

55 KING STREET

MANCHESTER | M2 4LQ



BUILDING

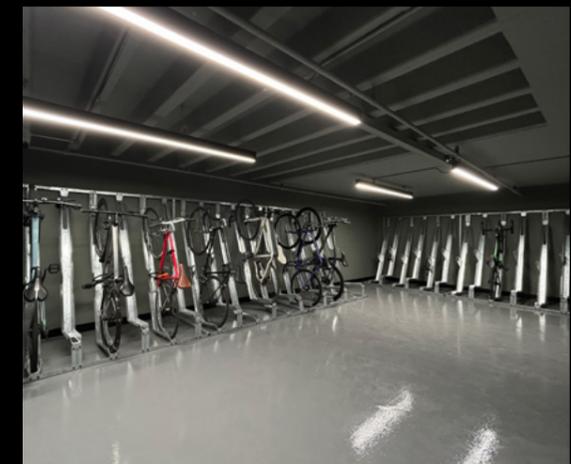
A comprehensive renewal of a distinctive building

55 King Street stands prominently in the heart of Manchester's Central Business District.

Having shaped the streetscape of King Street for over 50 years, the retention and modernisation of this distinctive building delivers sustainable workspace to inspire and empower the next generation.

CAT A and Tailored fitted and furnished accommodation benefits from energy-efficient, all-electric HVAC systems powered by 100% renewable electricity.

The exposed concrete structure, combined with full-height glazing, provides a dynamic and intriguing workspace with stunning views of Manchester's architectural heritage, both new and old.





ALL BAR ONE

- ▶ CIBO
- ▶ FRANCO MANCA
- ▶ SIX BY NICO
- ▶ GAIL'S BAKERY
- ▶ MAKI & RAMEN
- ▶ BLANK STREET
- ▶ CAFÉ BEERMOTH
- ▶ 10 TIB LANE
- ▶ SAM'S CHOP HOUSE
- ▶ CORBIÈRES
- ▶ EL GATO NEGRO
- ▶ HOUSE OF FU
- ▶ ALBERT SCHLOSS
- ▶ IMPOSSIBLE



GAIL'S BAKERY



BLANK STREET COFFEE

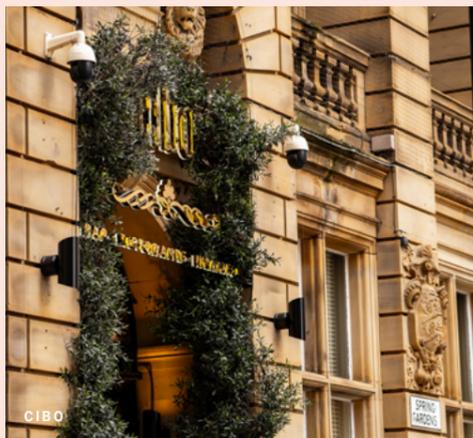


SIX BY NICO

Manchester offers diverse dining, entertainment, cultural attractions, green spaces, and vibrant nightlife, making it an exciting place to be.



