



Jackson House
Sibson Road
Sale, Manchester
M33 7RR

www.jackson-house.com





Café

Concierge

Entrance

Reception

A new chapter for Jackson House

Following a multi-million pound regeneration project, Jackson House has been transformed to provide flexible and adaptive workspace of superior quality with sustainability and people at its heart.

Jackson House meets the needs of all businesses, from “Let Ready” studios for small businesses and start-ups to larger workspaces for large local, national and international businesses.

Welcome to Jackson House – inspirational, inside and out.



Jackson House turning over a new leaf

Our café and private garden are both on hand to refresh and refuel you all year round, and just as adaptable as the rest of the building.

With an ever-changing menu you can always find what you fancy – along with plenty of fresh coffee – and there's just the right balance of greenery and fresh air outside, too. Everything you need to stoke your productivity.



The Garden



The Café

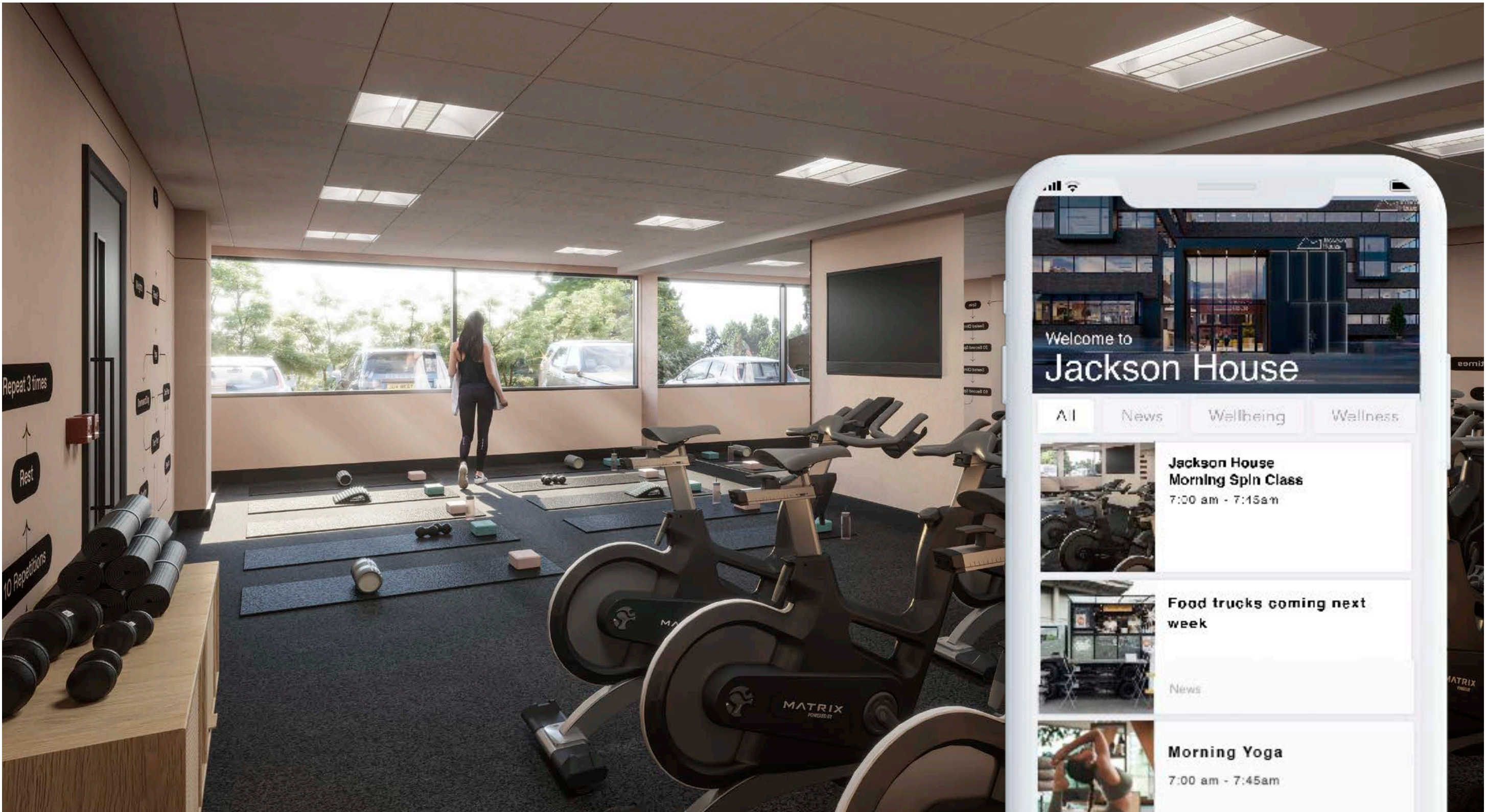
A day in the life at Jackson House

At Jackson House there’s no such thing as an average day. Life at Jackson House is pretty fluid.

The handy South Manchester location means there’s no need for silly o’clock starts. After a bite of breakfast – and maybe a workout, if you’re in the mood – you can settle down to your emails. Pick your spot, there are plenty to choose from.

Collaboration or calls? Nailing a project down or running downstairs for an event?

It’s entirely up to you. Repeat. Adapt. Grow.



The Gym



New Café

All workspaces have an engine room, and this is ours. With fresh coffee and an ever-changing menu, you can pick up what you need to fuel your day – whatever you fancy, whenever you need.

Events

There’s always something cooking in the Jackson House community. Fancy stretching out your morning with breakfast yoga in the garden? Or a coffee tasting in the Café? With events and pop-ups throughout the year your Jackson House neighbours are never far away.

Life App

The Life App keeps you completely up-to-date with everything that’s going on at Jackson House. From upcoming events to screening a presentation to your team – and even booking meeting rooms – you can stay in the loop with a tap.



