



A NEW WORLD OF ENTERTAINMENT

PRINTWORKS

MANCHESTER



COMMITMENT THROUGH INVESTMENT

A GAME-CHANGING ENTERTAINMENT DESTINATION

Newly re-activated through a £27m investment, Printworks is a digital pioneer in the international leisure market.

Our 1000m² digital ceiling is Europe's largest and a dynamic platform for immersive audio-visual performances both day and night.

COMPETITIVE SOCIALISING

**WE'RE CREATING A FULLY
INTERACTIVE AND IMMERSIVE
FAMILY-FRIENDLY ENVIRONMENT
ON A SCALE NOT PREVIOUSLY
SEEN IN THE UK**

tenpin
EAT · DRINK · PLAY · BOWL

TREETOP
ADVENTURE
GOLF

BOOM
BATTLE BAR

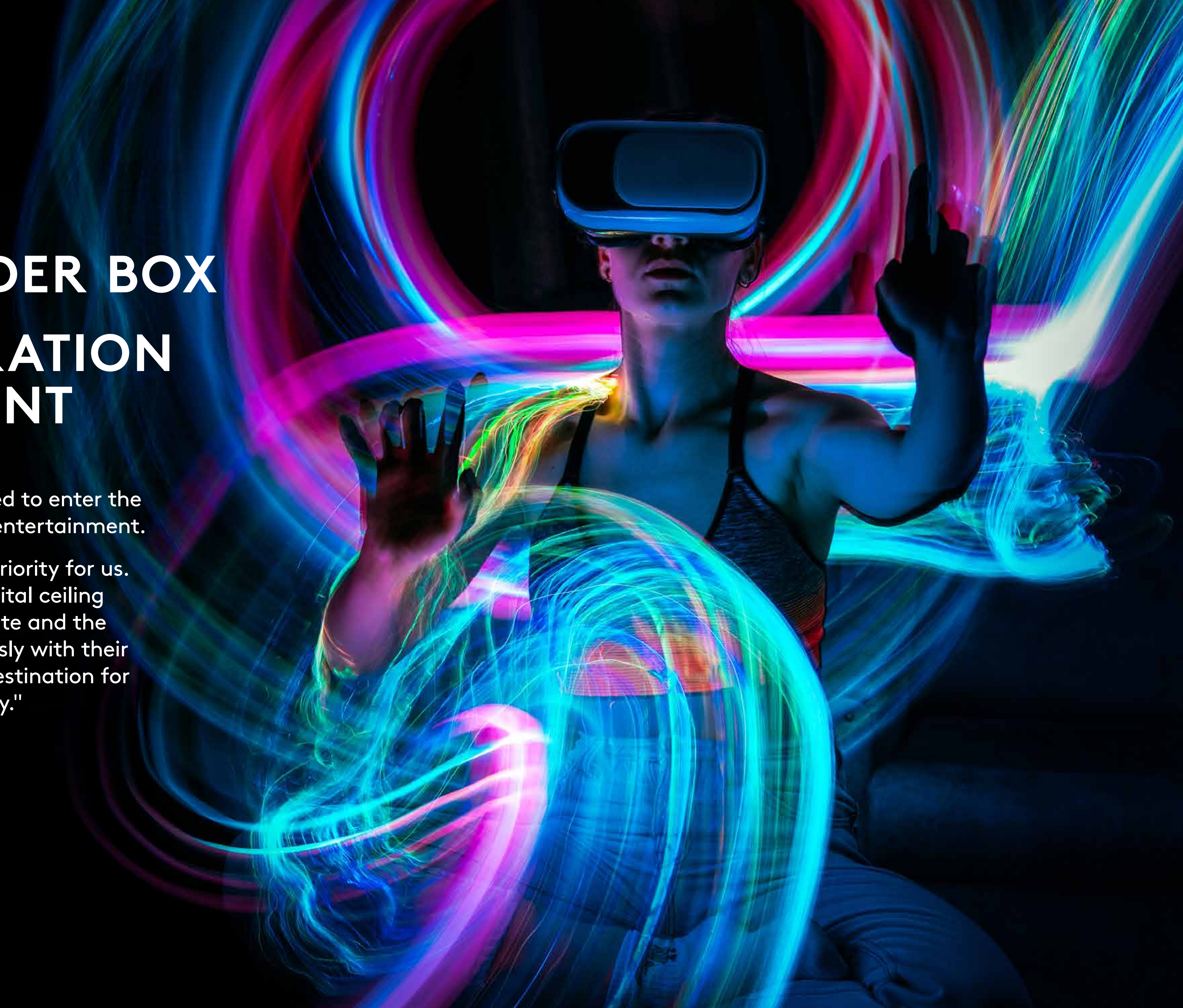
COMPETITIVE SOCIALISING

WELCOMING SPIDER BOX THE NEXT GENERATION OF ENTERTAINMENT

"Since our establishment in 2020, we've aspired to enter the ownership and operation of location-based entertainment.

Manchester, particularly Printworks, was a priority for us. The recent investment in Europe's largest digital ceiling showcases Printworks' commitment to the site and the city. We believe Spider Box will align seamlessly with their vision to establish Printworks as a premier destination for immersive experiences and digital technology."

ROB HETHERINGTON
CEO of Spider Entertainment



COMPETITIVE SOCIALISING

READY PLAYER ONE

Consumers seek ultimate technology-led experiences. Our giant free-to-play multi-player gaming screen brings a new level to this digitally-led destination.

We're presenting opportunities from 8,000 – 30,000 sq ft. Join this pioneering, internationally recognised round-the-clock leisure and dining venue with an established and exciting occupier-mix – from day-time family to evening and late-night offers.



