55 KING STREET

MANCHESTER | M2 4LQ
















55 KING STREE
20
65

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.








DEANSGATE
DEANSGATE-CASTLEFIELD
OXFORD ROAD
ST.PETERS SQ
55 KING STREET
PICCADILLY
SALFORD CENTRAL
PICCADILLY GARDENS
MARKET STREET
EXCHANGE SQUARE
SHUDEHILL INTERCHANGE
VICTORIA
M2
4LQ


PALL MALL

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

CORBIÉRES

EL GATO NEGRO

HOUSE OF FU

ALBERT SCHLOSS

IMPOSSIBLE


GAIL'S BAKERY



BLANK STREET COFFEE


SIX BY NICO

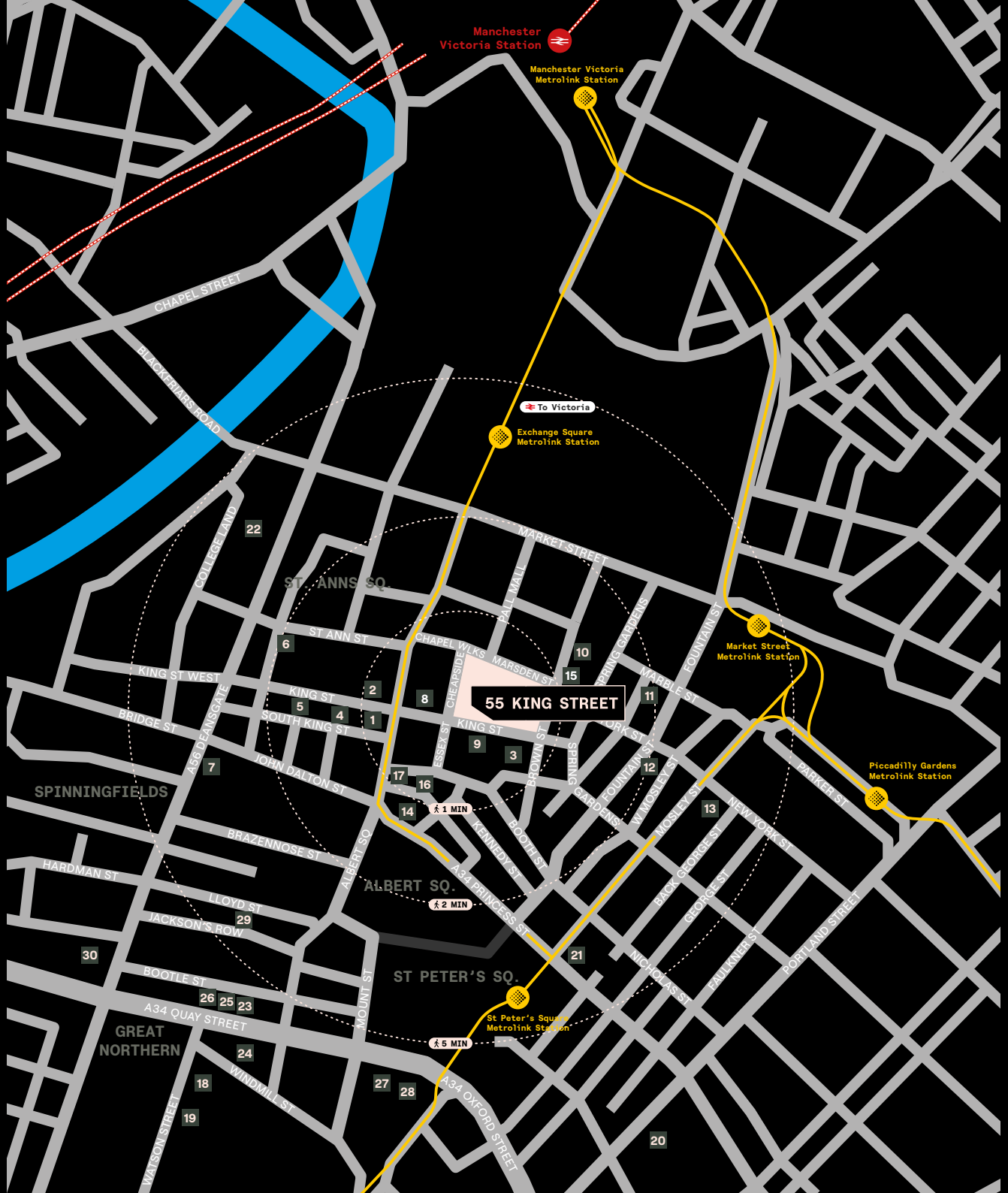
Manchester offers diverse dining, entertainment, cultural attractions, green spaces, and vibrant nightlife, making it an exciting place to be.


