

Savills advises on refurbishment plans for iconic Manchester building

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Plans for an iconic Grade II listed building in the centre of Manchester to be transformed into an enterprise hub have been given the green light.

Sunlight House, which was acquired by Kinrise Real Estate in a joint venture with real estate fund Karrev last year, will now be given a new lease of life following approval for the developer's refurbishment plans by Manchester City Council.

The reimagination of Sunlight House, built in 1932, has been guided by original plans drawn up by the building's original architect Joseph Sunlight, according to Kinrise - who specialise in converting heritage buildings into workspace.

Working with architect Anomaly, Kinrise plans to refurbish and reposition the asset by splitting some of the floors into small office suites aimed at companies in the creative, social, and professional sectors.

According to the planning statement, prepared by Savills on behalf of Kinrise, more than 80% of the current market demand in the last two years has been for offices smaller than 5,000 sq ft and that dividing floors into smaller suites would be 'a significantly positive attraction' for Sunlight House.

The proposed changes to the reception at Sunlight House will include a double-winged staircase, café and co-working areas. It is understood that this space will also be used for events and open to the general public.

Each of the building's 14 floors will be modernised in a sensitive, heritage-led way. The approved plans also deliver significant improvements to the buildings environmental credentials, including new solar

panels on the mansard roofs.

Jay Patel, director in the Planning North team at Savills, says: “We are thrilled to see the exciting refurbishment plans for this iconic Manchester building given the go ahead. We are in no doubt that the proposals will breathe new life into Sunlight House, seeing it restored in a sensitive and sustainable way, making it fit for purpose for another 100 years.”

Savills Planning and Heritage & Townscape teams continue to advise Kinrise Real Estate and the wider team on this project.