

**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.





M2  
4LQ

PICCADILLY

PICCADILLY GARDENS

OXFORD ROAD

ST.PETERS SQ

DEANSGATE-CASTLEFIELD

DEANSGATE

55 KING STREET

SALFORD CENTRAL

MARKET STREET

EXCHANGE SQUARE

SHUDEHILL INTERCHANGE

VICTORIA



# 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.



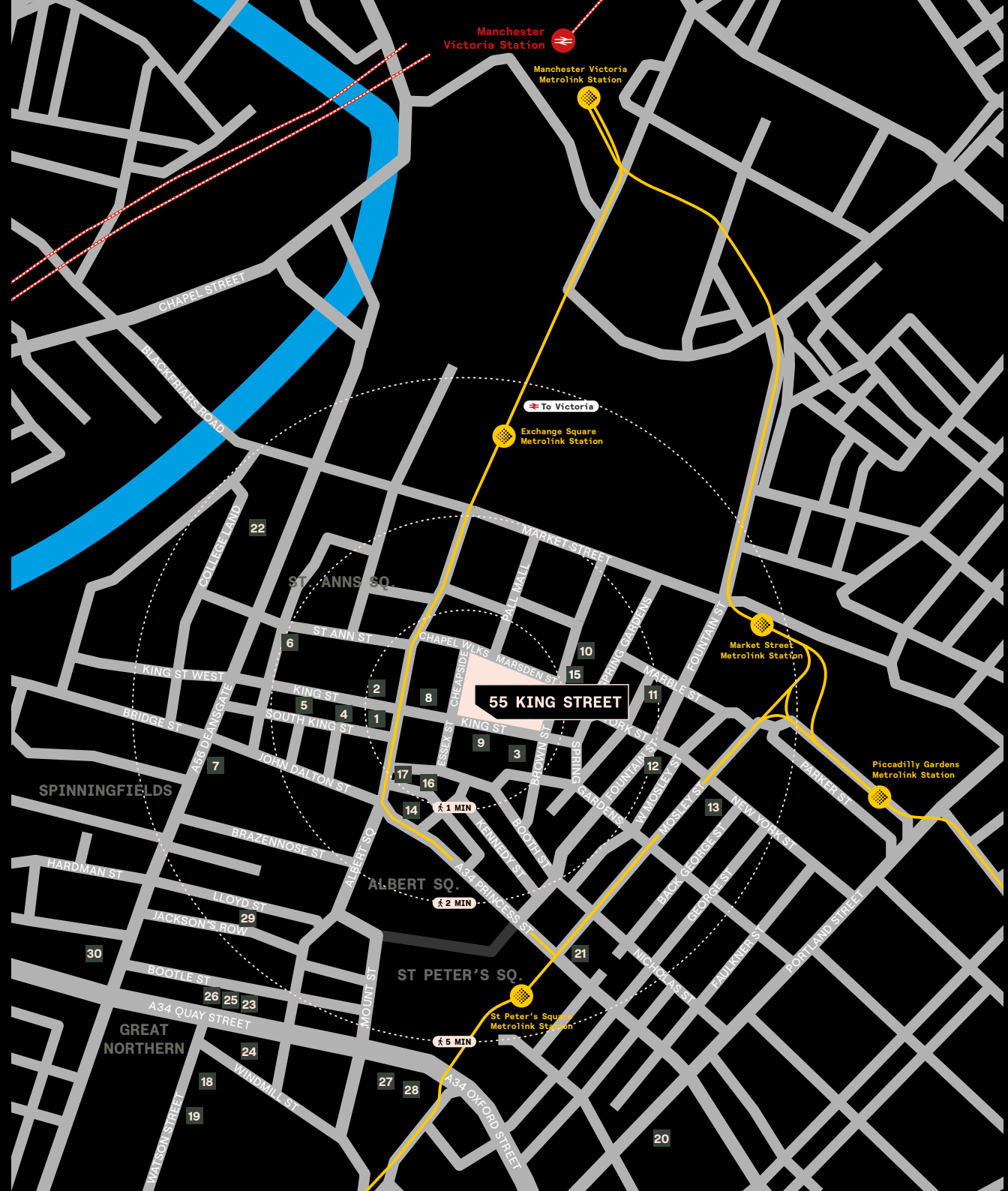
CAFÉ BEERMOTH



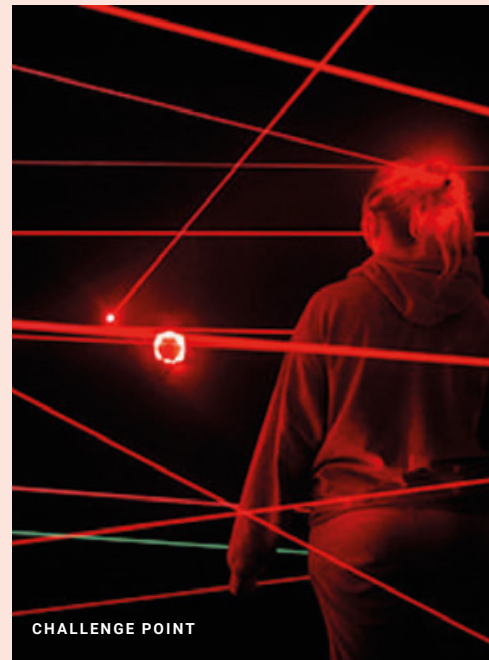
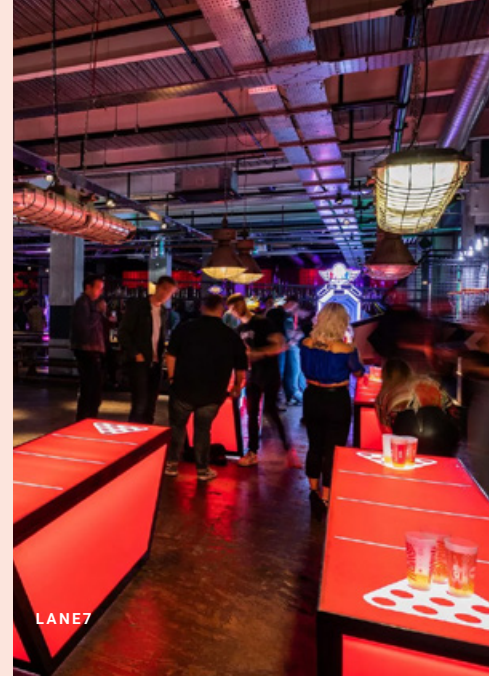
CIBO

# 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



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.