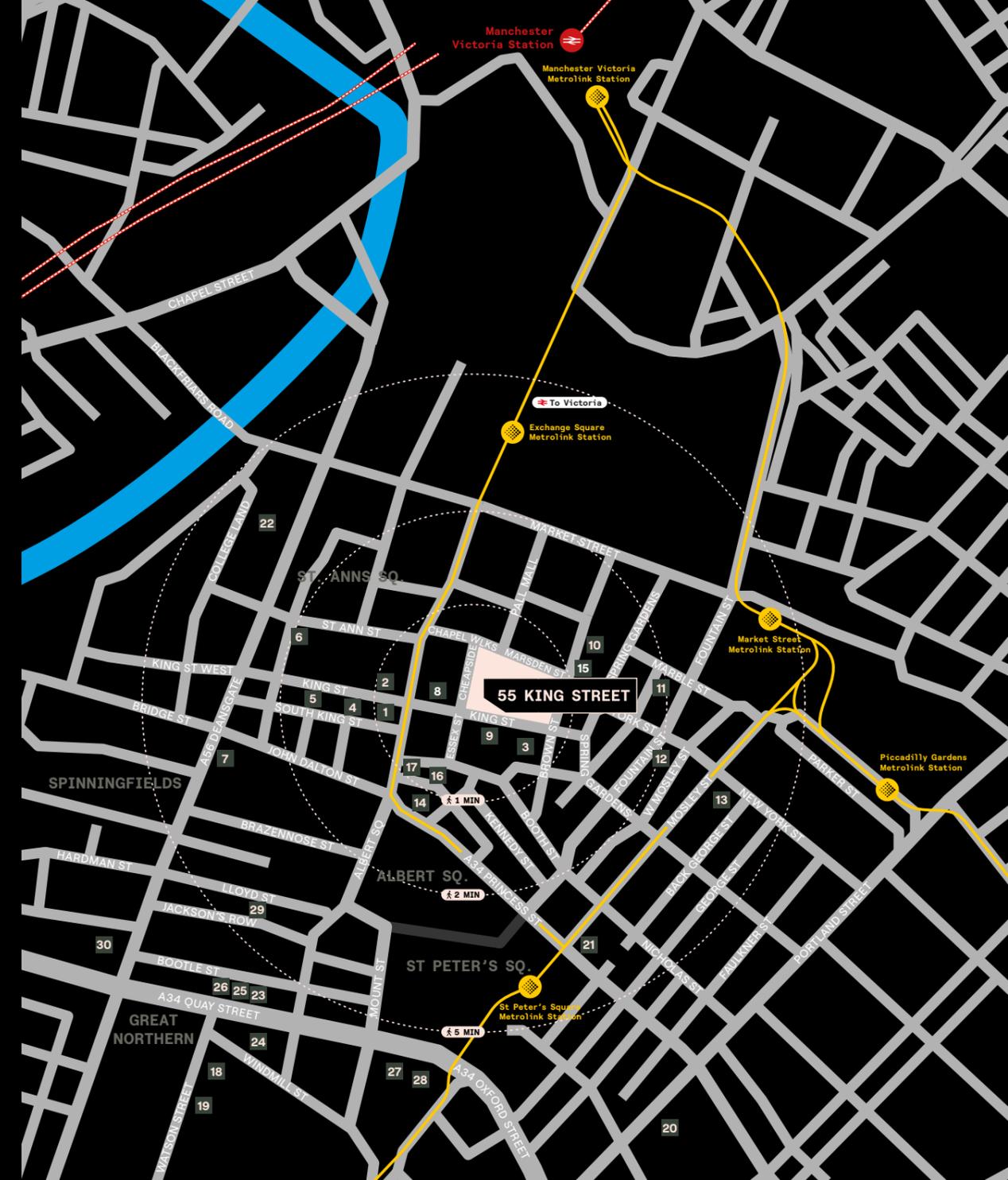
CAFÉ BEERMOTH



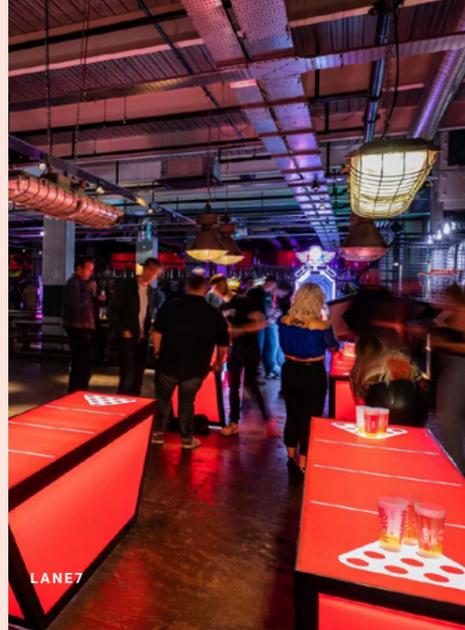
CIBO

In the heart of it all...

- 1 BLANK STREET COFFEE
- 2 FRANCO MANCA
- 3 FLIGHT CLUB
- 4 EL GATO NEGRO
- 5 GAIL'S BAKERY
- 6 BLACK SHEEP COFFEE
- 7 SIX BY NICO
- 8 MILLER & CARTER
- 9 PIZZA EXPRESS
- 10 CAFÉ BEERMOTH
- 11 MAKI & RAMEN
- 12 MOOSE COFFEE
- 13 THE ALCHEMIST
- 14 PICCOLINO CAFFÉ GRANDE
- 15 BLACK CAT CLUB
- 16 10 TIB LANE
- 17 BOLD STREET COFFEE
- 18 ALCOTRAZ
- 19 WHISTLE PUNKS
- 20 HOUSE OF FU
- 21 MCR ART GALLERY
- 22 ROXY BALL ROOM
- 23 ALBERT SCHLOSS
- 24 IMPOSSIBLE
- 25 NQ64
- 26 PEAKY BLINDERS
- 27 EXHIBITION
- 28 HAUNT MCR
- 29 SPEAK IN CODE
- 30 FEDERAL CAFE BAR



- BLACK CAT CLUB
- ▶ BREAKOUT MCR
- ALCOTRAZ
- MCR ART GALLERY
- WHISTLE PUNKS
- ▶ CHALLENGE POINT
- CRYSTAL MAZE
- JUNK YARD GOLF
- NQ64
- ▶ FLIGHT CLUB
- POINT BLANK
- ROXY BALL ROOM
- ESCAPE HUNT
- ▶ LANE7 BOWLING
- ▶ CHAOS KARTS



LANE7



FLIGHT CLUB



CHALLENGE POINT

Offering exceptional opportunities for immersive experiences and team building activities, all conveniently located, in and around Manchester city centre, ensures your team can fully enjoy and benefit from everything the city has to offer.