CAFÉ BEERMOTH

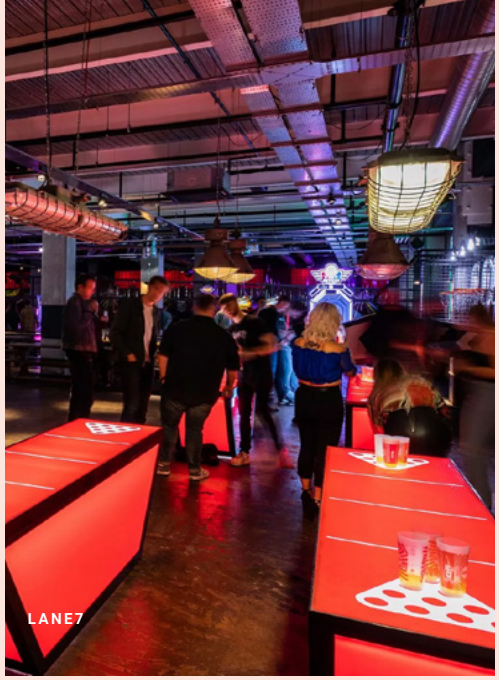

CIBO

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

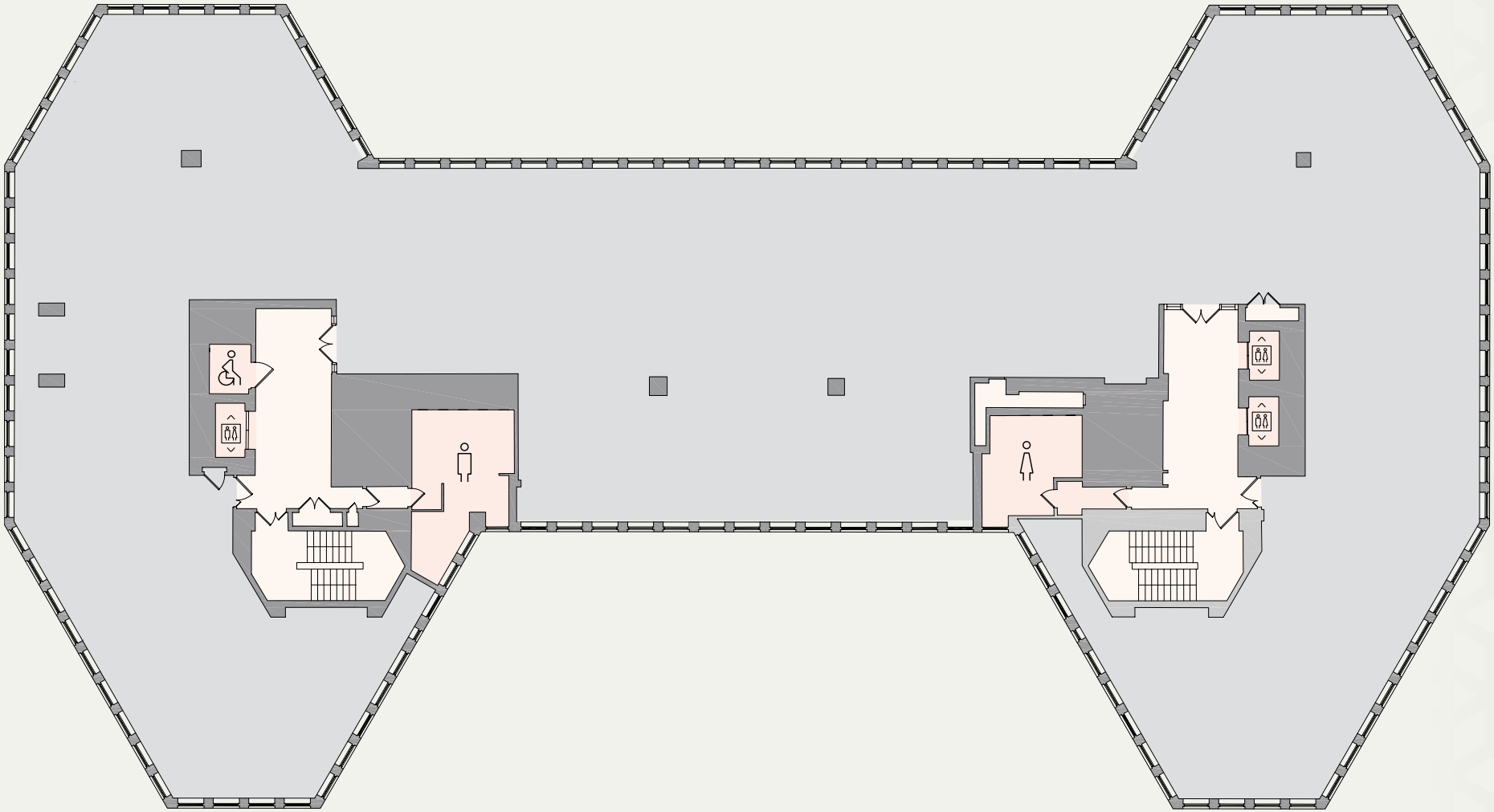


BOOKABLE MEETING ROOM


Tailor your perfect
workspace at
55 KING STREET
Full floors from:
10,540 – 15,962 sq.ft.

