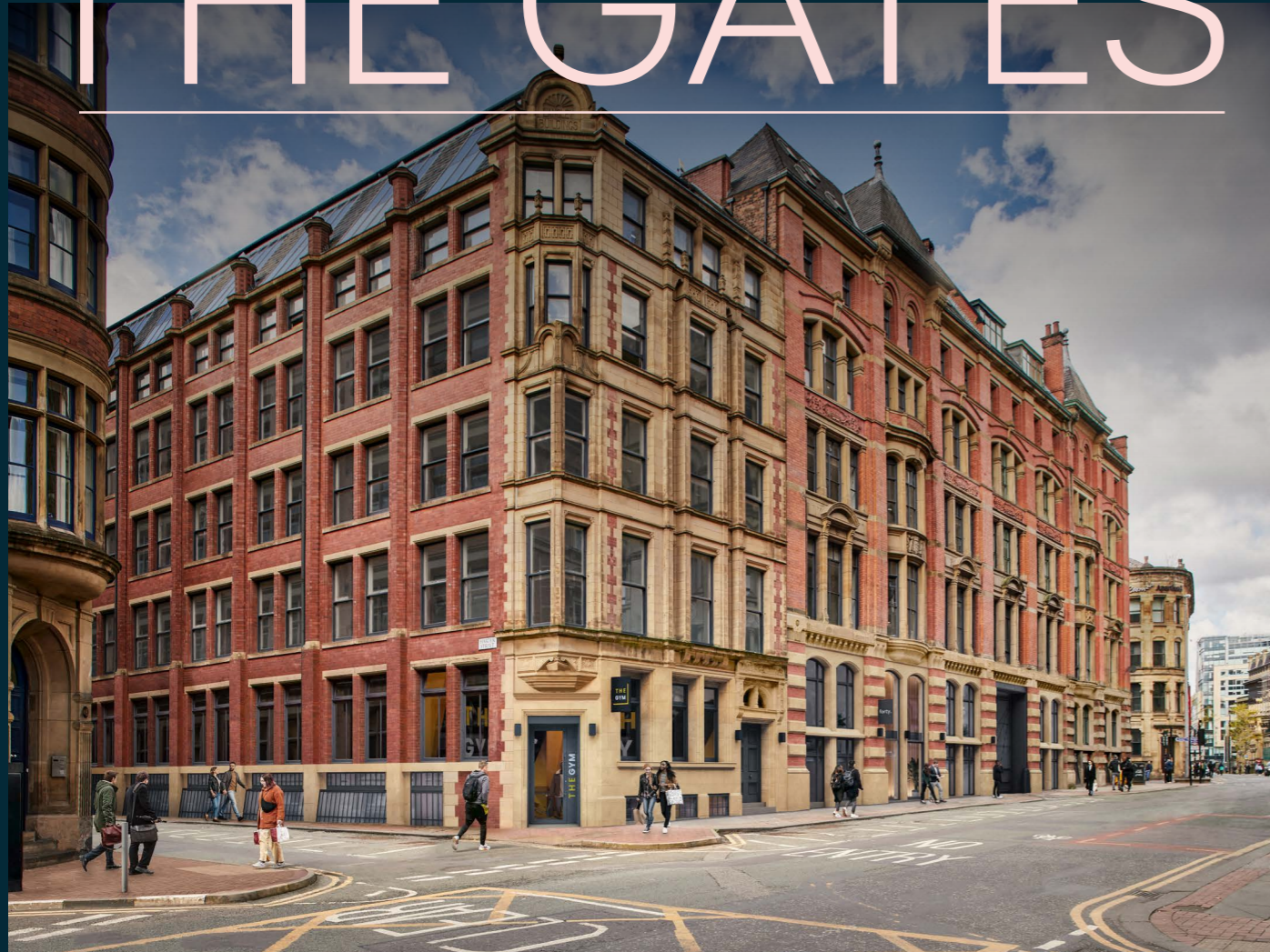


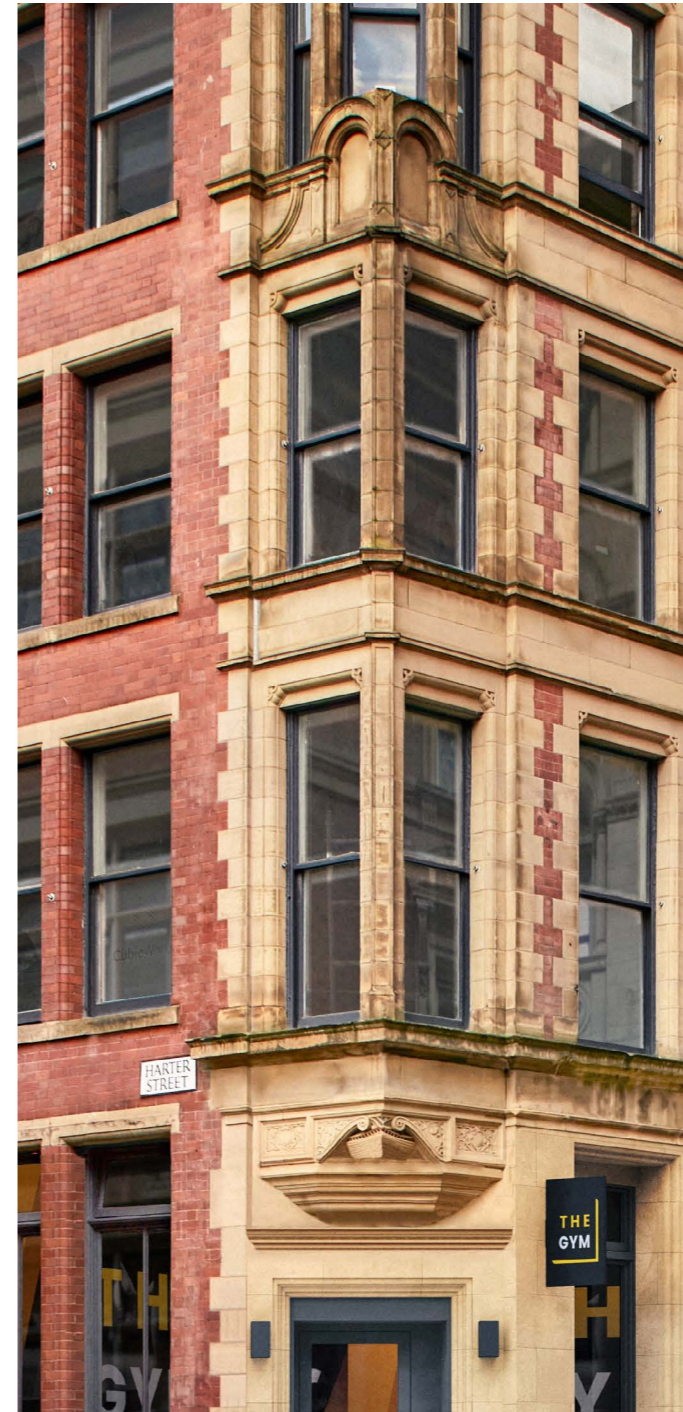
forty.
gym

Princess Street
Manchester

REOPENING THE GATES



[1]



[2]

Forty. is a Grade II listed building in central Manchester, which was designed by the architectural practice of W. Waddington and built circa 1895.

The building is undergoing a significant redevelopment and will be ready for occupation in Q2 2023.

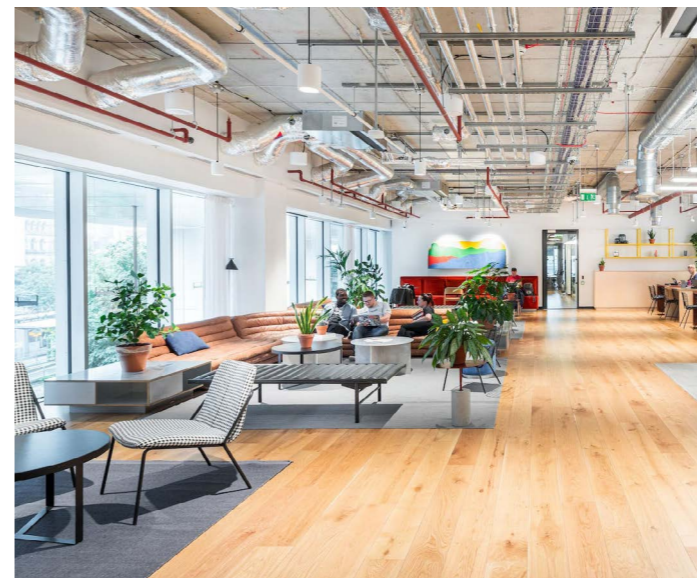
Like its neighbours, 40 Princess Street was built for industry, originally intended to offer office and warehouse space for merchants and manufacturing. This history can be seen in the architecture of the building, which has a ship's prow above the corner of the doorway to reflect the building's mercantile origins.

The 1927 Manchester & Salford Directory lists among the occupants: J. H. Greenhow & Co. Ltd, merchants; Alfred Fox, merchant and Hudson & Bowring Ltd, tram car life guard makers, who produced a device called a 'life guard' designed to prevent objects from falling between the wheels of trams.

