



ICE FACTORY SOUTH

GORTON STREET

The Ice Factory South is a brand new state of the art exhibition and conference centre.

This Grade II* monument to Victorian engineering excellence is the only building of its type in the UK which has a heritage listing for its machinery.

Set in the massive hall where the factory used to pump out 1500 tonnes of ice per day, the Ice Factory South delivers convening spaces to serve everything from small intimate gatherings or education workshops to large scale plenary or live performance events.

At first floor level the building delivers a range of office, studio and workshop facilities of up to 15,000 ft2 and the site is served by Docks Café at the Gorton Street entrance.

Features include roof terraces, link bridges to the Ice Factory North, waterside access at Fish Dock 2 and close proximity to the Hotel.

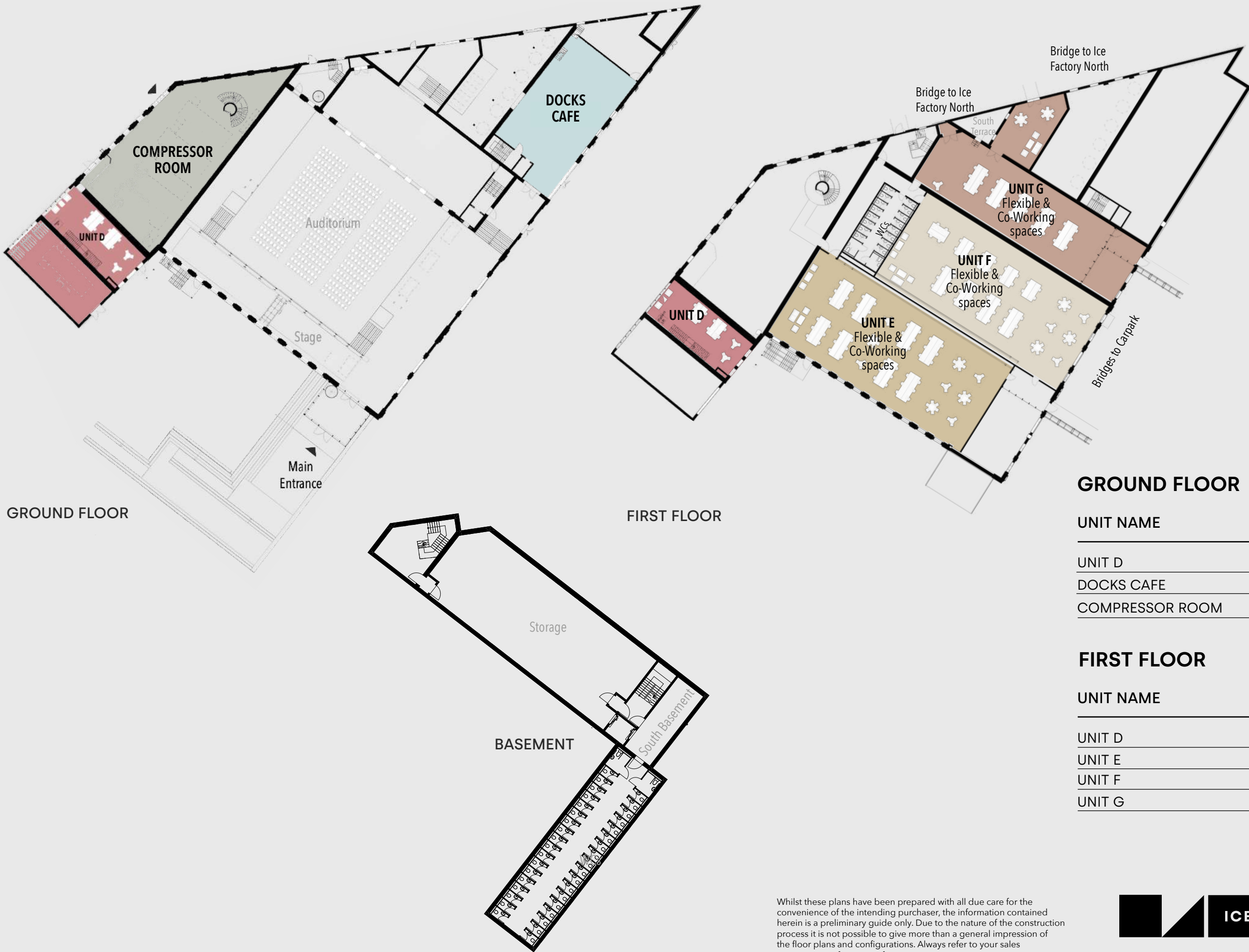
Facilities

- Ice machine main hall
- Informal & formal meeting spaces
- Staging for plenary sessions or live performance events
- First floor offices and studios
- 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 SOUTH

GORTON STREET



GROUND FLOOR

FIRST FLOOR

BASEMENT

GROUND FLOOR

UNIT NAME	m ²	ft ²
UNIT D	189 m ²	2,039 ft ²
DOCKS CAFE	310 m ²	3,340 ft ²
COMPRESSOR ROOM	348 m ²	3,751 ft ²

