55 KING STREET

MANCHESTER | M2 4LQ

55 KING STREE

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

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

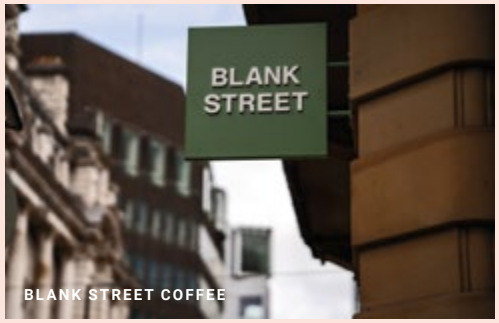
EL GATO NEGRO

HOUSE OF FU

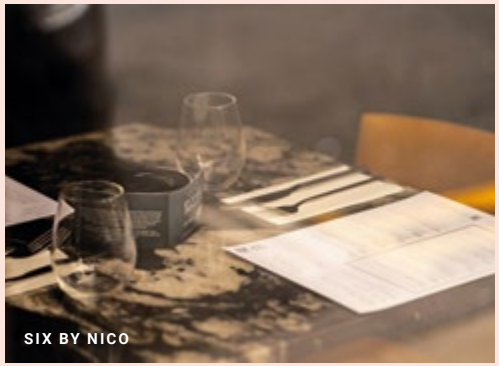
