

128 FAIRFIELD STREET - MANCHESTER - M12 6FJ

INFO@128FAIRFIELD.COM



ABOUT

128 FAIRFIELD STREET | MANCHESTER

128 Fairfield is a home worthy of the largest and most vibrant businesses. A building of this size and prominence leaves an impression on anyone who visits or is fortunate enough to work here.

128 was made for large operations with big teams and their own identity; the polished rawness of the building provides the perfect blank canvas for any occupier to make the space their own and add their own touches.

As an individual unit, each floor provides more than enough space for large teams to work together, and as a whole building, **128** has enough space for layers of departmental and operational organisation. The possibilities of a space like this are endless, and we hope that any potential tenants are attracted by the ability to inject life into an iconic part of Manchester's history.



HISTORY

128 FAIRFIELD STREET | MANCHESTER



Sitting directly on the border of Ardwick and Ancoats, **128 Fairfield** is located in a truly enviable position. Ardwick and Ancoats, two of the core areas of the Manchester textile boom and the Industrial Revolution, each have their own storied history and individual characters. Both areas are within direct access of **128**, depending on which direction you travel.

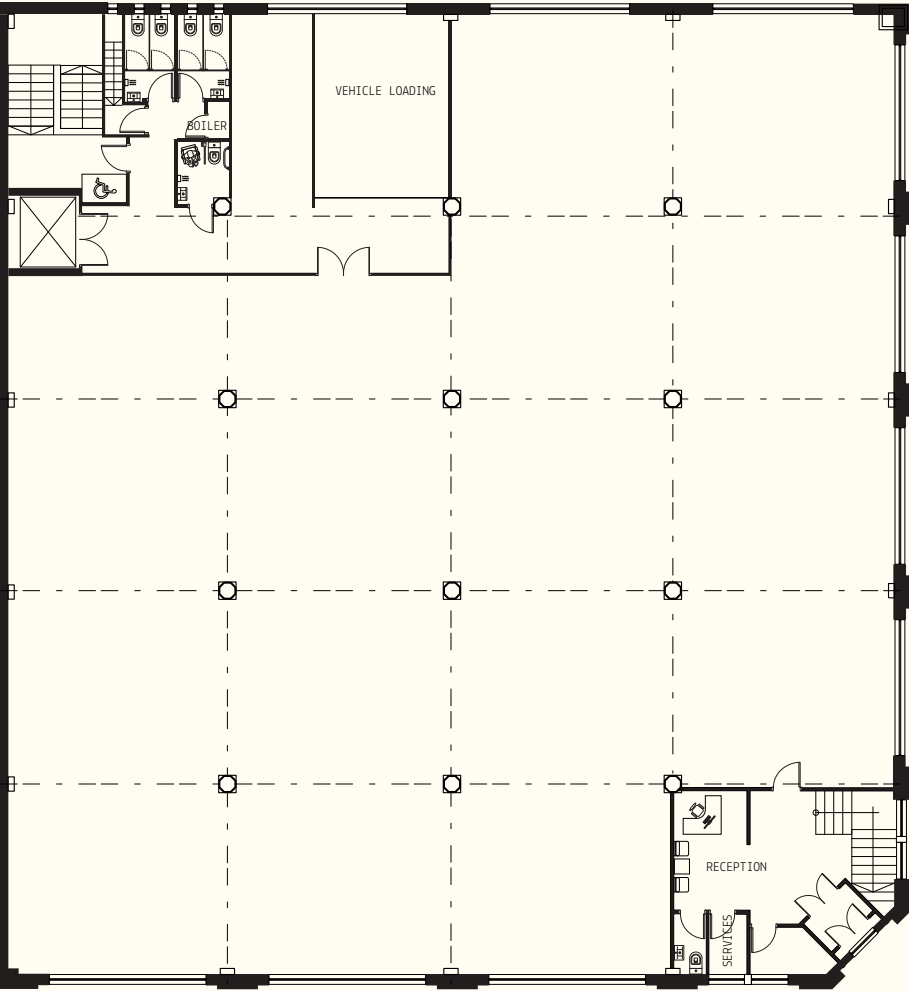
Ancoats is home to the worlds first steam powered cotton mill, and the area was famed worldwide for their cotton exports. Only one street across from **128 Fairfield** is the famed Mayfield development.

Although now earmarked for a huge £600 million redevelopment, The Mayfield development was once one of the worlds most famous printing presses, with so many goods being exported daily that it created its own train station. Now home to the GRUB food fair, with many more exciting development s on the way.