Co-Working Area

Café

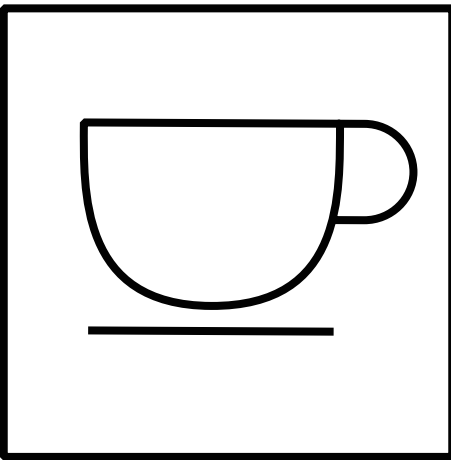
Meeting Rooms

Entrance

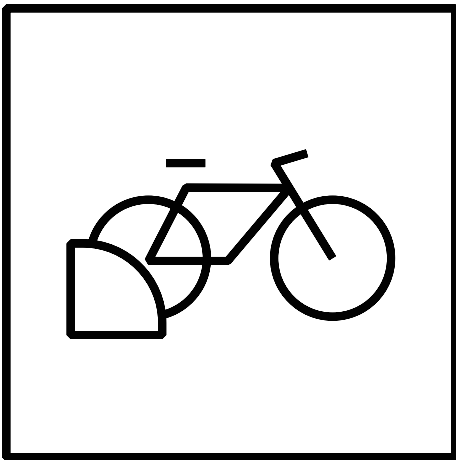
Foyer

Café

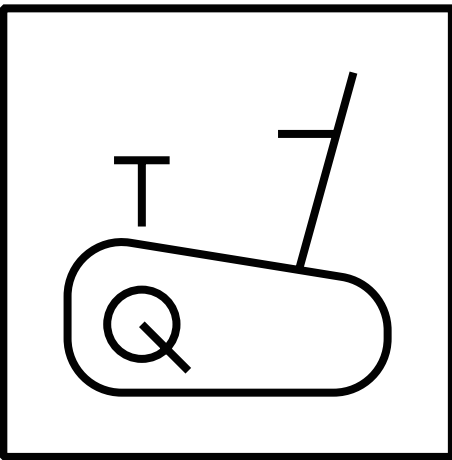
Features and amenities



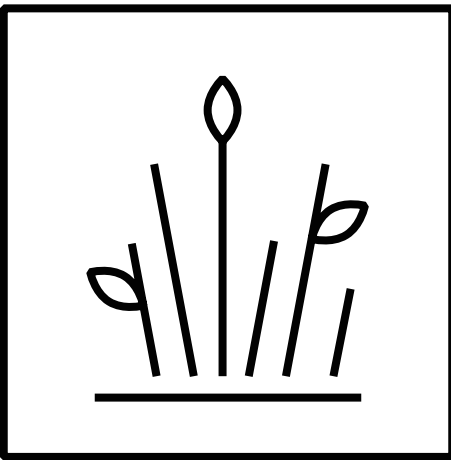
New Café



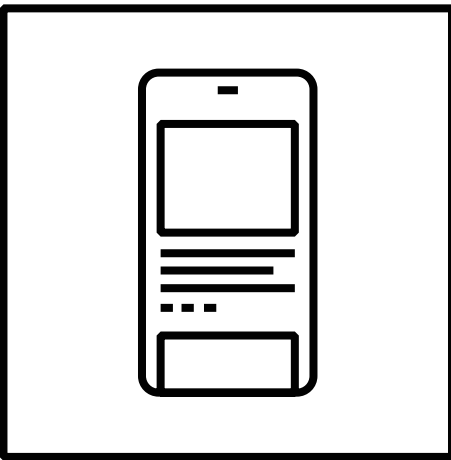
Bike Parking



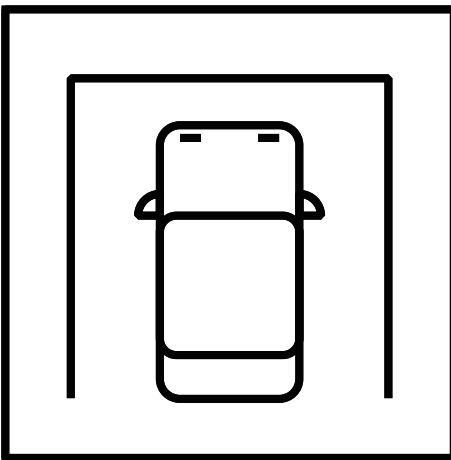
New Fitness Suite



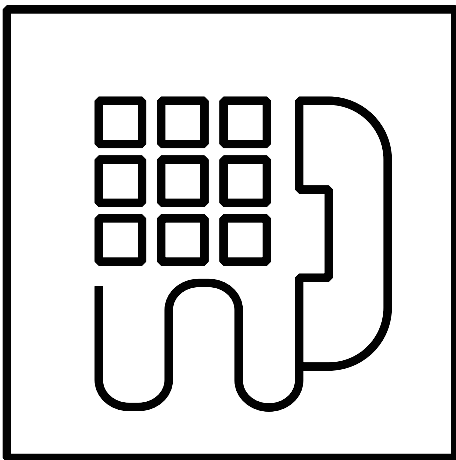
Garden



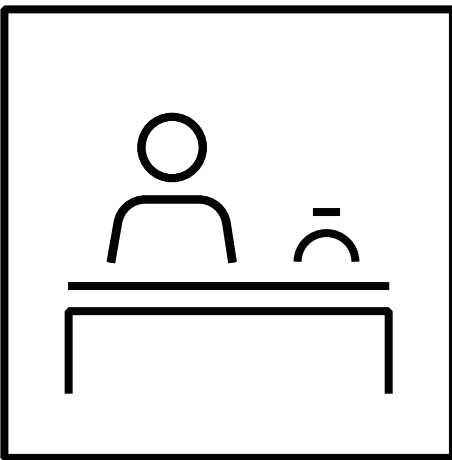
Life App



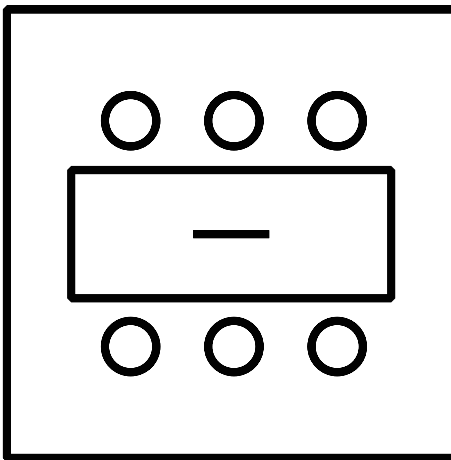
On-Site Car Parking



Private Phone Booths



Concierge Service

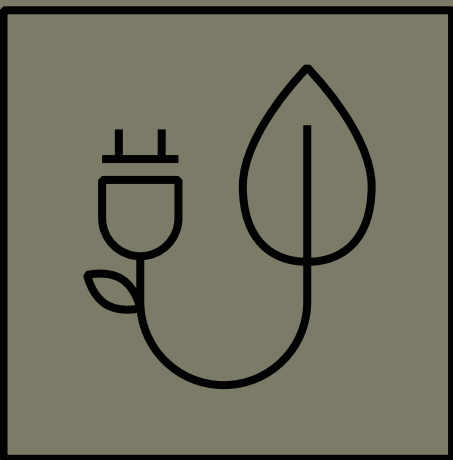


Meeting Rooms



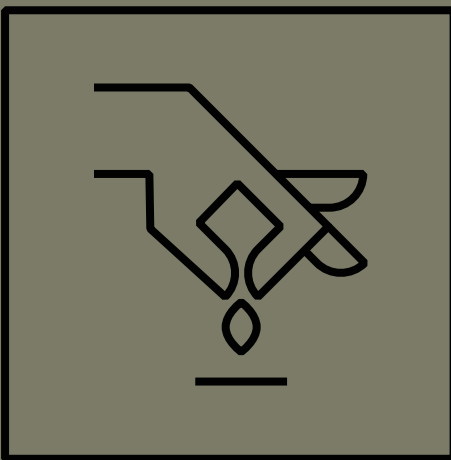
New Showers

Green initiatives



Green Power

Jackson House have moved to a 100% renewable electricity tariff in order to minimise our environmental impact and encourage the renewable sector. We also have 4 Ropec electric vehicle charging points — so our green power can power your car too!



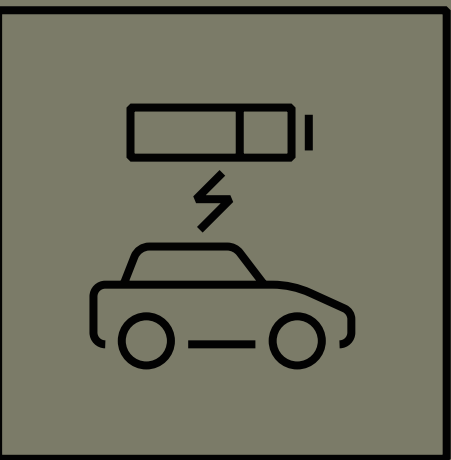
Green People

An important part of our landlord funded events calendar is our sustainability series. We believe every tenant is an ambassador of our building, we're invested in supporting small changes at work and home to support a better environment.



