

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

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



GAIL'S BAKERY



BLANK STREET COFFEE

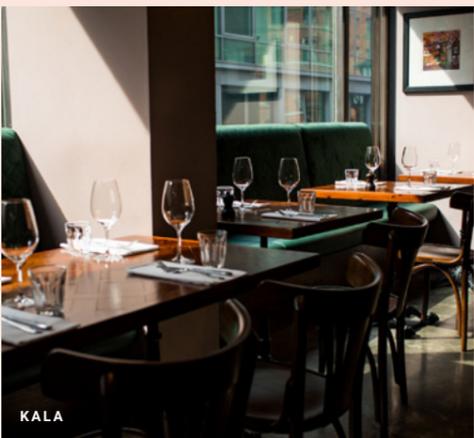


SIX BY NICO

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



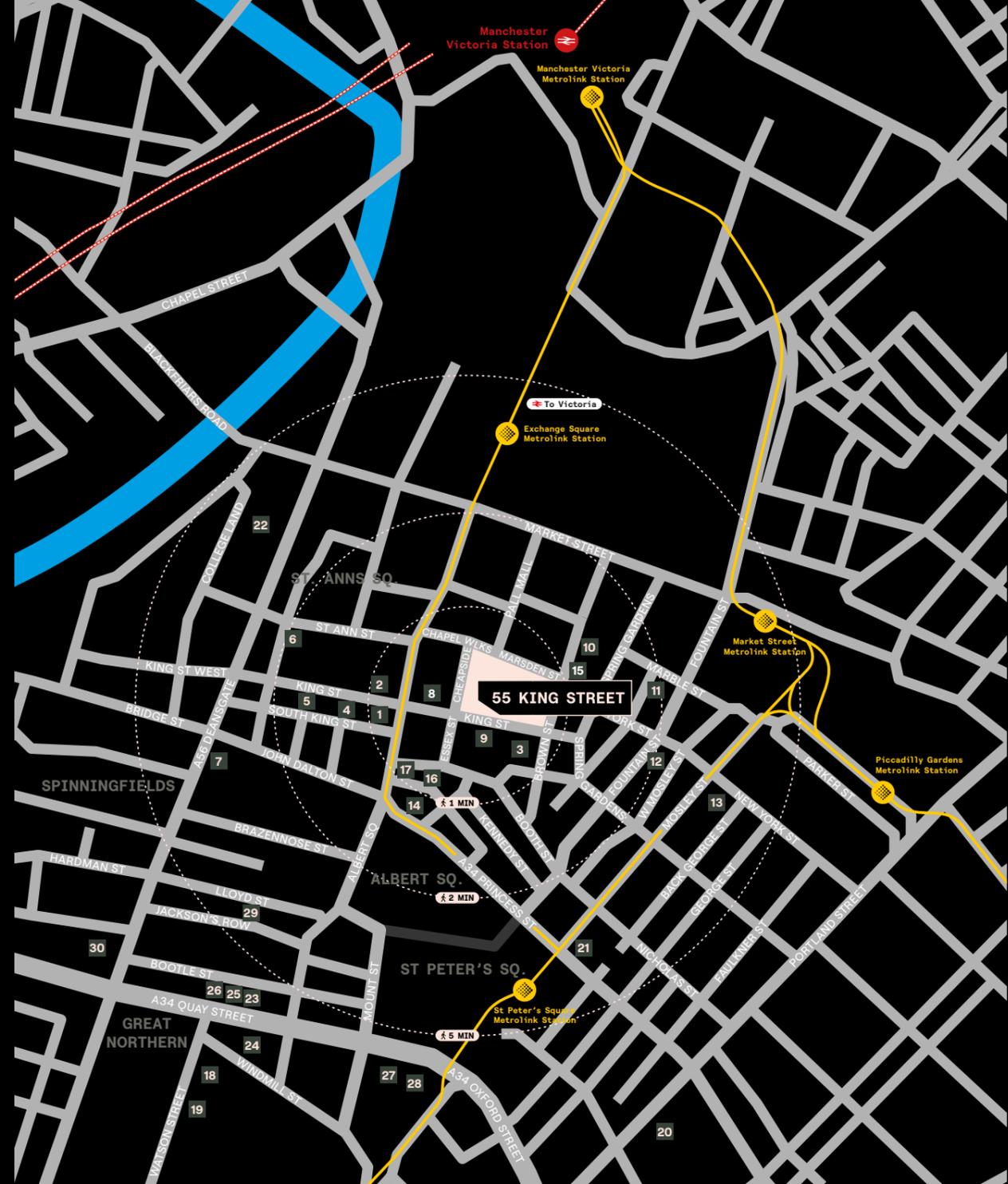
CAFÉ BEERMOTH



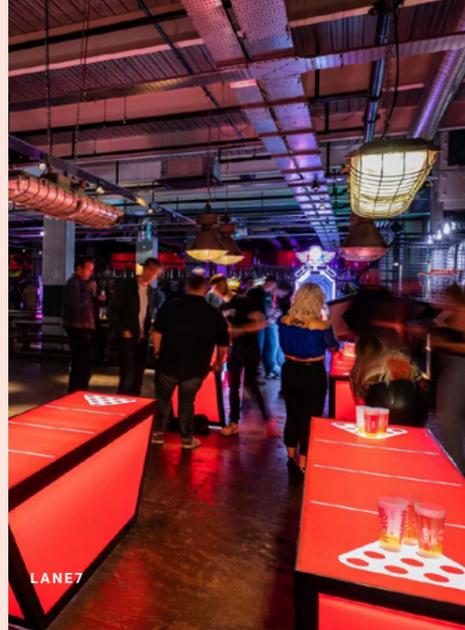
KALA

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



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.