BOOKABLE MEETING ROOM

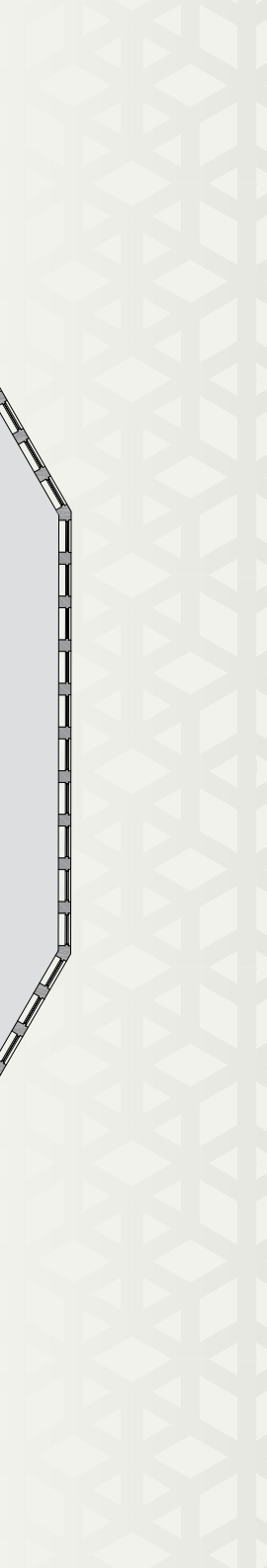
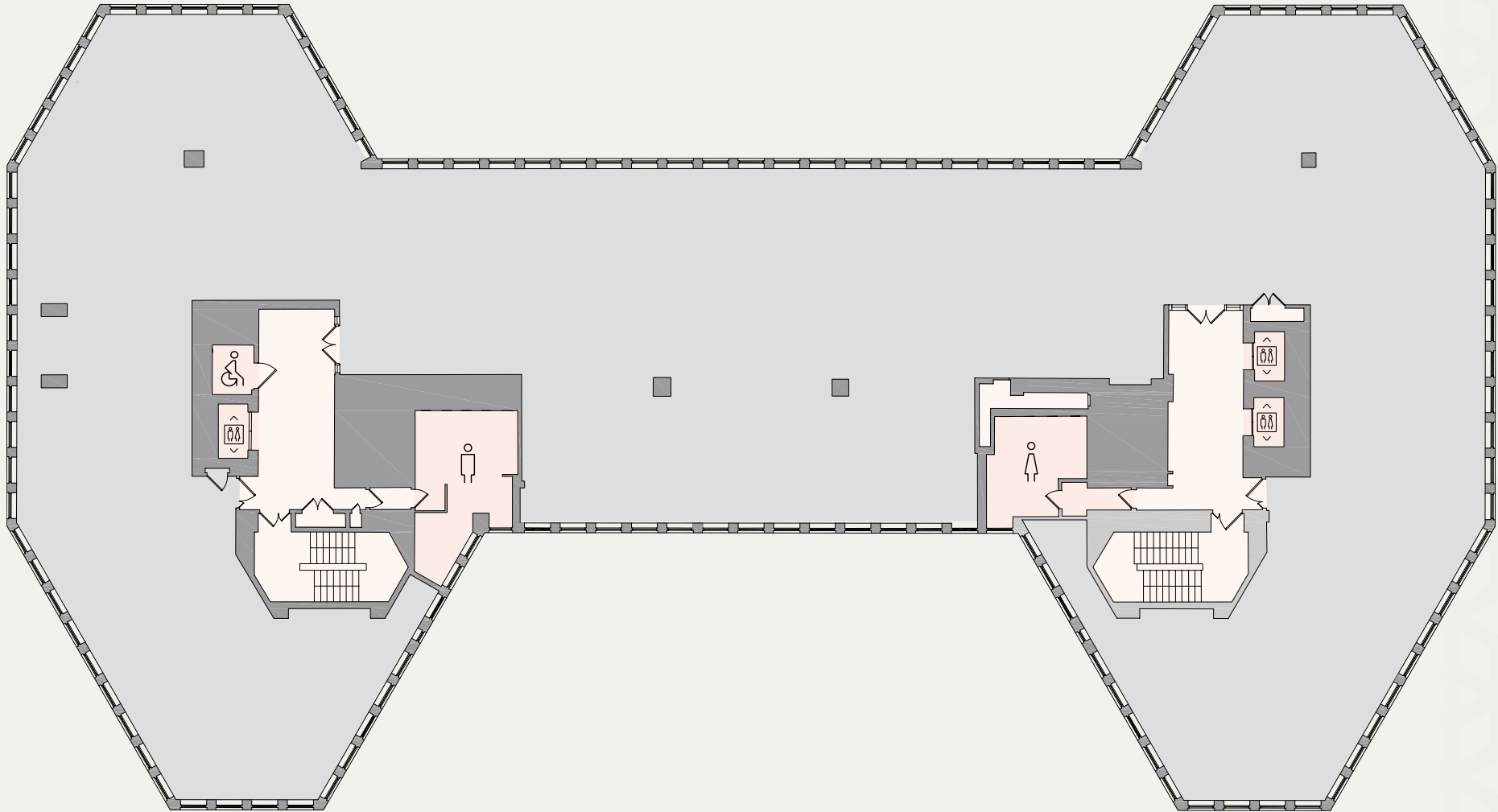