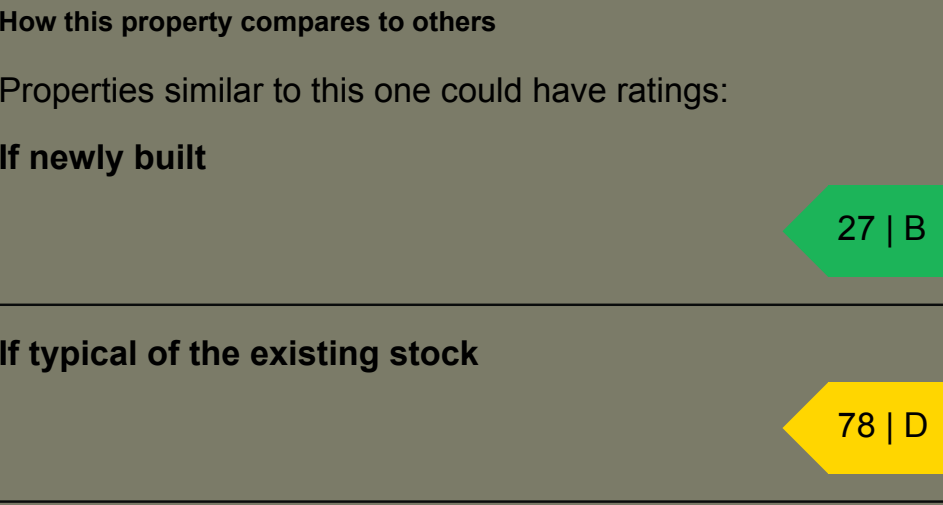
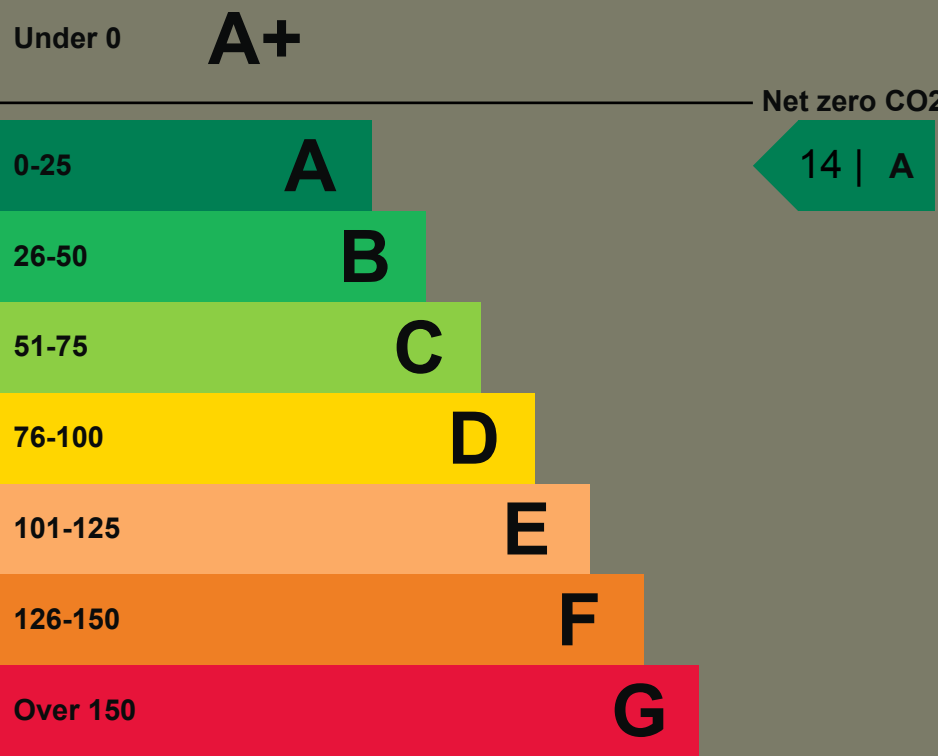
Waste Management

Waste management at Jackson House is an important aspect of our sustainability strategy. We are on track to hit our target of 100% diversion from landfill, and recycle as much of our waste as possible.



Green Travel

Reducing our tenants daily travel footprint is an important part of our refurbishment strategy. We provide enhanced bike storage and shower facilities. Each cycle rack and shower facility has the ability to reduce hundreds of car miles per year. All this and there is a Metrolink station just around the corner!





LED Lighting

New Glazing

Large Floor-plates

Secure Parking

Floor-plate

Expansive floor-plates with huge amenities

Jackson House offers one of the largest floor-plates in South Manchester, with single, uninterrupted floors of 29,000 sq ft.

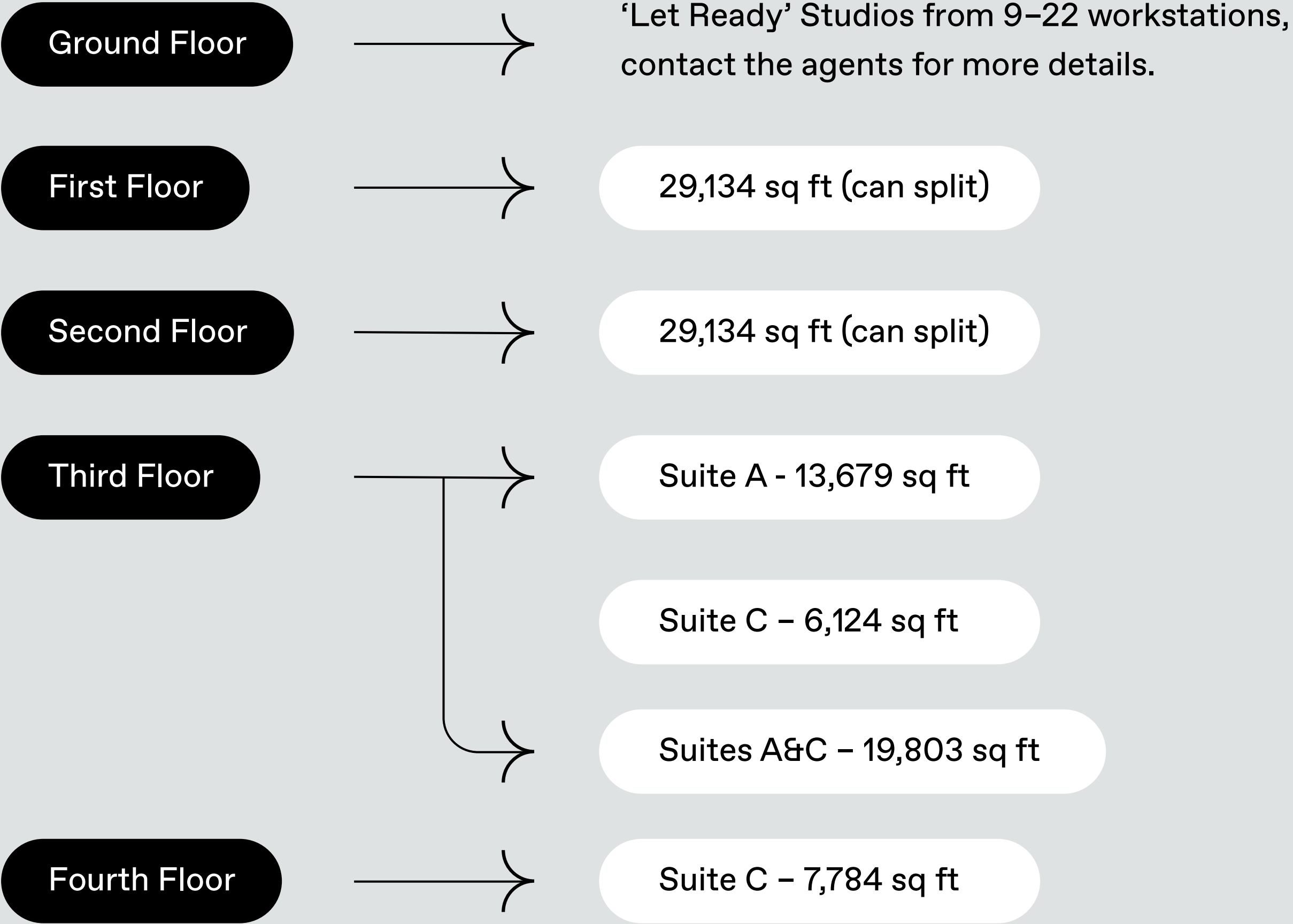
Currently the home of a number of leading businesses such as IBM, AA Projects, and Sesame Services.



