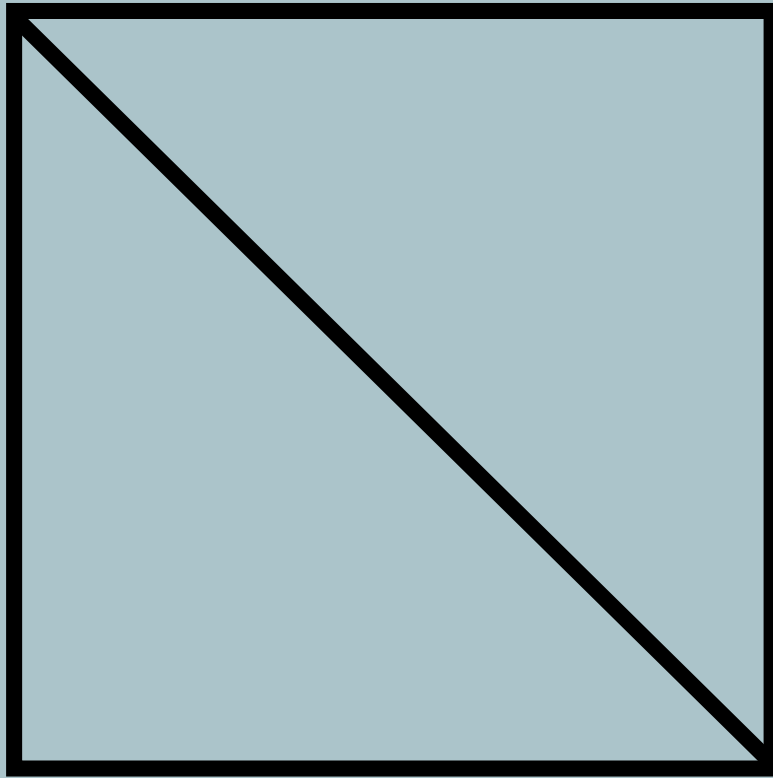




ICE FACTORY NORTH

STUART WORTLEY ST.

The Ice Factory North welcomes visitors into an impressive three-storey entrance hall.

Offering a range of bright, contemporary work spaces the building is purpose designed to provide the flexibility modern occupiers need.

Arranged over three floors of offices, studios & workshops the building delivers a range of spaces from 1,000 ft² to 17,000 ft².

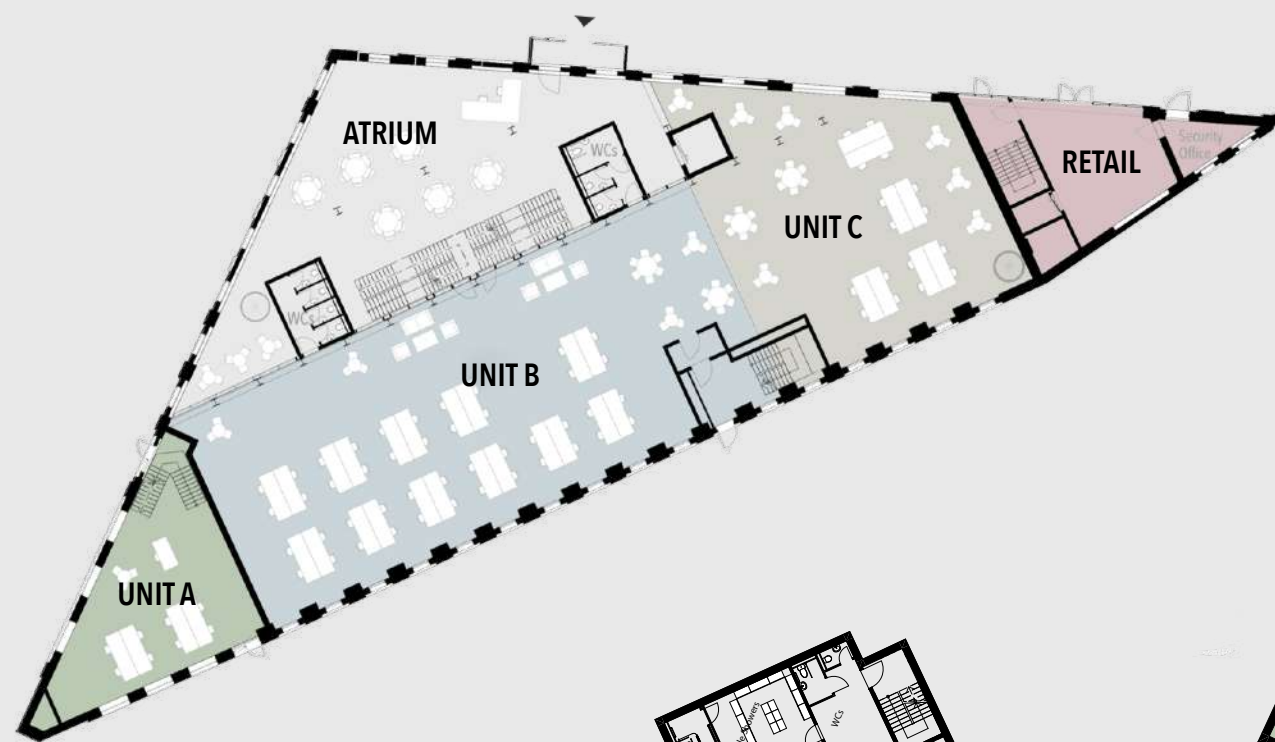
Features include roof terraces, link bridges to the exhibition & conference centre in the Ice Factory South, access to the waterside at Fish Dock 2 and immediate adjacency to the Hotel.