CHAOS KARTS



BOOKABLE MEETING ROOM

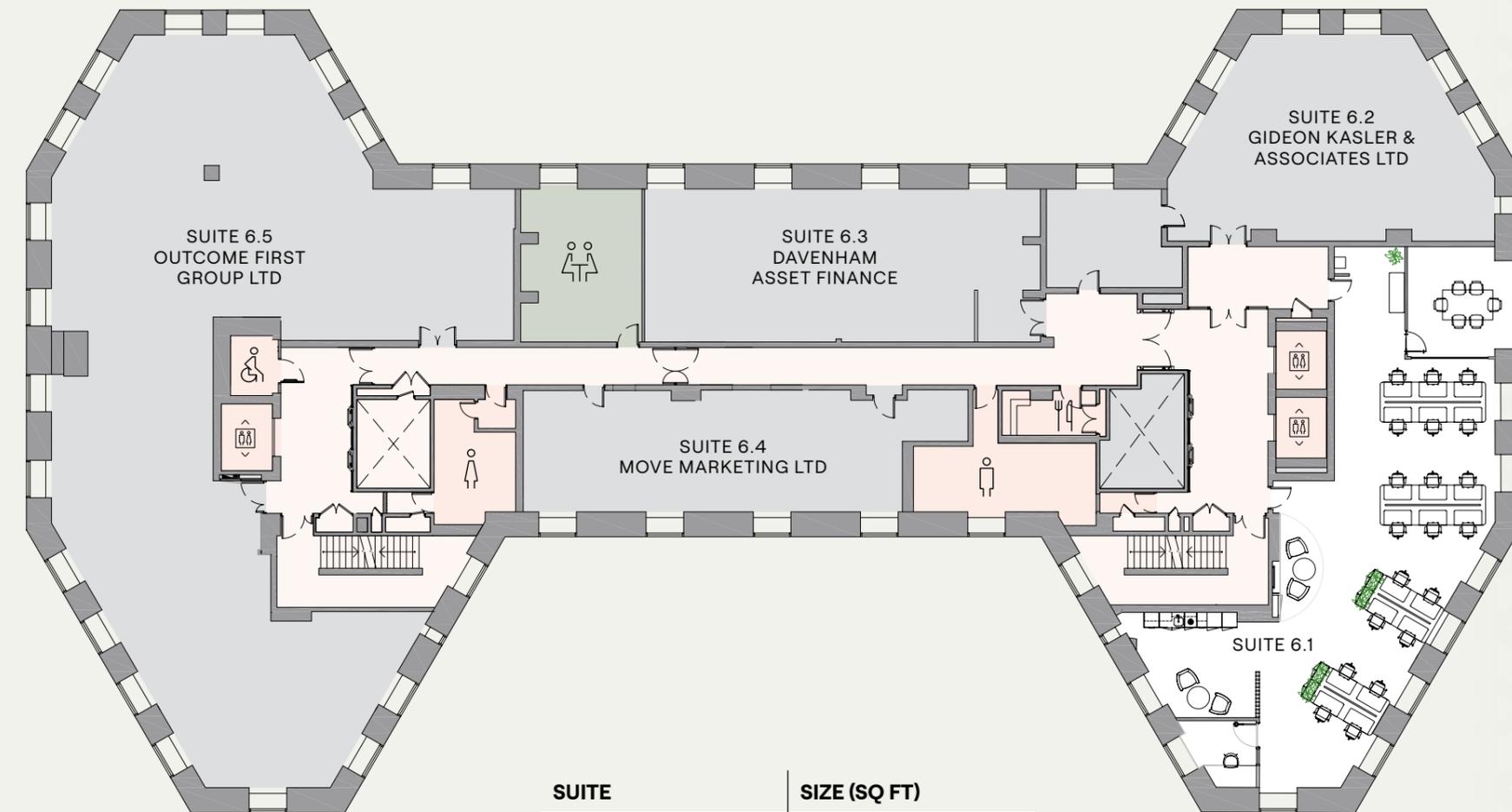


Fitted & furnished workspace
12 - 30 Persons