PRINTING

AN ENTERTAINING ENVIRONMENT

Our state of the art 1000m² digital ceiling is programmed with bespoke content and can react to movement beneath, providing a truly immersive experience.



CINEMA AND IMAX

EUROPE'S 2ND LARGEST IMAX

Created as part of Vue's simultaneous
£6m refurbishment – establishing a
flagship venue with 23 screens.



RESTAURANTS & BARS

A LINE UP FULL OF FLAVOUR

Day-time family to evening and late-night offers. Join an established and exciting occupier mix to re-fuel and re-fresh our 8 million+ guests every year.

TANK & PADDLE

CRAFT BEERS

TANK & PADDLE



CHIQUITO

CHIQUITO

CHIQUITO

CHIQUITO

wagamama

TANK & PADDLE

THE BIERKELLER
MANCHESTER

Frankie & Benny's
NEW YORK ITALIAN RESTAURANT & BAR

Hard Rock
CAFE

Nando's

WALKABOUT

O'Neill's
EAT · DRINK · ENJOY

wetherspoon

CARGO



SOCIAL ENGAGEMENT

ESCAPE ORDINARY

Our dedicated on-site marketing team generates millions of social media impressions and media coverage through a multi faceted approach that includes live events, influencer marketing, strategic news-making and targeted brand placements.

3,506,250

total impressions in 2023 across Facebook, X and Instagram

51,000

Facebook followers

40,100

X followers

9,500

Instagram followers

16,800

TikTok likes

FOOTFALL

PRINTWORKS WELCOMES OVER 8 MILLION GUESTS ANNUALLY

A vibrant city with the UK's fastest growing city centre population.

As the 3rd most visited city in the UK, Manchester attracts millions every year – including 1.15 million international tourists.