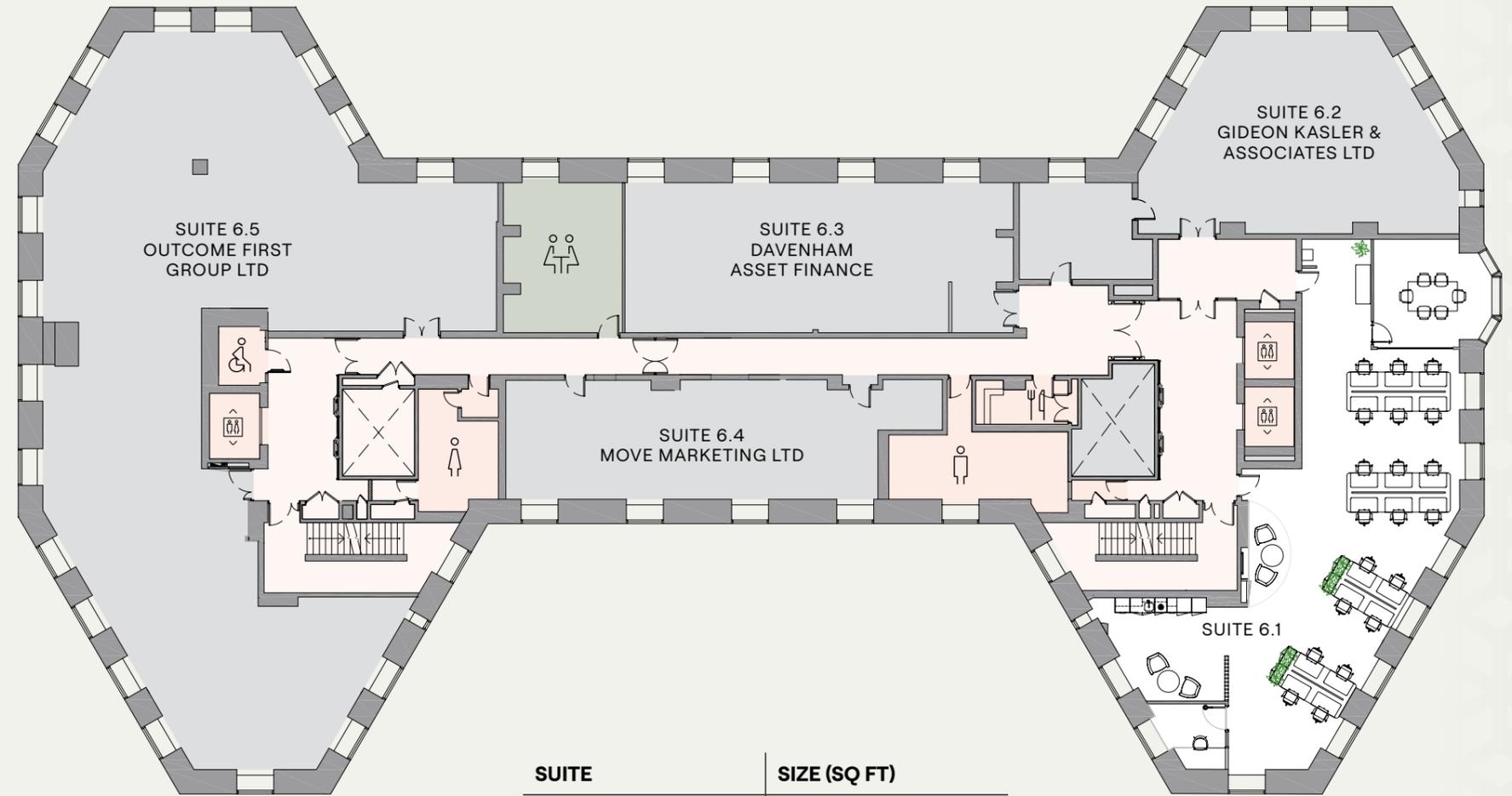


BOOKABLE MEETING ROOM



Sixth Floor

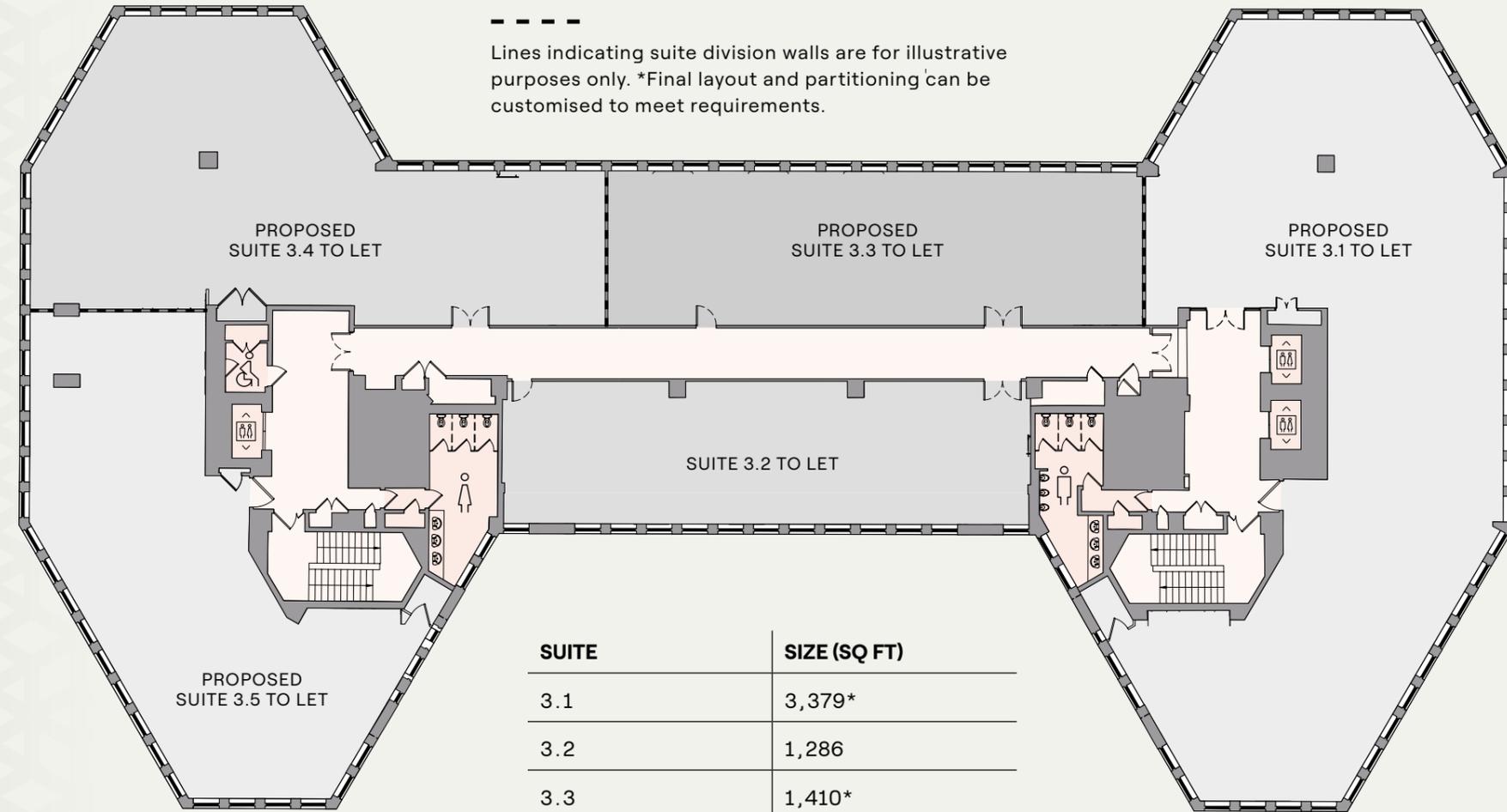
FITTED & FURNISHED