The area directly around 128 is defined by its proximity to Piccadilly train station, with many of the old train repair yards and railway arches now fully redeveloped and repurposed, with a wide range of vibrant and community focused businesses popping up in the area constantly.

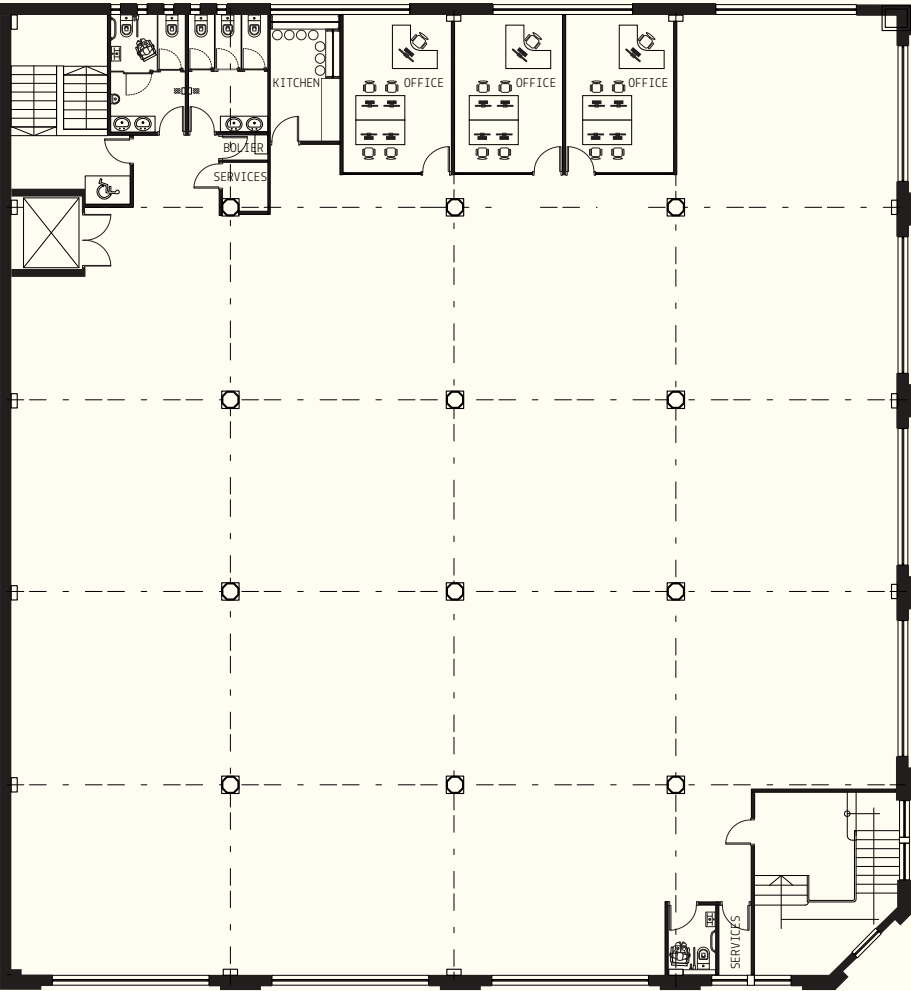
FLOOR PLANS

128 FAIRFIELD STREET | MANCHESTER



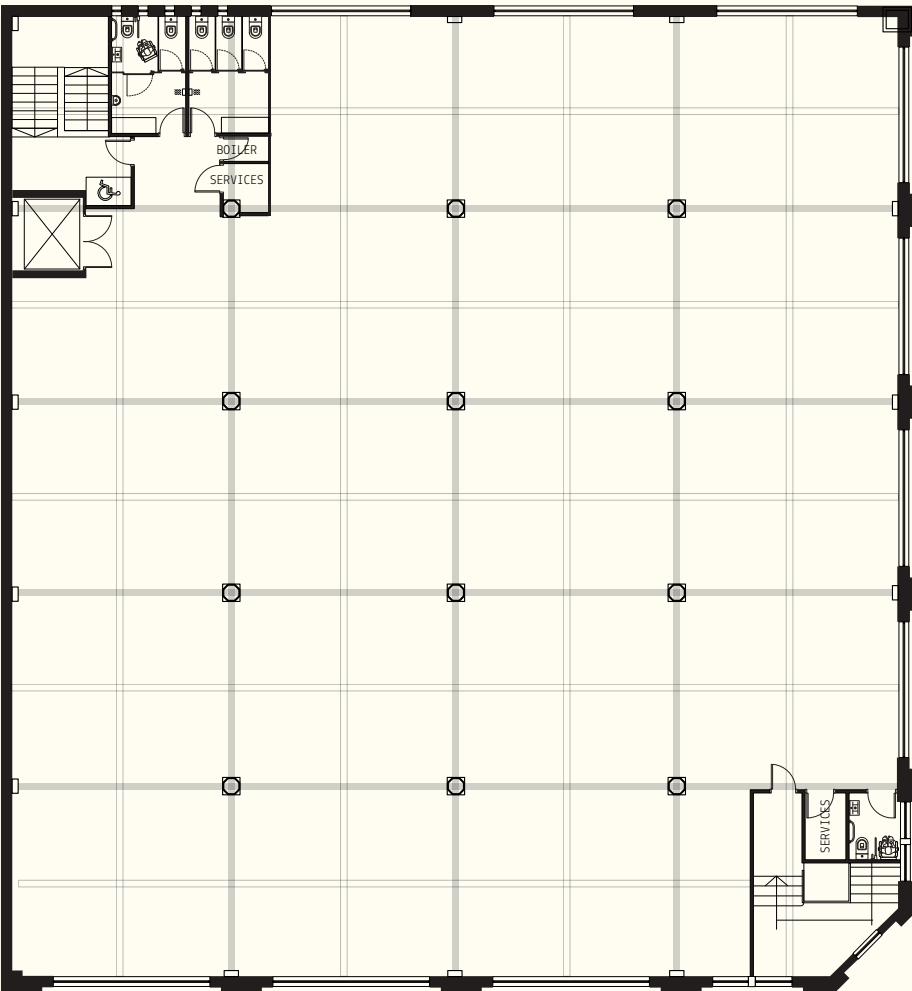
7965 SQ FT

GROUND FLOOR



8235 SQ FT

FIRST FLOOR



8235 SQ FT

SECOND FLOOR

INTERIOR

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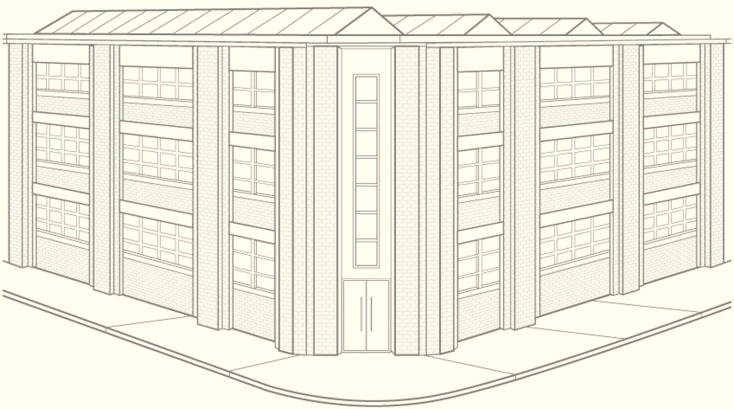
128 Farfield is a huge & iconic building which is hard to miss & always leaves an impression. Due to its former purpose as a textile warehousing unit, the building benefits from enormous, totally open plan floors with industrial features such as the large metal roller gated loading bay shutter & the traditional brick and stone work. Every effort has been made to preserve as much of the buildings original features as possible, with the original concrete & stonework having been brought back to life & some of the original metalwork also remaining.



To bring the building up to modern standards, all of the glasswork has been replaced by high quality double glazed windows, pouring excesses of light into each corner of each floor of the building. The heating system & all electrical / internet services have also been upgraded to the highest standard. Each floor benefits from newly added reception areas, meeting rooms and WC's, along with a modern update to the pre-existing lift system. Each floor is approximately 9000 sq ft & they can be occupied individually or all at once.

