



St. Ann Street ● Manchester



At 1 St. Ann Street  
we're focused  
on bringing back  
individuality to the  
work place.

Providing fully refurbished office  
space in the heart of Manchester  
city centre, and the opportunity to  
create your own unique workspace,  
1 St. Ann Street occupies a highly  
prominent position in the heart of  
our great city.

1. St. Ann Street • Manchester

1.

Think  
differently



# 2. Dare to stand out

Create an inspiring workplace to win the hearts & minds of your valued workforce.

Orbit Developments are a local landlord who loves to work with our occupiers in order to create their perfect business environment.

To discuss how your specific office requirements can be accommodated at 1 St. Ann Street, please get in touch.



Tailor your perfect  
workspace at  
1 St. Ann Street



1. St. Ann Street ● Manchester

Situated on the corner of St. Ann Street and Deansgate, a main thoroughfare through Manchester City Centre, and in close proximity to Manchester’s central business district. The building is conveniently located close to public transport including metrolink, bus and train links being a five-minute walk from Victoria Railway Station.



Connections



- Manchester Arndale 4 mins
- Exchange Square Metrolink Station 5 mins
- Spinningfields 6 mins
- Salford Central Train Station 8 mins
- Victoria Train Station 9 mins
- Shudehill Transport Interchange 11 mins
- Deansgate Train Station 12 mins
- Piccadilly Train Station 18 mins



- Exchange Square / Shudehill 5 mins
- Market Street 8 mins
- St Peter’s Square 8 mins
- Deansgate Station 12 mins
- Manchester Piccadilly 18 mins
- Manchester Aiprort 45 mins



- Manchester Airport 27 mins
- Leeds 1 hr
- Birmingham 2 hrs
- London 4 hrs



- Leeds 49 mins
- Birmingham 1 hr 26 mins
- London 2 hrs 7 mins
- Edinburgh 3 hrs 23 mins





Local amenities



Bars & Restaurants

- 1 Cote
- 2 Bem Brasil
- 3 Pizza Place
- 4 Cicchetti (San Carlo)
- 5 San Carlo
- 6 Guacho
- 7 Las Iguanas
- 8 Mr Thomas's Chop House
- 9 La Vina
- 10 The Ivy



Coffee Shops and Food To Go

- 1 Veggie Pret
- 2 Black Sheep Coffee
- 3 Subway
- 4 Pot Kettle Black
- 5 Bisous Bisous
- 6 Go Falafel
- 7 McDonalds
- 8 Costa Coffee



Retail & Leisure

- 1 Barber Barber
- 2 House of Fraser
- 3 Waterstones
- 4 Tag Heuer
- 5 Boodles
- 6 Royal Exchange Theatre
- 7 Bar Bar.Co
- 8 The Lowry Hotel
- 9 The Printworks



# 3. Be local

As we spend so much of our lives in the workplace, we believe it's important that being there brings us joy!

At 1 St. Ann Street it's easy to surround yourself by the things that you love, every day.

On your door step...

★ VEGGIE PRET ★





# 4.

# Always smile and say hello!

Work alongside likeminded companies like  
Sigma Capital, Bim-Tech and IDOM.



Sigma Capital  
Group plc

Leading the delivery of private  
rented housing for families in  
the UK.

We focus on delivering  
large-scale, high-quality, new  
housing schemes for the  
private rented sector.



**BIMTech**  
ENGINEERING

BIMTech Engineering is  
a virtual 3-D modelling  
company that specialises in  
producing fully co-ordinated,  
clash-detected mechanical,  
electrical and public health  
service drawings for the  
construction and infrastructure  
sectors.

**IDOM**

IDOM delivers a complete  
range of traditional Mechanical  
& Electrical (M&E) engineering  
services, from concept  
through to completion, to  
post occupancy review and  
analysis.



# 5. show off

Whilst 1 St. Ann Street will always offer a comprehensive specification, your style is your own and we will always encourage your inner designer.



