



# SUNLIGHT HOUSE

[sunlighthouse.co.uk](http://sunlighthouse.co.uk)

Little Quay St, Manchester M3 3HP







# A BRIGHT NEW CHAPTER



Prime bar restaurant & leisure spaces  
Approximately 2,765 sq ft to 25,690 sq ft available.



# Exceptional spaces for pioneers

Unique bar, restaurant & leisure opportunities

**Prime Leisure District**

Situated within Manchester’s premier bar, restaurant and leisure location.

**Connection to Spinningfields & Enterprise City**

The gateway to Manchester’s leading business and commercial quarter.

**One of Manchester’s Most Iconic & Recognisable Buildings**

Art Deco styled Grade II Listed building was Manchester’s first skyscraper when completed in 1932.

**Wider Sunlight House Refurbishment**

c.160,000 of Grade A Office Accommodation situated above is currently undergoing full refurbishment.

**Super Prominent Ground Floor & Basement Spaces**

Offers a truly rare opportunity to acquire prime large format commercial space in arguably Manchester’s finest location.

**Flexibility to Curate**

Extending to approximately 25,690 sq ft, the available units present a range of exciting split options from 2,765 sq ft with minimum head heights of 3.0m plus.

**Extraordinary Spaces**

Substantial open plan accommodation with period shop fronts overlooking Quay Street. The former basement swimming pool located below a leadlight domed skylight, offers a truly distinctive and exceptional bar, restaurant and leisure opportunity.







# Manchester is the UK’s second city and the dominant commercial centre in the North of England.

Manchester is a dynamic city on the move. It’s a city of innovation, equipped with a modern and vibrant economy worth £63 billion based on life sciences, media and digital technology.

**£74.85 billion**

Manchester is the largest city region outside London with a gross value added (GVA) of £74.85 billion.

**Five universities**

One of the largest student populations in Europe and one of the highest graduate retention rates.

**Key sectors**

Include digital & technology, financial, professional and business services, life sciences, advanced manufacturing, net-zero, and creative & media.

**Growth of digital industries**

The science, R&D, cultural, creative, and digital sectors are expected to experience the most rapid levels of growth, expanding by over 30% by 2027.

**FTSE 100**

Over 80 of the FTSE 100 have a presence, including Google, Amazon, Kellogg’s, Booking.com, Jaguar Land Rover, Bank of New York, TalkTalk, The Cooperative Group, JD Sports, Autotrader, and Adidas.

**Rapid employment**

The city is forecasted to record the fastest rate of employment growth of any UK town or city.

**A truly global city**

Third most visited city in the UK by international visitors and the second by domestic visitors.

**Fastest growing city centre population in the UK**

77% of the population is between 16–44 years old.

**Manchester Airport – third largest airport in the UK**

More than 28 million passengers passed through Manchester Airport in 2023.

**International visitors**

1.7 million international visits annually, with the top five visitor countries being the Irish Republic, Germany, China, USA, and Spain.

**A developing city**

Seventeen residential schemes ‘in development’ in addition to a further 700 hotel beds under construction as of Q4 2023. Greater Manchester aims to increase the number of staying visits from 4 million.

**Exhibition space**

Manchester Central offers approximately 250,000 sq ft of exhibition space, attracting around 5 million delegates annually.

# Reinventing workspace in Spinningfields

- Over 160,000 sq ft of Grade A office space
- Outstanding ESG performance
- Significantly reduced carbon output compared to new build office
- Best-in-class amenities, services and specification
- Beautifully designed, efficient spaces
- Extremely well-connected location
- Programmes and perks to inspire staff to come to the office
- Cycle stations, shower and changing facilities
- Flexible workspace, meeting rooms and social spaces
- Ground floor coffee shop, cocktail bar and flower shop
- Approximately 25,690 sq ft of prime bar, restaurant & leisure spaces available from 2025.