128 Fairfield Street | Manchester

LOCATION



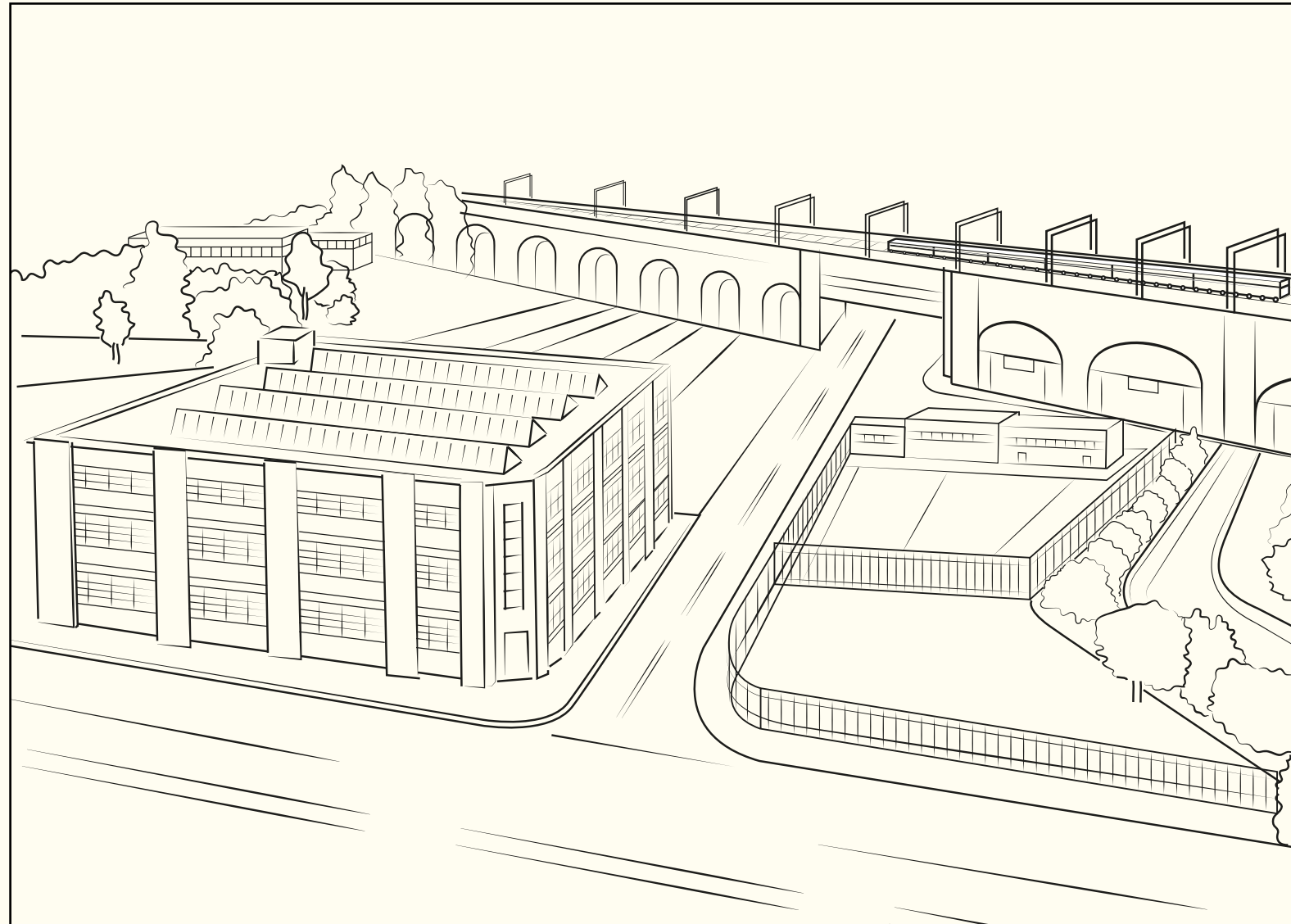
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Both areas are within direct access of 128, depending on which direction you travel. Ancoats is home to the world's first steam powered cotton mill, and the area was famed worldwide for their cotton exports. Only one street across from 128 Fairfield is the famed Mayfield development. Although now earmarked for a huge £600 million redevelopment, The Mayfield development was once one of the world's most famous printing presses, with so many goods being exported daily that it created its own train station.

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LOCATION

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128 Fairfield is a unique and historic development, filled with character that echoes its industrial past. A stones throw from Piccadilly train station & neighbouring the iconic Mayfield development, 128 is the last of its kind.

One of the final sites to be redeveloped from Manchester's Industrial Revolution, 128 was once a huge textile warehouse with direct access to the main conduits in & around the Manchester city centre. 128 sits in a unique position, tiptoeing the line between two of Manchester's most iconic industrial areas, Ardwick & Ancoats.