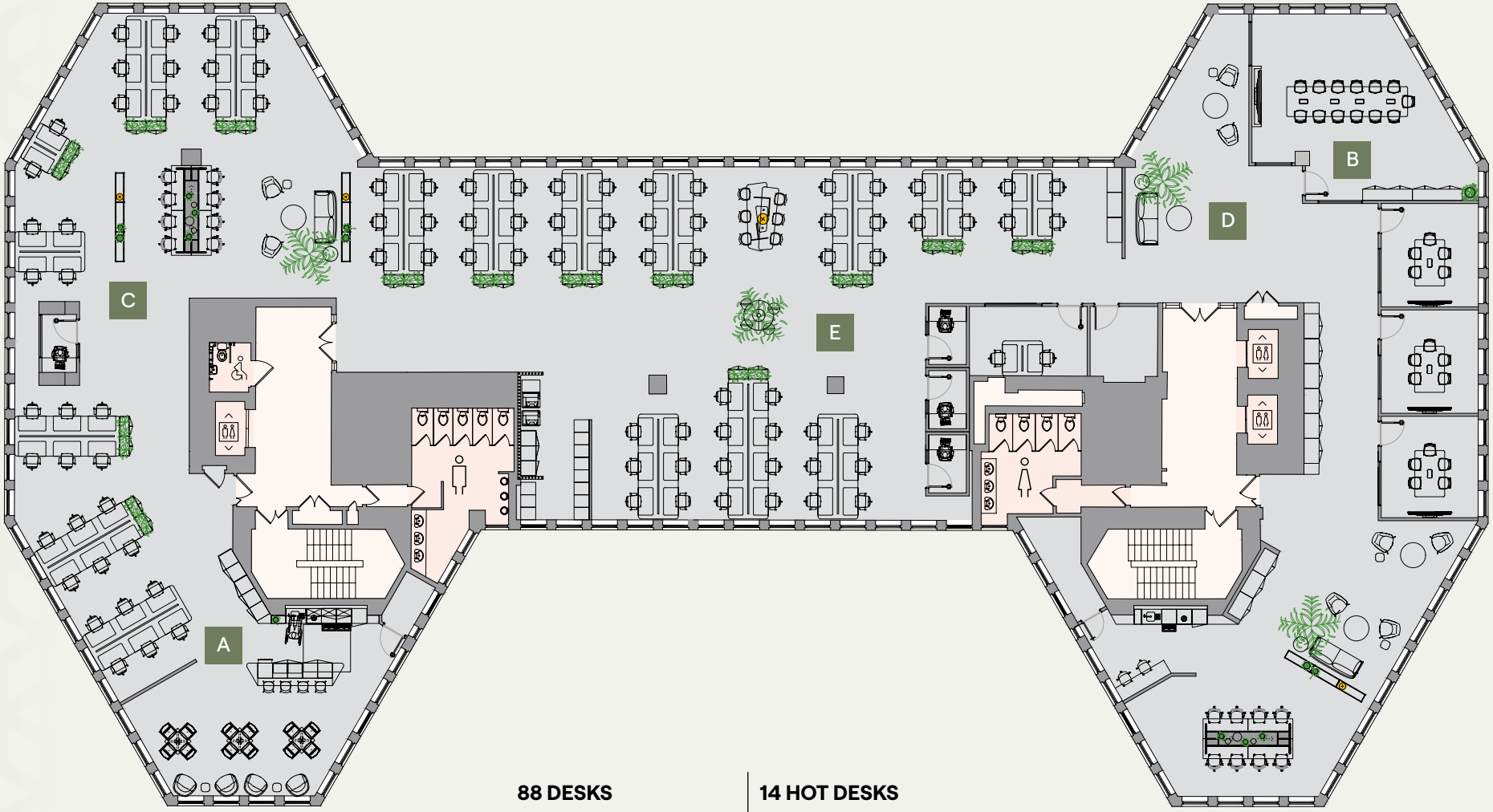
Fourth Floor

CAT A – 10,540 SQ.FT.