Tailor your perfect  
workspace at  
**55 KING STREET**

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

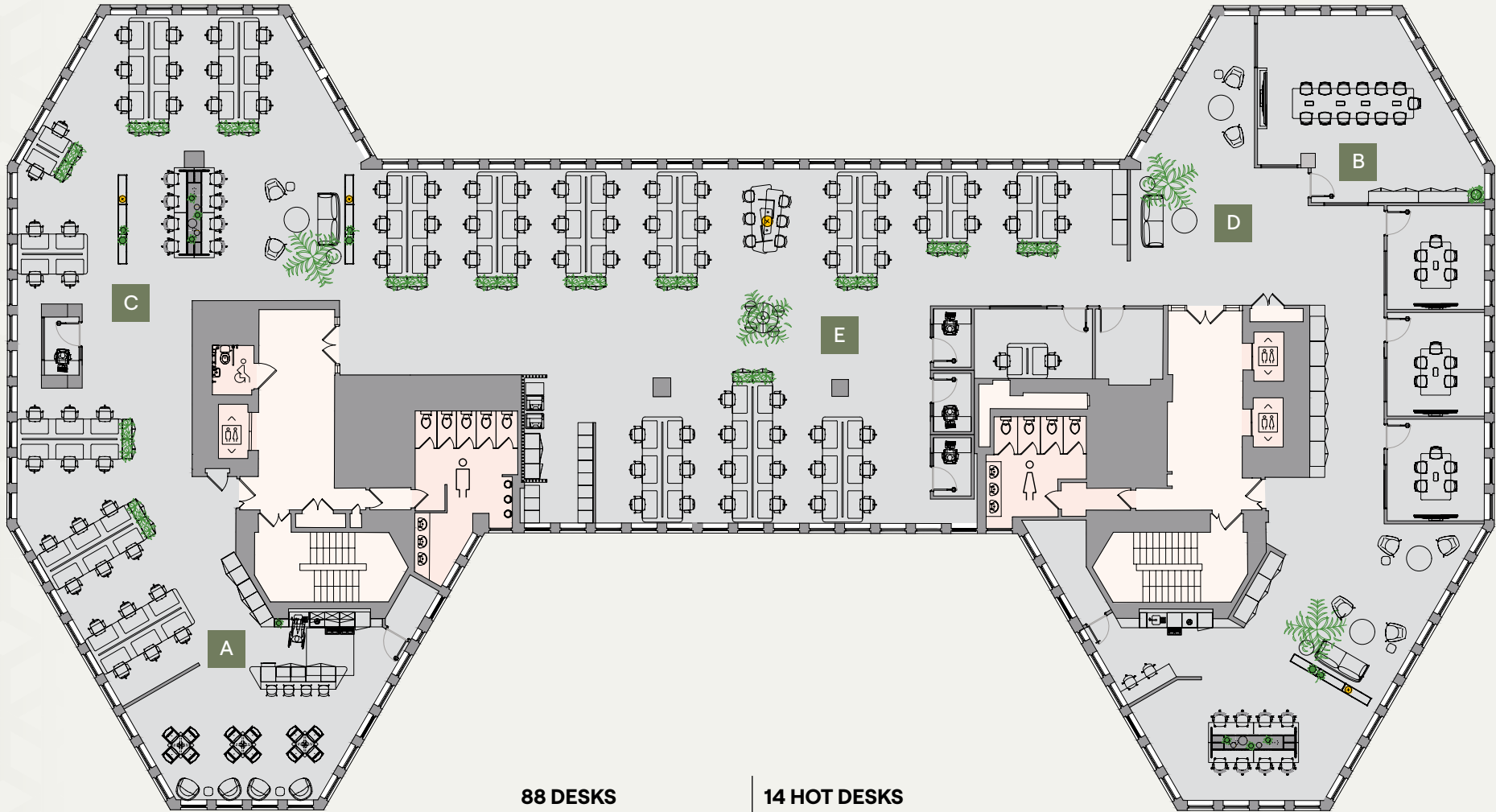
# Fourth Floor

CAT A - 10,540 SQ.FT.