SUITE 6.1

Sixth Floor

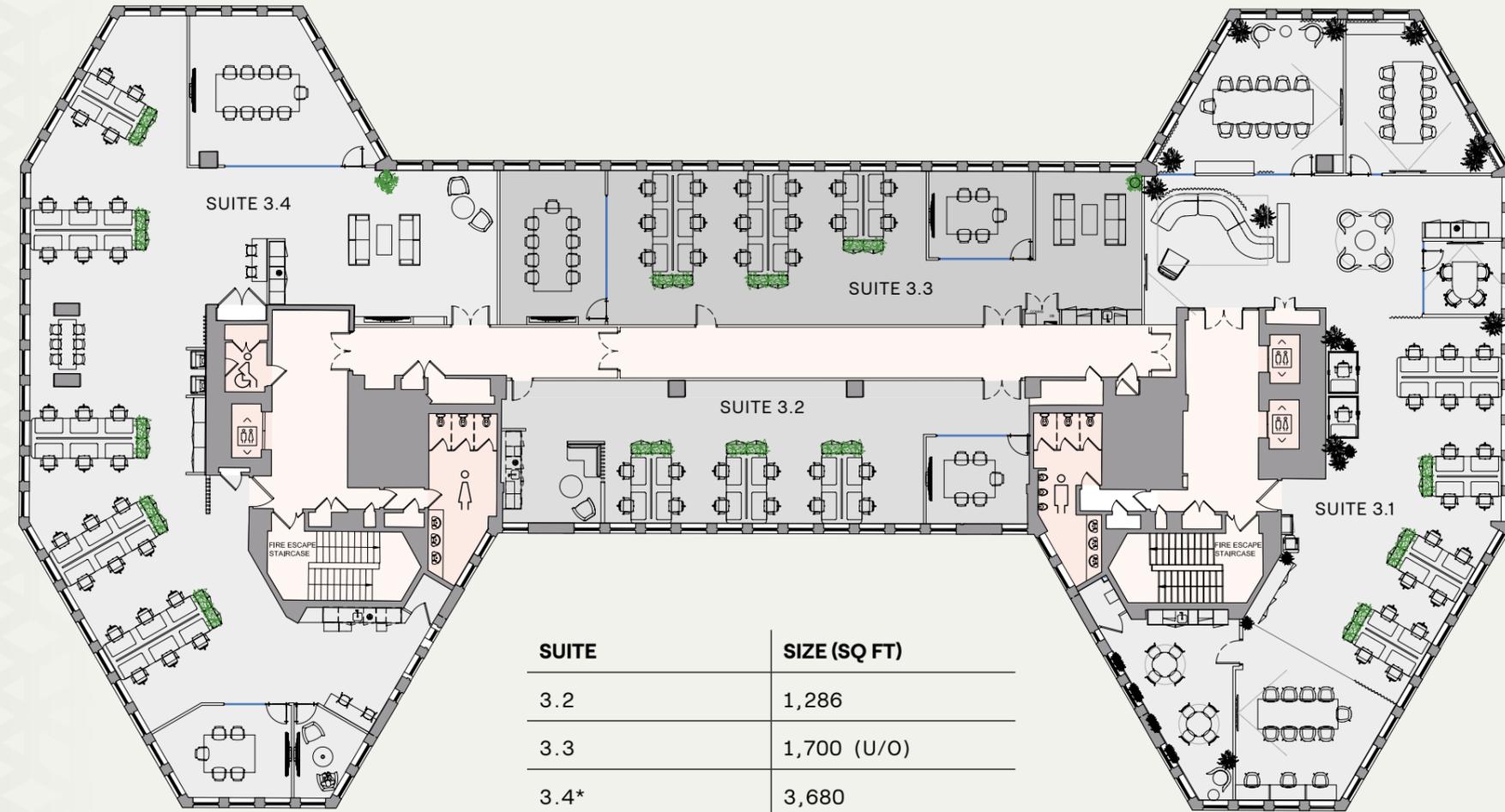
FITTED & FURNISHED



SUITE	SIZE (SQ FT)
6.1	1,855 (U/O)