Certified

B

Corporation

BREEAM

Targeting Excellent

NABERS

Targeting 4.5

WiredScore

Targeting Platinum

BBP

BETTER BUILDINGS PARTNERSHIP

EPC B

Living Wage





# Out and about in *your* new neighbourhood

Sunlight House is located in the heart of Manchester's city centre, surrounded by a vibrant social scene, a diverse community, and all the amenities of the business district.

Enjoy a range of restaurants, bars, and cafés nearby, catering to all tastes and budgets. From the Bavarian-inspired Albert's Schloss and steakhouse Flat Iron to street food at Rosa's Thai Cafe, there's no shortage of options for after-work dining with colleagues, clients, or friends.

**Food and drink**

- 1. Schofield's
- 2. Federal
- 3. Flat Iron
- 4. The Blues Kitchen
- 5. Lina Stores (Q1 2025)
- 6. 20 Stories
- 7. Tattu
- 8. The Ivy
- 9. Banyan
- 10. Alchemist
- 11. Oast House
- 12. Dishoom
- 13. Box
- 14. Australasia
- 15. Sexy Fish
- 16. Wagamama
- 17. Rosa Thai
- 18. Hawksmoor
- 19. Manahatta
- 20. Gusto
- 21. Dirty Martini
- 22. Revolución de Cuba
- 23. Peaky Blinders
- 24. Impossible
- 25. Albert Schloss
- 26. Rudy's Pizza
- 27. Brewdog
- 28. Blacklock
- 29. Chotto Matte (Q2 2025)

**Leisure**

- 30. Manchester Opera House
- 31. Everyman Cinema & Bar
- 32. Barry's Gym
- 33. Trib3
- 34. Soho House (Q1 2025)
- 35. Great Northern Warehouse
- 36. Sienna Spa – Edwardian Manchester
- 37. Rena Spa – Midland Hotel