# Zoned Workspace Solutions

SPACE PLAN

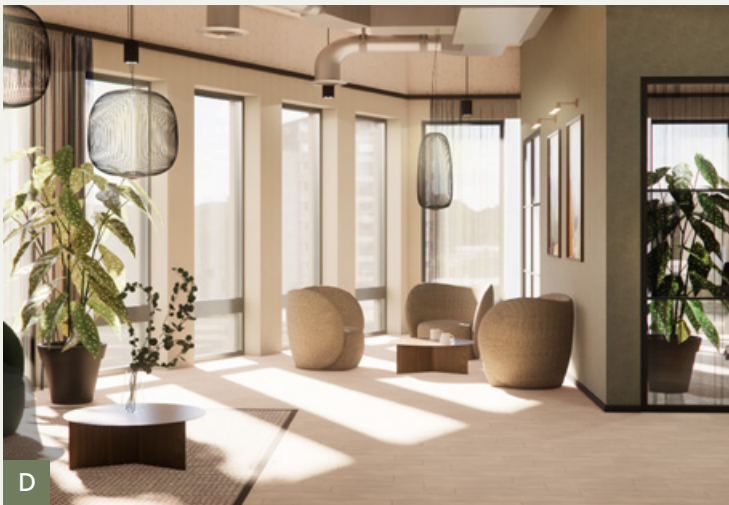


**88 DESKS**

**14 HOT DESKS**

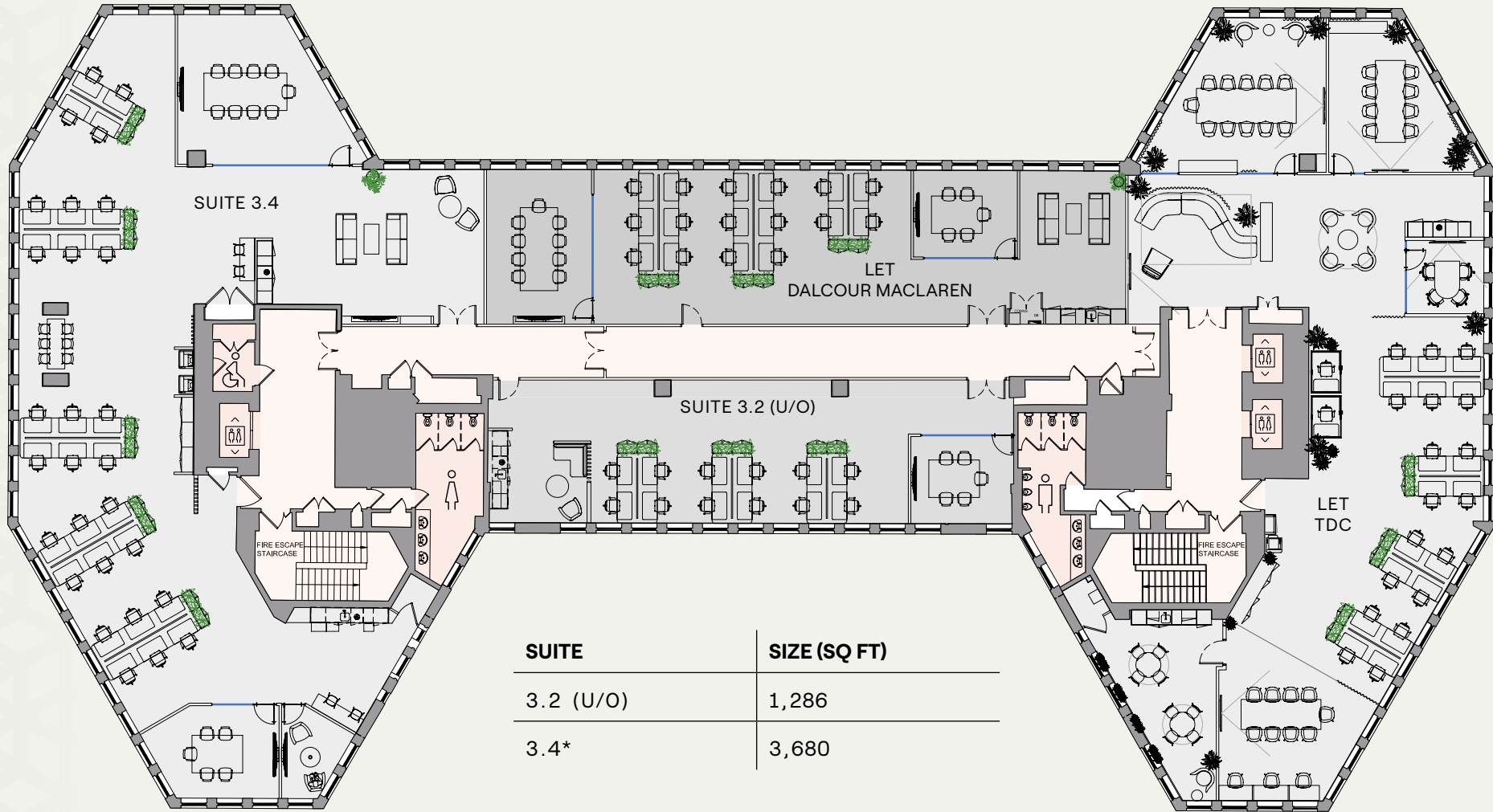
**4 MEETING ROOMS**

**4 ZOOM ROOMS**



# Third