



CUSTARD PIE PROPERTIES

42ND STREET

NEW OFFICES & DROP IN CENTRE



City Build Manchester have completed a new office development in Manchester City Centre for 42nd Street a company who provides support and counselling for young people. The brief was to deliver a unique building which would encourage the Charities young people to use the facilities on offer. A major Challenge of the project was to deliver such a building for the Charities firm budget of £750,000.00 and within the 26 weeks available.

The Constricted Site with Great Ancoats Street to the front and sandwiched between two existing Buildings added to the Challenges of the project.

Market Sectors:

- Office
- Commercial
- Industrial
- Residential
- Educational
- Healthcare
- Leisure
- Retail
- Public Sector



The Main Office Building is clad with 900m2 of striking Aluminium panels. The Panels continue on a striking sloping spine wall which leads visitors from the main entrance to the main office building passing by the internal garden / courtyard in the centre of the site. The striking bespoke white entrance gates give a stylish but protective finish to the façade of the building.

The internal finishes are minimalistic with no ceilings or soft furnishings, colourful resin floor finishes are laid direct onto the concrete floor slabs and all mechanical and Electrical Services can be clearly seen throughout the building. A lift was installed to service all floors.

The project was Successfully completed on Time and Budget.

Client:

Custard Pie Properties

Architect:

Bradshaw Gass & Hope LLP

Structural Engineer:

Bradshaw Gass & Hope LLP

Quantity Surveyor:

Capita Symonds

Value:

£750,000.00