Third Floor

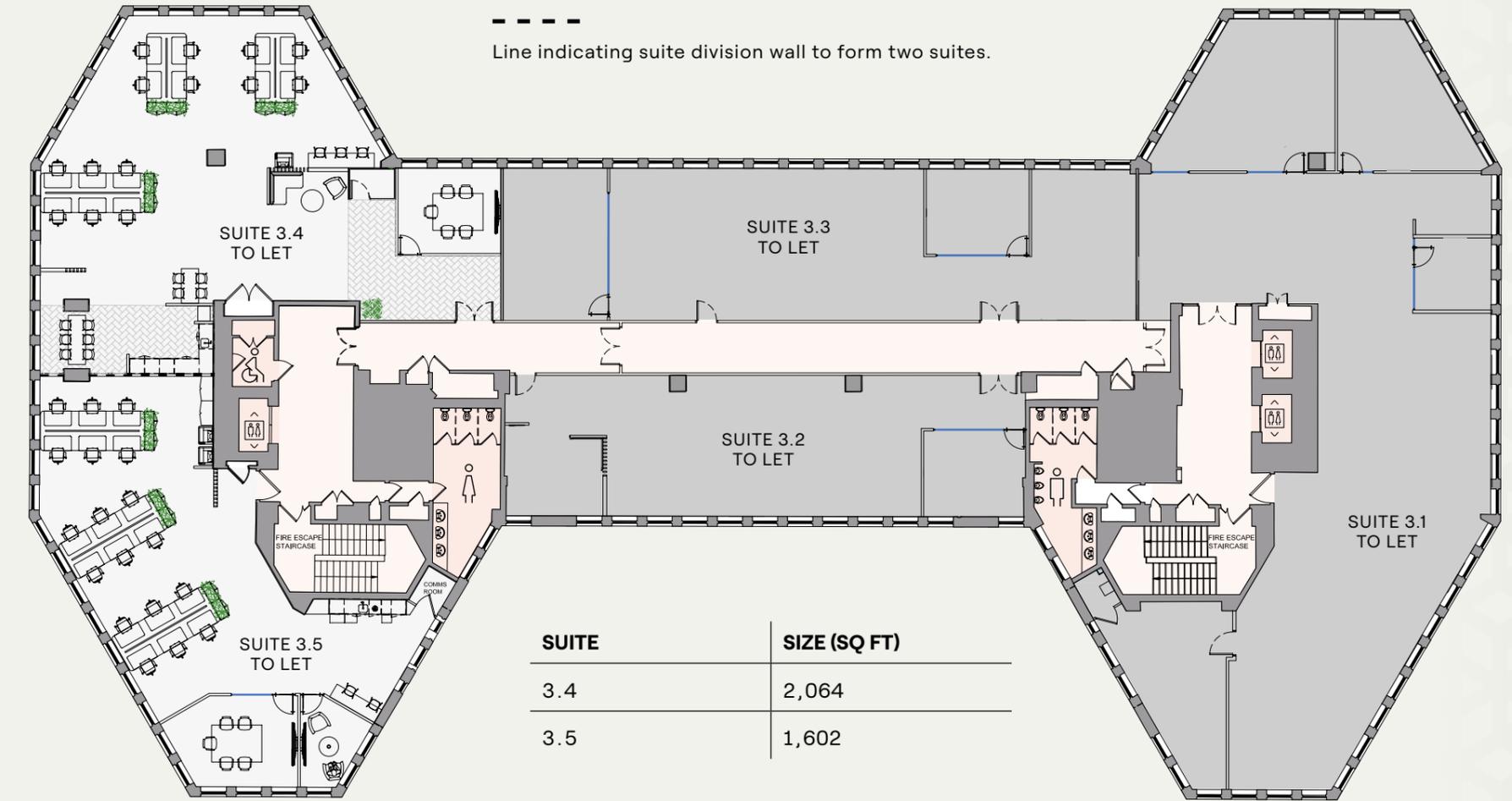
ILLUSTRATIVE LAYOUT



SUITE	SIZE (SQ FT)
3.2	1,286
3.3	1,700 (U/O)
3.4*	3,680

Third Floor Suites

ILLUSTRATIVE SPLIT LAYOUT SUITE 3.4 / 3.5



SUITE	SIZE (SQ FT)
3.4	2,064
3.5	1,602

*Suite 3.4 can be split into two suites of 2,064 sq.ft. and 1,602 sq.f.t



Tailor your perfect
workspace at
55 KING STREET

Full floors from:
10,540 – 15,962 sq.ft.

