Byron House
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Sixteen.

27th January 2026

Michael Pearson
Planning Department
Manchester City Council
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Manchester
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Micheal Peason

IJ TOURS LETTING, LINLEY HOUSE, DICKINSON ST, M1 4LF

I write in relation to the pending lease at Linley house and the required Change of Use to Class F1/ E. Sixteen Real Estate have been the leasing agent (alongside JLL) since 2020.

Castleforge

Castleforge acquired Linley House in 2021 and has invested £17 million into the building to date. Clockwise, a group company, currently occupies circa 37% of the building and operates as a serviced office provider with a self-contained entrance, business lounge and café, directly employing 19 full-time staff on site.

Castleforge has recently secured c.£183 million of funding to deploy across office markets in the UK. The business plan is to reposition distressed city centre assets into Grade A destination offices, with Clockwise occupying circa 20% of the asset which would create 20+ new jobs and provide incubator space for growing businesses in Manchester.

Linley House

Linley House has operated as a mixed-use asset for over 15 years and is fundamentally geared towards high footfall. The vacant suite in question accounts for less than 5% of the building but has remained vacant for 2.5 years.

During this period, a further 15,000 sq. ft became available following Ardent's departure from the building. This space remained vacant for 12 months and was ultimately let to UKCAB for education use. The only other viewing on this space and part 6th floor was from New College Group (NCG), another F1 user.

For the past nine months, an additional suite, like-for-like with the part 6th floor but fully fitted and furnished has been jointly marketed by Sixteen and JLL. Despite this, there have been no viewings or interest.

Over the last two years, viewings on the part 6th floor suite have been limited to IJ Tours, NCG (both F1 users) and Broomwell Healthwatch, who discounted due to cost. Feedback from local agents has consistently cited the location, being offset from Portland Street, as a drawback for conventional office occupiers. Conversely, this characteristic is considered advantageous for education providers, offering a suitable and controlled student entrance.

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The building benefits from a large open stairwell, making it well suited to high traffic and reducing pressure on the two main passenger lifts at peak times. Given the presence of large education occupiers over the past 15+ years, a robust strategy is already in place to manage student activity effectively.

IJ Tours

IJ Tours is a well-established Manchester business, having operated successfully in the city for nearly 20 years. Founded in 2006 by Peter and Katie Hayes, the business has grown steadily and employs 32 local staff.

IH Manchester teaches English to adult students (minimum age 18 years) from all over the world, who enrol on courses from between 2 weeks and 9 months' duration, they have an average intake of 135 students at one time. Many prepare for the IELTS examination in order to demonstrate English proficiency to be accepted onto university foundation, undergraduate and postgraduate degree courses in Manchester with 72% of students going on to study at a higher education institution in Manchester, including The University of Manchester, MMU, University Academy 92 and University of Law- Manchester.

Sixteen & JLL Joint Recommendation

Following considerable investment and a prolonged period of vacancy, we firmly believe that securing IJ Tours represents the final piece of the puzzle for Linley House. The building has consistently appealed to high-footfall occupiers, and rejecting this application is likely to result in the space remaining vacant for an extended period. This would risk deterring Castleforge from deploying further capital and investment into Manchester.

Yours sincerely,

Rosie Veitch

Associate Director

Sixteen Real Estate

Cc: James Devany, JLL

Cc: Jack Beckett, Castleforge

Cc: Peter Hayes, IJ Tours