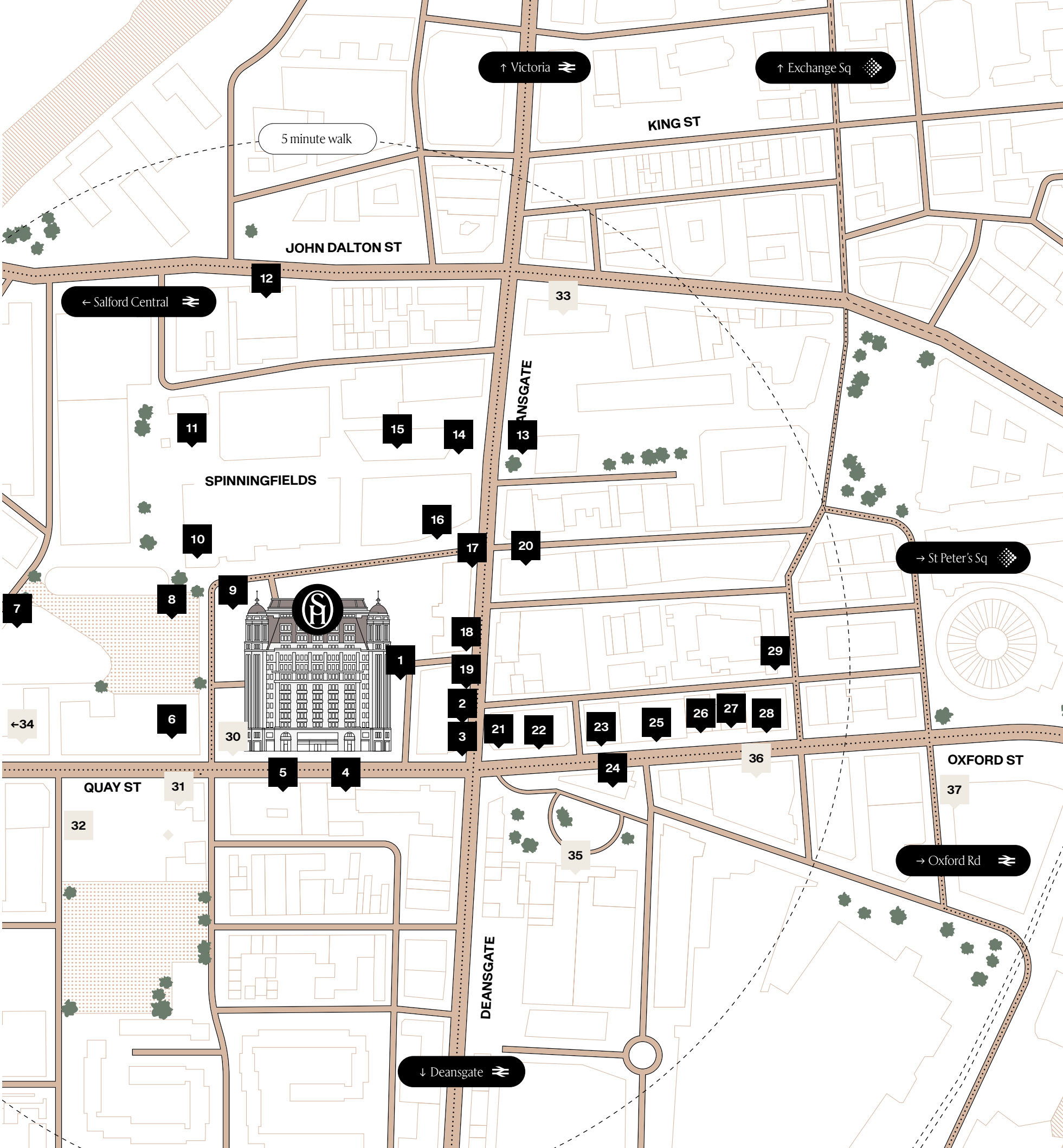
**Transport links**

- Deansgate (7 mins)
- Salford Central (9 mins)
- Oxford Road (12 mins)
- Victoria (16 mins)
- Piccadilly (20 mins)

Cycle routes-----  
Metrolink

Sunlight House is ideally located for public transport by train and bus, with many of the city's mainline railway stations within a 20-minute walk.

For cyclists, designated bike paths and secure storage facilities are widely available in the area.





Tailored for restaurant,  
bar, and leisure use









# AVAILABILITY & FLOOR PLANS

Exceptional spaces for pioneers.  
Unique bar, restaurant & leisure opportunities:

**Total Available Space: 25,690 sq ft**

- Former Gym: 22,925 sq ft over ground, basement mezzanine and basement floors (various splits options available).
- Quay Street / Little Quay Street Corner Unit: 2,765 sq ft (Ground Floor: 1,195 sq ft & Basement: 1,570 sq ft).

**Single Occupier / Split Options**

The main space can accommodate one single occupier or various split options. Please see floor plans on the following page.

**Handover Specification**

Further details are available on request.

**Handover Date**

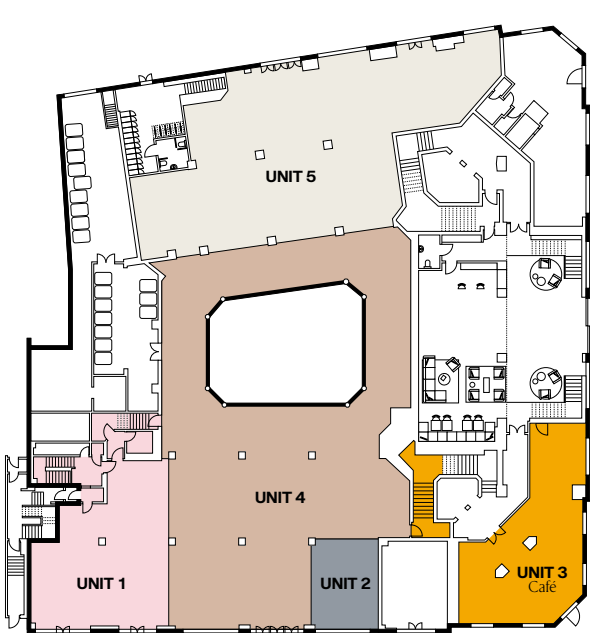
- Corner Unit: Q1 2025
- Former Gym Unit: Q2 2025