Accommodation Schedule

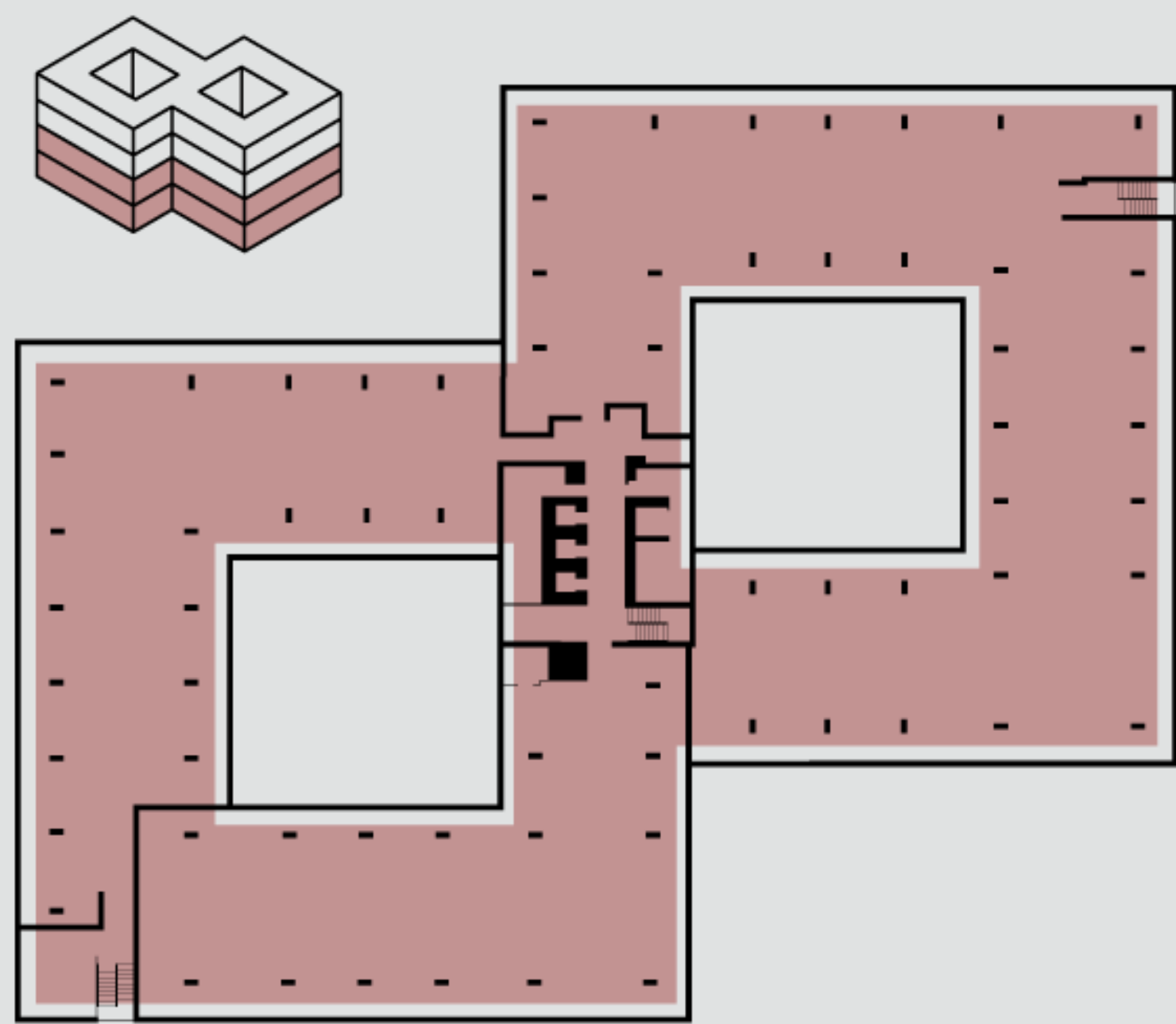
Flexibility is our thing, so whatever size your business is at present, we’ve got you covered now and in the future. Our spaces range from “Let Ready” Studios from 9 persons and upwards, to whole single floors of 29,134 sq ft – if you want it – and many other sizes in-between. We also offer flexibility in how you want to lease the workspace – from “easy-in/easy-out” simple, short-term lease agreements to more conventional longer term leases – and everything in between!

The Accommodation Schedule gives a general flavour of availability but for a more detailed and up-to date picture, please contact our Leasing Agents.