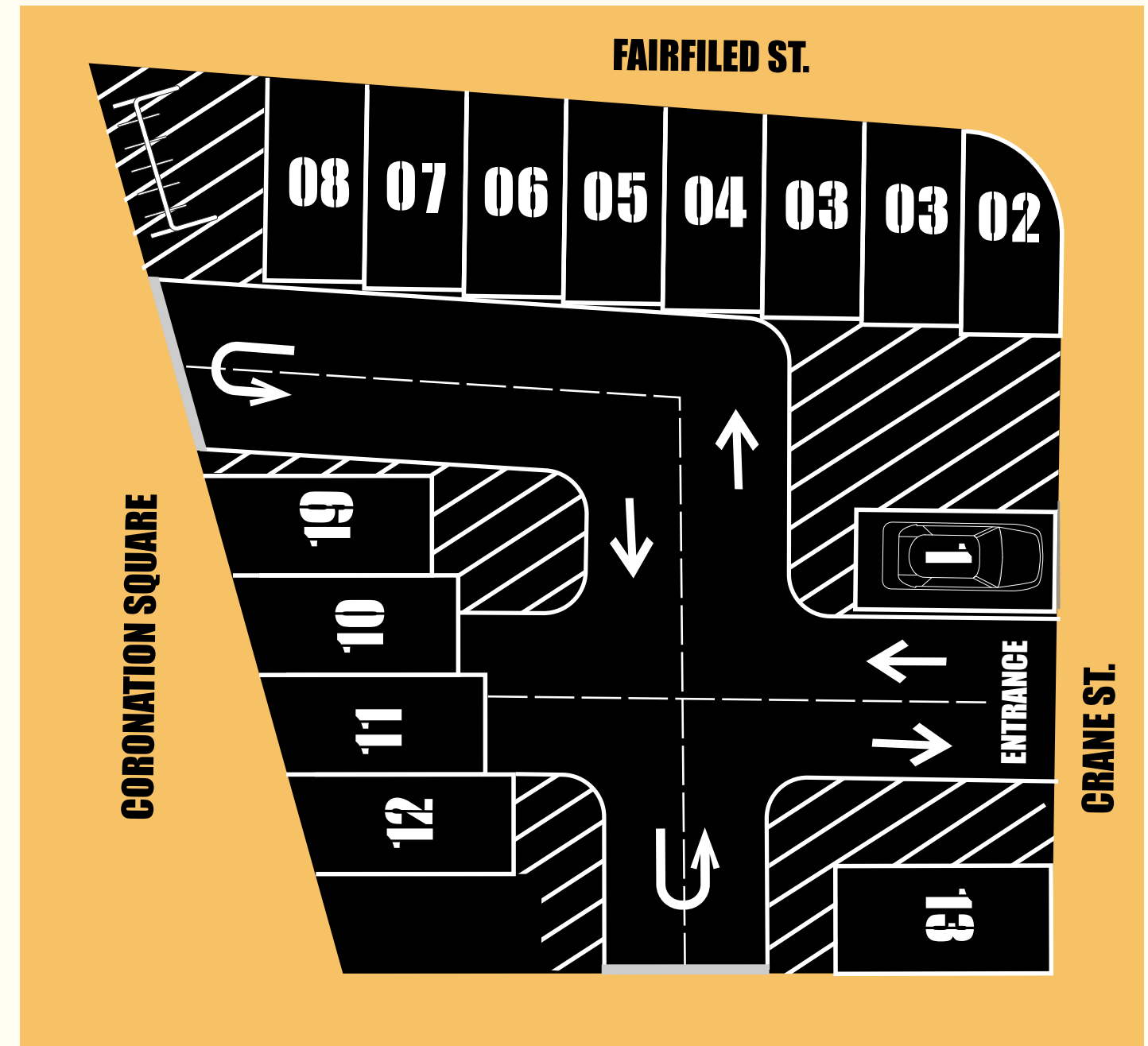
128 Fairfield is an unprecedented development, sitting on a huge plot with three expansive open plan floors and a large, gated space for parking to the rear with extra overflow parking available. 128 is as accessible as any building in Manchester could possibly be.

Sitting at the base of the Mancunian Way – A635, 128 overlooks the intersection of the Mancunian Way, Fairfield St, Ashton Old Road & Pin Mill Brow. By sitting at the meeting point of several of the main routes in / out of Manchester, 128 is highly accessible and easy to find. A mere 4 minute walk to Piccadilly train station for all train / bus / metrolink connections, with the city centre close by in all directions, you are never far from the centre of Manchester Piccadilly Gardens and the Northern Quarter are only ten minutes away.