Facilities

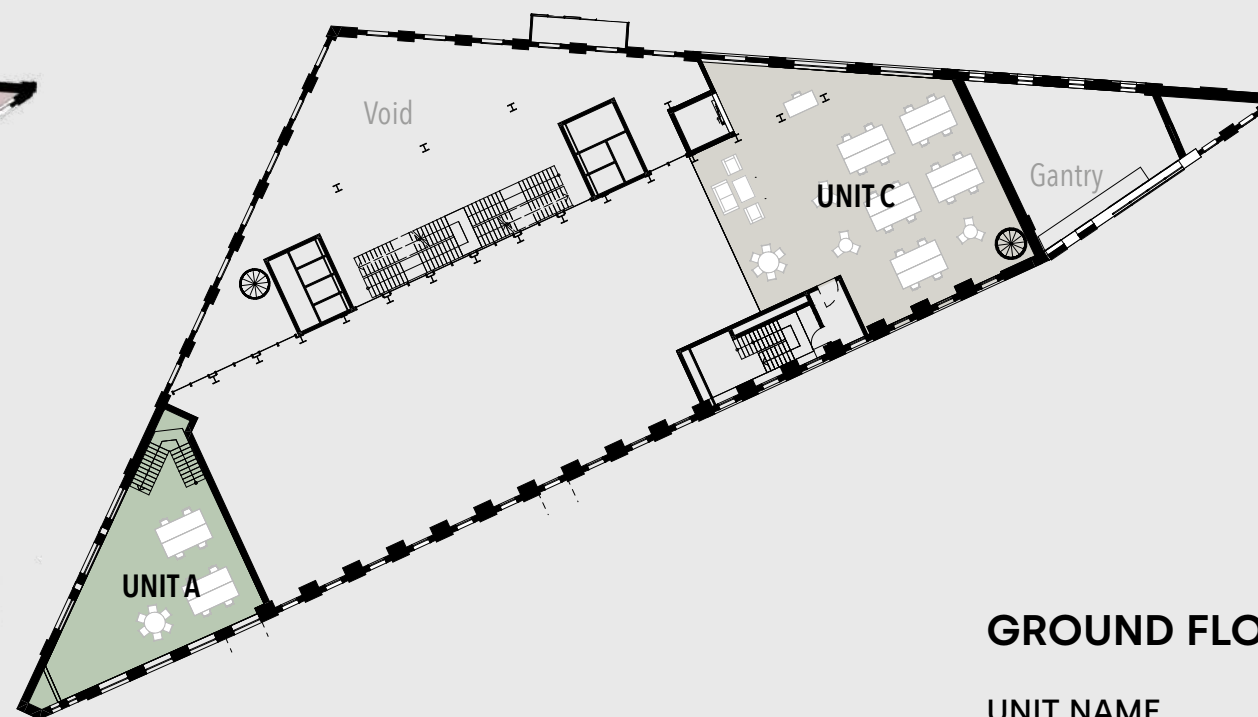
- Triple-height Reception Hall
- Informal & formal meeting spaces
- Roof terraces
- Boardroom facilities
- Gym & Wellness onsite
- Secure cycle storage
- Allocated secure car parking
- Free Car Charging facilities
- Fixed energy costs for 25 years
- Close proximity to Hotel Facilities
- Access to Ice Factory South Exhibition & Conference Centre
- Onsite 24 hr security