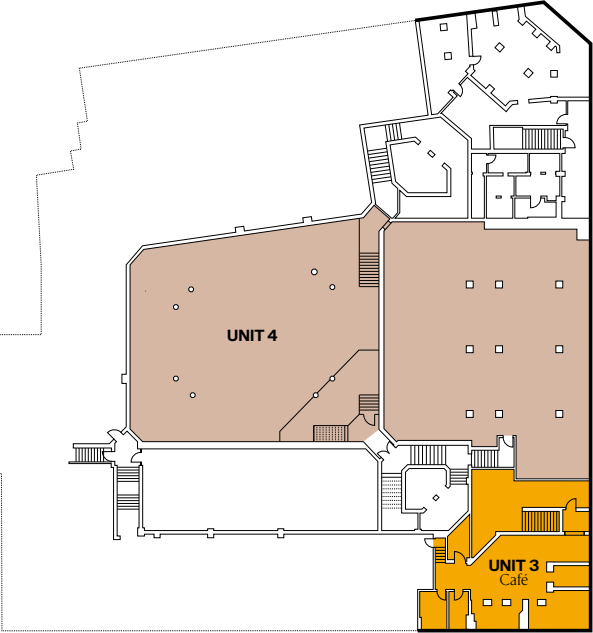


Option 1

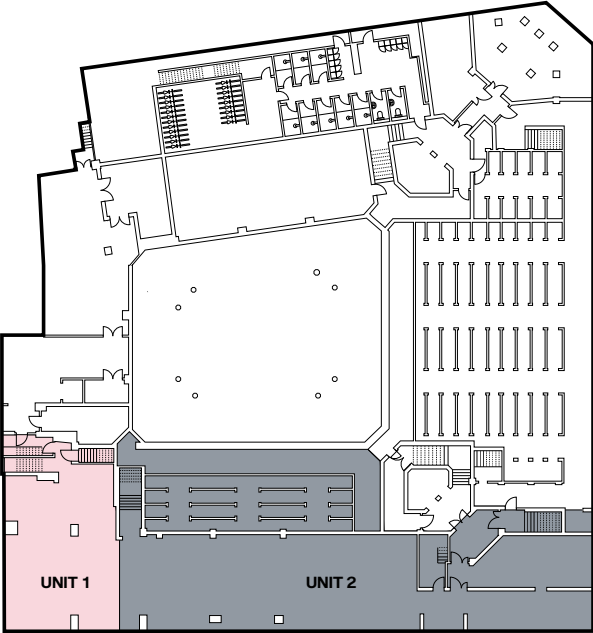
- Unit 1: 2,810 sq ft (GF: 1,530 sq ft & Basement:1,280 sq ft)
- Unit 2: 5,270 sq ft (GF: 430 sq ft & Basement: 4,840 sq ft)
- Unit 3 – Café: 2,765 sq ft (GF: 1,194 sq ft & Mezz: 1,570 sq ft)
- Unit 4: 11,665 sq ft (GF: 4,670 sq ft & Mezz: 6,995 sq ft)
- Unit 5: GF: 2,690 sq ft



