



**Fifty Five
King Street**

MANCHESTER 53.4813° N - 2.2436° W

RE-IMAGINE YOUR WORKPLACE EXPERIENCE



ADAPTABLE FLOOR PLATES FOR FOCUS, CREATIVITY AND COLLABORATION



Meeting Booths



55 KING STREET



Creative Seating Area



Relaxed Window Seating



Traditional Workstations

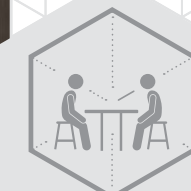


100% Renewable Electricity



Breakout and coffee

AGILE DESKING
Freedom and flexible seating throughout the space



Glazed meeting rooms

CONCEPTUAL SPACE PLANNING

Medium density - 140 Seats including
54 Traditional desk spaces & 86 Agile Spaces

Reception

- Arrival seating

Business lounge including

- Window Table seating
- Settees
- Refreshment Island

Collaboration spaces including

- 2x High desks
- 2x Wave tables
- Stepped seating
- Presentation area

Private areas including

- 2x Booths
- 6x Window seats
- 3x Meeting rooms

Kitchen Breakout

3x table seating areas

Informal seating area

Copier/ print point

LEASE TERMS TO FACILITATE FITOUT INVESTMENT

CONNECTED IN THE CORE OF OUR GREAT CITY



8,997-46,189 SQ FT

PROVIDING CONSECUTIVE FLOORS UP TO 30,227 SQ FT

Air
Conditioning



3
Passenger
Lifts



Dedicated
building
concierge



Full access raised
floors allow for the
flexible distribution
of IT cabling and
services.



7th Floor
(Plant)

6th Floor

5th Floor **10,690 SQ FT**

WHOLE FLOOR AVAILABLE

4th Floor **10,540 SQ FT**

WHOLE FLOOR AVAILABLE

3rd Floor **8,997 SQ FT**

PART FLOOR AVAILABLE

2nd Floor

1st Floor **15,962 SQ FT**

WHOLE FLOOR AVAILABLE

Upper Ground Floor

CHAPEL WALKS

Thai Kitchen No.6
MANCHESTER

BANG & OLUFSEN

B&O

AND SO TO BED
LONDON

K.A.L.A

Lobby

Reception

KING STREET
PLAZA

KING STREET

Lower Ground Floor

Gym
Entrance

Car Park Entrance
(Basement 1)

Car Park Entrance
from Cheapside

Basement Level 1

Gym Reception



Cycle Hub
with Lockers

Showers

Basement Level 2

KING STREET GYM

Basement Level 3

SECURE STORAGE

100%
Renewable
Electricity



Cycle
hub with
lockers

Showers with
changing rooms



Dedicated
document storage

On-site
basement parking



24/7 secure
access

Dedicated Fibre Providers





A PRIME LOCATION IN A VIBRANT CITY

EXCELLENT CONNECTIONS, QUALITY
EATERIES AND THE CITY'S MAIN
RETAIL AREAS COMBINE TO MAKE
THIS ONE OF MANCHESTER'S
PREMIER ADDRESSES.

CONNECTED NATIONALLY

The extensive public transport network is within a short walk of 55 King Street with the free shuttle bus stopping right outside.



