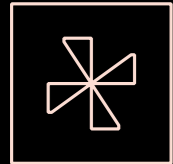


55 KING STREET

6TH FLOOR
CAT A / FITTED & FURNISHED

SMALL SUITES WITH BIG VIEWS

847 - 3,373 SQ FT



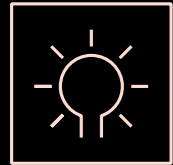
VRF A/C



Building Concierge



Fitted & Furnished Options



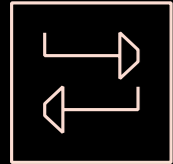
LED Lighting



Cycle Hub



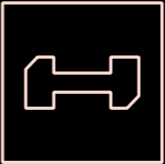
Meeting Room Access



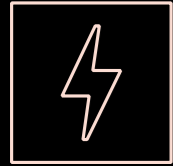
MVHR



EPC B



On-Site Gym



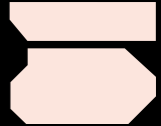
100% Renewable Electricity



Existing Structure Retained

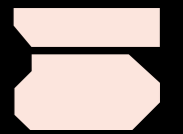


Zero Waste to Landfill

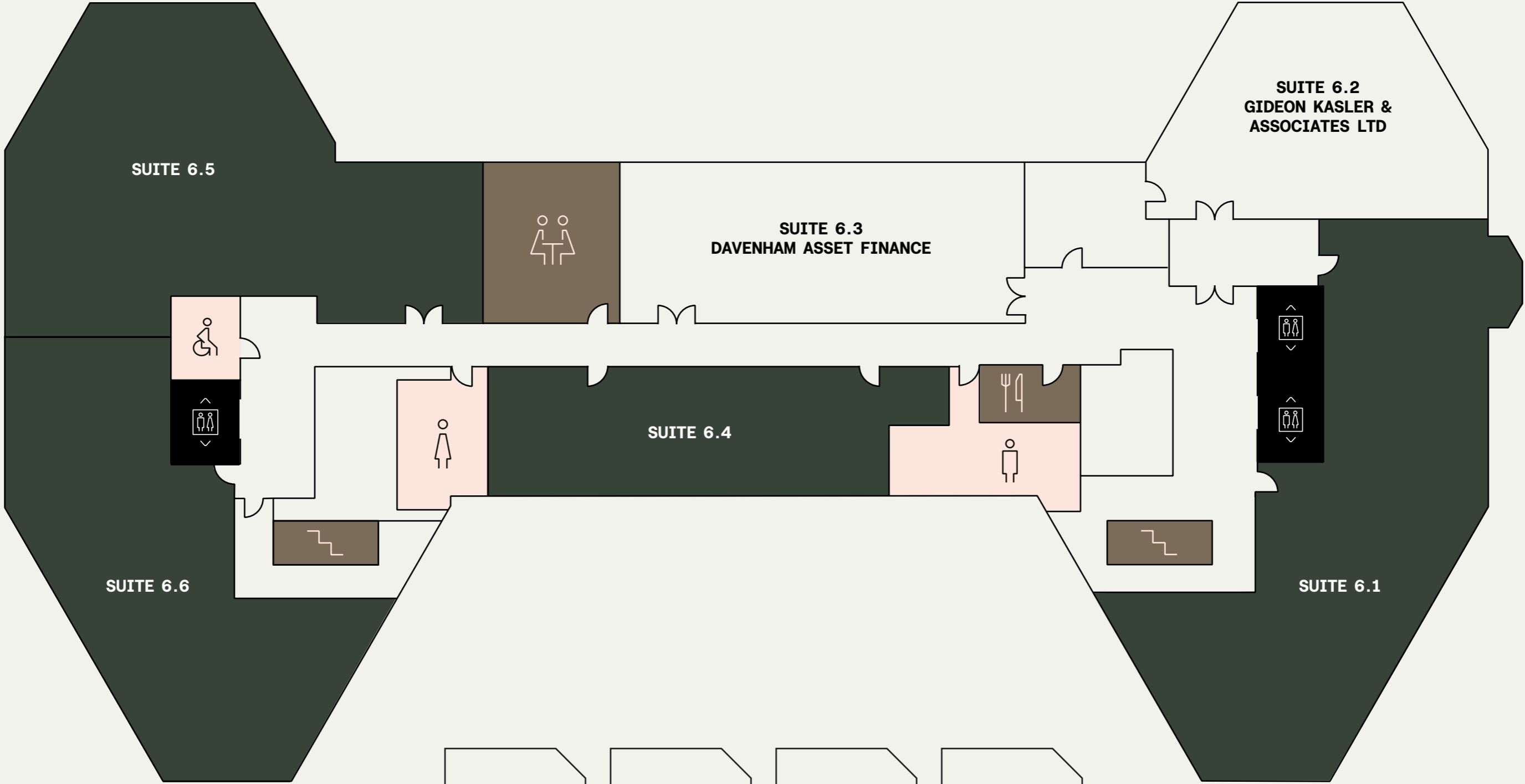




► DEDICATED MEETING ROOM SPACE



6TH FLOOR



SUITE 6.1
1,885 SQ FT
AVAILABLE

SUITE 6.4
847 SQ FT
AVAILABLE

SUITE 6.5
1,914 SQ FT
AVAILABLE

SUITE 6.6
1,449 SQ FT
AVAILABLE







Located in the heart of Manchester, 55 King St offers unbeatable access to the city's top dining, shopping, and entertainment spots.