ALBERT SCHLOSS

IMPOSSIBLE

GAIL'S BAKERY



BLANK STREET COFFEE


SIX BY NICO

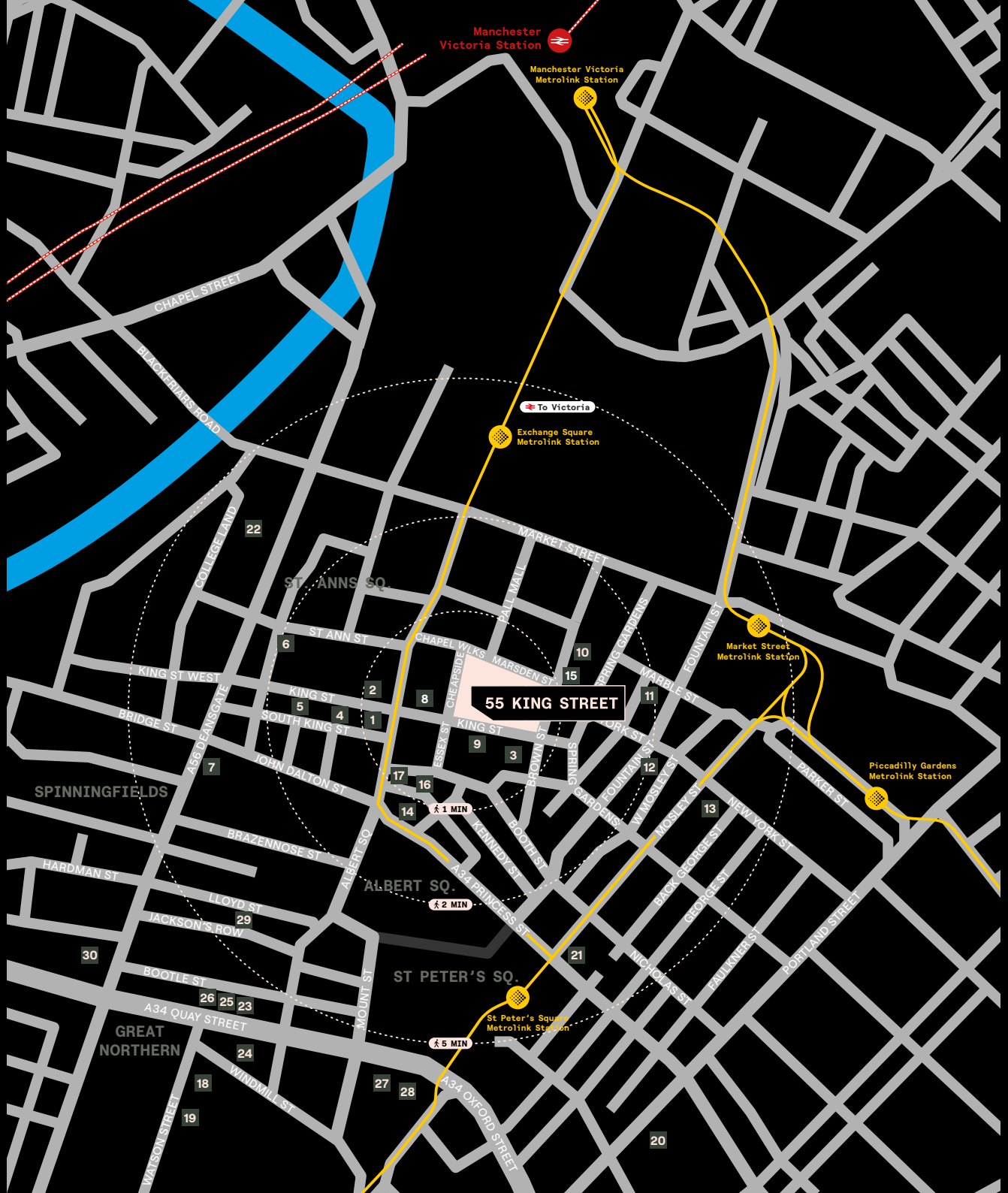
Manchester offers diverse dining, entertainment, cultural attractions, green spaces, and vibrant nightlife, making it an exciting place to be.