Ground



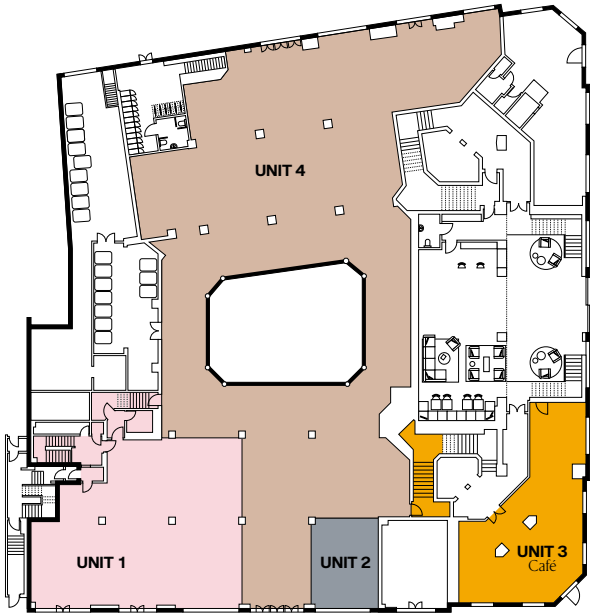
Mezzanine



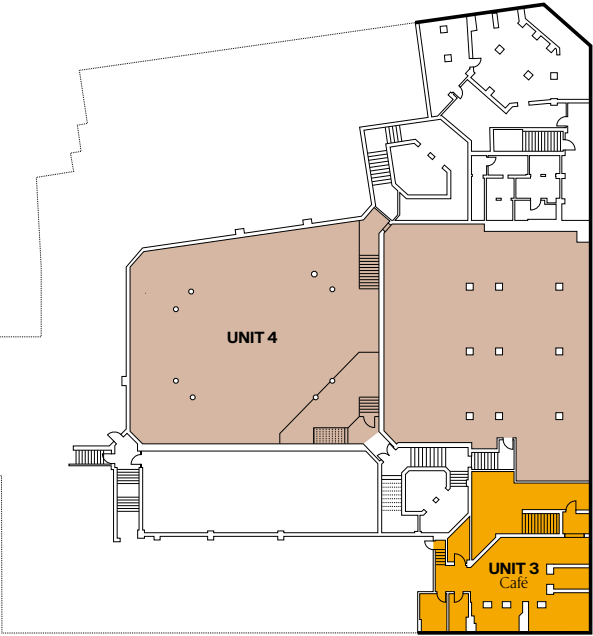
Basement

Option 2

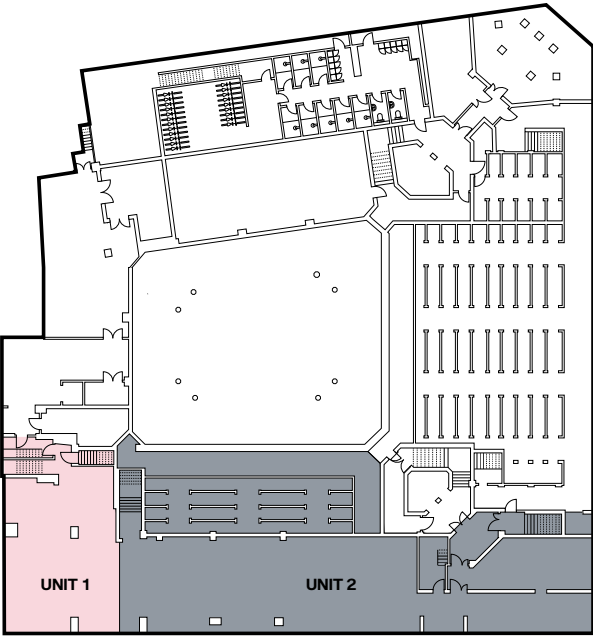
- Unit 1: 3,605 sq ft (GF: 2,325 sq ft & Basement:1,280 sq ft)
- Unit 2: 5,270 sq ft (GF: 430 sq ft & Basement: 4,840 sq ft)
- Unit 3 – Café: 2,765 sq ft (GF: 1,194 sq ft & Mezz: 1,571 sq ft)
- Unit 4: 13,560 sq ft (GF: 6,565sq ft & Mezz: 6,995 sq ft)