SUITE	SIZE (SQ FT)
6.1	1,855

Third Floor

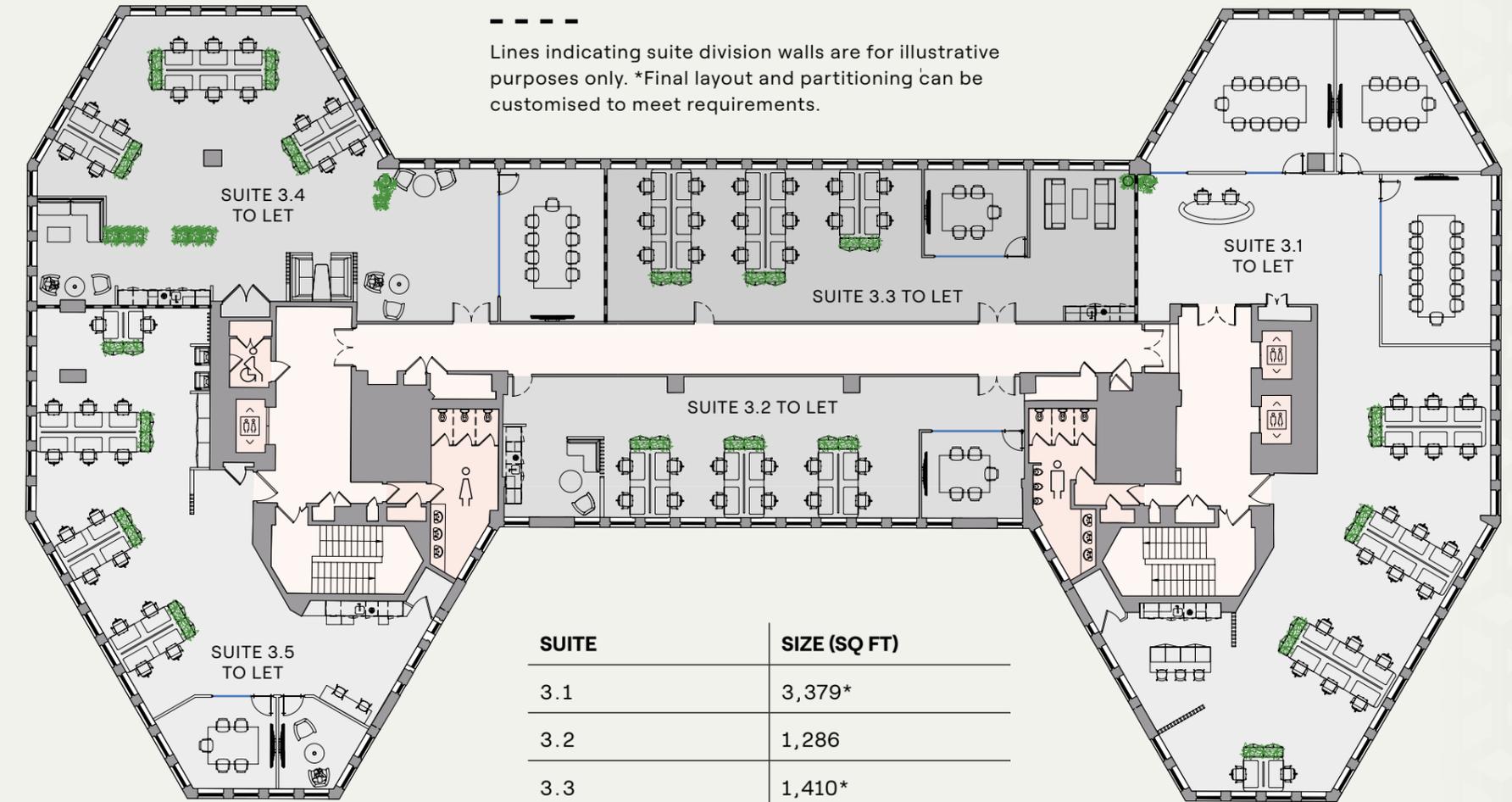
AVAILABLE AUGUST 2025



SUITE	SIZE (SQ FT)
3.1	3,379*