ICE FACTORY NORTH

STUART WORTLEY ST.



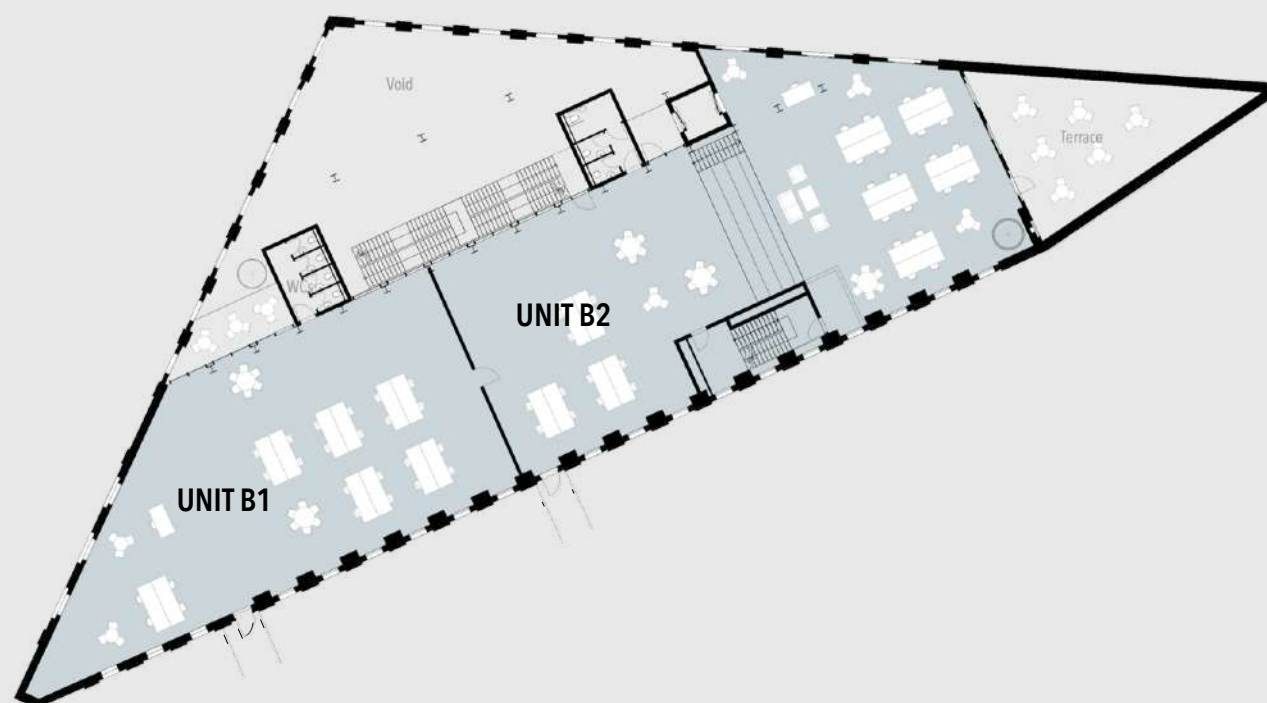
GROUND FLOOR



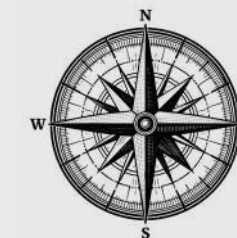
FIRST FLOOR



BASEMENT



SECOND FLOOR



GROUND FLOOR

UNIT NAME	m ²	ft ²
UNIT A	97 m ²	1,045 ft ²
UNIT B	411 m ²	4,430 ft ²
UNIT C	224 m ²	2,416 ft ²
ATRIUM	248 m ²	2,675 ft ²
RETAIL	79 m ²	857 ft ²

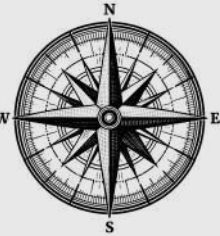
FIRST FLOOR

UNIT NAME	m ²	ft ²
UNIT A	88 m ²	952 ft ²