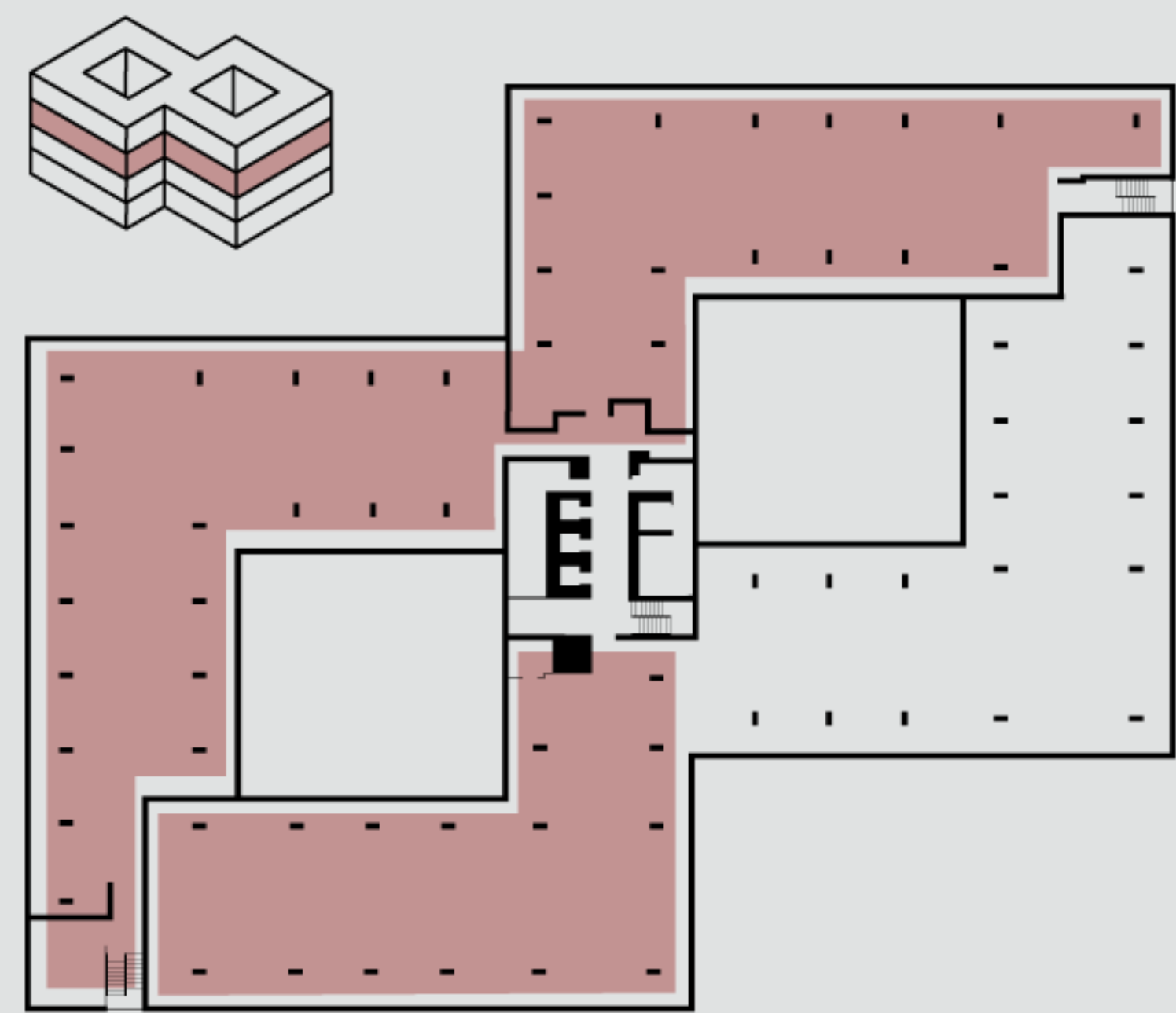
Floorplans

First & Second Floor

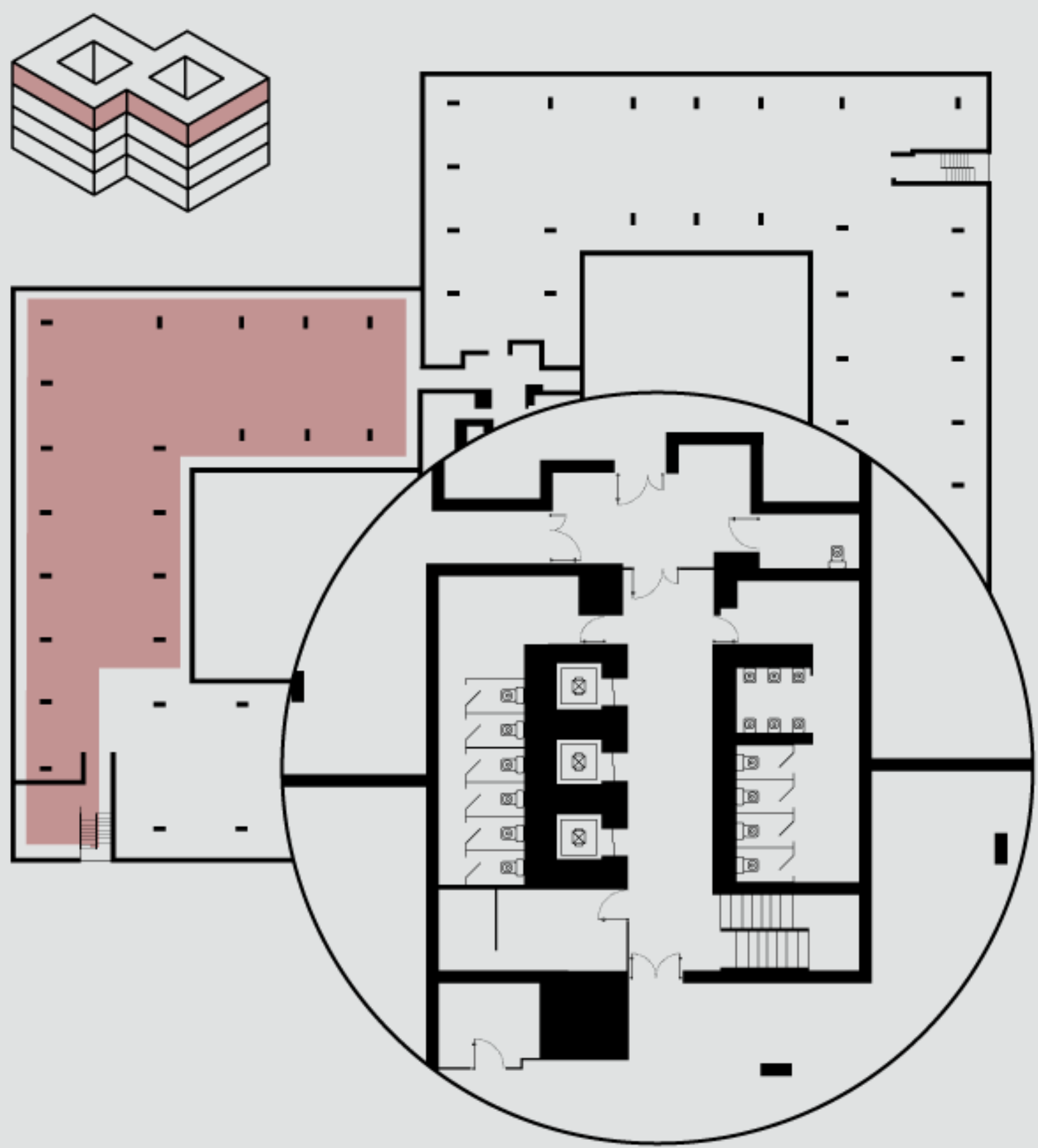


● Vacant

Third Floor

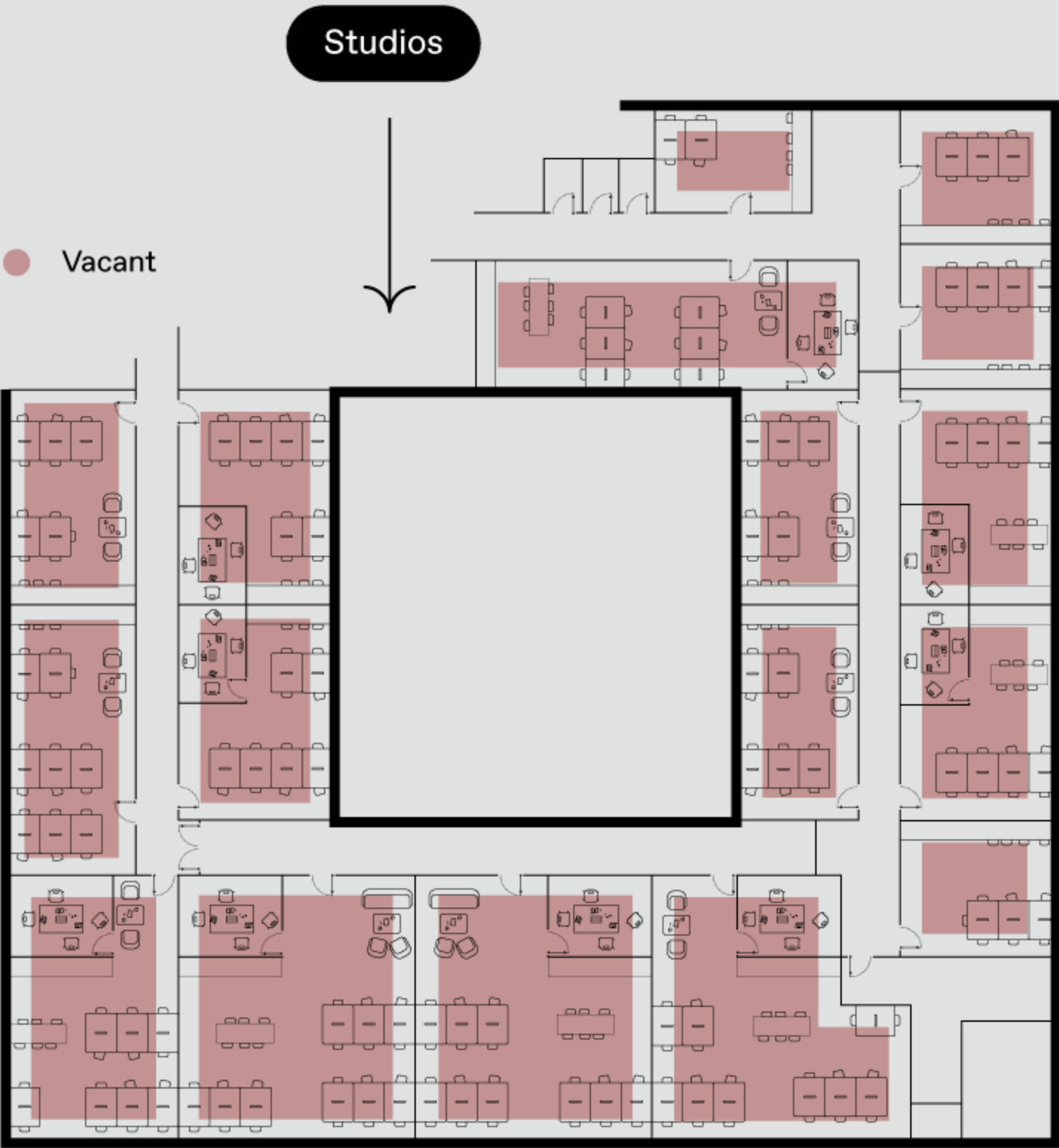
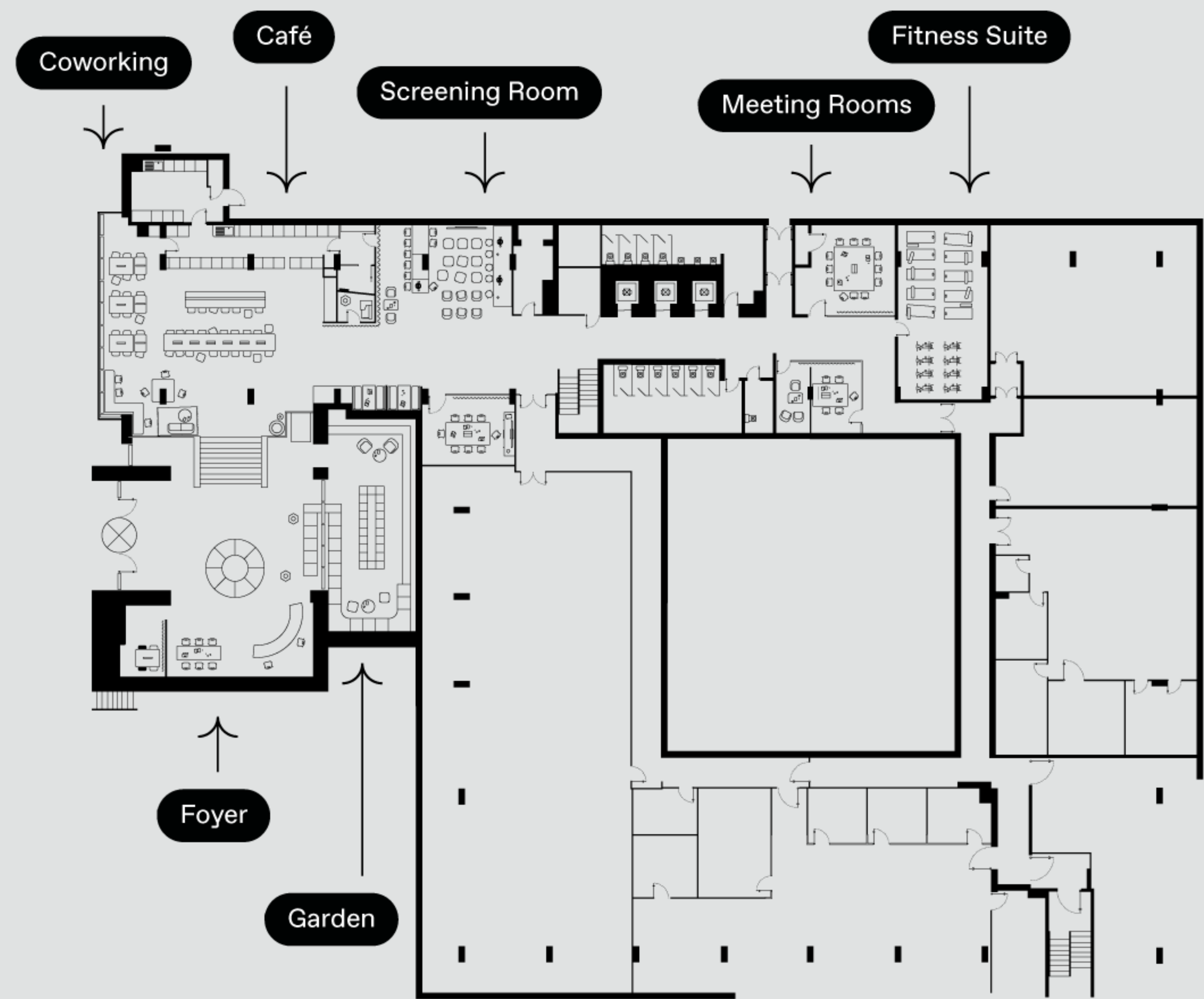


Fourth Floor



Male, female and accessible WC's on all floors &
3 x 10 person passenger lifts

Ground Floor



'Let Ready' Studios from 9-22 workstations,
contact the agents for more details.

Technical Specification

- Impressive new double-height Reception with Concierge service
- On-site Café with informal break-out /meeting areas
- Shared meeting facilities from 2 to 12 people
- Communal Garden with break-out area
- Secure two-deck car park with automatic barrier-controlled access
- Separate male & female shower/changing/locker facilities
- Secure Bike Store with Drying Room
- Male, female and accessible WC's on all floors
- LG7-compliant LED lighting to office areas
- Flexible acoustic tile suspended ceilings
- VRF Air Conditioning
- Fully accessible Raised Floors (upper floors)
- Perimeter skirting trunking (Ground Floor)
- Quality anti-static carpet tiles
- New double-glazed windows
- 3 x 10 person passenger lifts
- 24/7 Access (via electronic access control system)
- CCTV monitored 24/7
- 4 "Rolec" electric vehicle charging points



Choose what suits your business

It's a cliché, but it's true. The world is changing rapidly. And so is the way we need and want to work.

That's why we want to offer a new approach to managing your workspace. The challenges we've all faced have shown where our priorities need to be. Right at the top: stay flexible.

Our spaces are designed to flex around you and your needs, so you can manage costs carefully and above all, stay focused on what really matters to your business. Here's how our flexible leasing products work, so your business can thrive in the new normal.



1. Let Ready Go/Studios

All our fully-fitted workspaces are ready to move into right away. And because they are available on short leases everything is a lot easier to plan and manage. It all just means we're ready when you are.

2. Custom

We don't know how you like to work, so you can fit each space out the way that makes you feel most at home. There's no upfront cost, you just choose the furniture you need to be relaxed and productive and we'll take care of the rest. Your workspace, your way.

3. Complete

You have enough on your plate with business finances. So we give you one easy-to-manage bill, with everything included. If you want we can bundle the complete service onto your Let Ready or Fit-Out lease, saving you both time and money, and reducing your liability too.

