



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



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 Airport 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 a 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.

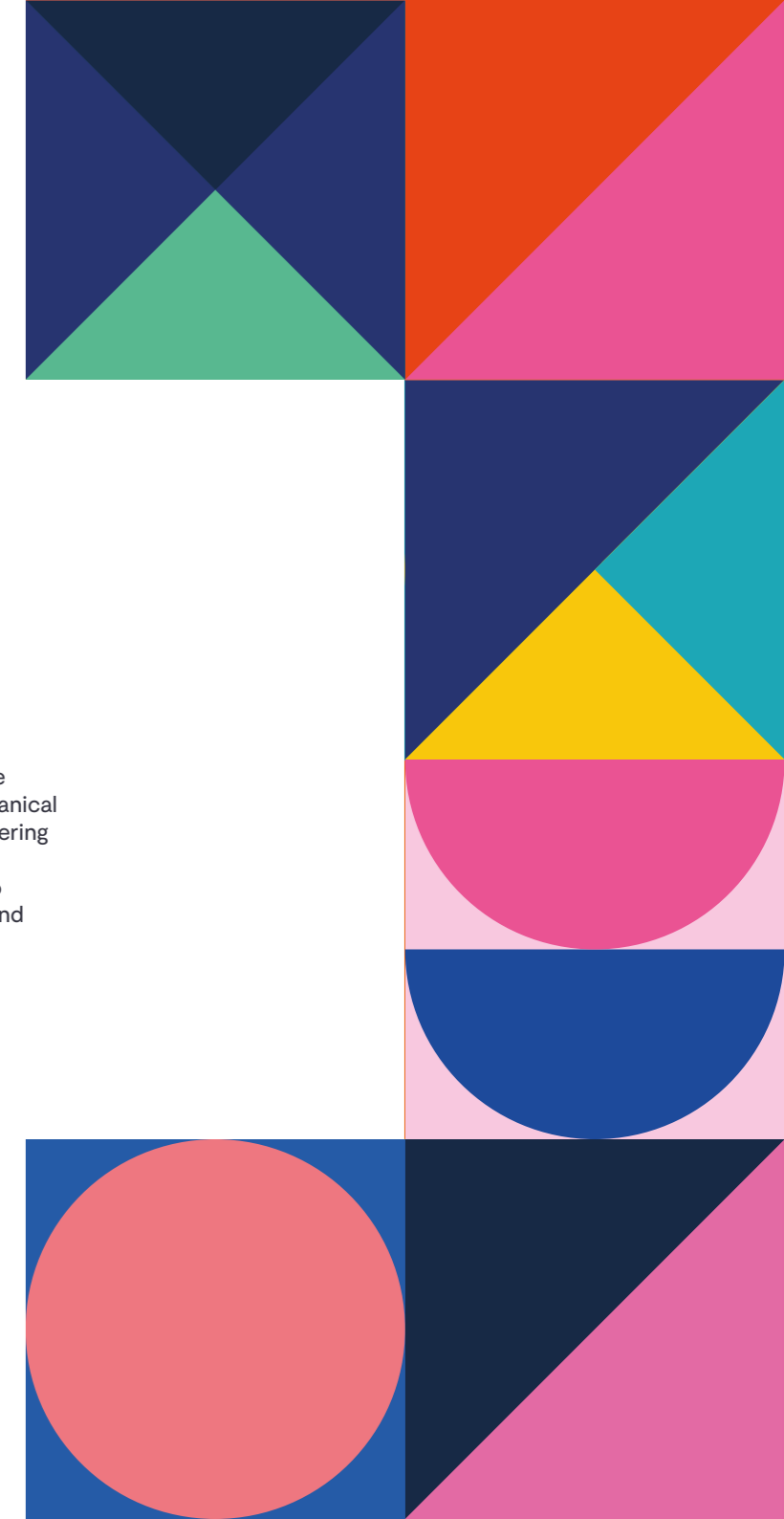


BIMTech
ENGINEERING

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

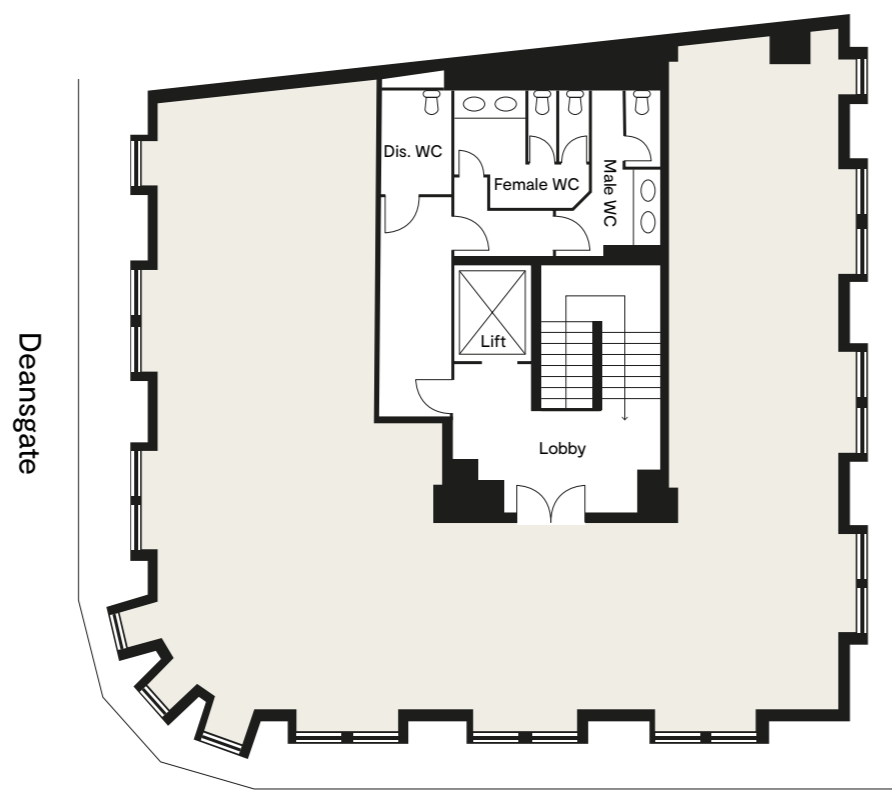
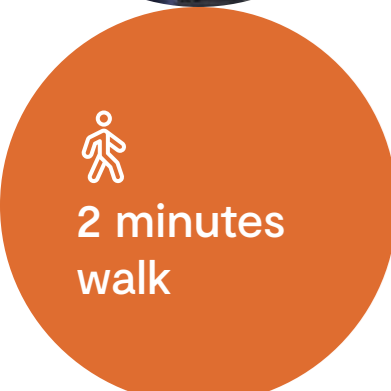


Dedicated Fibre Providers



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



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

 @kingstreetgym

 King Street Gym Manchester

1. St. Ann Street ● Manchester M2 7LG

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

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