ALL BAR ONE
KALA
FRANCO MANCA
SIX BY NICO
GAIL'S BAKERY
STOCK EXCHANGE
MAKI & RAMEN
▶ **55 KING STREET**
BLANK STREET COFFEE
BLACK CAT CLUB
CAFÉ BEERMOTH
10 TIB LANE
SAM'S CHOP HOUSE
MCR ART GALLERY
COBBTÈRES

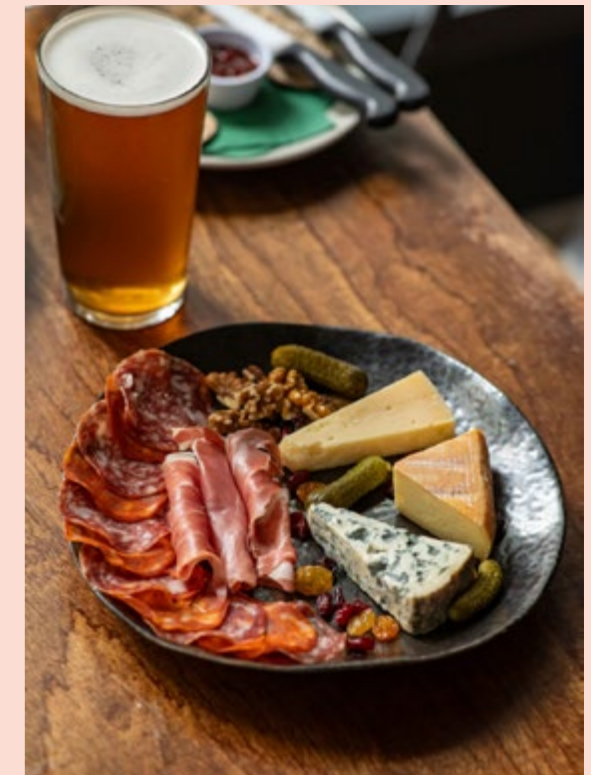
▶ 55 KING STREET



▶ GAIL'S BAKERY



▶ KALA



▶ CAFÉ BEERMOTH





PICCADILLY

PICCADILLY GARDENS

OXFORD ROAD

ST. PETERS SQ

DEANSGATE-CASTLEFIELD

DEANSGATE

55 KING ST

MARKET STREET

EXCHANGE SQUARE

SALFORD CENTRAL

SHUDEHILL INTERCHANGE

VICTORIA

Offering exceptional opportunities for immersive experiences and team building activities, all conveniently nearby, 55 King St ensures your team can fully enjoy and benefit from everything the city has to offer.

BREAK OUT MCR
ALCOTRAZ
SIXES SOCIAL CRICKET
WHISTLE PUNKS
DOG BOWL
CRYSTAL MAZE
JUNK YARD GOLF
NQ64
FLIGHT CLUB
VIRTUAL HIDEOUT
ROXY
ESCAPE HUNT
TWENTY TWENTY TWO
LANE7 BOWLING
CHAOS KARTS