Floor

ILLUSTRATIVE LAYOUT



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

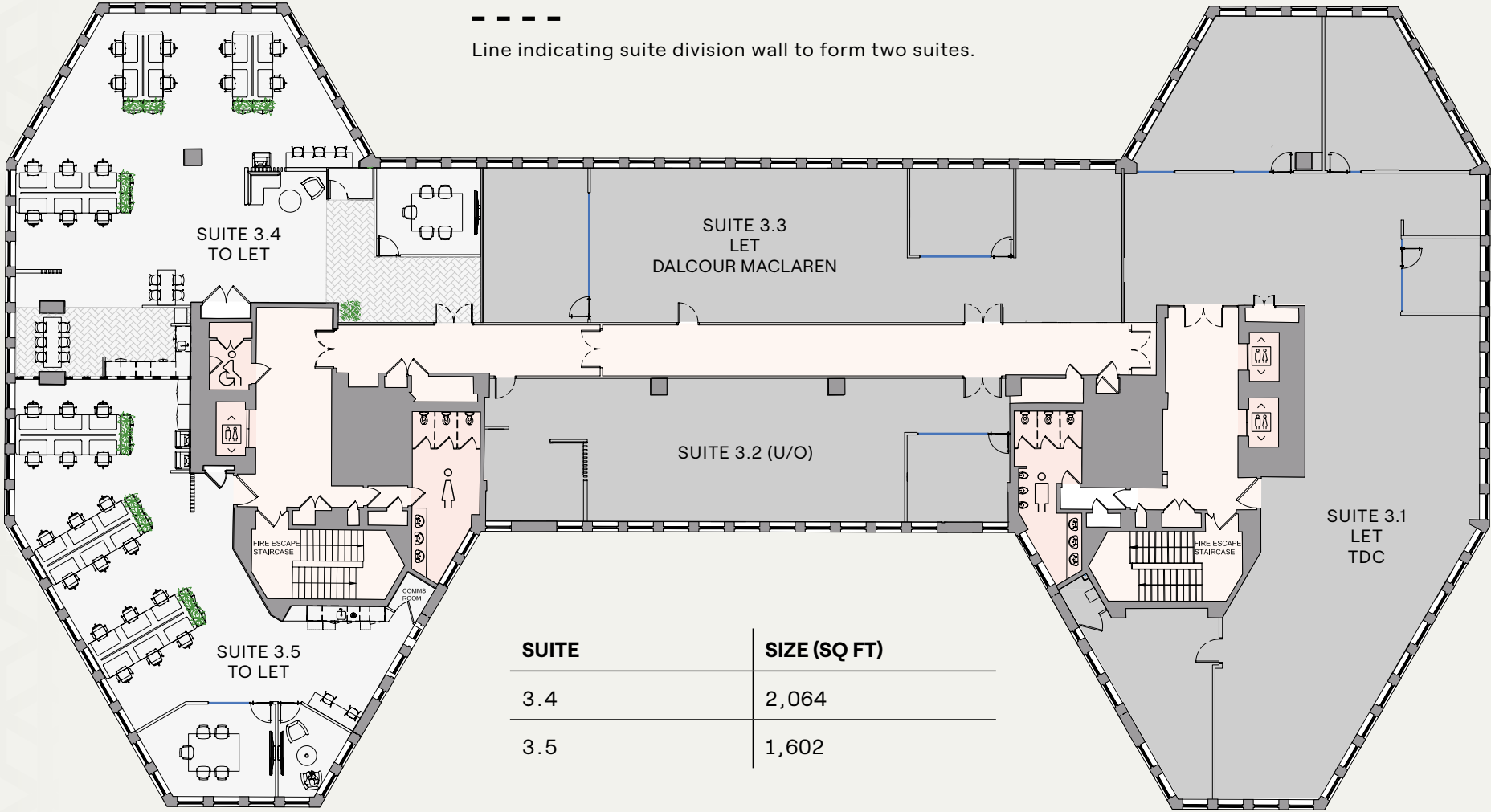
\*Suite 3.4 can be split into two suites of 2,064 sq.ft. and 1,602 sq.f.t