UNIT C	205 m ²	2,216 ft ²

SECOND FLOOR

UNIT NAME	m ²	ft ²
UNIT B1	308 m ²	3,325 ft ²
UNIT B2	430 m ²	4,639 ft ²

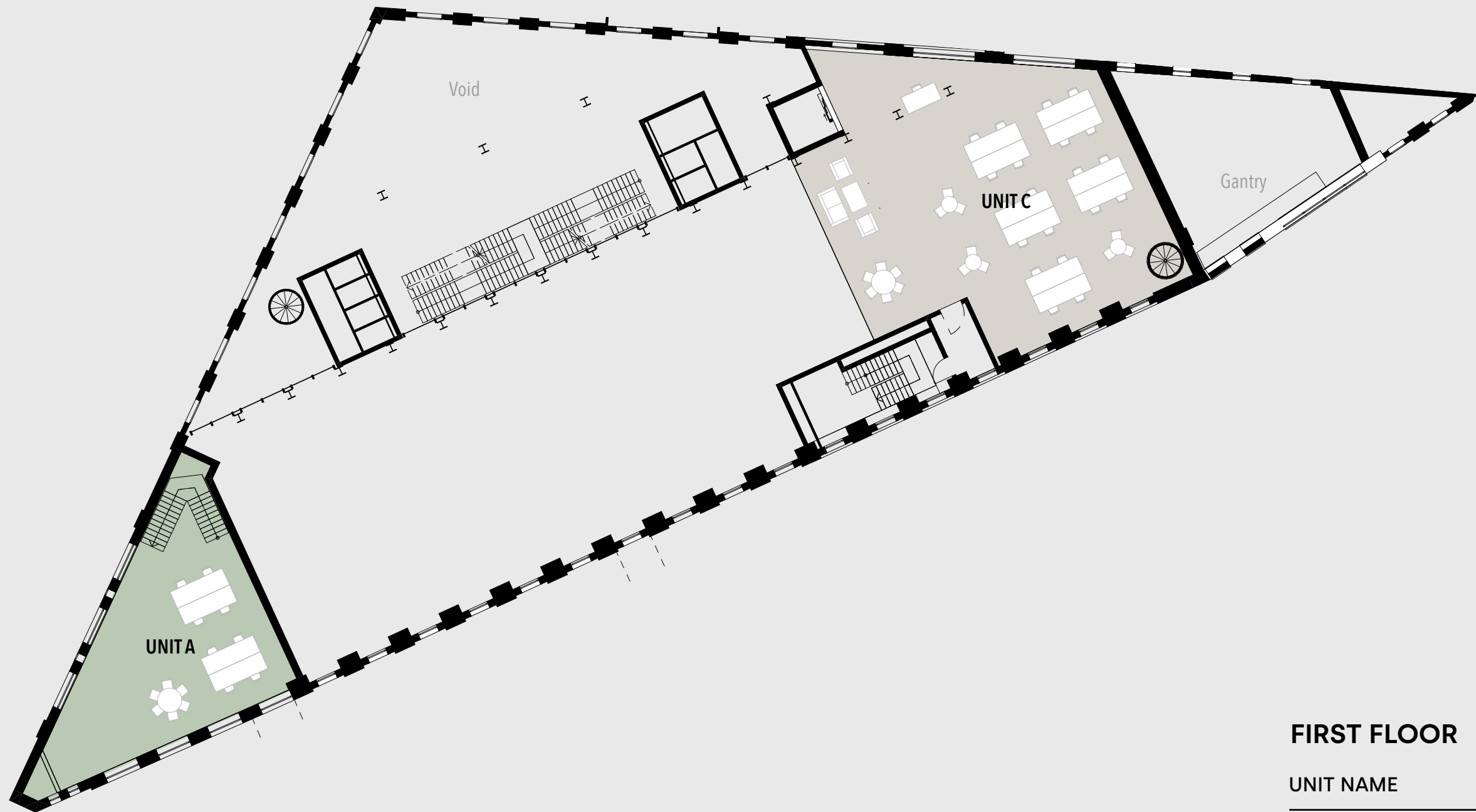
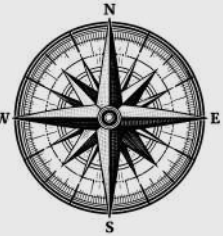
Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of the construction process it is not possible to give more than a general impression of the floor plans and configurations. Always refer to your sales representative for more information.