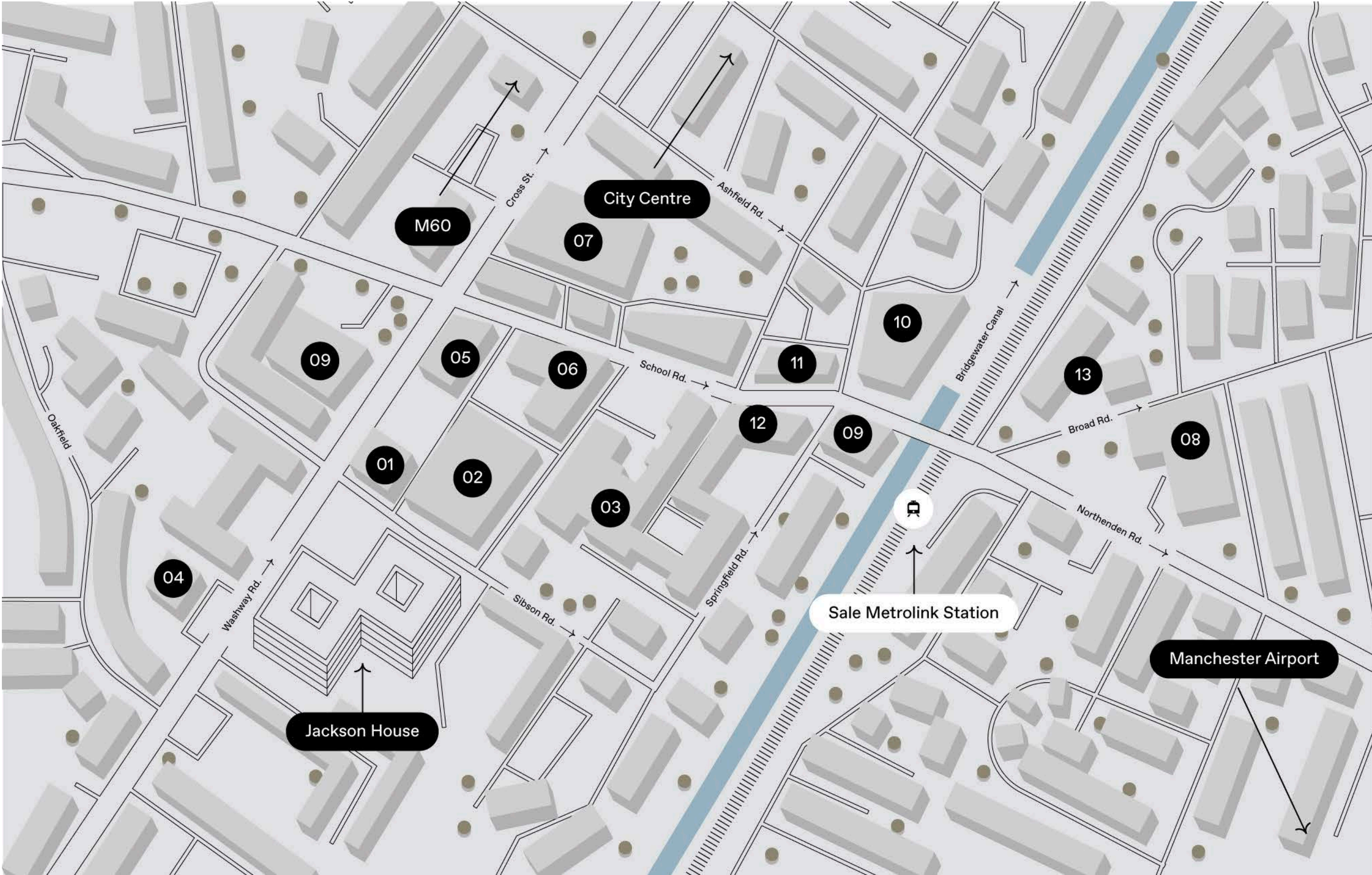
The Neighbourhood

We're a thriving community at Jackson House, and we've made sure there are lots of amenities on hand. But there's even more if you want to step out.

Being a stone's throw from Sale town centre means you've got all kinds of food, fitness and fresh roasted coffee to choose from right here in your neighbourhood.



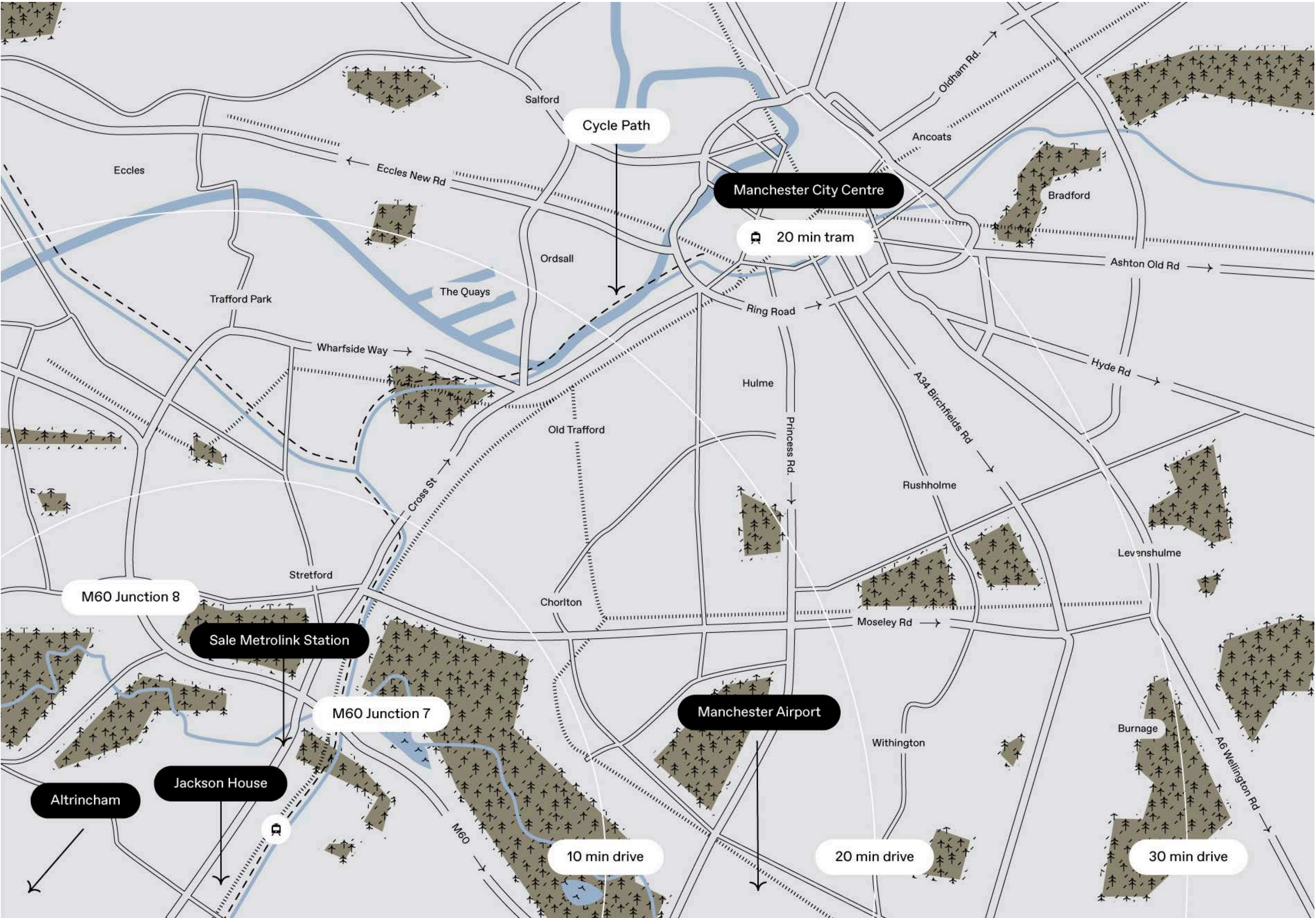
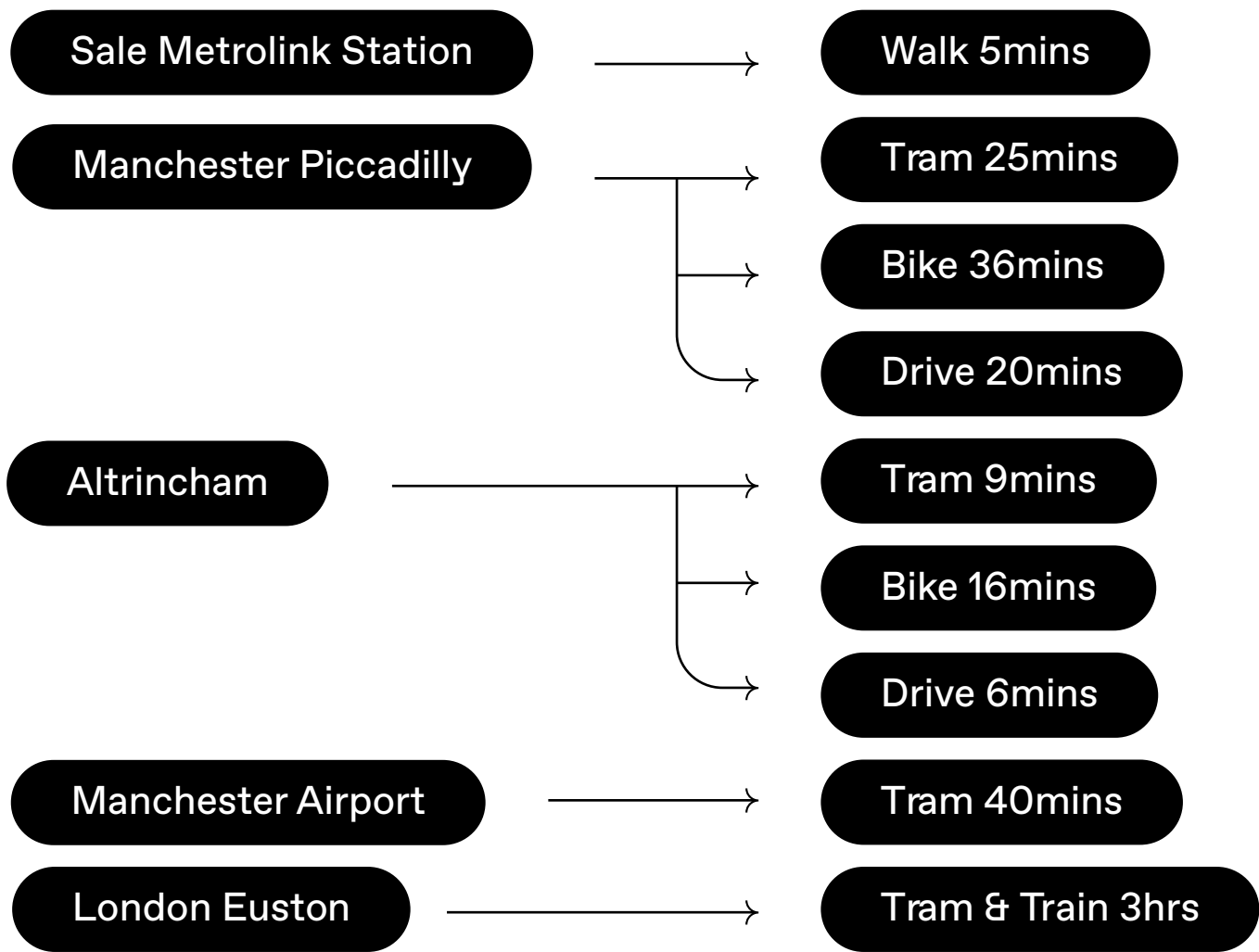
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|------------------------------------|----------------------------------|
| 01. M&S Food | 08. Sale Leisure Centre |
| 02. Tesco Superstore | 09. Block & Gasket |
| 03. Stanley Square Shopping Centre | 10. Waterside Arts Centre |
| 04. Subway | 11. PizzAmmore |
| 05. Bean & Brush Café | 12. Beer & Groceries |
| 06. ALDI | 13. Q-Park Multi-Storey Car Park |
| 07. Sainsbury's | |