CAFÉ BEERMOTH

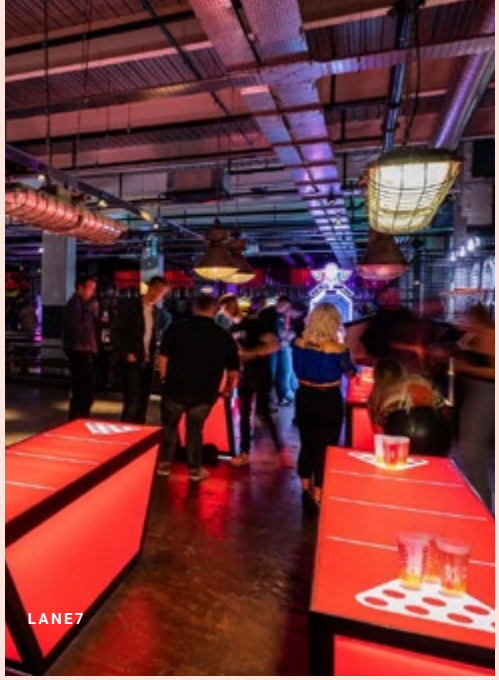
CIBO

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

DISTRICT

Tailor your perfect workspace at

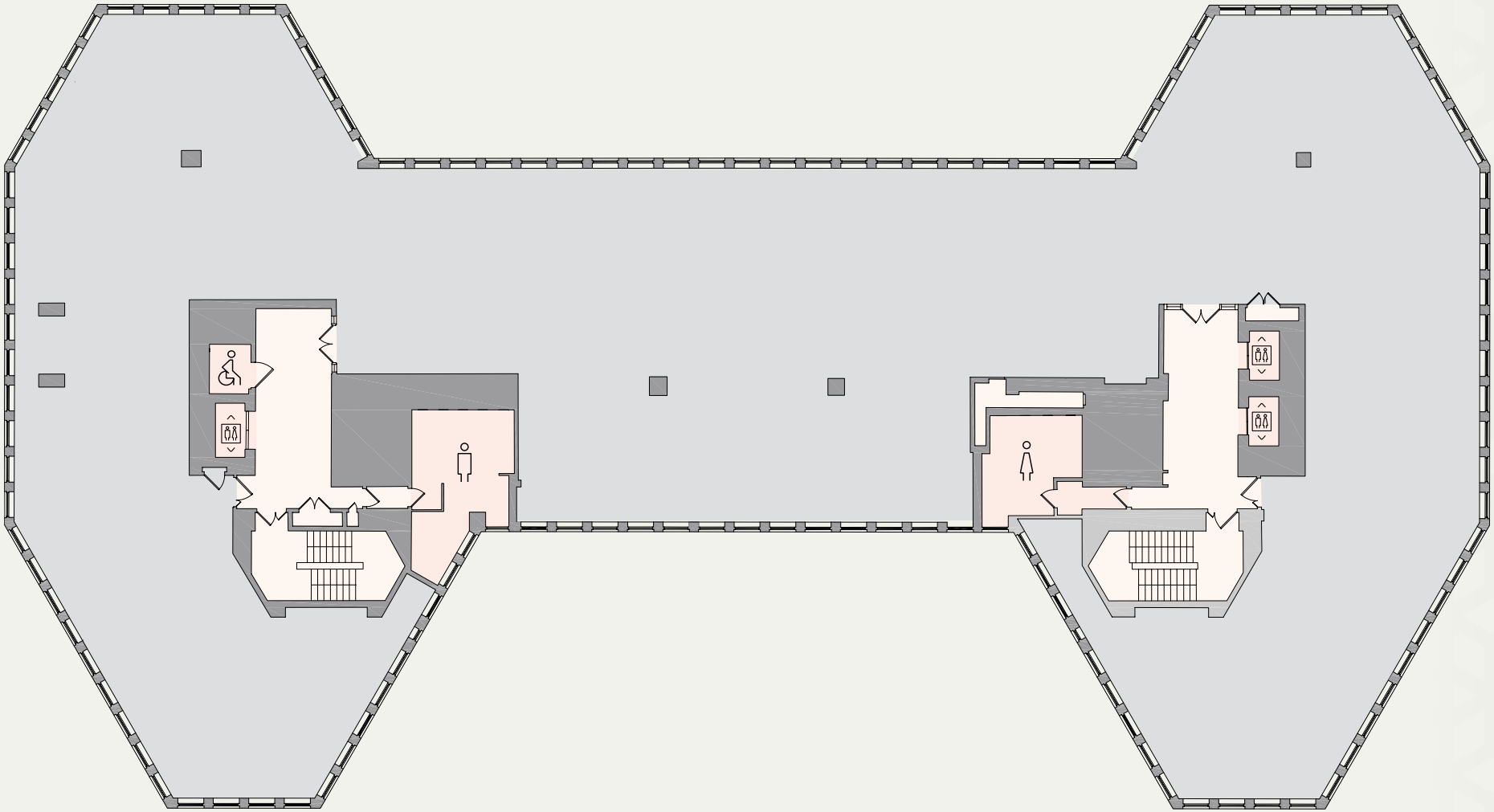
55 KING STREET

Full floors from:

10,540 – 15,962 sq.ft.