Zoned Workspace Solutions

SPACE PLAN



88 DESKS	**14 HOT DESKS**
4 MEETING ROOMS	**4 ZOOM ROOMS**


A


B

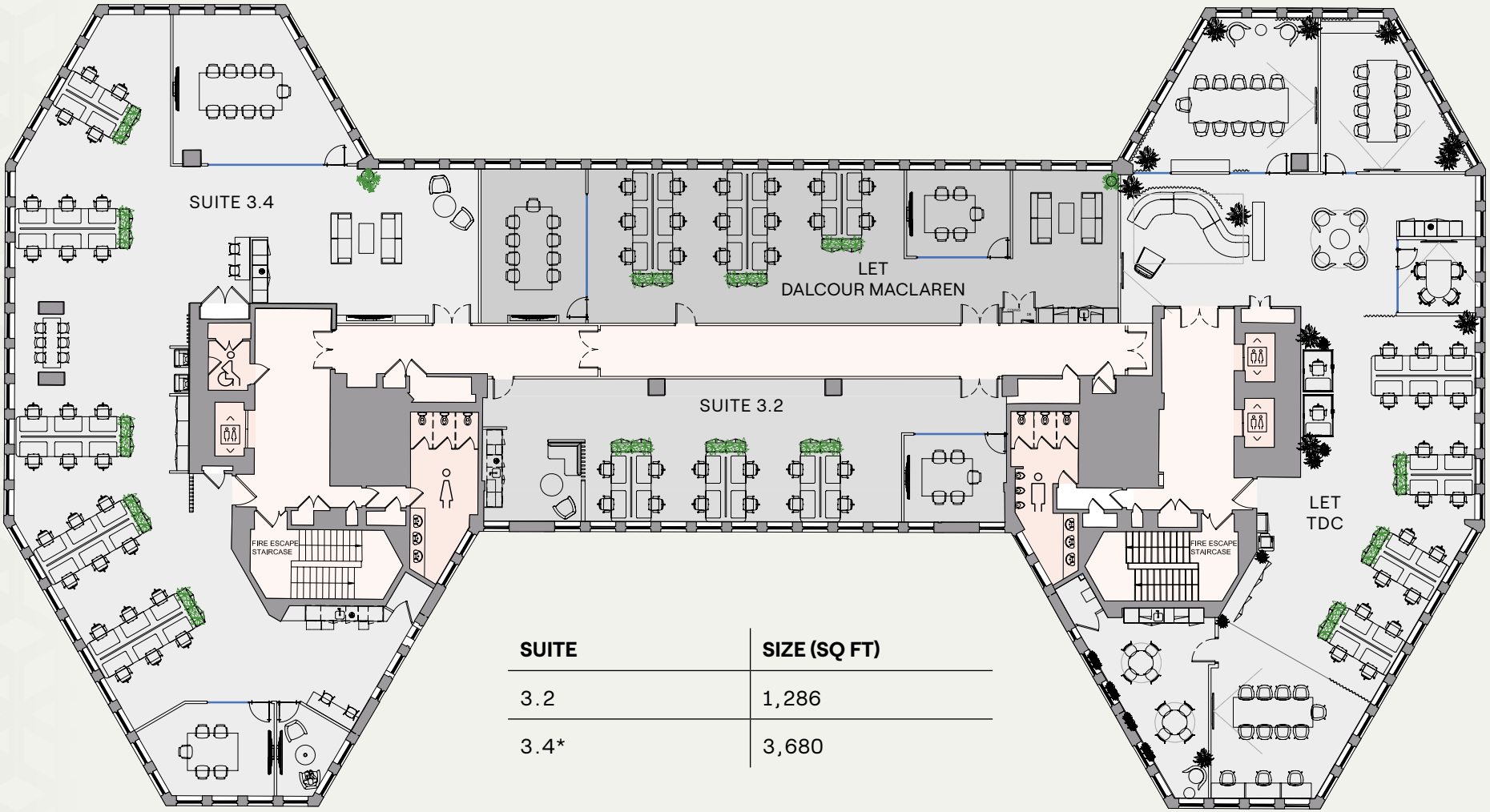