Fitted & furnished  
workspace  
12 - 30 Persons at  
**55 KING STREET**

# Third Floor Suites

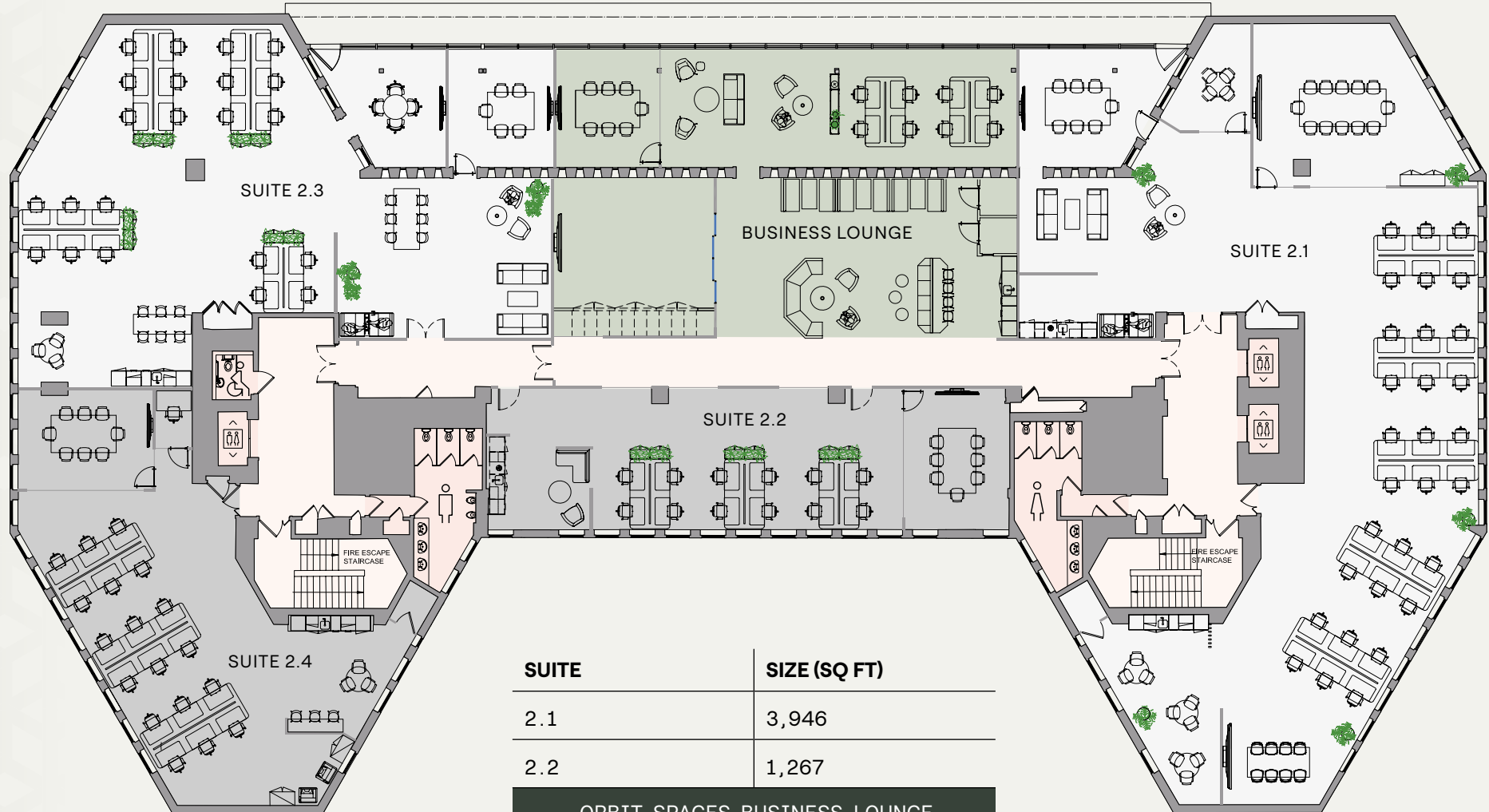
ILLUSTRATIVE SPLIT LAYOUT SUITE 3.4 / 3.5