Impressive newly refurbished entrance reception



Comfort cooling



Perimeter compartment system



LED lighting



24-hour access



On-site CCTV



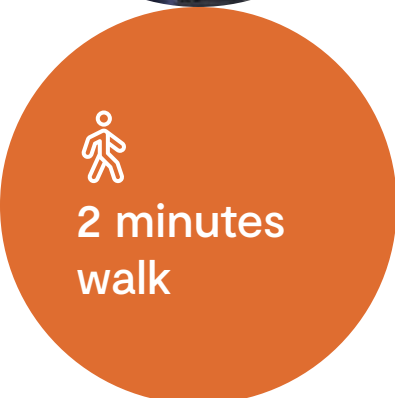
Dedicated Fibre Providers



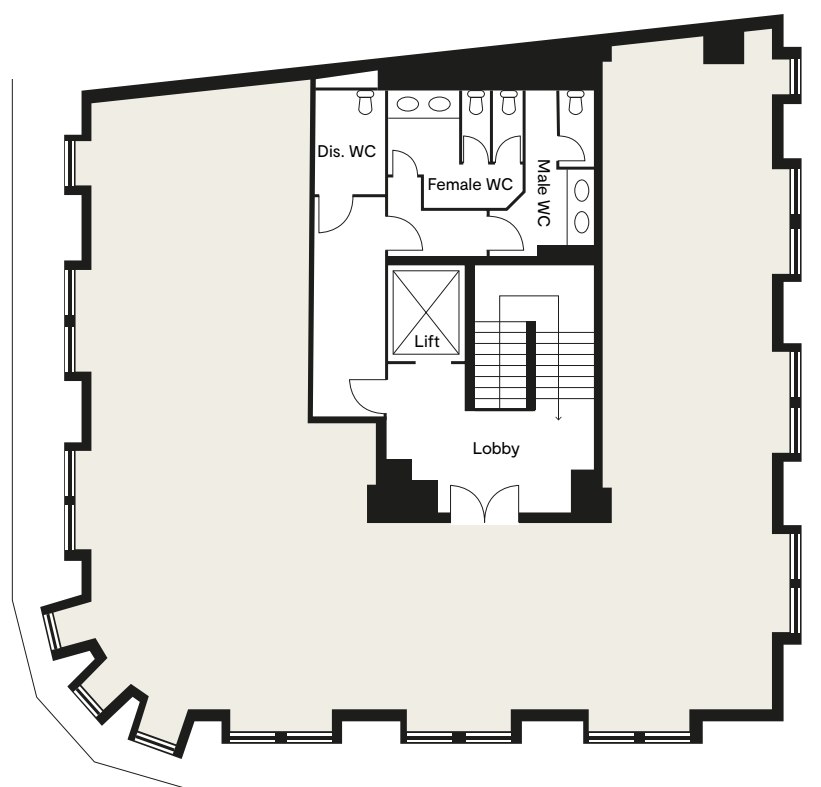
Create your perfect style

Images show tenant fit-out





Deansgate



St. Ann Street

**4th floor**  
1,906 sq ft

Self-contained  
floor available  
to create your  
individual creative  
workspace





An underwater photograph of a swimmer in a pool, viewed from above. The swimmer is wearing a blue cap and goggles, and their arms are extended forward. The pool floor is made of blue tiles, and the water is clear with some bubbles around the swimmer.

KING STREET  
GYM



# 6.

## Work out

**Our gym is your gym.**

The King St. Gym is owned and run by the Emerson Group the ultimate parent company of Orbit Developments.

Locating your business within our city centre portfolio ensures your staff can enjoy preferential discounts.

[www.kingstreetgym.co.uk](http://www.kingstreetgym.co.uk)

 @kingstreetgym

 King Street Gym Manchester



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For more information or to arrange a viewing contact  
Orbit Developements or one of the joint agents.

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