C


D


E

Third Floor

ILLUSTRATIVE LAYOUT



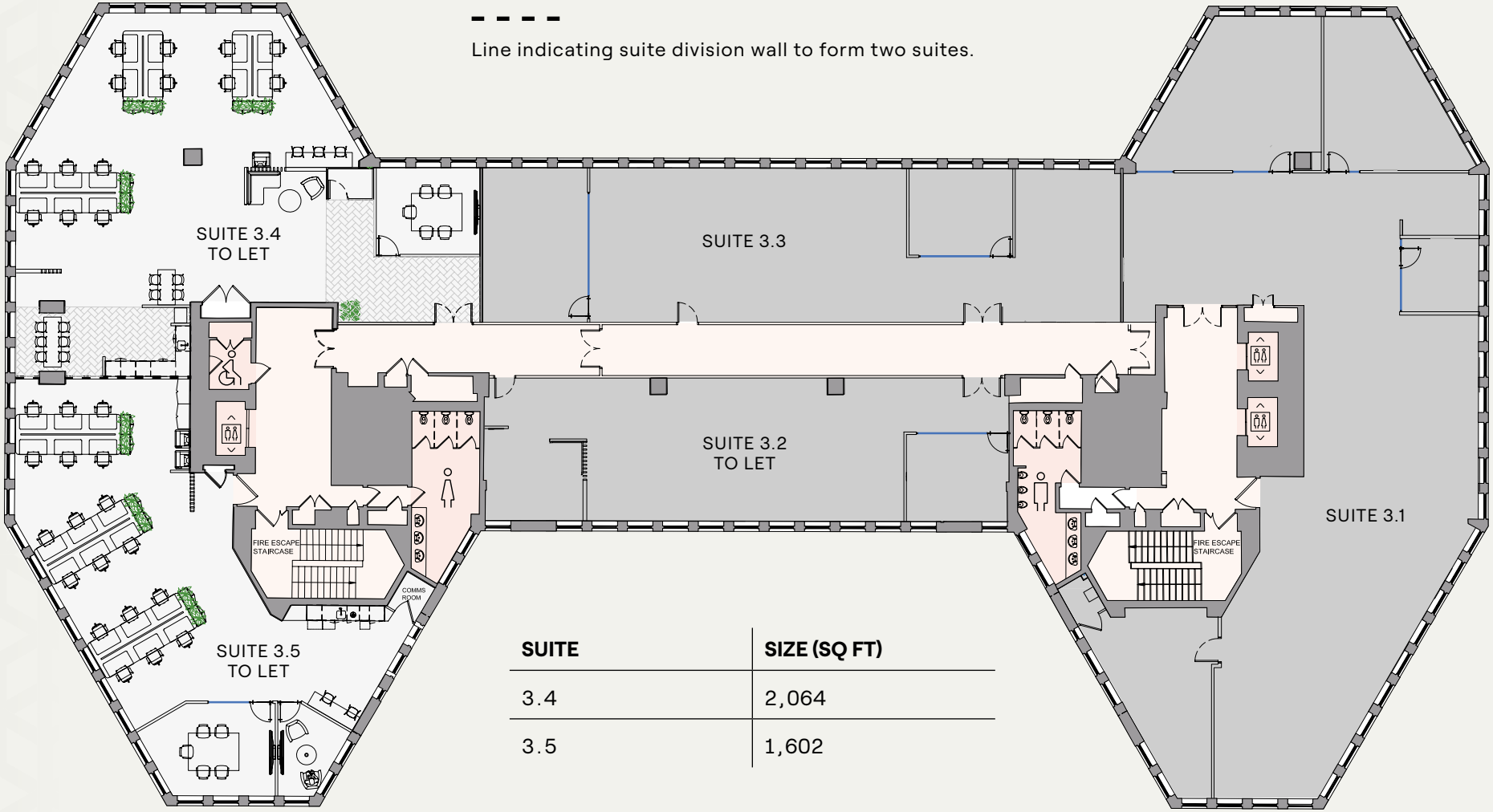
SUITE	SIZE (SQ FT)
3.2	1,286
3.4*	3,680