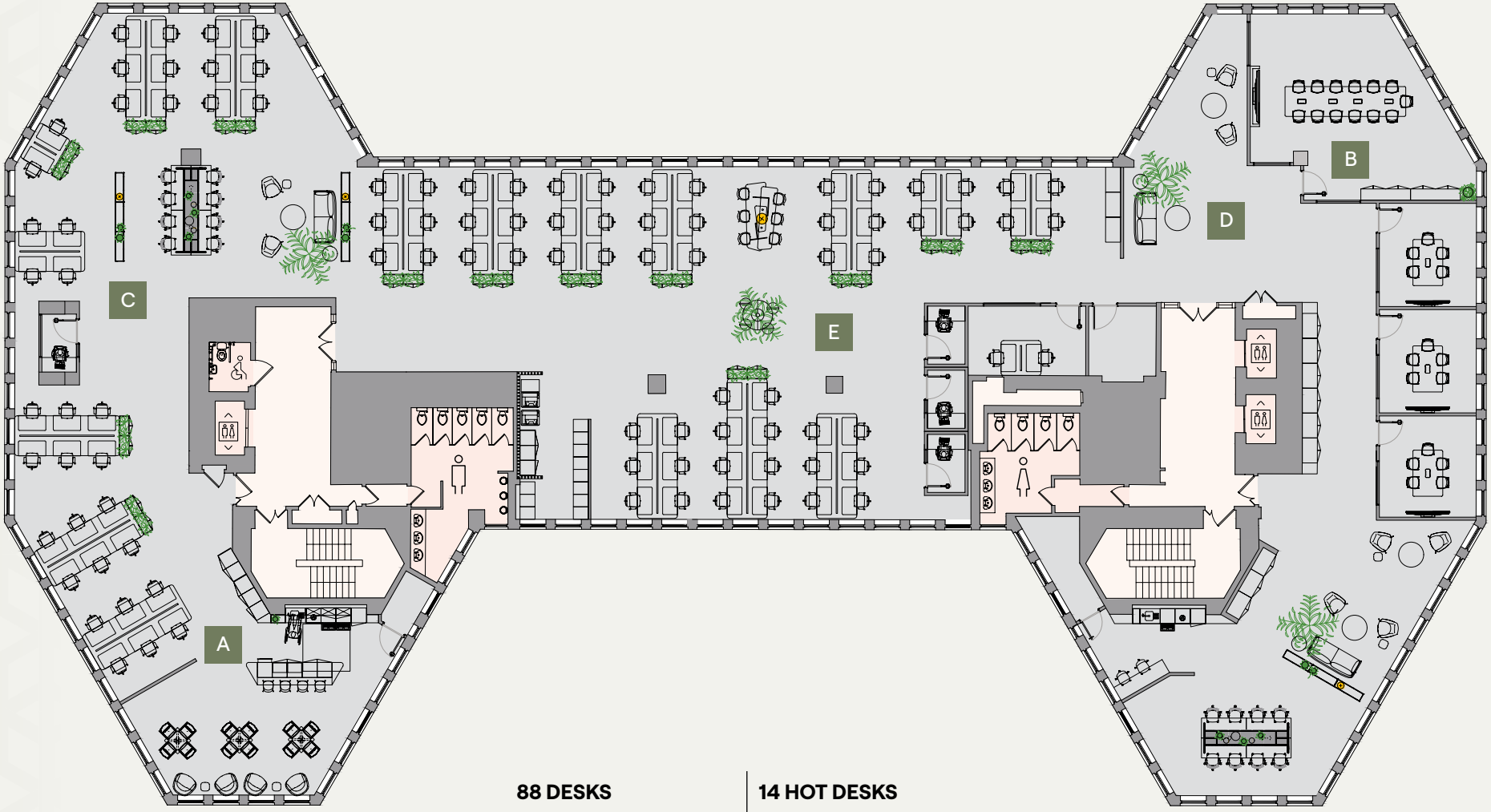
Fourth Floor

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

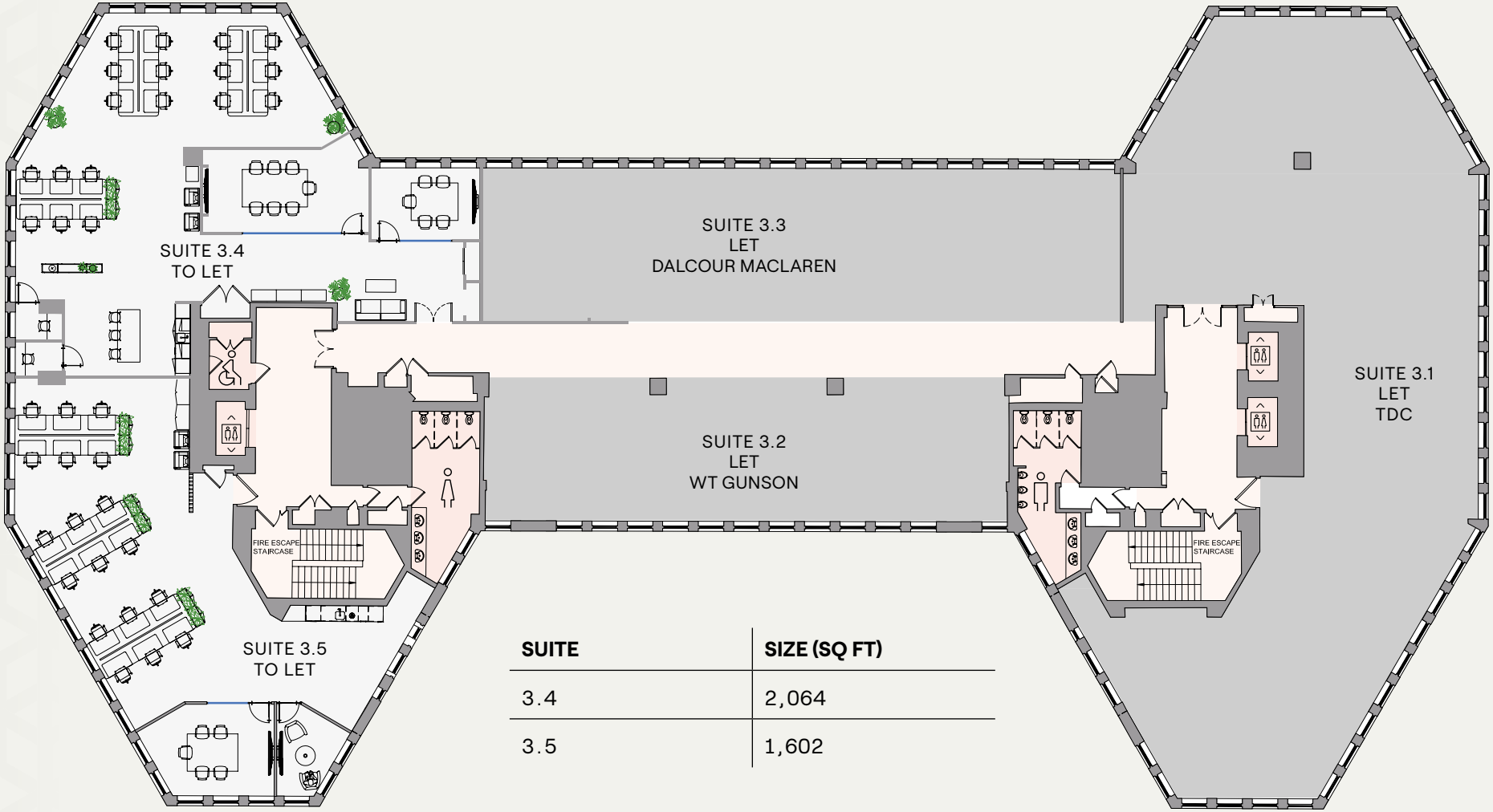
D

E

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

Third Floor Suites

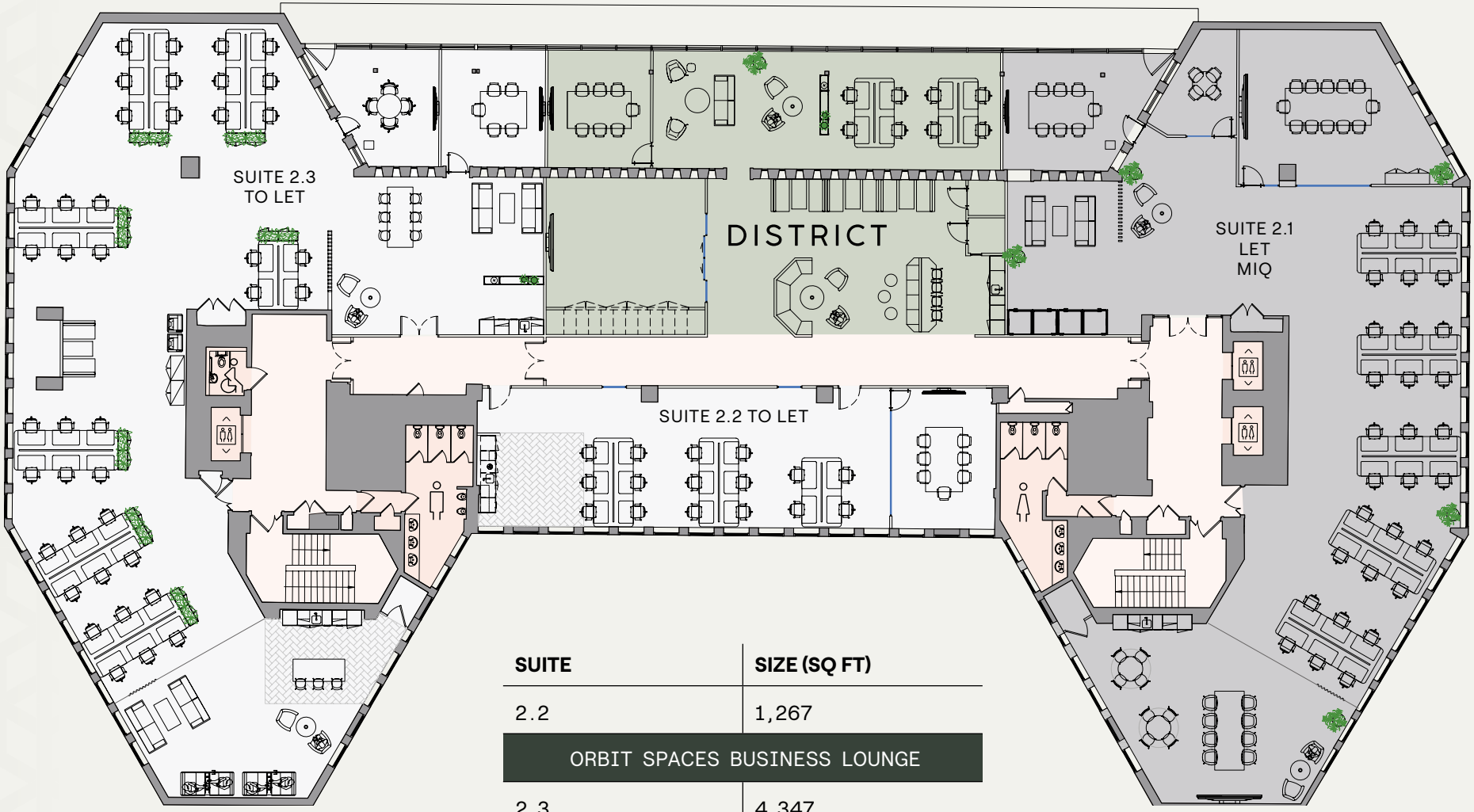
ILLUSTRATIVE LAYOUT