3.2	1,286
3.3	1,410*
3.4	2,138*
3.5	1,816*

Third Floor Suites

ILLUSTRATIVE LAYOUT



SUITE	SIZE (SQ FT)
3.1	3,379*
3.2	1,286
3.3	1,410*
3.4	2,138*
3.5	1,816*



Tailor your perfect
workspace at
55 KING STREET

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

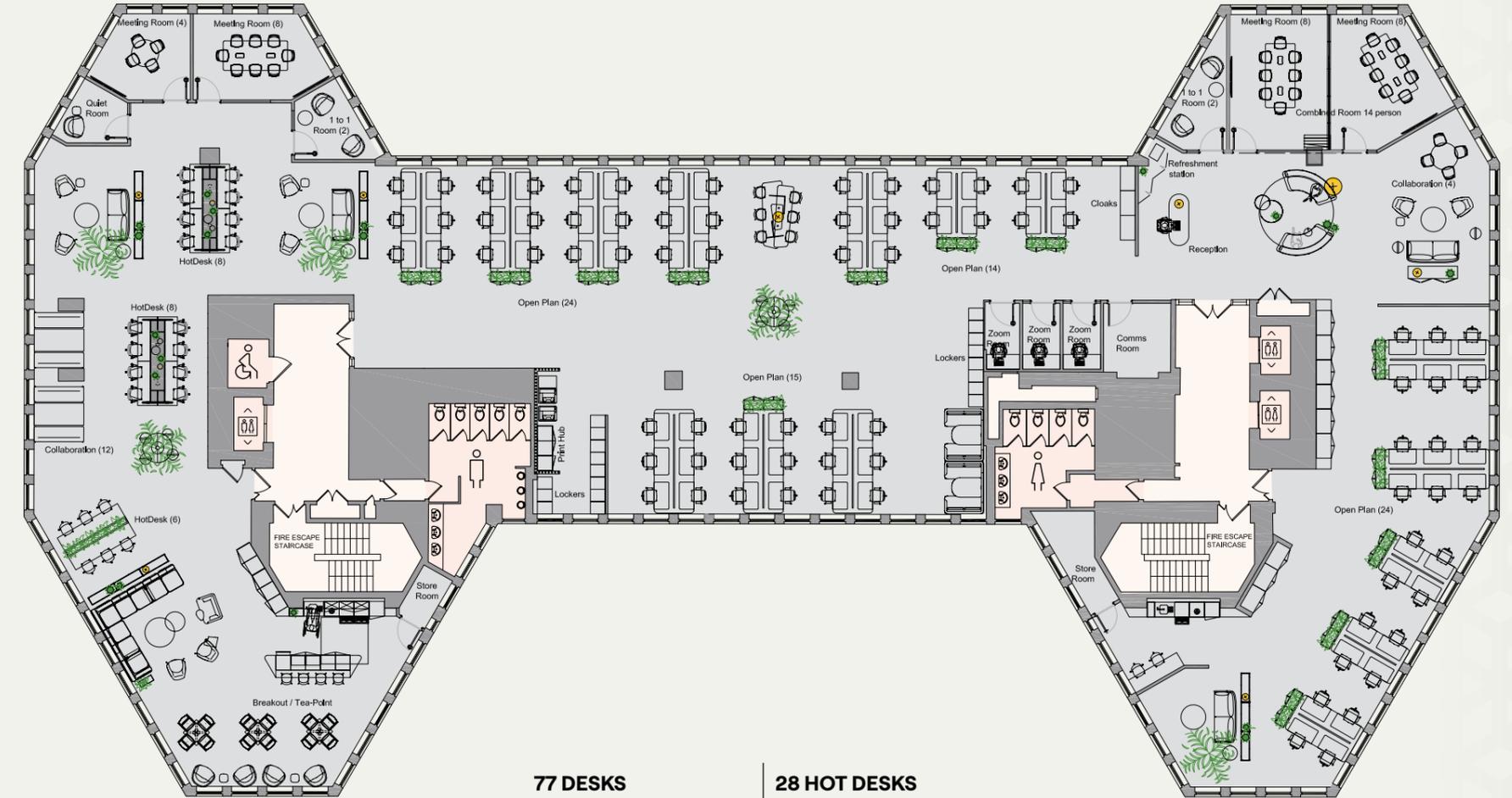
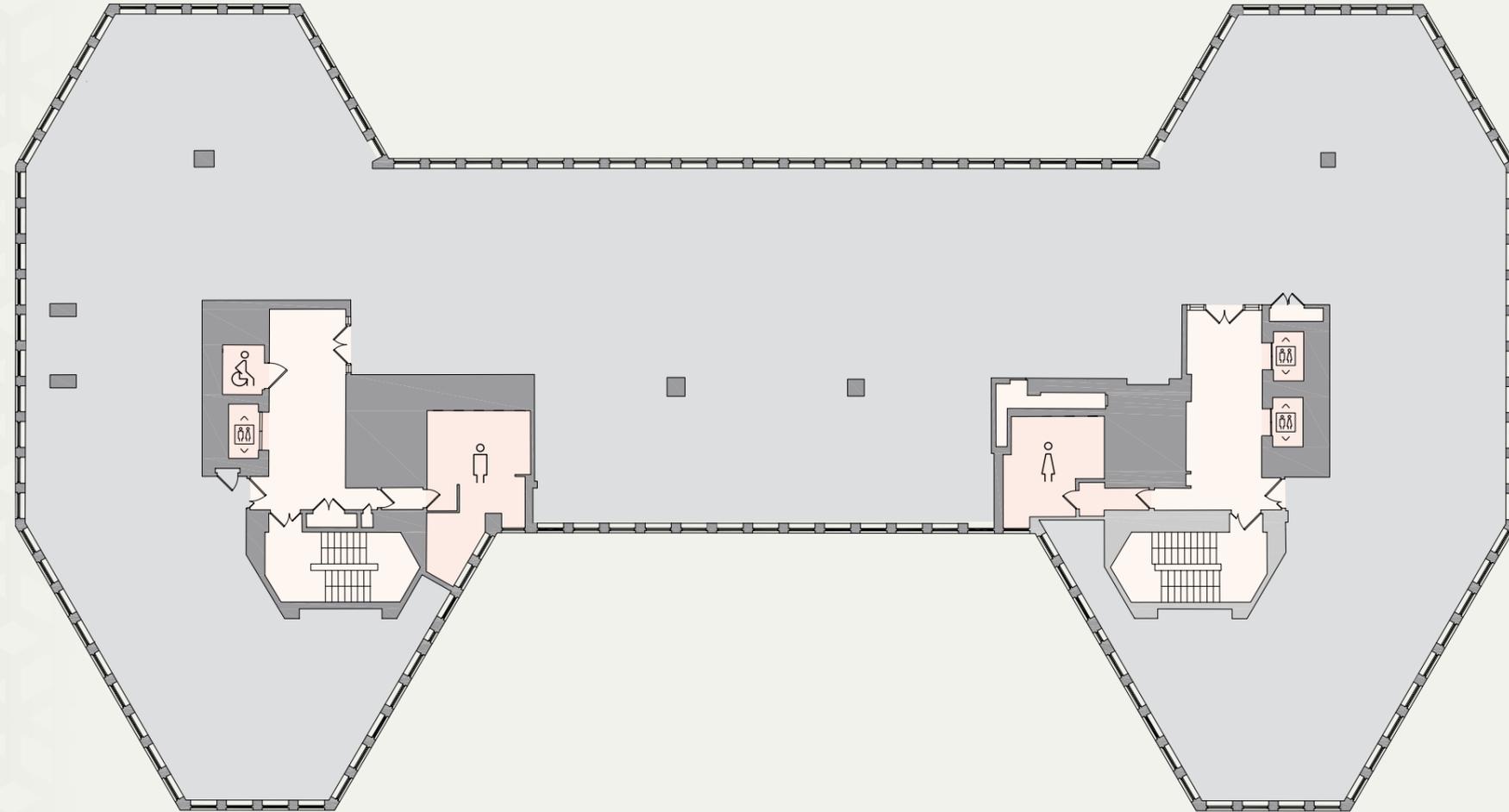
FOURTH FLOOR – 10,540 SQ.FT.

Fourth Floor

CAT A - 10,540 SQ.FT.