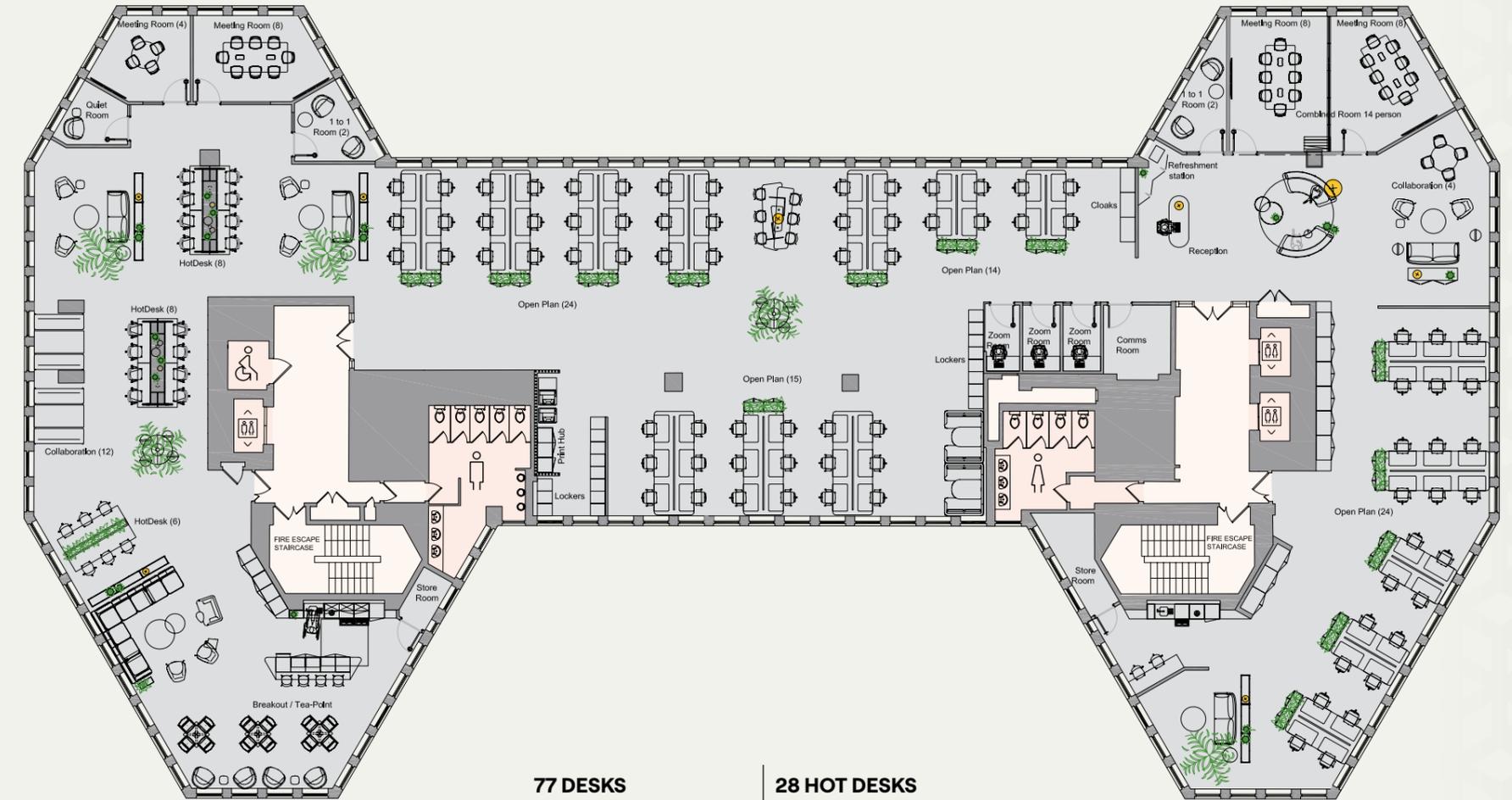
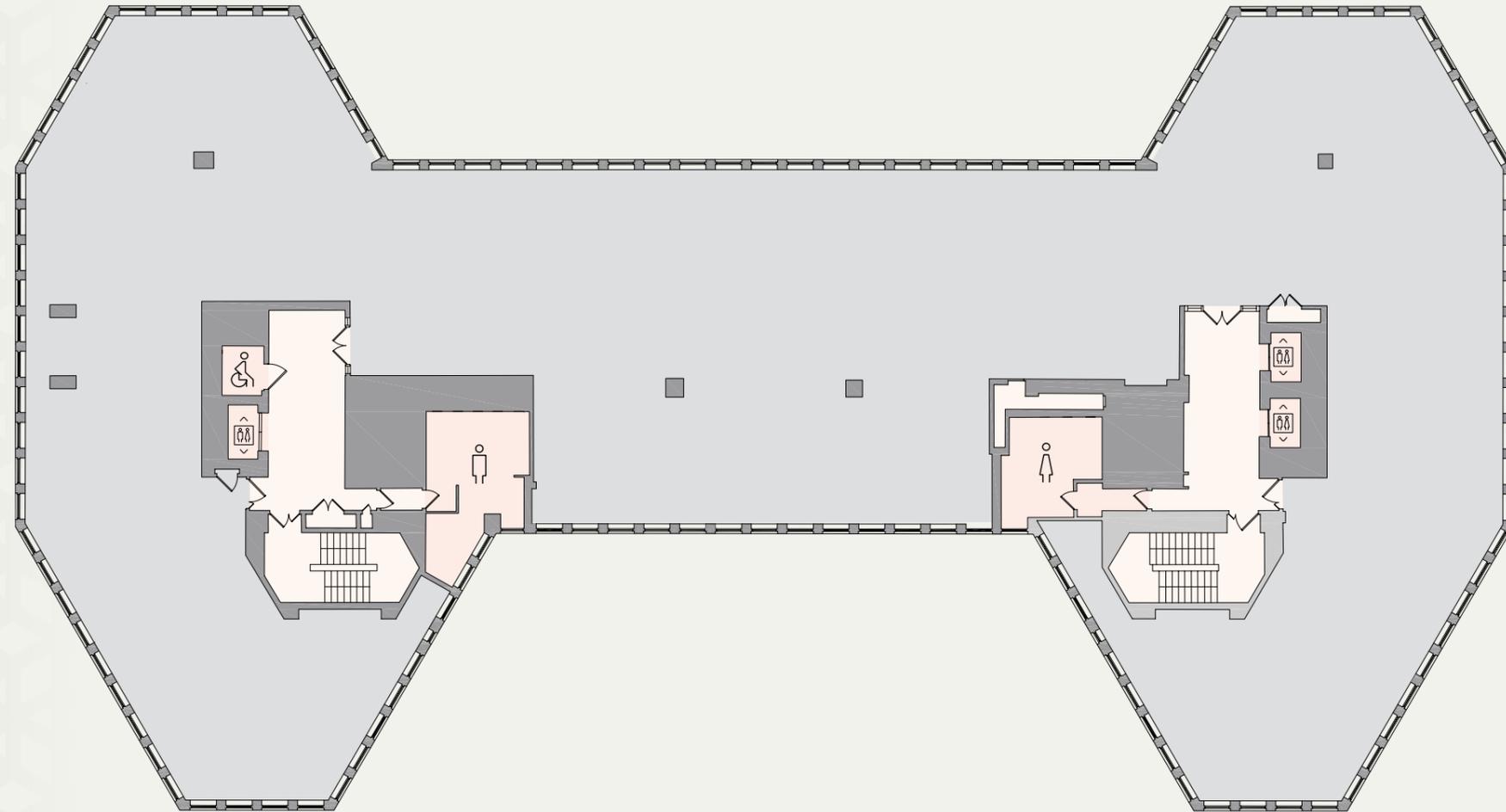
FOURTH FLOOR – 10,540 SQ.FT.