ST PETER'S SQUARE

5 mins

Tram journey times from St Peter's Square

MANCHESTER PICCADILLY 6 mins

MEDIA CITY UK 17 mins

DIDSBURY VILLAGE 22 mins

ALTRINCHAM INTERCHANGE 26 mins

BURY INTERCHANGE 30 mins

MANCHESTER AIRPORT 50 mins



MANCHESTER VICTORIA

10 mins

Train journey times from Manchester Victoria

ROCHDALE 16 mins

HUDDERSFIELD 28 mins

LIVERPOOL 32 mins

HEBDEN BRIDGE 35 mins

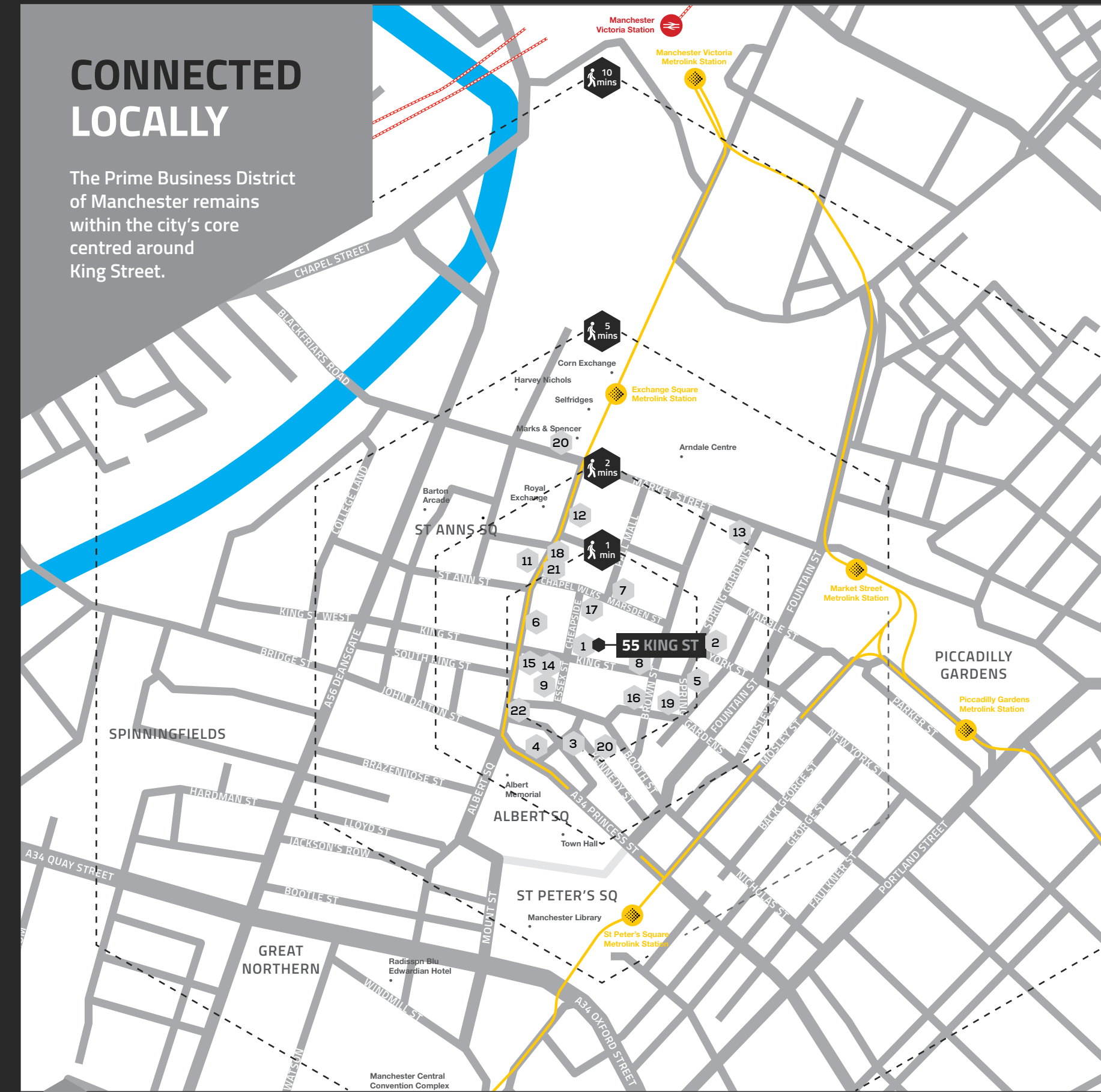
LEEDS 46 mins

BLACKBURN 53 mins



CONNECTED LOCALLY

The Prime Business District of Manchester remains within the city's core centred around King Street.