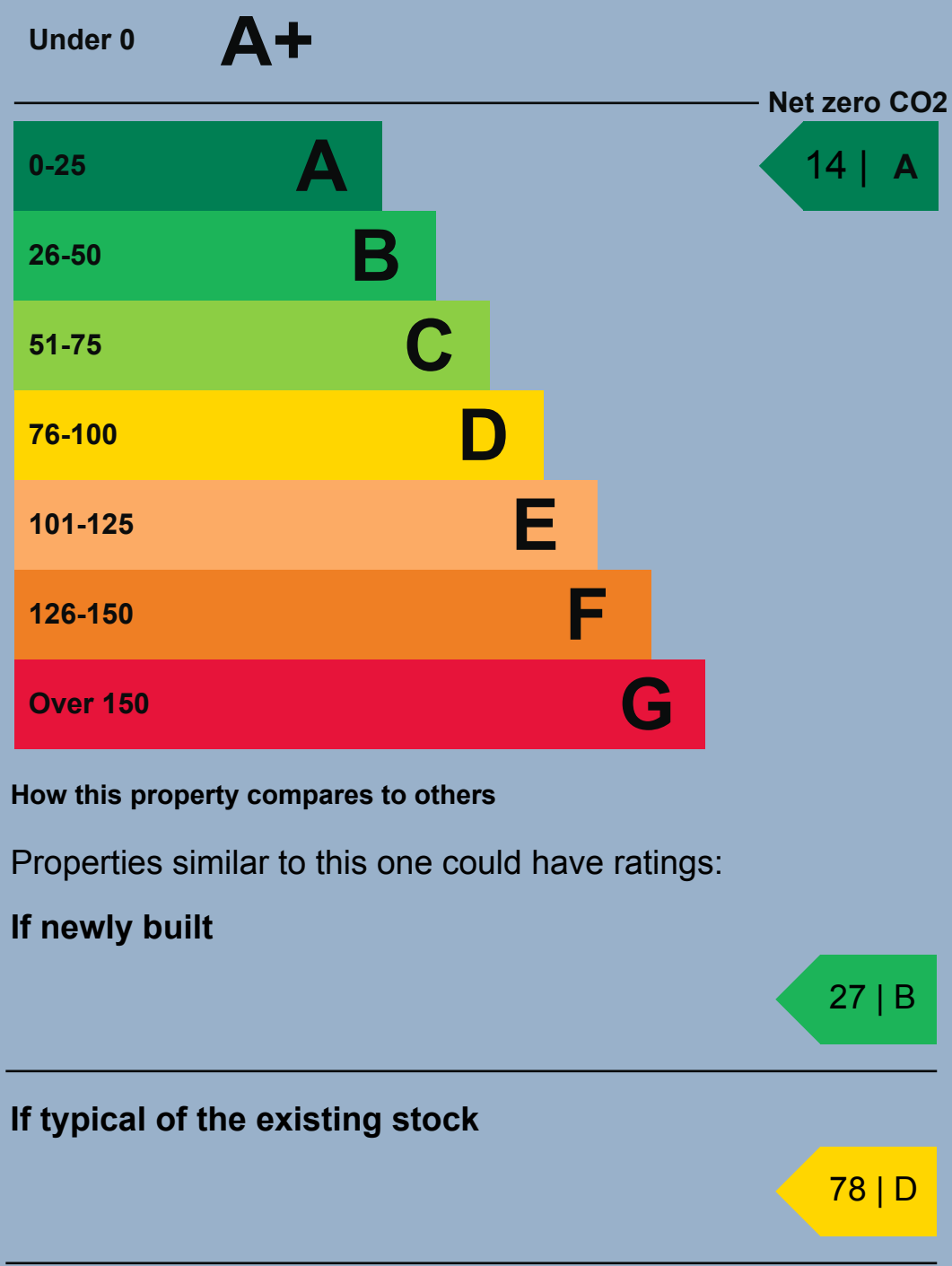
Travel Times

Sitting right on the southern edge of Greater Manchester, Sale itself is surrounded by glorious countryside, buzzing urban locales and visitor hotspots such as the Trafford Centre.

Access to Manchester City Centre and its world class professional, finance, fintech and creative industries is easy — just head straight down the A56 Chester Road corridor by car or by Metrolink Tram. Manchester Airport is 15 minutes’ drive, providing flights to multiple international and domestic destinations, so your business has everything it needs within easy reach.



All under one roof at Jackson House



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