



# A STUNNING, CONTEMPORARY OFFICE IN A CHARACTER BUILDING



## BUILDING TRANSFORMATION

Following a comprehensive refurbishment the building has been completely transformed whilst retaining its original character and charm. 1 King Street is now one of the most desirable office spaces in the city centre.

There is an equal balance of historic and contemporary features in this office space, from exposed brick walls and structural beams reflecting the character of the building, creating a modern day working environment with open plan accommodation, shower facilities and stunning city centre views.

The building provides an attractive open plan arrangement over 5 floors which can accommodate a range of occupiers. The hallway provides a striking feature entrance which echoes the quality of the rest of the refurbishment from the outset.

### Building Specification:

- New reception
- Balcony/terrace space
- Full access raised floors
- Exposed brick walls
- Exposed structural beams
- Comfort cooling
- 2 passenger lifts
- Ground floor loading bay
- New dedicated shower and cycle hub
- Air conditioned offices
- Cycle parking facilities
- Energy efficient LED sensor lighting



## THE SCENE

The beautifully refurbished building is situated in the heart of the business district. It acts as a connecting link between indigenous occupiers in the prime core and the financial district of Spinningfields.

A perfect location, whether it be for meeting clients or shopping after work. 1 King Street is one of the most prestigious addresses in Manchester.



LOCATED IN THE  
HEART OF MANCHESTER  
CITY CENTRE

# EXCLUSIVE EXTERNAL SPACE



## OUTDOOR SPACE

The fourth floor offers an exclusive wrap around balcony providing stunning city centre views, just a stones-throw from Spinningfields.