LEISURE AND F&B EXPERIENCES FOR EVERY AGE

A diverse mix creating a leisure stronghold with high footfall and repeat visits.

vue

tenpin
EAT • DRINK • PLAY • BOWL

**TREETOP
ADVENTURE
GOLF**

**BOOM
BATTLE BAR**

 **SPIDER**
entertainment
Coming soon

 **Nando's**

CHIQUITO

wagamama

Frankie & Benny's
NEW YORK ITALIAN RESTAURANT & BAR

Hard Rock
CAFE

 **Nuffield
Health**

 **O'Neill's**
EAT • DRINK • ENJOY

**THE
BIERKELLER
MANCHESTER**

**TANK &
PADDLE**

WALKABOUT

wetherspoon

 **CARGO**

 **CITYSWEETS**

All looked after by a proactive and engaged on-site management and operations team.

Façade works combine restoration of the building's heritage, alongside enhanced occupier visibility and digital activation.

A PLATFORM TO PERFORM IN MANCHESTER...



...A VIBRANT CITY CENTRE

An exciting opportunity to be part of this energetic entertainment quarter within Manchester city centre's fast evolving, socially active and affluent surrounding community of local residents, students, workers, and national and international visitors.

Printworks has excellent transport connections with Exchange Square Tram and Manchester Victoria station, as well as surrounding attractions – including Manchester Arndale (46 million visitors annually).