▶ 55 KING STREET



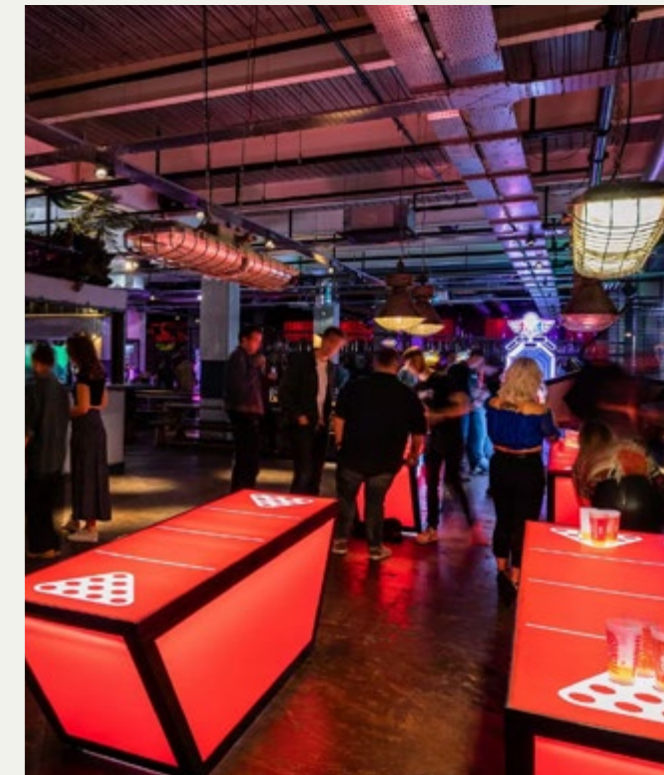
▶ JUNKYARD GOLF



▶ FLIGHT CLUB



▶ WHISTLE PUNKS



▶ LANE7



DECARBONISED BRUTALISM

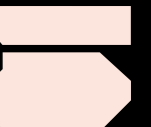
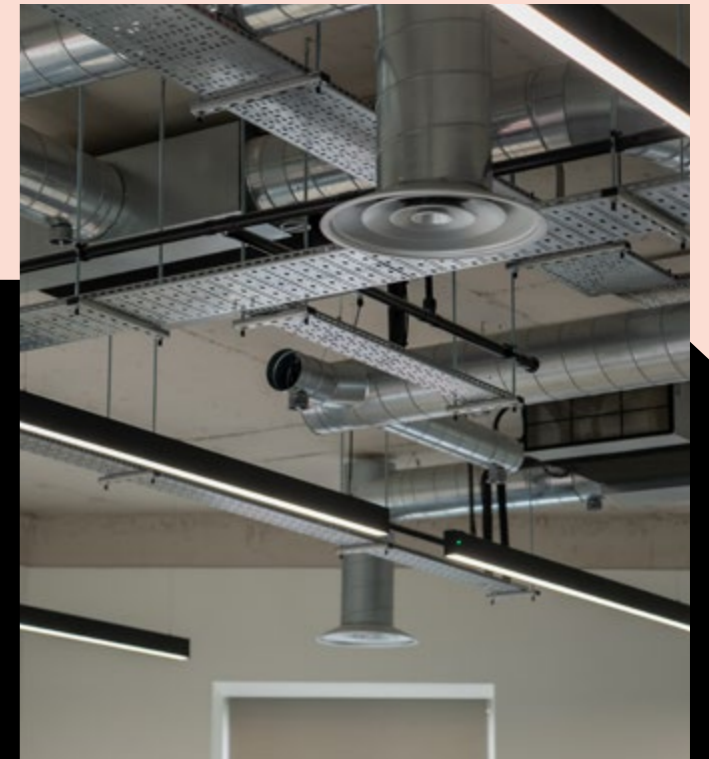
55 King Street occupies a prominent position amid the hustle and bustle of Manchester's vibrant Central Business District; the true core of the city. As a building that has dominated the street scape of King Street for over 50 years, it is only right and proper that this unique asset be revitalised to provide decarbonised workspace for the next generation.

New all electric energy efficient heating, ventilation & air conditioning (HVAC) systems along with LED lighting throughout the workspace ensure the buildings supply of 100% renewable electricity is put to best use. The concrete structure has been exposed to provide workspace that excites and intrigues, with full height glazing affording incredible views on to Manchester's finest architecture new and old.

▶ THEN [1970'S]



▶ NOW



53.4813°N - 2.2436°W



FOR ENQUIRIES



Harry Skinner

harry.skinner@cushwake.com
07775 711 136

Joe Parker

joe.parker@cushwake.com
07717 356 582

Ed Keany

ekeany@edwardsprop.com
0161 833 9991

Andrew Timms

atimms@edwardsprop.com
0161 833 9991

Adam Jackson

adam.jackson@emerson.co.uk
07764 502 708

55kingstreet.co.uk

M2 4LQ

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: **(1)** These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. **(2)** They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. **(3)** No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. **(4)** Prices and rents quoted in these Particulars may be subject to VAT in addition. (0924)