RESTAURANTS

- 1 KALA
- 2 Browns
- 3 Croma
- 4 Caffè Grande Piccolino
- 5 Rosso
- 6 Miller and Carter
- 7 Sam's Chop House

BARS

- 8 All Bar One
- 9 Liquorice

RETAIL & FOOD

- 10 M&S
- 11 Sainsbury's
- 12 Boots
- 13 Tesco
- 14 Belstaff
- 15 DKNY
- 16 Vivienne Westwood

LEISURE

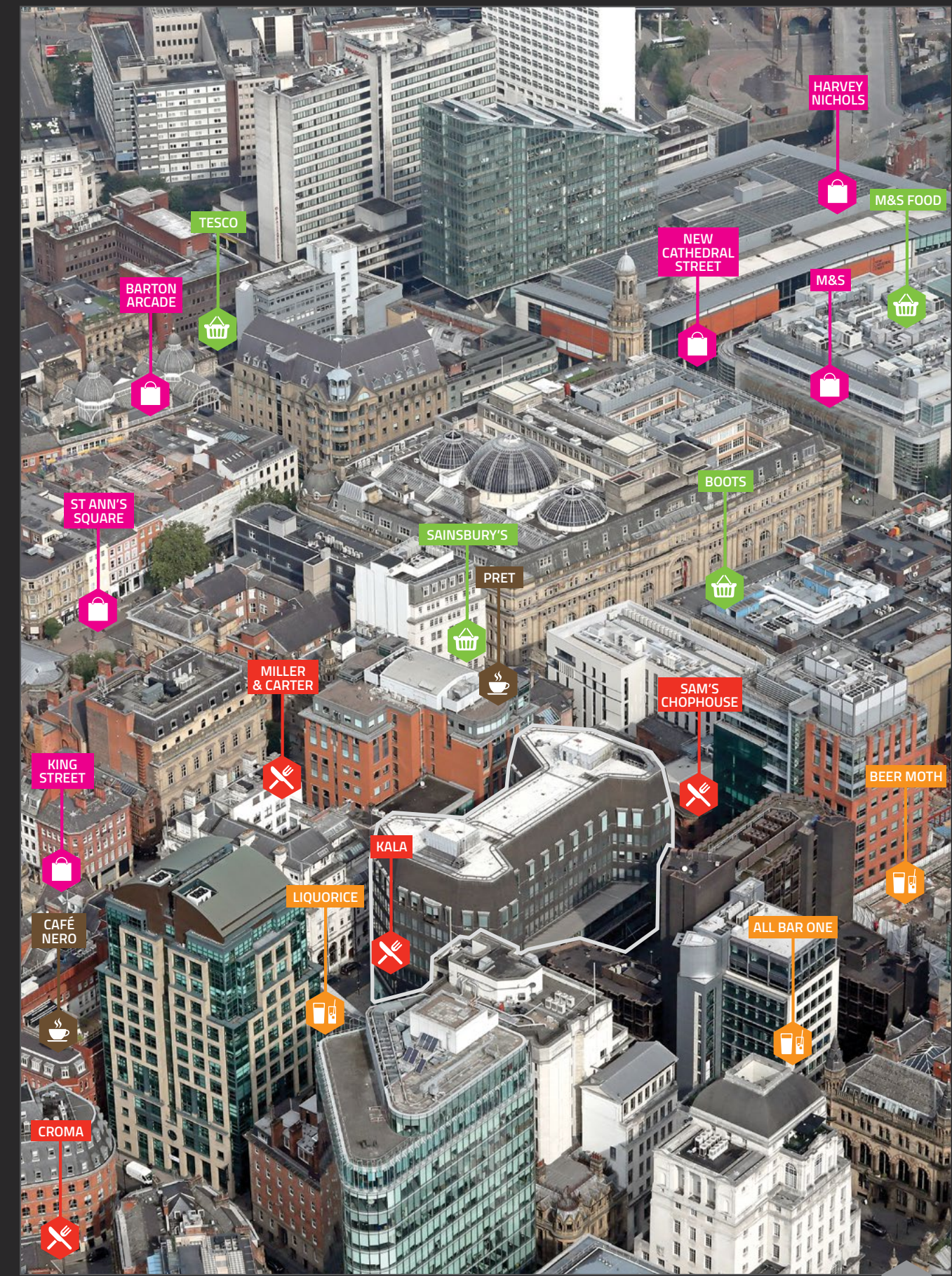
- 17 King Street Gym

HOTEL

- 18 Motel One
- 19 Gotham Hotel
- 20 King Street Town House

CAFES

- 21 Pret A Manger
- 22 Café Nero



WWW.55KINGSTREET.CO.UK



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