go Arena

NOMA

SHUDEHILL

SOLO LIVE

ETIHAD ARENA

NORTHERN QUARTER

PRINTWORKS

MANCHESTER VICTORIA

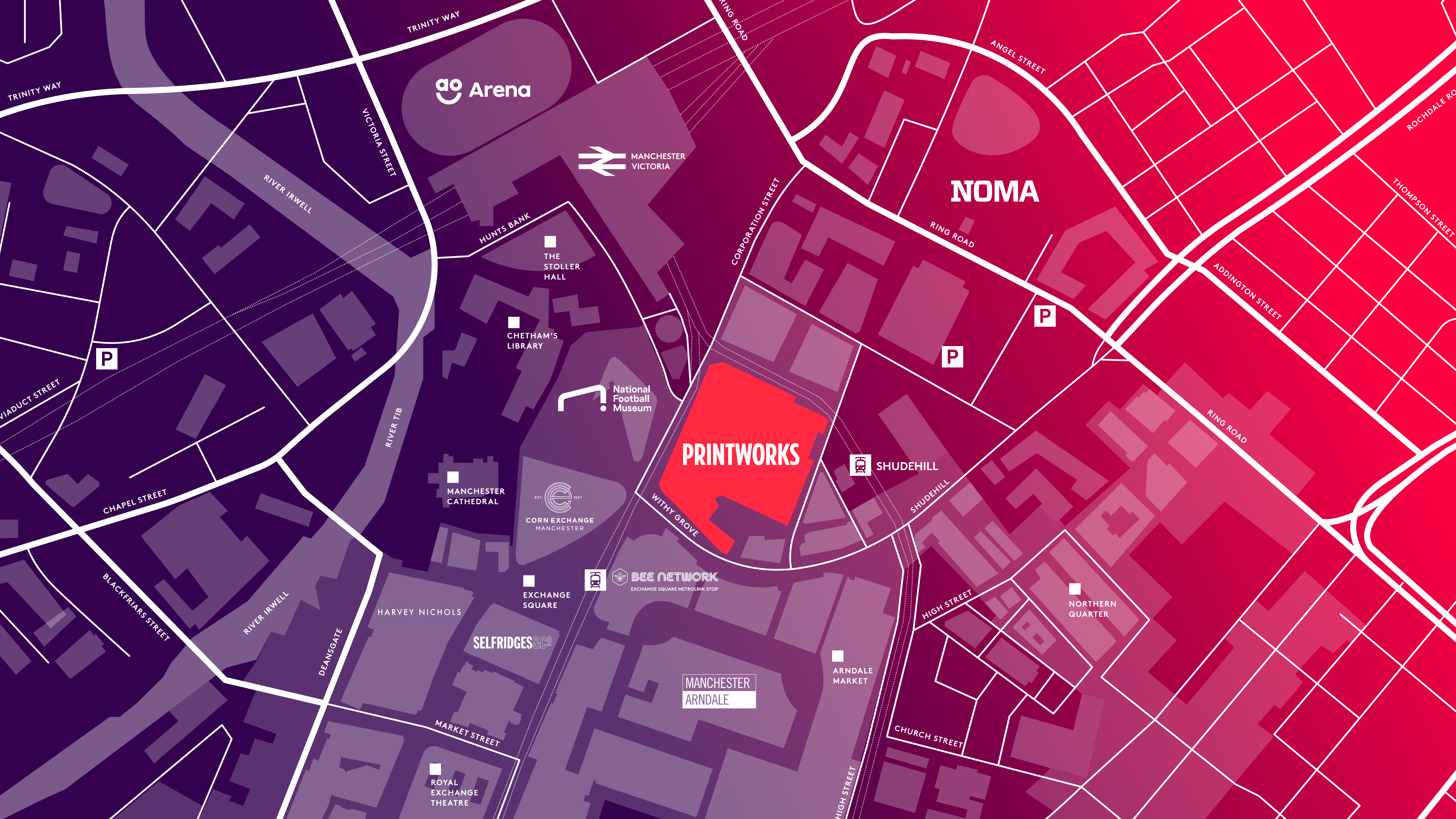
National Football Museum

MANCHESTER ARDALE

CORN EXCHANGE MANCHESTER

EXCHANGE SQUARE HARVEY NICHOLS SELFRIDGES&CO

BEE NETWORK EXCHANGE SQUARE METROLINK STOP



Arena

MANCHESTER VICTORIA

NOMA

PRINTWORKS

SHUDEHILL

MANCHESTER CATHEDRAL

CHETHAM'S LIBRARY

CORN EXCHANGE MANCHESTER

BEE NETWORK
EXCHANGE SQUARE METROLINK STOP

EXCHANGE SQUARE

HARVEY NICHOLS

SELFRIDGES & CO

MANCHESTER ARNDALE

ARNDALE MARKET

NORTHERN QUARTER

ROYAL EXCHANGE THEATRE

P

P

P

DEMOGRAPHICS

MANCHESTER, A CITY WITH A GLOBAL REPUTATION

2.8 MILLION

Greater Manchester population

77%

Population aged 16-44 – a young
and socially active catchment

100,000+ STUDENTS

One of the largest student populations in Europe across four
universities welcoming over 19,000 international students

FASTEST GROWTH

Rate for UK employment

£74.85 BN GVA

Manchester City Region

50%

ABC1 social groups – a socially
active and affluent catchment





REUNITED

Printworks is the go-to host for live events and brand partnerships - combining our indoor digital environment with the offer and experiences of our operator line-up.