[1] New Office Entrance
[2] Architectural Ships Prow

Located in the heart of Manchester's vibrant village quarter, Forty Princess Street occupies a prominent position and benefits from a location close to some of Manchester's best residential developments at Manchester New Square and Kampus.

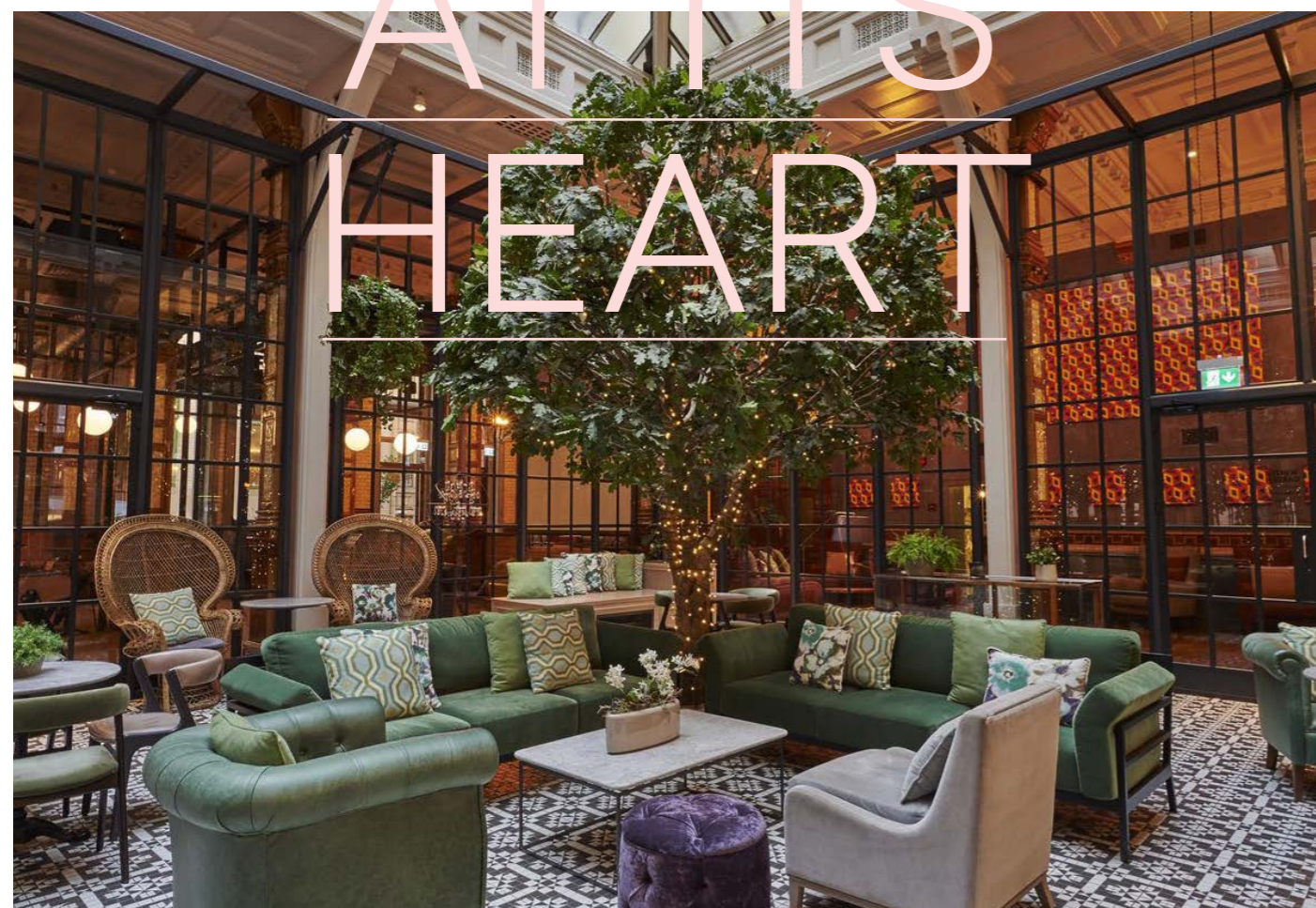
LOCALITY AT ITS HEART



[2]



[3]



[1]



[4]

Forty. Princess Street boasts excellent access to Manchester's comprehensive transport facilities including Oxford Road (6 min walk), Deansgate (12 min walk) and Piccadilly Railway Stations (6 min walk), the Metrolink service from St Peters Square (6 min walk) and Chorlton Street Bus Station (4 min walk).

- [1] **Kimpton Hotel** - 4 minute walk
- [2] **St. Peter's Square Offices** - 7 minute walk
- [3] **Manchester New Square** - 3 minute walk
- [4] **Kampus** - 7 minute walk

forty.