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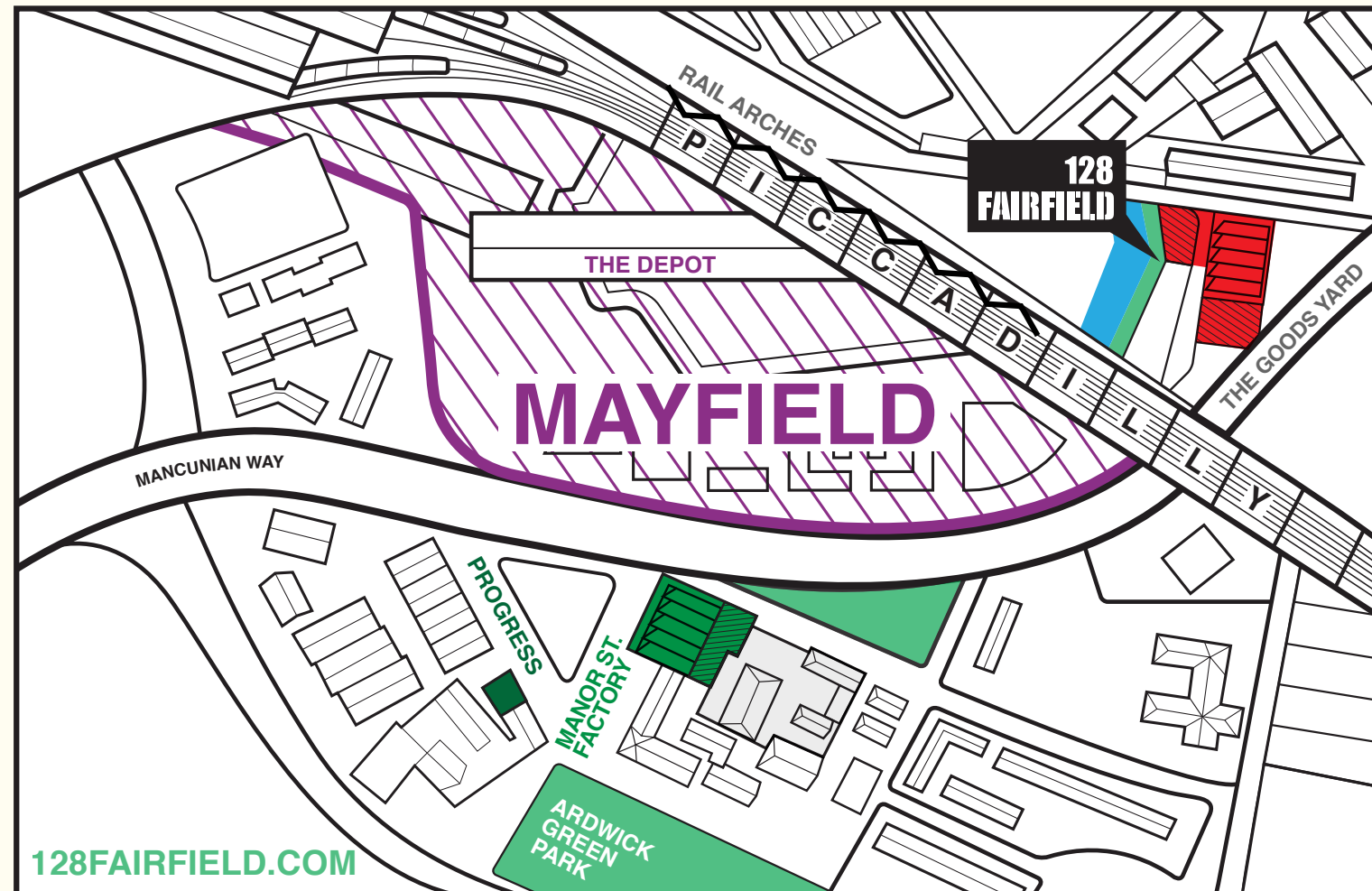
CAR PARK

- PRIVATE SECURED CAR PARK
- OPEN PLAN SELF - CONTAINED FLOORS
- ORIGINAL STRUCTURAL FEATURES RETAINED
INCLUDING HIGH INDUSTRIAL CEILINGS
- PAINTED PLASTERED WALLS AND NEW CEILINGS
- SUSPENDED CEILING MOUNTED LED LIGHT FITTINGS
- MALE, FEMALE & DISABLED TOILETS FACILITIES PER
EACH FLOOR
- PRIVATE KITCHEN
- CAT 6 CABLING INSTALLATION
- SECURE BIKE STORAGE UNIT IN COURTYARD



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CONTACT



GET IN TOUCH



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