CENTRE OF ATTENTION

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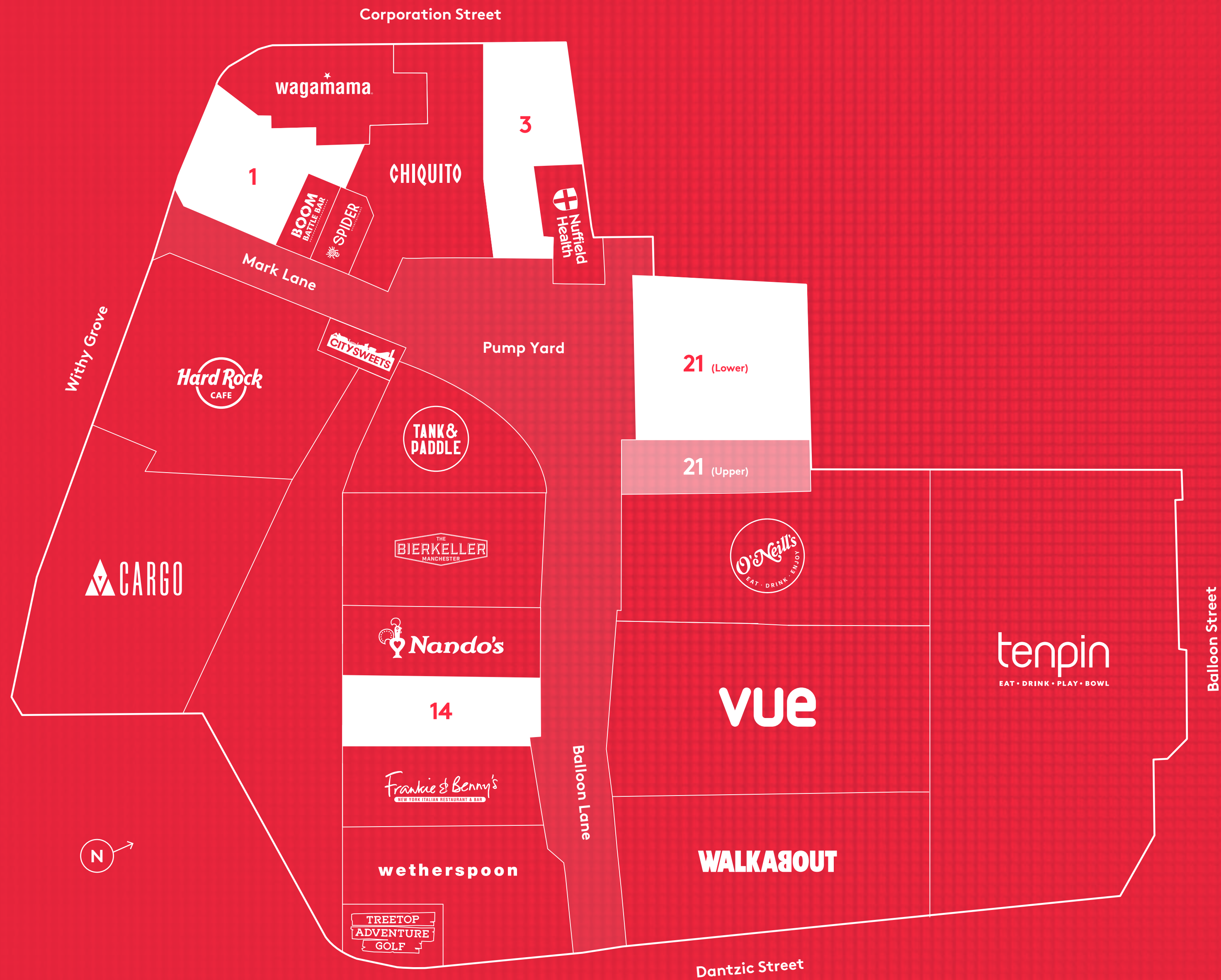
CENTRE OF ATTENTION

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DREAMWORKS
**KUNG FU
PANDA
4**

IN CINEMAS THURS MARCH 28
BOOK TICKETS



Located in the heart of central Manchester's leisure quarter, the significant floorplates at Printworks are a rare opportunity in this prime city centre location.

Availability schedule

| Unit | Floor | Size | Total |
|------------|-----------|--------------------------|--------------------------|
| 1 | Ground | 2,428 sq ft (225.5 sq m) | 8,248 sq ft (766.2 sq m) |
| | Mezzanine | 2,202 sq ft (204.6 sq m) | |
| | First | 3,618 sq ft (336.1 sq m) | |
| 3 | Ground | 1,973 sq ft (183.3 sq m) | 6,664 sq ft (619.1 sq m) |
| | Basement | 4,691 sq ft (435.8 sq m) | |
| 14 | Ground | 1,338 sq ft (124.3 sq m) | 1,927 sq ft (179 sq m) |
| | Mezzanine | 589 sq ft (54.7 sq m) | |
| 21 (Lower) | Ground | 4,479 sq ft (416.1 sq m) | 4,864 sq ft (451.8 sq m) |
| | Mezzanine | 385 sq ft (35.7 sq m) | |

Available
 Under offer

PRINTWORKS

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