# Second Floor Suites

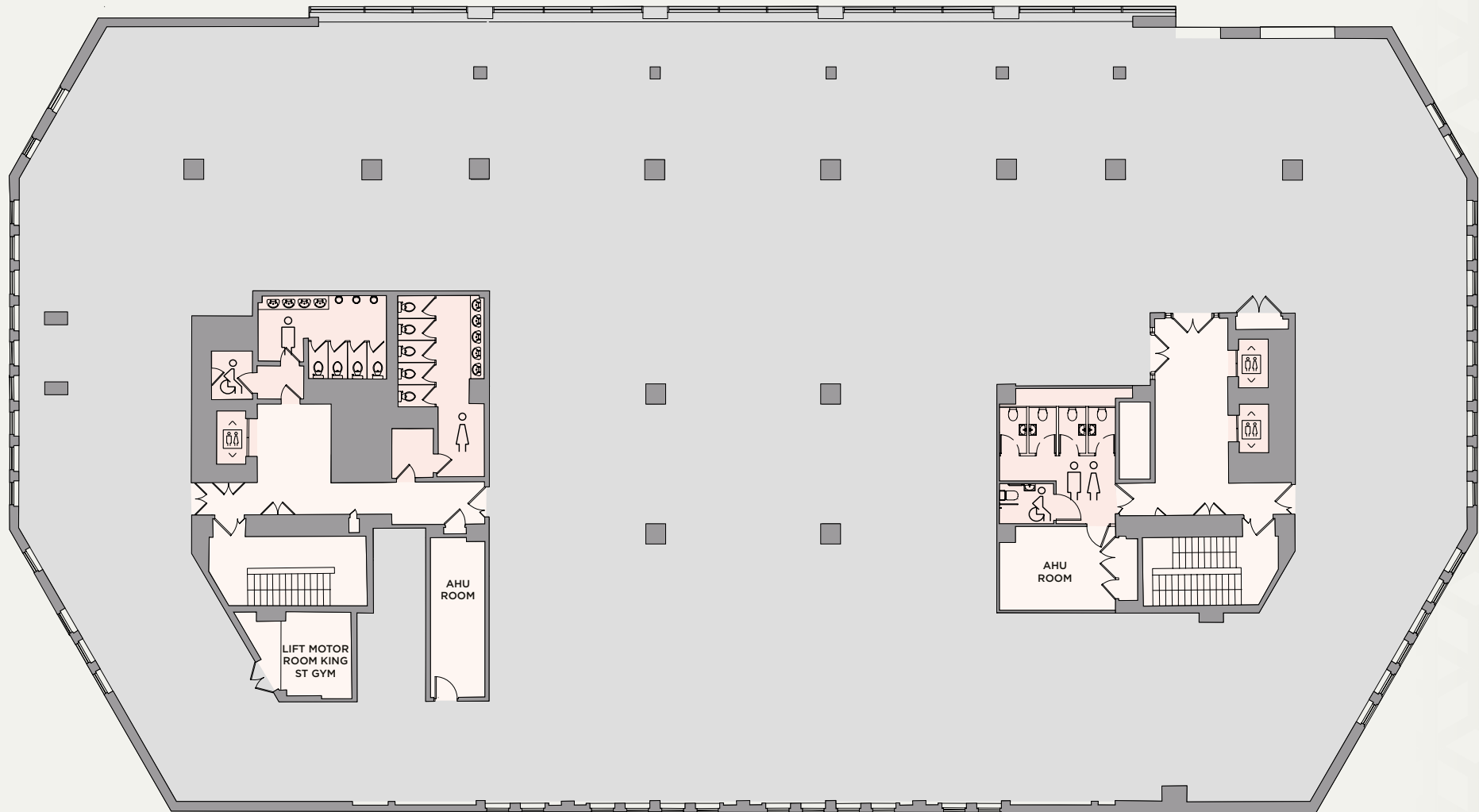
ILLUSTRATIVE SPLIT LAYOUT



SUITE	SIZE (SQ FT)
2.1	3,946
2.2	1,267
<b>ORBIT SPACES BUSINESS LOUNGE</b>	
2.3	2,737
2.4	1,600

# First Floor

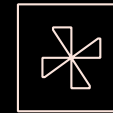
CAT A - 15,962 SQ.FT.



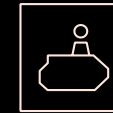


SPECIFICATION

# Sustainable Workspace specification



Air-Conditioning



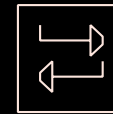
Building  
Concierge



LED Lighting



Cycle Hub with  
Showers &  
Drying Room



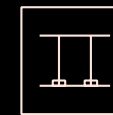
De-Centralised  
Ventilation &  
Heat Recovery



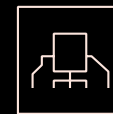
EPC A (Floors 2-5)  
EPC B (Floors 6)



100% Renewable  
Electricity



Retained Structure &  
Exposed Services



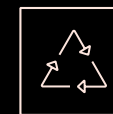
Fitted & Furnished  
Options



24/7 Secure  
Card Access



Meeting Room  
Access



Zero Waste  
to Landfill

AVAILABILITY

# Tailored workspace

## 4th FLOOR AVAILABILITY

FLOOR	SIZE (SQ FT)	SPECIFICATION
4TH	10,540	AVAILABLE FOR BESPOKE FITOUT

## 3rd FLOOR AVAILABILITY\*

SUITE	SIZE (SQ FT)	SPECIFICATION
3.2 (U/O)	1,286	FITTED
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

## 1st & 2nd FLOOR AVAILABILITY

FLOOR	SIZE (SQ FT)	SPECIFICATION
2ND	SUITES AVAILABLE FROM 1,267	AVAILABLE FOR BESPOKE FITOUT
1ST	15,962	AVAILABLE FOR BESPOKE FITOUT

## FOR ENQUIRIES



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MANCHESTER | M2 4LQ

what3words: gallons.dozen.vibe

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**Orbit**  
Developments