Ground



Mezzanine

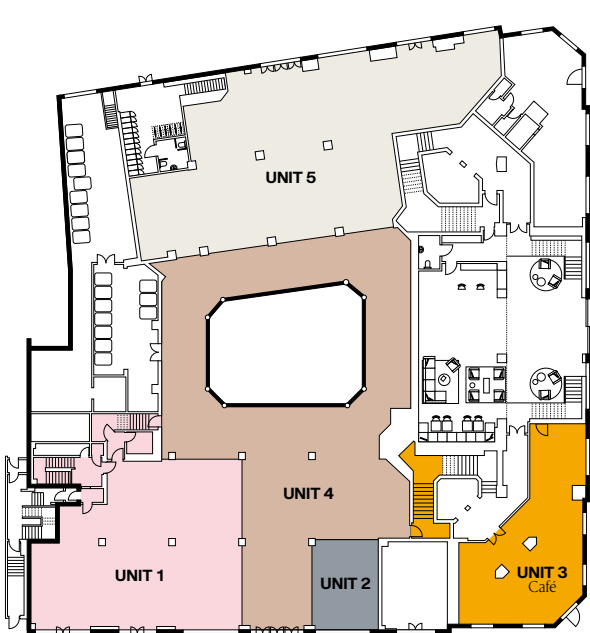


Basement

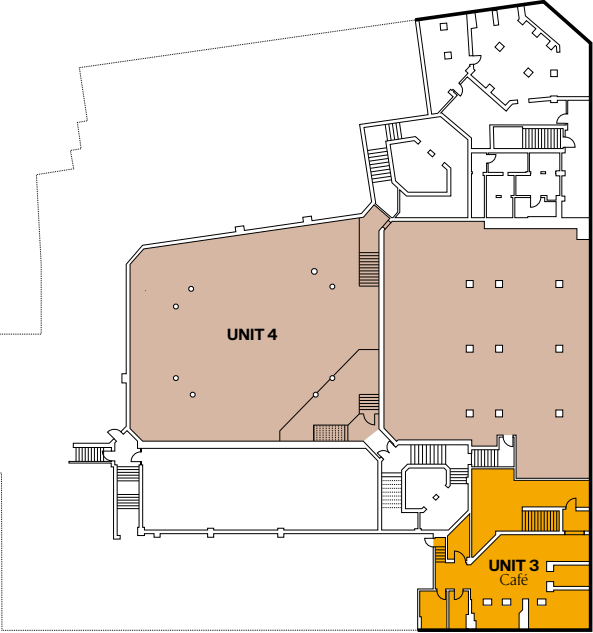


Option 3

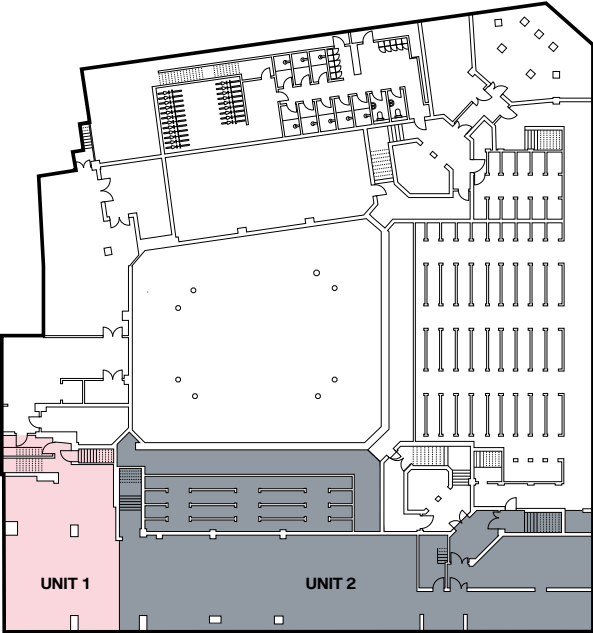
- Unit 1: 3,605 sq ft (GF: 2,325 sq ft & Basement:1,280 sq ft)
- Unit 2: 5,270 sq ft (GF: 430 sq ft & Basement: 4,840 sq ft)
- Unit 3 – Café: 2,765 sq ft (GF: 1,195 sq ft & Mezz: 1,570 sq ft)
- Unit 4: 10,870 sq ft (GF: 3,875 sq ft & Mezz: 6,995 sq ft)
- Unit 5: 2,690 sq ft