GROUND FLOOR

UNIT NAME	m ²	ft ²
UNIT A	97 m ²	1,045 ft ²
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FIRST FLOOR

FIRST FLOOR

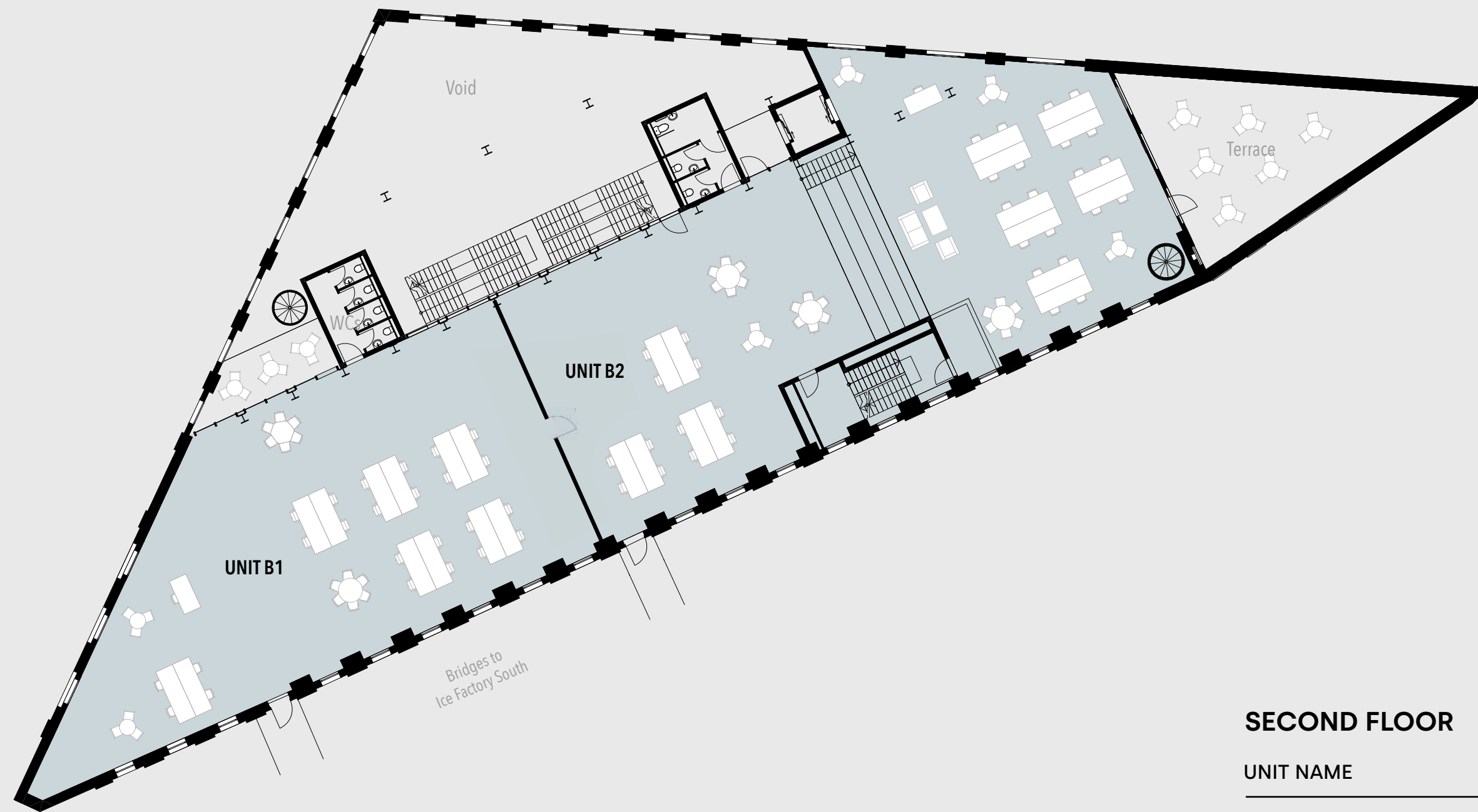
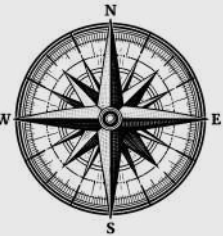
UNIT NAME	m ²	ft ²
UNIT A*	88 m ²	952 ft ²
UNIT C**	205 m ²	2,216 ft ²

