

MANCHESTER

# 25 KING ST



FULLY REFURBISHED  
OFFICE SPACE TO LET



# INTRODUCTION



Nestled on the busy cobbled parade, 25 King Street has been fully re-imagined and refurbished to provide three fully fitted workspaces.

The suites are set over 1<sup>st</sup> – 3<sup>rd</sup> floor and house 12, 9 and 7 desks respectively. Each workspace comes with its own kitchen and break out area for meetings all of which have oodles of character and design features, but don't worry there is still space to put your own stamp on it too!

Historically a fashion store, the building has been updated to include all your modern amenities including a bicycle store and shower facilities with an onsite coffee shop... what more could you want?

If you are looking for ready-to-go offices on Manchester's most sought-after business address, come and take a look and make it happen.



# BASEMENT FLOORPLAN

The building specification is listed below. With individual floor specifications detailed on the following pages.



SHOWER HUB



MEETING TABLE FOR 6



3 X READY TO MOVE  
IN WORKSPACES



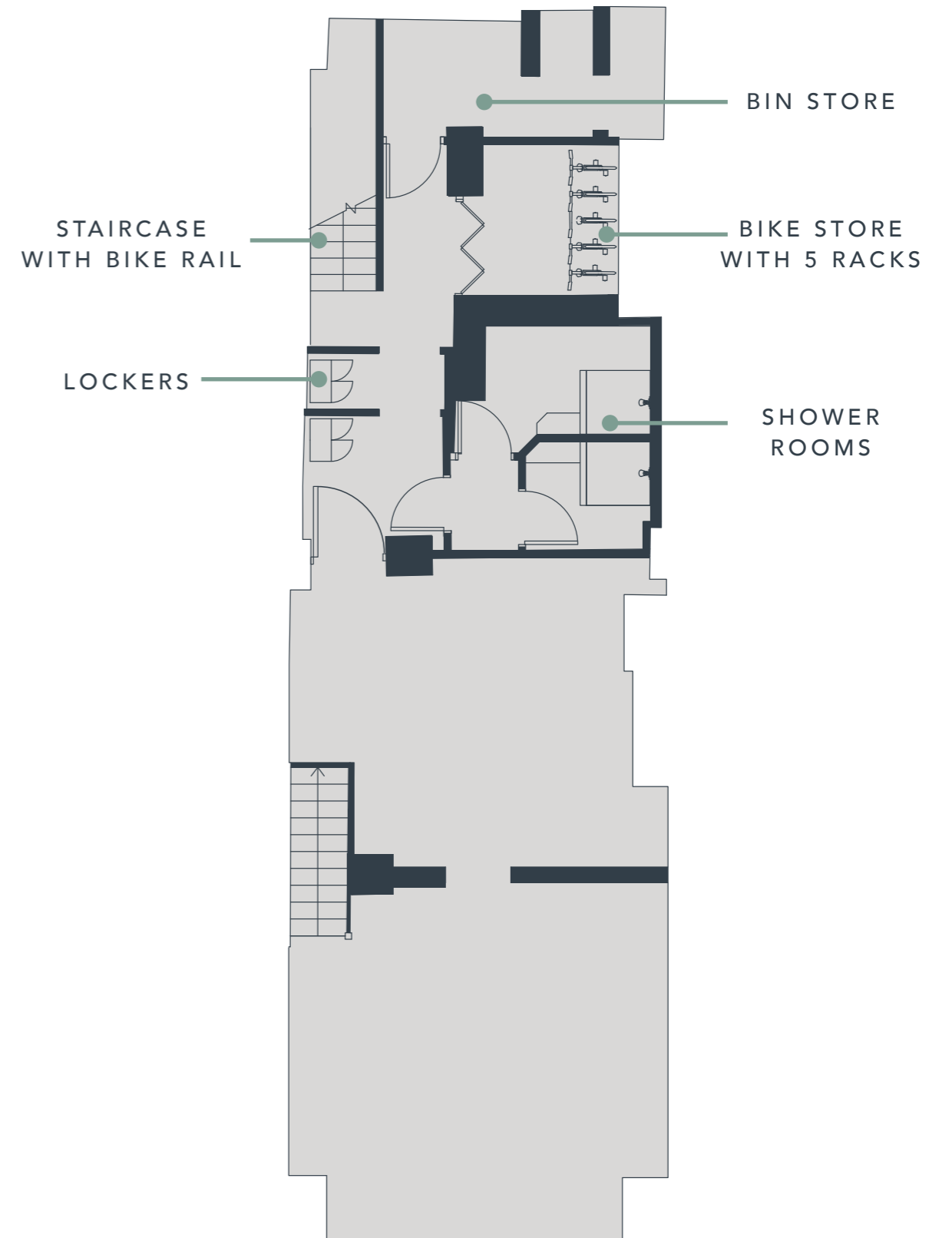
24-HOUR SECURE  
ACCESS



BIKE STORE



PRE-CONNECTED  
TO M247



# FIRST FLOOR SPECIFICATION

1<sup>st</sup> Floor      721 Sq Ft



KITCHEN



MEETING TABLE FOR 6



DESKS, CHAIRS AND PEDESTALS FOR 12



24-HOUR SECURE ACCESS



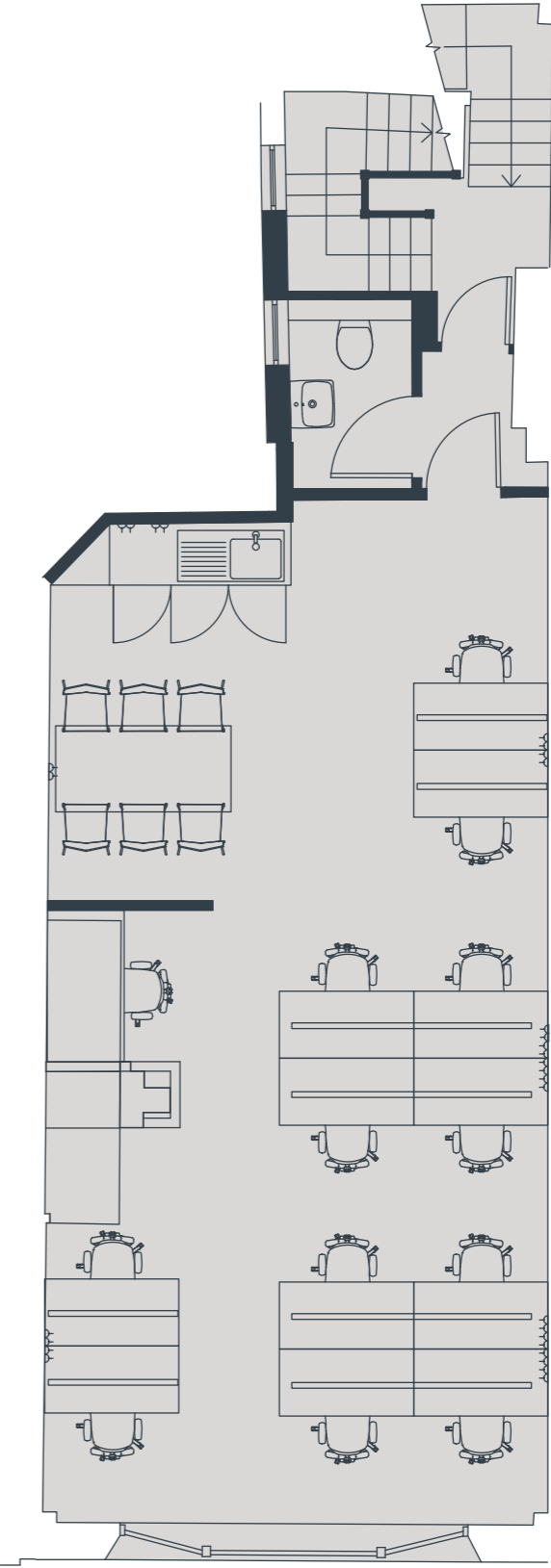