Oxford Road Station

St Peter's Square

Victoria Station

Manchester Arndale

Circle Square

Manchester New Square

Kampus

Manchester University

Piccadilly Station



VISIONARY FUTURE



Manchester is thriving, there's an infectious energy, entrepreneurial spirit and can-do attitude that sets it apart. Princess Street itself has become an epicentre for a compelling group of innovative forward thinking brands, creating a distinct hub for progressive business, in an exciting and multi-dimensional part of the City.

Eat + Drink

- 1. Foundation Coffee
- 2. Wagamama
- 3. Pret A Manger
- 4. Nudo Sushi Box
- 5. Lawn Coffee
- 6. (The Art Gallery) Café
- 7. Changos
- 8. Chilango
- 9. Café Nero
- 10. Wasabi

Bars + Restaurants

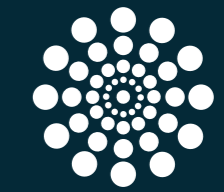
- 11. Yang Sing
- 12. Fumo
- 13. Try Thai
- 14. Gorilla
- 15. 24 Bar & Grill
- 16. The Refuge
- 17. Ban Di Bul
- 18. Tiger Lounge
- 19. Slap & Pickle Burgers
- 20. Richmond Tea Rooms

Local Occupiers

- 21. Havas Lynx
- 22. Become Recruitment
- 23. Brand Vista
- 24. Manchester Central Library
- 25. Social Chain

Hotels

- 26. The Principal Hotel
- 27. Hotel Brooklyn
- 28. Palace Theatre



Manchester Central Library Development Trust



Forty. will provide approximately 60,000 sq ft of high quality office space and a basement gym with prominent ground floor entrance

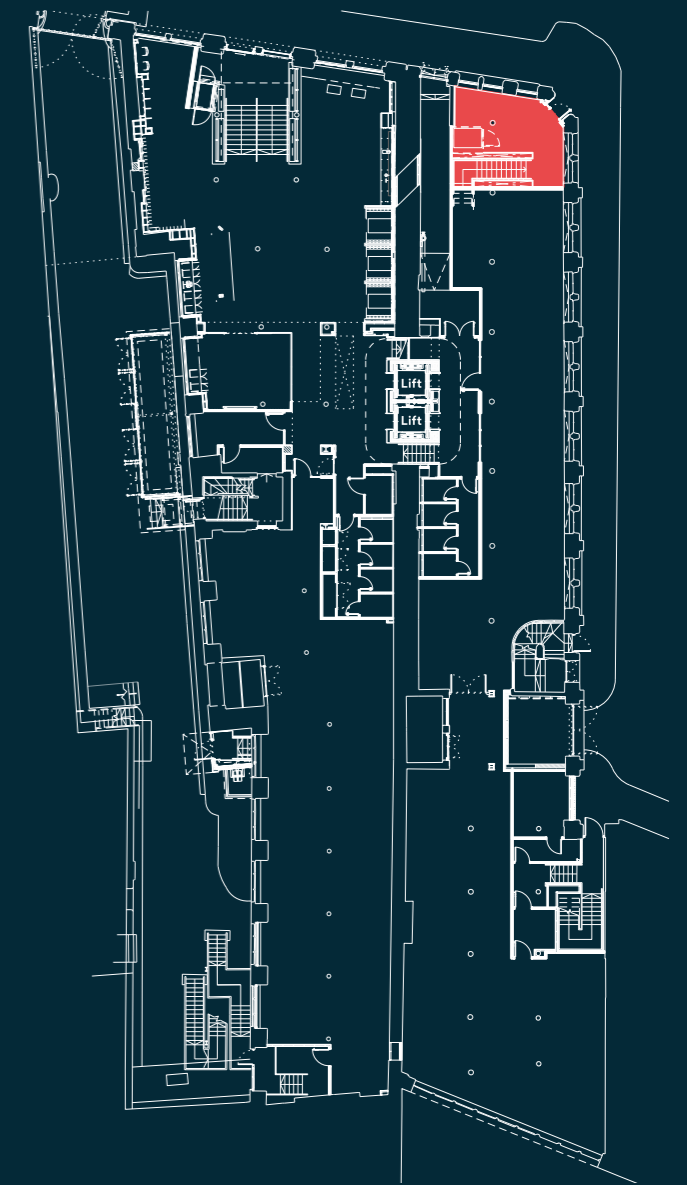
GYM LAYOUT

Floor	Demise	NIA (Sq Ft)
-1	Gym	7,346
G	Gym	348
Total		7,694

Gym Floor Layout - Basement



Gym Floor Layout - Ground Floor



Further Information on gym opportunity

Available from the sole agents.

fortyprincessst.com

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