*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



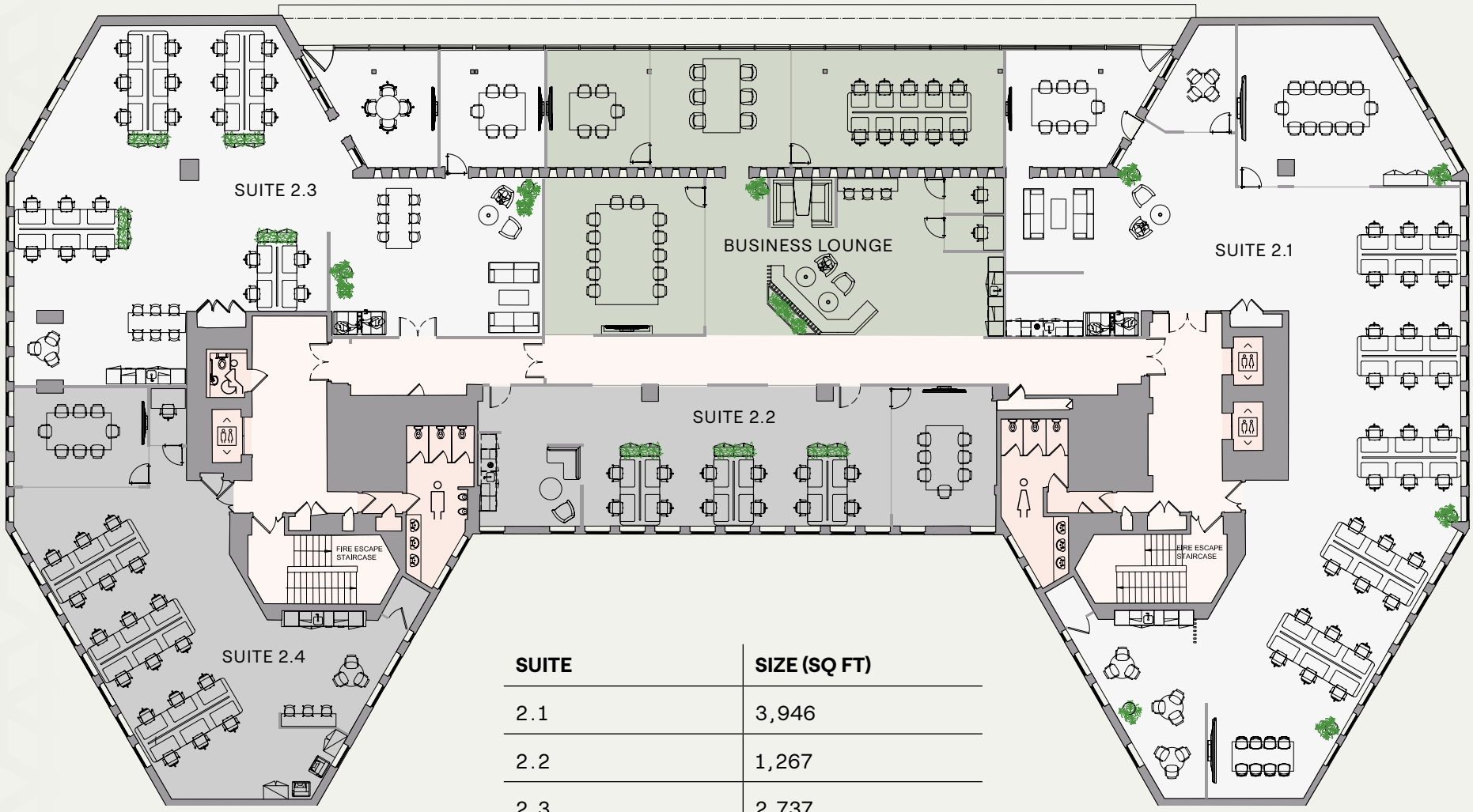
Line indicating suite division wall to form two suites.