Fourth Floor

CAT A - 10,540 SQ.FT.

Zoned Workspace Solutions

SPACE PLAN



77 DESKS

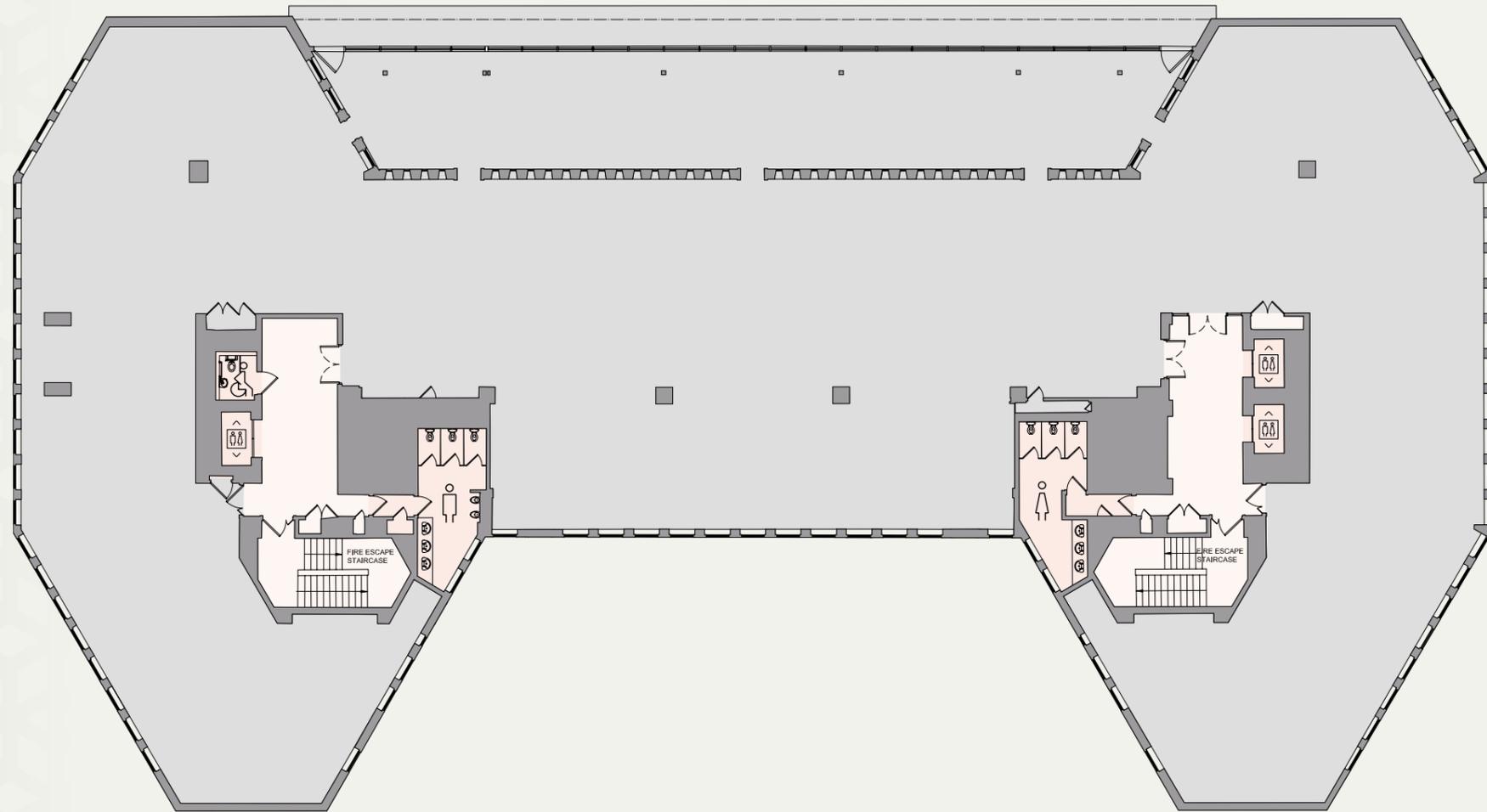
28 HOT DESKS

7 MEETING ROOMS

3 ZOOM ROOMS

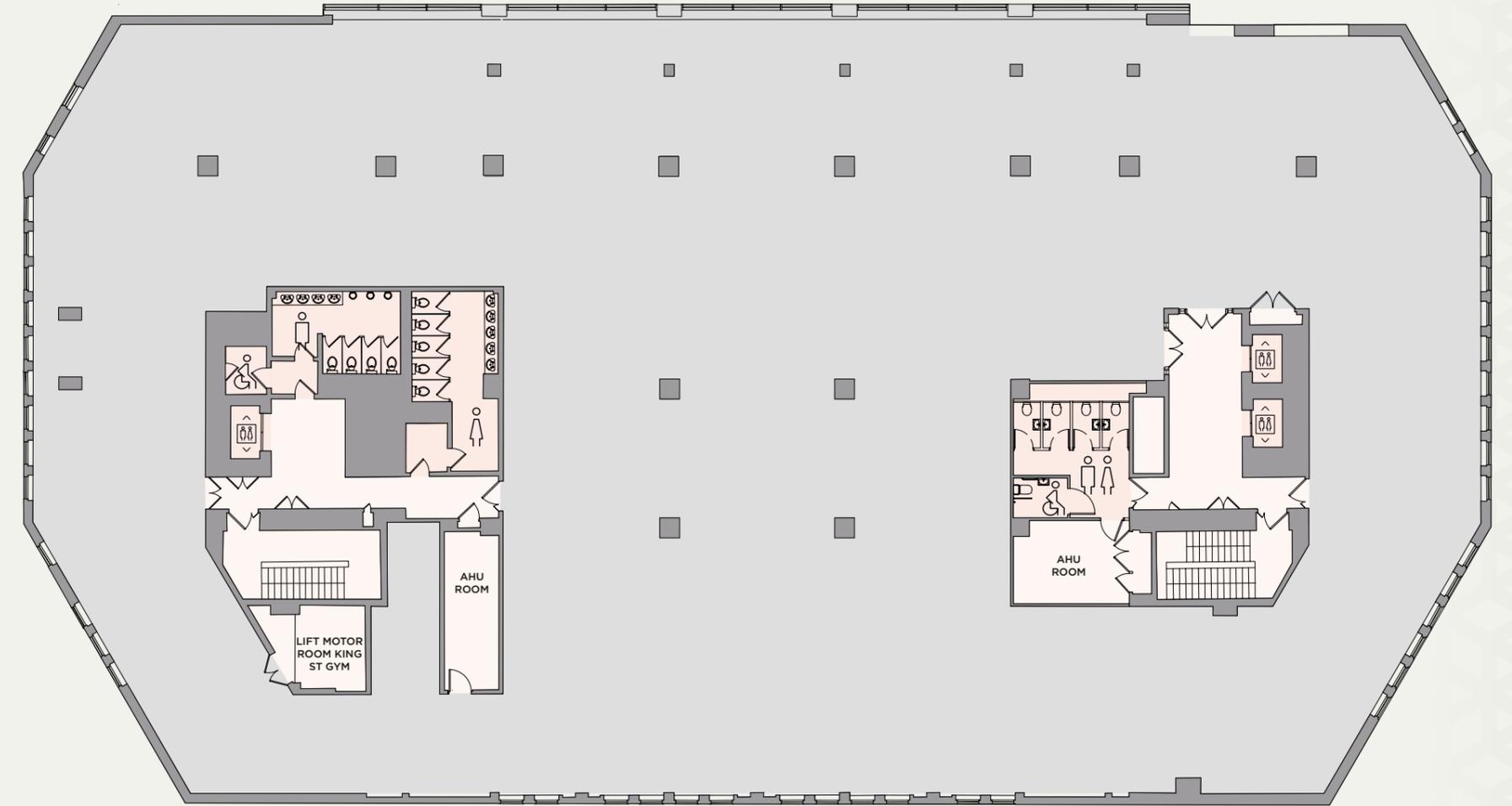
Second Floor

12,700 SQ.FT.



First Floor

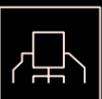
15,962 SQ.FT.





SPECIFICATION

Sustainable Workspace specification

-  Air-Conditioning
-  LED Lighting
-  De-Centralised Ventilation & Heat Recovery
-  100% Renewable Electricity
-  Fitted & Furnished Options
-  Meeting Room Access
-  Building Concierge
-  Cycle Hub with Showers & Drying Room
-  EPC A (Floors 1-5)
EPC B (Floors 6)
-  Retained Structure & Exposed Services
-  24/7 Secure Card Access
-  Zero Waste to Landfill

AVAILABILITY

Tailored workspace

6th FLOOR AVAILABILITY

SUITE	SIZE (SQ FT)	SPECIFICATION
6.1	1,855	FITTED & FURNISHED (U/O)

3rd FLOOR AVAILABILITY*

SUITE	SIZE (SQ FT)	SPECIFICATION
3.2	1,286	FITTED
3.3	1,700	FITTED (U/O)
3.4*	3,680	PARTIALLY FITTED

* SUITE 3.4 CAN BE SPLIT INTO TWO SUITES OF 2,064 SQ.FT. AND 1,602 SQ.FT

WHOLE FLOOR AVAILABILITY

FLOOR	SIZE (SQ FT)	SPECIFICATION
4TH	10,540	AVAILABLE FOR BESPOKE FITOUT
2ND	12,700	AVAILABLE FOR BESPOKE FITOUT
1ST	15,962	AVAILABLE FOR BESPOKE FITOUT

FOR ENQUIRIES



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what3words: gallons.dozen.vibe

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. (0825)

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