FIRST FLOOR

UNIT NAME	m ²	ft ²
UNIT D	91 m ²	989 ft ²
UNIT E	491 m ²	5,290 ft ²
UNIT F	576 m ²	6,204 ft ²
UNIT G	347 m ²	3,738 ft ²

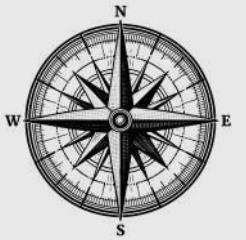
Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of the construction process it is not possible to give more than a general impression of the floor plans and configurations.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



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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 Martime 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

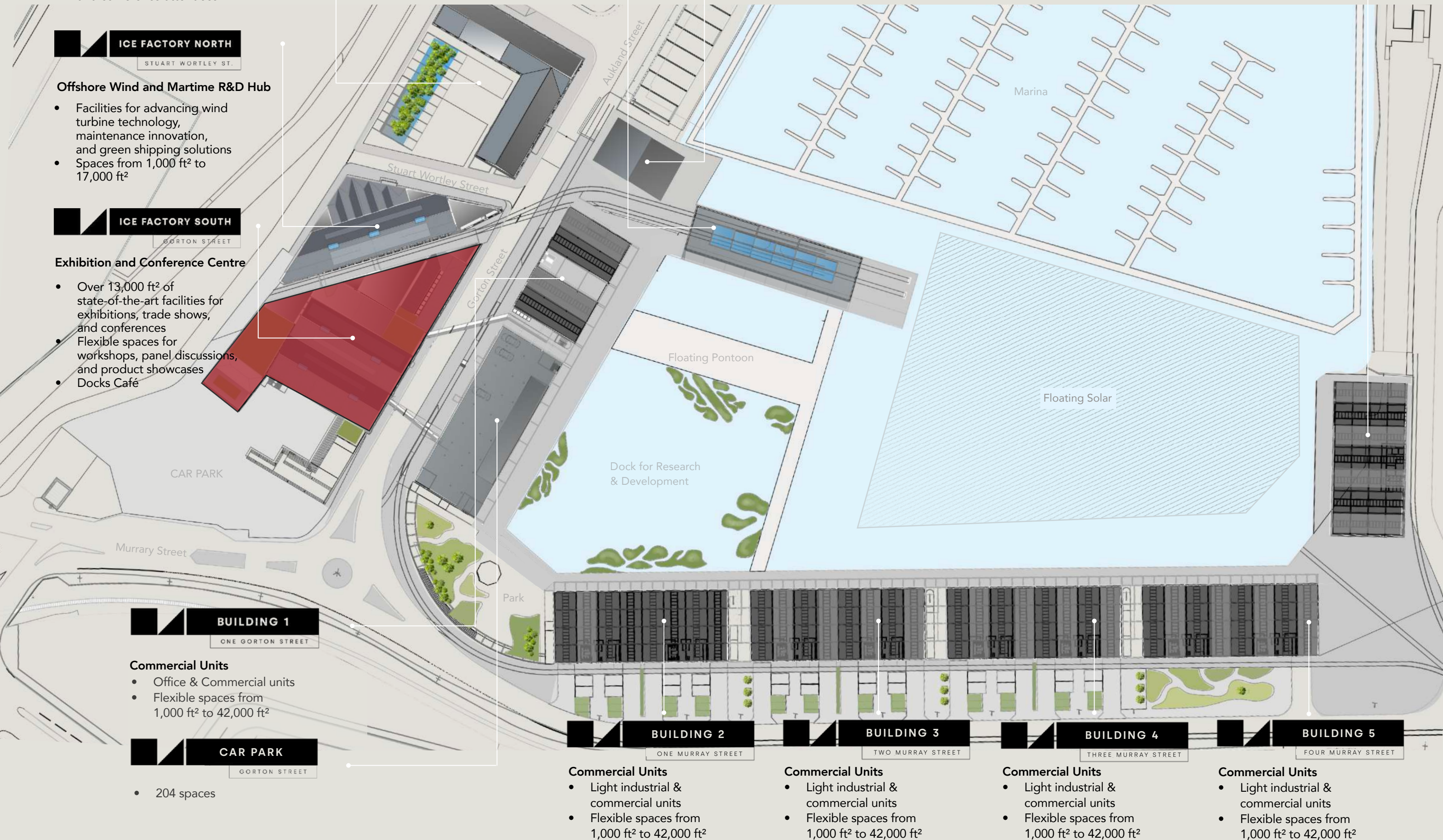
- Italian Restaurant
- Café
- Apart-hotel

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



1



2



3



4



5



6



7

The Ice Factory South

- 1 - Ice Factory South, Ice Factory North & Hotel
- 2 - Parker Street, Ice Factory North & South
- 3 - Gorton Street, Ice Factory South Events Entrance & Building One
- 4 - Ice Factory South Events Entrance
- 5 - Event Space, Ice Factory South
- 6 - Compressor Entrance Hall, South Building
- 7 - Docks Café

Computer Generated Images

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



THE ICE FACTORY

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