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

Second Floor Suites

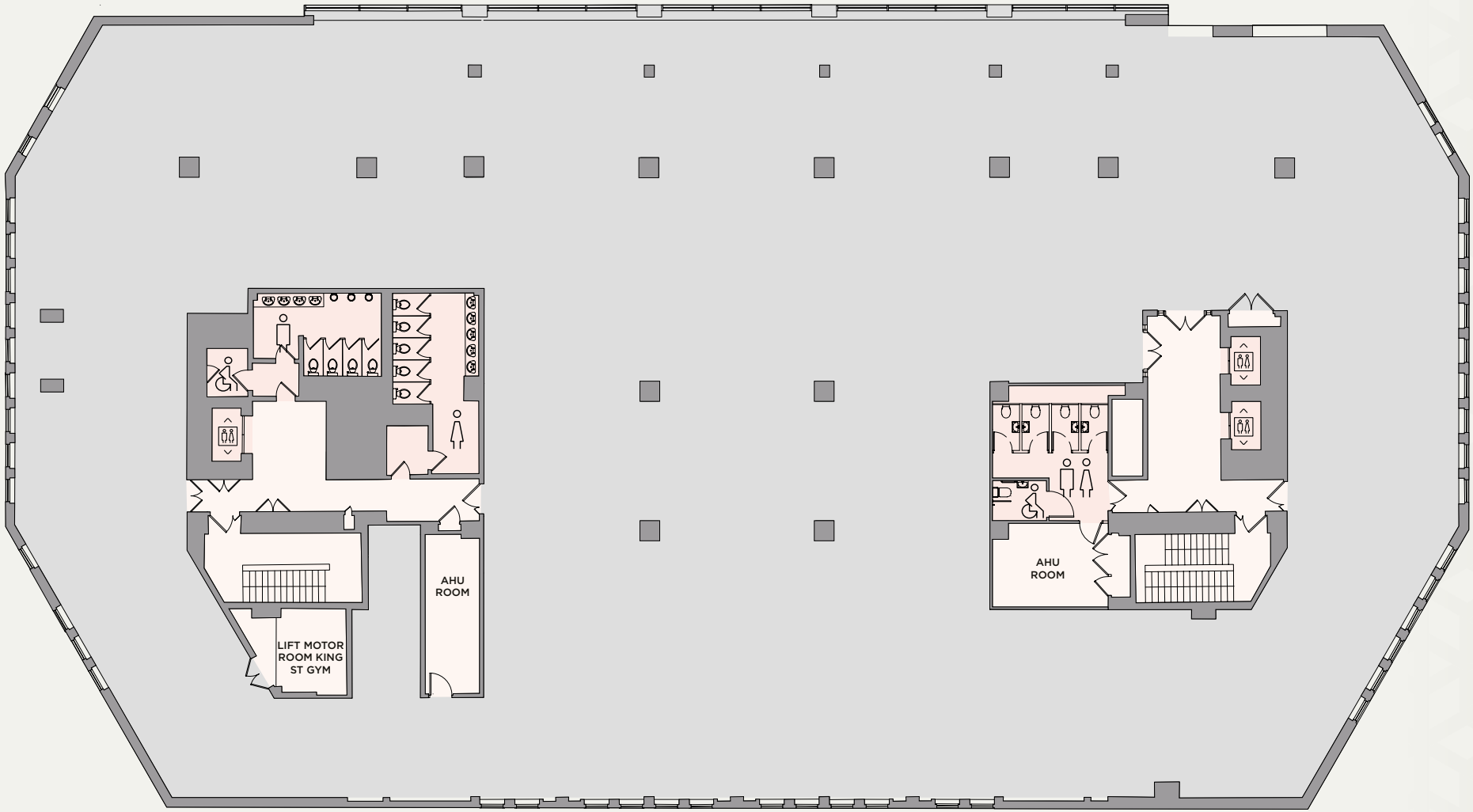
ILLUSTRATIVE LAYOUT



SUITE	SIZE (SQ FT)
2.2	1,267
ORBIT SPACES BUSINESS LOUNGE	
2.3	4,347

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
3.4	2,064	CAT A
3.5	1,602	PARTIALLY FITTED

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

CUSHMAN & WAKEFIELD

Daniel Lewis
Daniel.lewis@cushwake.com
07551671903

Jenson Smith
jenson.smith@cushwake.com
0161 236 9595

Edwards.

Oliver Woodall
owoodall@edwardsprop.com
0161 833 9991

Ed Keany
ekeany@edwardsprop.com
07734 229 202

OBI

Andrew Cowell
acowell@obiproperty.co.uk
07584 990 976

Orbit Developments

Adam Jackson
adam.jackson@emerson.co.uk
07764 502 708

53.4813° N
2.2436° W

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what3words: gallons.dozen.vibe

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Orbit Developments