QUIET BOOTH



GREEN WALL



PRE-CONNECTED TO M247



# SECOND FLOOR SPECIFICATION

2<sup>nd</sup> Floor      684 Sq Ft



KITCHEN



MEETING TABLE FOR 4



DESKS, CHAIRS AND PEDESTALS FOR 6



24-HOUR SECURE ACCESS



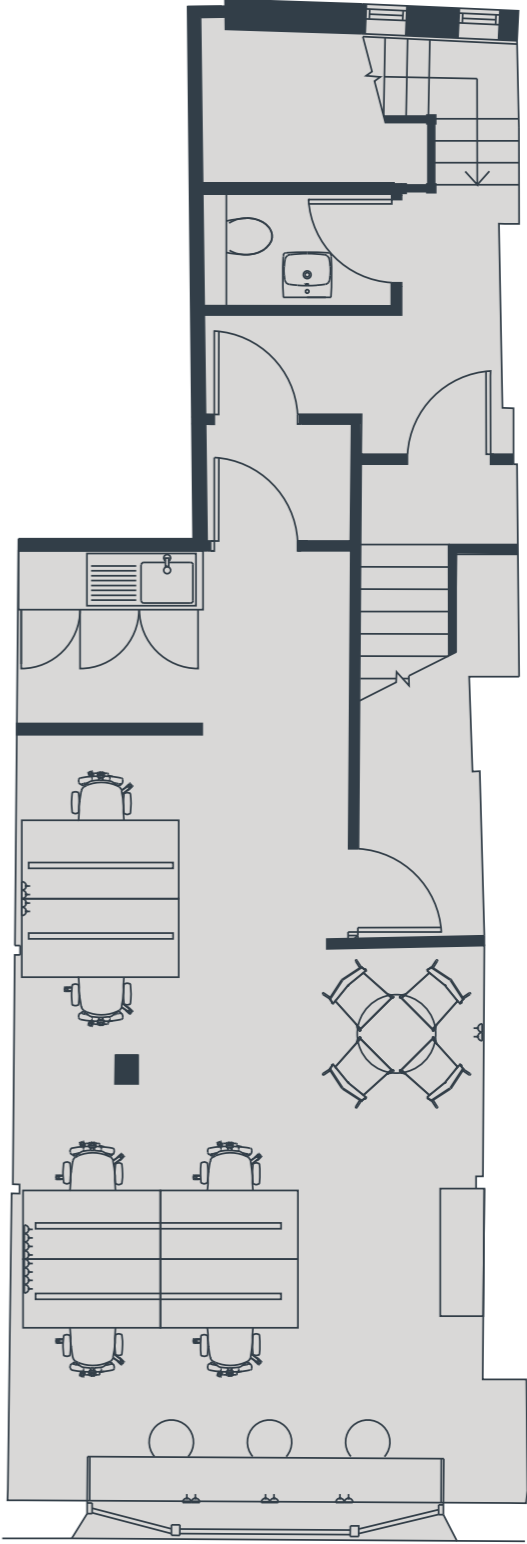
OPEN SHELVING



WINDOW BENCH SEAT FOR 5



PRE-CONNECTED TO M247



# THIRD FLOOR SPECIFICATION

3<sup>rd</sup> Floor      502 Sq Ft



KITCHEN



MEETING TABLE FOR 4



DESKS, CHAIRS AND PEDESTALS FOR 7



24-HOUR SECURE ACCESS



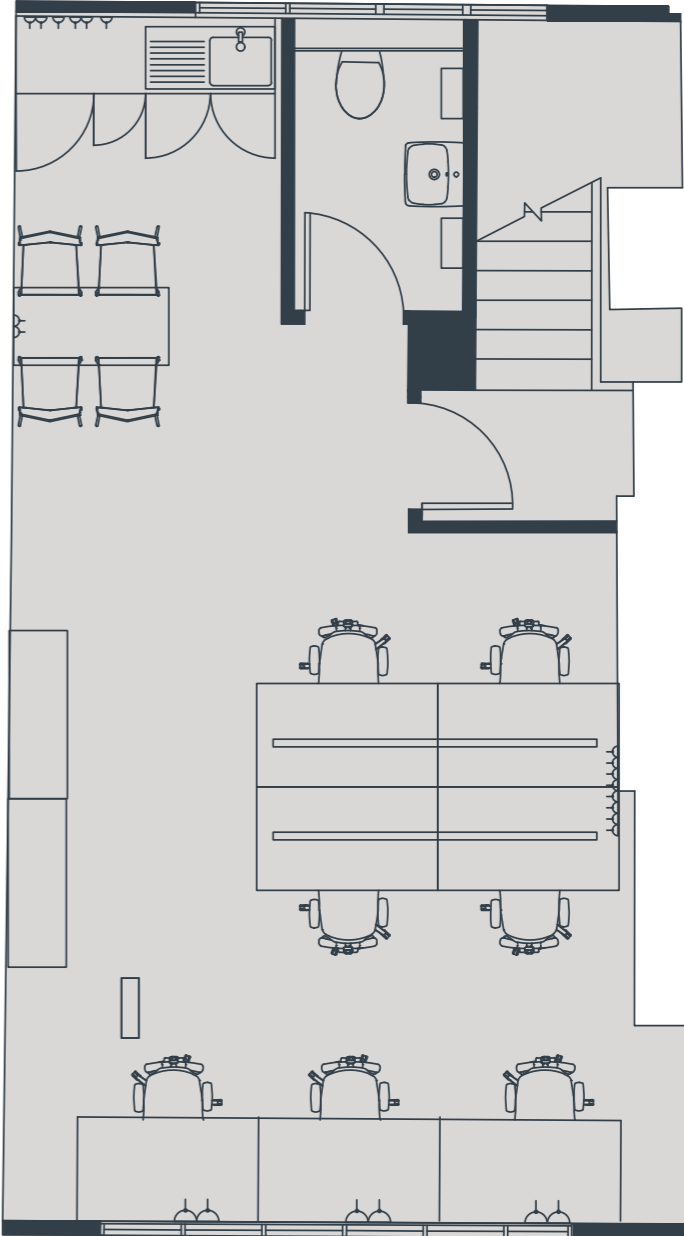
OPEN SHELVING



BREAKOUT AREA



PRE-CONNECTED TO M247



# SCHEDULE OF ACCOMMODATION

3 <sup>rd</sup> Floor	502 Sq Ft
2 <sup>nd</sup> Floor	684 Sq Ft
1 <sup>st</sup> Floor	721 Sq Ft
Ground Floor	871 Sq Ft
Lower Ground	912 Sq Ft
<b>Total</b>	<b>3,693 Sq Ft</b>



# LOCATION

The beautifully refurbished building is situated in the heart of the business district. It acts as a connecting link between the prime core and the financial district of Spinningfields. A perfect location, whether it be for meeting clients or shopping after work. King Street is one of the most prestigious addresses in Manchester.

Traditionally a retail street, King Street has evolved and has become home to the best restaurants, bars that Manchester has to offer including the infamous tapas bar, El Gato Negro, Rosso, Tast and Kala to name just a few.