Zoned Workspace Solutions

SPACE PLAN



77 DESKS

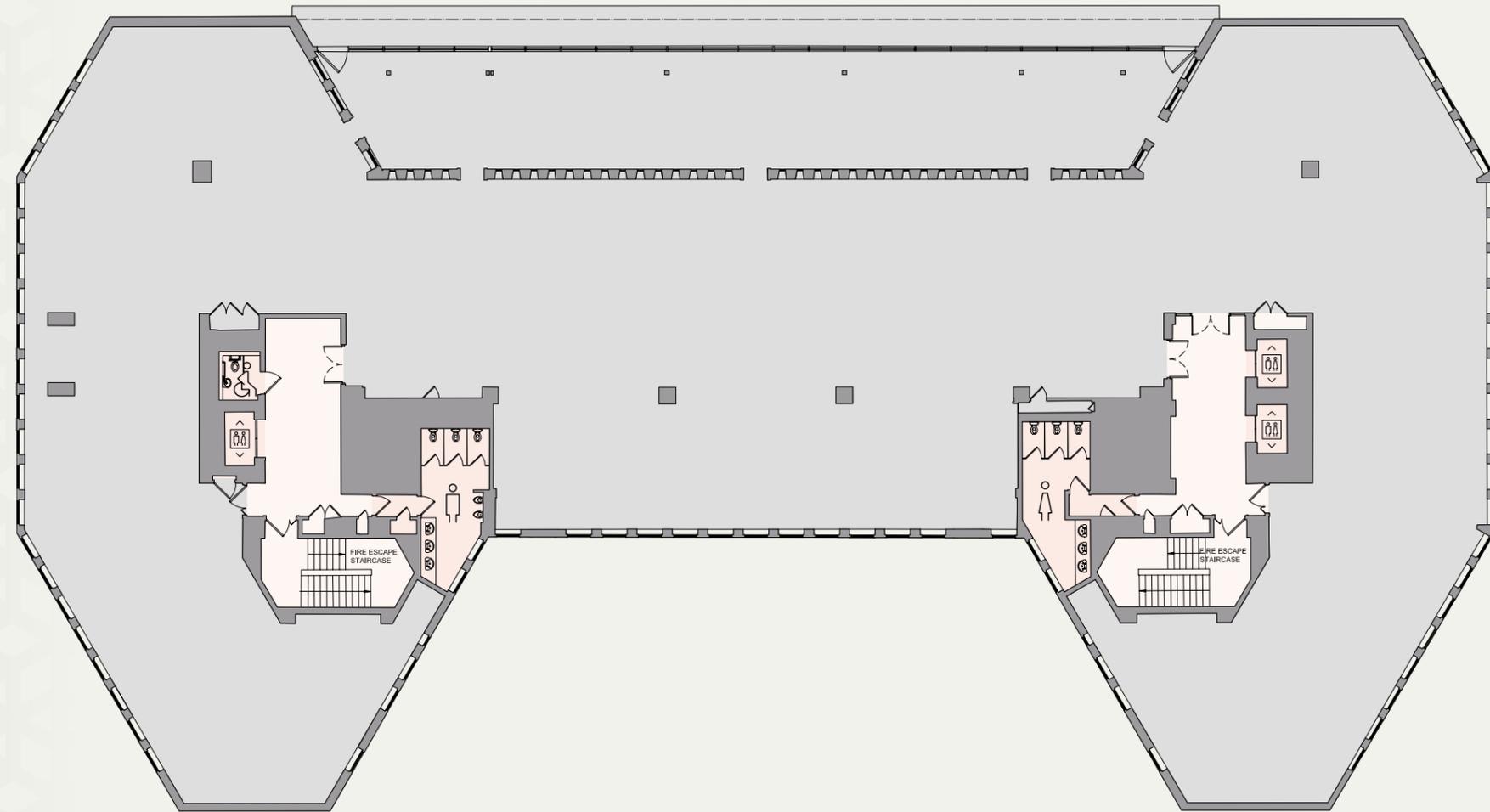
28 HOT DESKS

7 MEETING ROOMS

3 ZOOM ROOMS

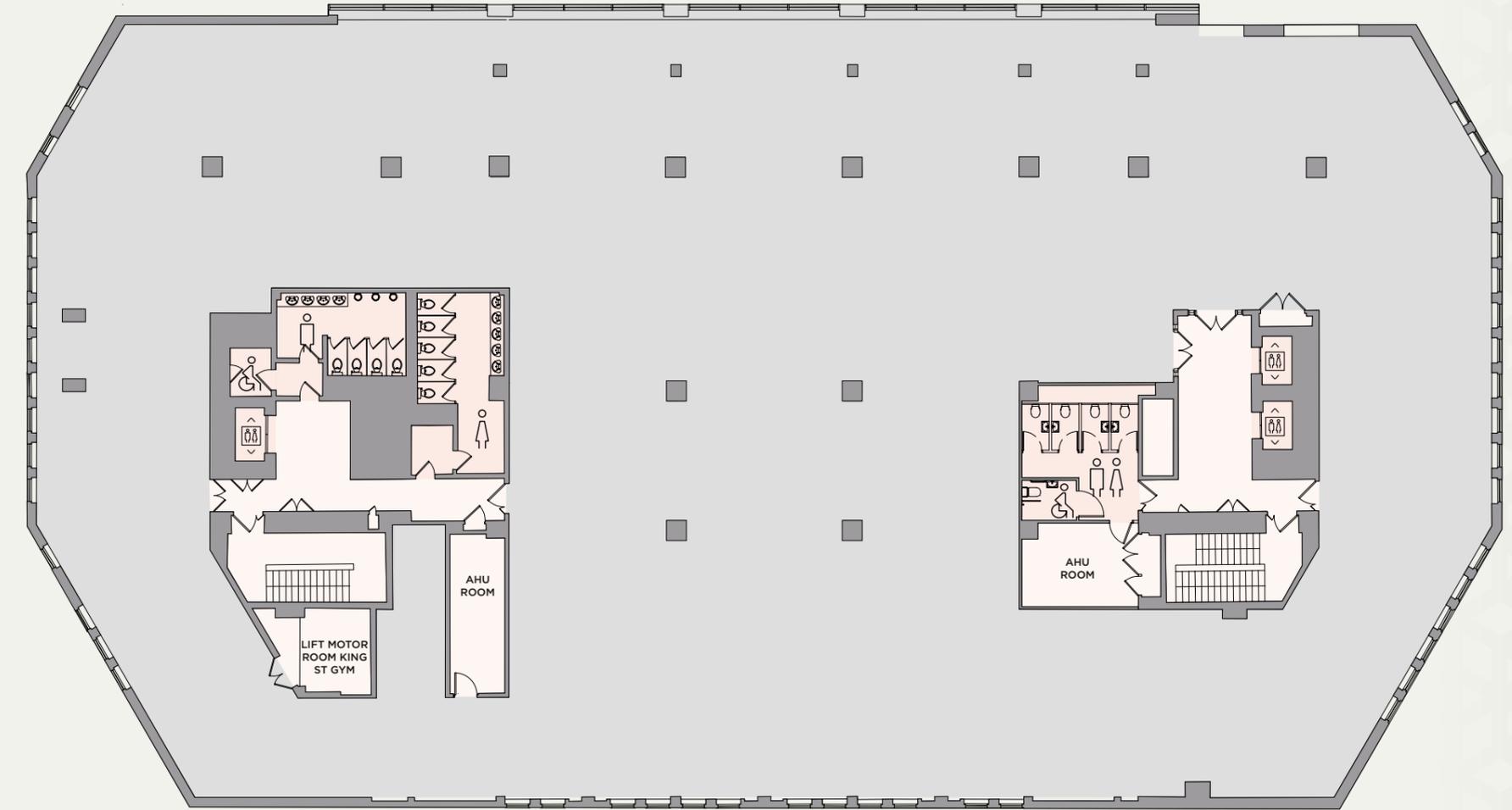
Second Floor

12,700 SQ.FT.



First Floor

15,962 SQ.FT.





SPECIFICATION

Sustainable Workspace specification



Air-Conditioning



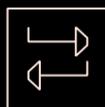
Building
Concierge



LED Lighting



Cycle Hub with
Showers &
Drying Room



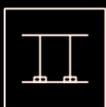
De-Centralised
Ventilation &
Heat Recovery



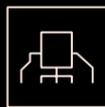
EPC A (Floors 1-5)
EPC B (Floors 6)



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

6th FLOOR AVAILABILITY

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

3rd FLOOR AVAILABILITY*

SUITE	SIZE (SQ FT)	SPECIFICATION
3.1	3,379	AVAILABLE FOR BESPOKE FITOUT
3.2	1,286	AVAILABLE FOR BESPOKE FITOUT
3.3	1,410	AVAILABLE FOR BESPOKE FITOUT
3.4	2,138	AVAILABLE FOR BESPOKE FITOUT
3.5	1,816	AVAILABLE FOR BESPOKE FITOUT

* Proposed Suites

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

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