Ground



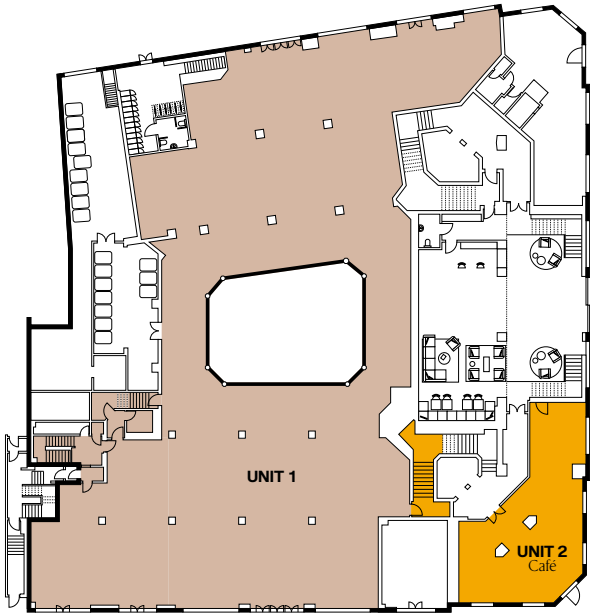
Mezzanine



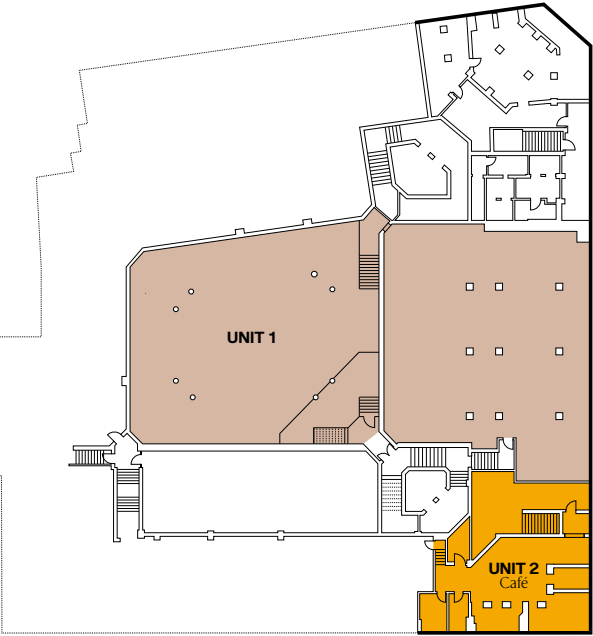
Basement

Option 4

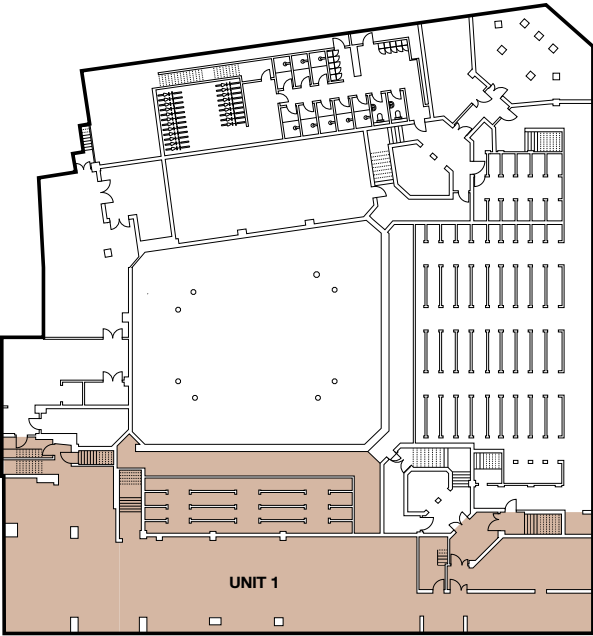
- Unit 1: 22,925 sq ft (GF: 9,200 sq ft, Mezz: 6,985 sq ft & Basement: 6,740 sq ft).
- Unit 2 - Café: 2,765 sq ft (GF: 1,195 sq ft & Mezz: 1,570 sq ft)



Ground



Mezzanine



Basement





Let's discuss  
your bright  
new chapter.

Leasing Enquiries

LBL Real Estate

licensed | beds | leisure

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Find out more at  
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