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of the construction process it is not possible to give more than a general impression of the floor plans and configurations. Always refer to your sales representative for more information.



ICE FACTORY NORTH

STUART WORTLEY ST.



SECOND
FLOOR

SECOND FLOOR

UNIT NAME	m ²	ft ²
UNIT B1	308 m ²	3,325 ft ²
UNIT B2	430 m ²	4,639 ft ²

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of the construction process it is not possible to give more than a general impression of the floor plans and configurations. Always refer to your sales representative for more information.

ICE FACTORY NORTH

STUART WORTLEY ST.

DOCKS HOTEL

GORTON STREET

161 - Bedroom Hotel

- NetZero accommodation for researchers, industrial professionals, and conference attendees

ICE FACTORY NORTH

STUART WORTLEY ST.

Offshore Wind and Maritime R&D Hub

- Facilities for advancing wind turbine technology, maintenance innovation, and green shipping solutions
- Spaces from 1,000 ft² to 17,000 ft²

ICE FACTORY SOUTH

GORTON STREET

Exhibition and Conference Centre

- Over 13,000 ft² of state-of-the-art facilities for exhibitions, trade shows, and conferences
- Flexible spaces for workshops, panel discussions, and product showcases
- Docks Café

HENDERSONS JETTY

GORTON STREET

Commercial Units

- Office units
- Flexible spaces from 1,000 ft² to 8,500 ft²

PONTI'S KITCHEN

GORTON STREET

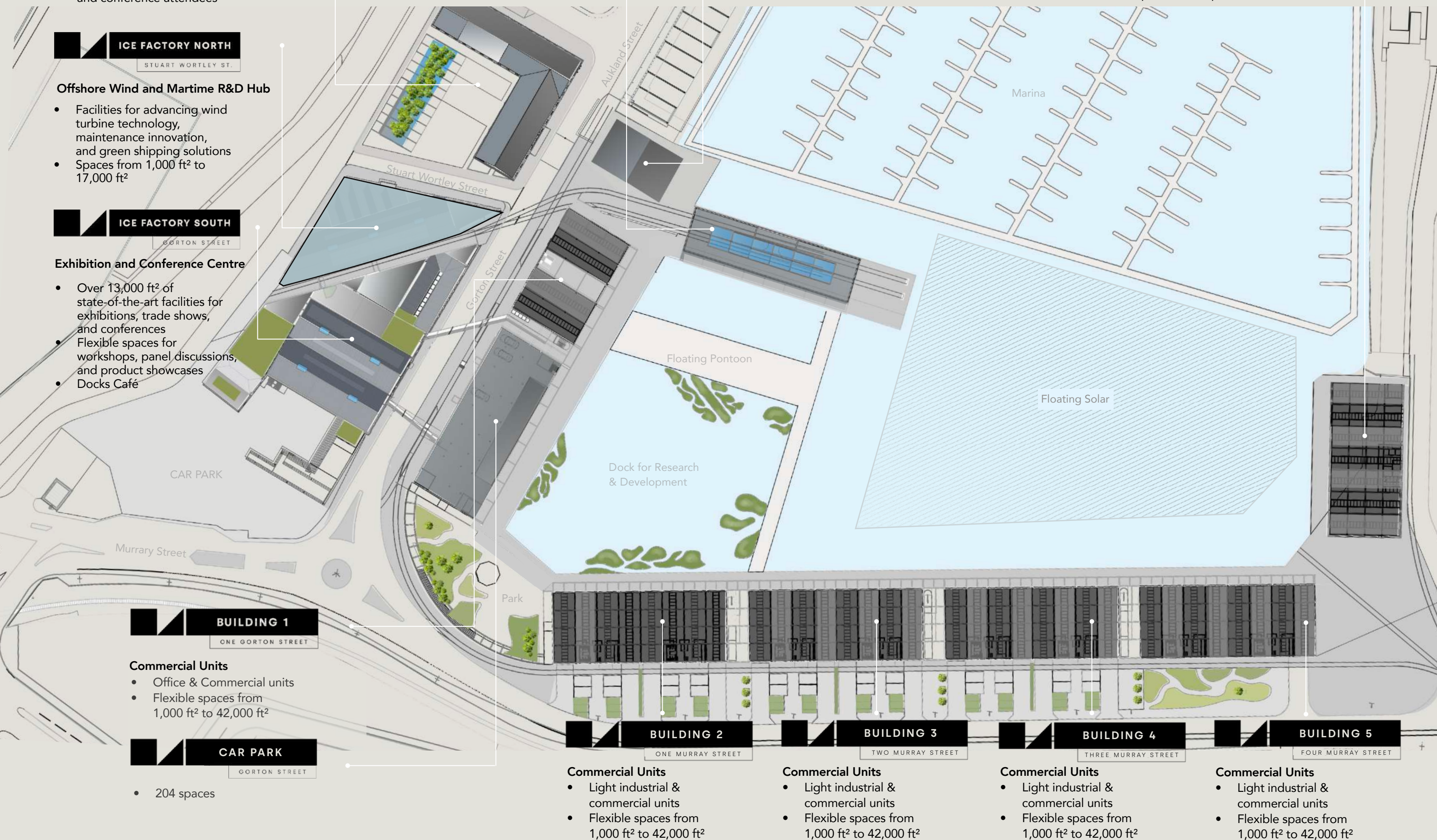
- Italian Restaurant
- Café
- Apart-hotel

BUILDING 6

FIVE MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 37,000 ft²



BUILDING 1

ONE GORTON STREET

Commercial Units

- Office & Commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²

CAR PARK

GORTON STREET

- 204 spaces

BUILDING 2

ONE MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²

BUILDING 3

TWO MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²

BUILDING 4

THREE MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²

BUILDING 5

FOUR MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²



The Ice Factory North

- 1 - Ice Factory North, Unit B Office Space
- 2 - Parker Street, Ice Factory North & South
- 3 - Ice Factory North & Hotel
- 4 - Ice Factory North Entrance, Stuart Wortley Street
- 5 - Ice Factory North, Reception Hall
- 6 - Ice Factory North & Hotel, Fish Dock Road

Computer Generated Images

The Ice Factory: The UK Centre for Offshore Wind, Green Maritime and Renewables



THE ICE FACTORY

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