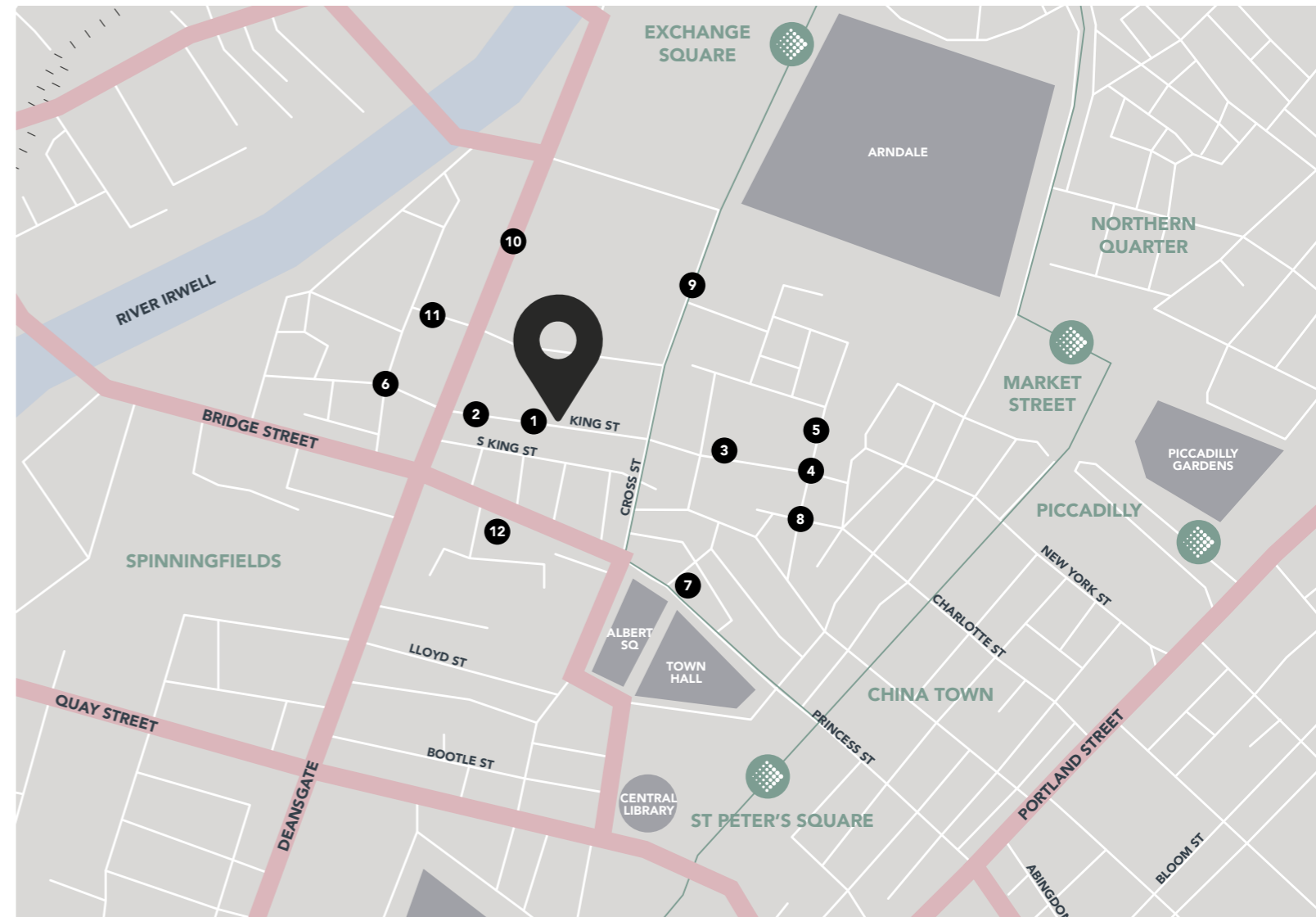
- |                  |                  |                            |
|------------------|------------------|----------------------------|
| 1. El Gato Negro | 5. Grand Pacific | 9. Vertigo                 |
| 2. Tast          | 6. San Carlo     | 10. Pot Kettle Black       |
| 3. Kala          | 7. Piccolino     | 11. Gaucho                 |
| 4. Rosso         | 8. Hotel Gotham  | 12. Restaurant Bar & Grill |

# GETTING HERE

25 King Street is within walking distance of all the main transport links in Manchester.

Tram	Walk Time
Exchange Square	6 mins
St Peters Square	7 mins
Piccadilly Gardens	11 mins

Train Station	Walk Time
Victoria	10 mins
Oxford Road	13 mins
Piccadilly	15 mins



# GROUND FLOOR COFFEE SHOP



MEETING  
SPACES



BREAKOUT  
AREAS



BIKE STORE



## FURTHER DETAILS

**Timing:** The suites will be available for occupation from July 2021

**Terms:** The lease will be documented by way of a short form lease.

**EPC:** Available on request.

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