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



Second Floor Suites

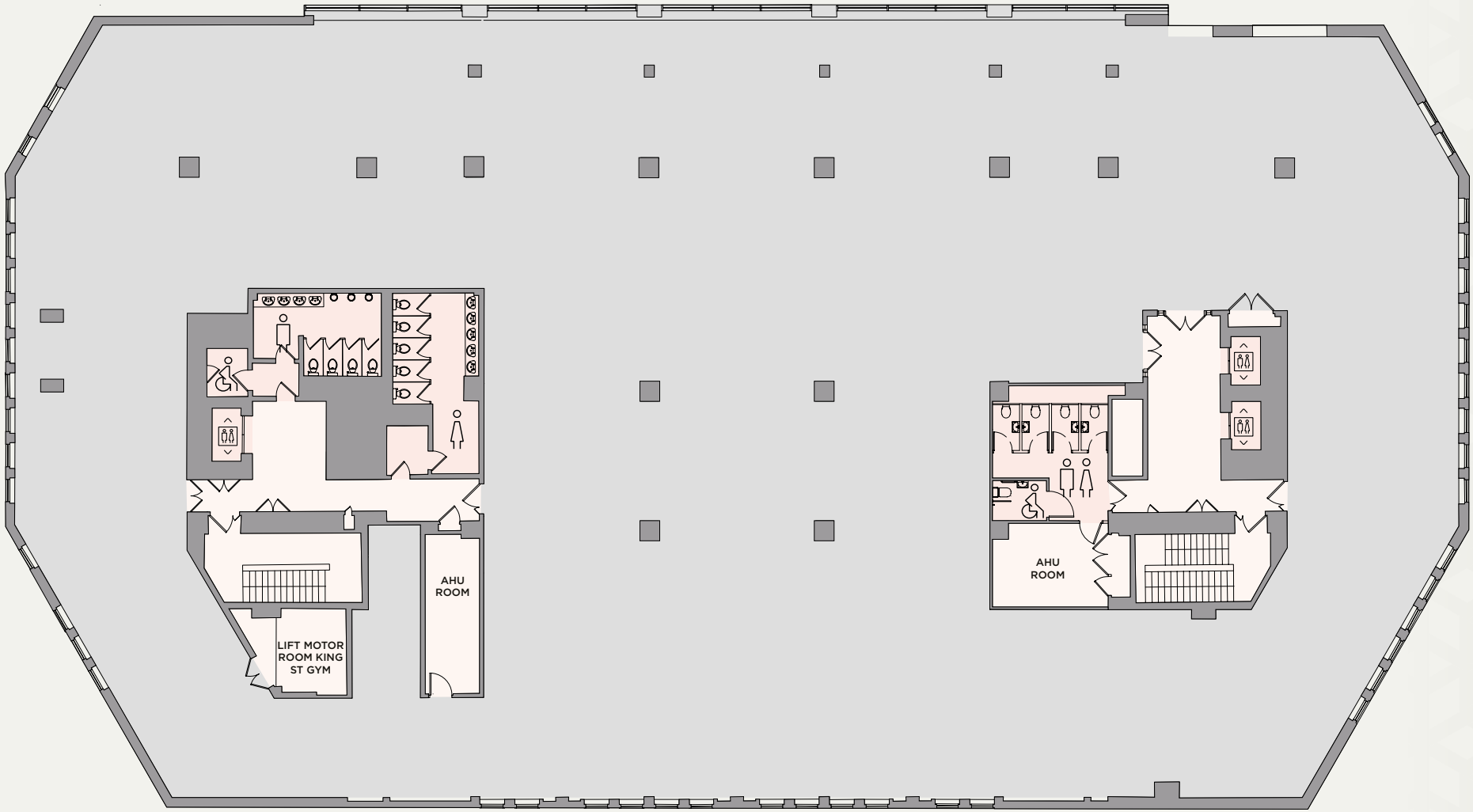
ILLUSTRATIVE SPLIT LAYOUT



SUITE	SIZE (SQ FT)
2.1	3,946
2.2	1,267
2.3	2,737
2.4	1,600

First Floor

CAT A - 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 2–5) EPC B (Floors 6)
- Retained Structure & Exposed Services
- 24/7 Secure Card Access
- Zero Waste to Landfill

AVAILABIITY

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	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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what3words: gallons.dozen.vibe

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Orbit Developments