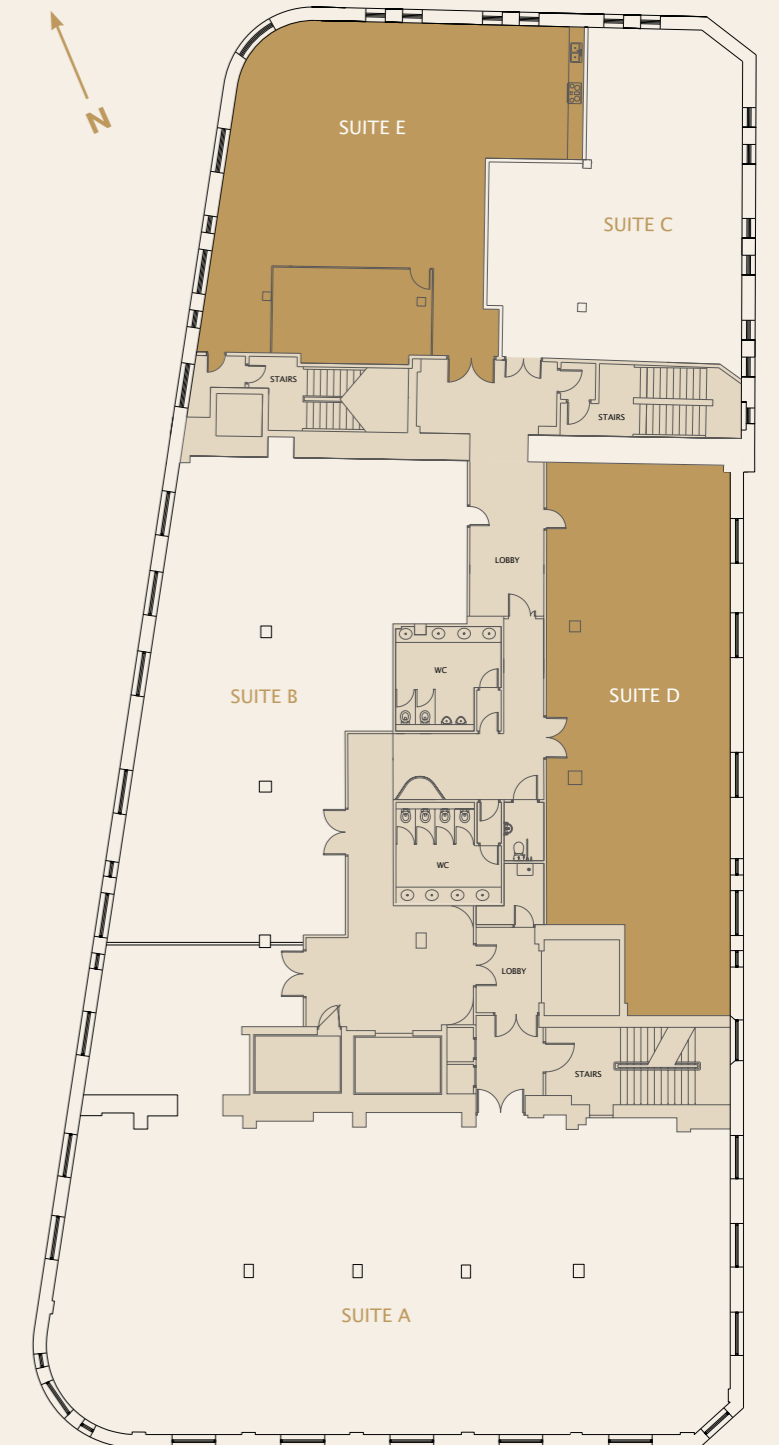
## 3<sup>RD</sup> FLOOR

### SPECIFICATION

- Air conditioning
- LED lighting
- Suspended ceiling
- Perimeter trunking

### AVAILABILITY

- Suite D: 1,353 sq ft – AVAILABLE
- Suite E: 1,672 sq ft – AVAILABLE



COMMUNAL AREAS

# 5<sup>TH</sup> FLOOR 4,302 SQ FT

## SPECIFICATION

Exposed brick walls

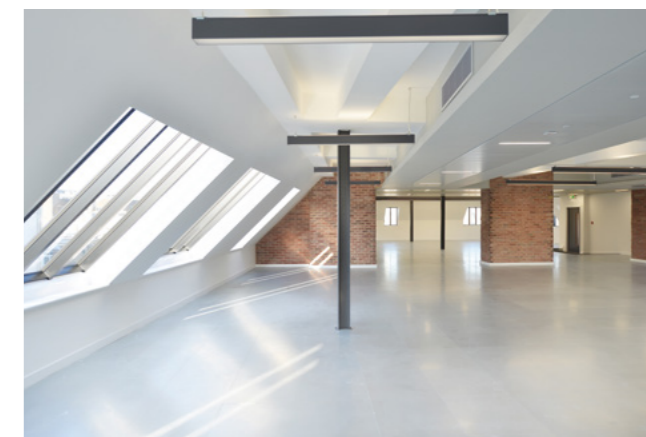
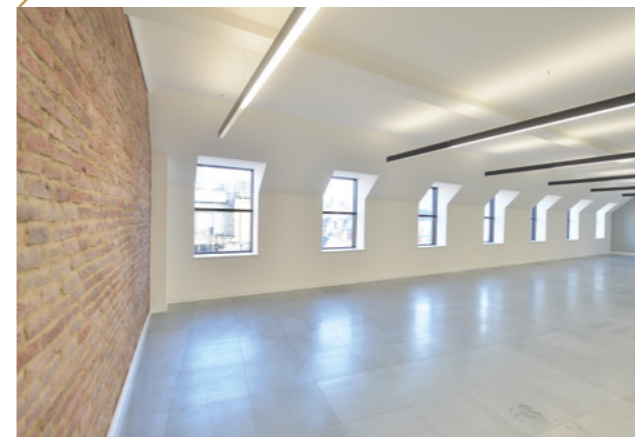
Raised floors

Sensor LED lighting

VRF air conditioning



COMMUNAL AREAS



# MODERN WORKING ENVIRONMENT



CGI of basement amenities and stock photography

## LOCATION

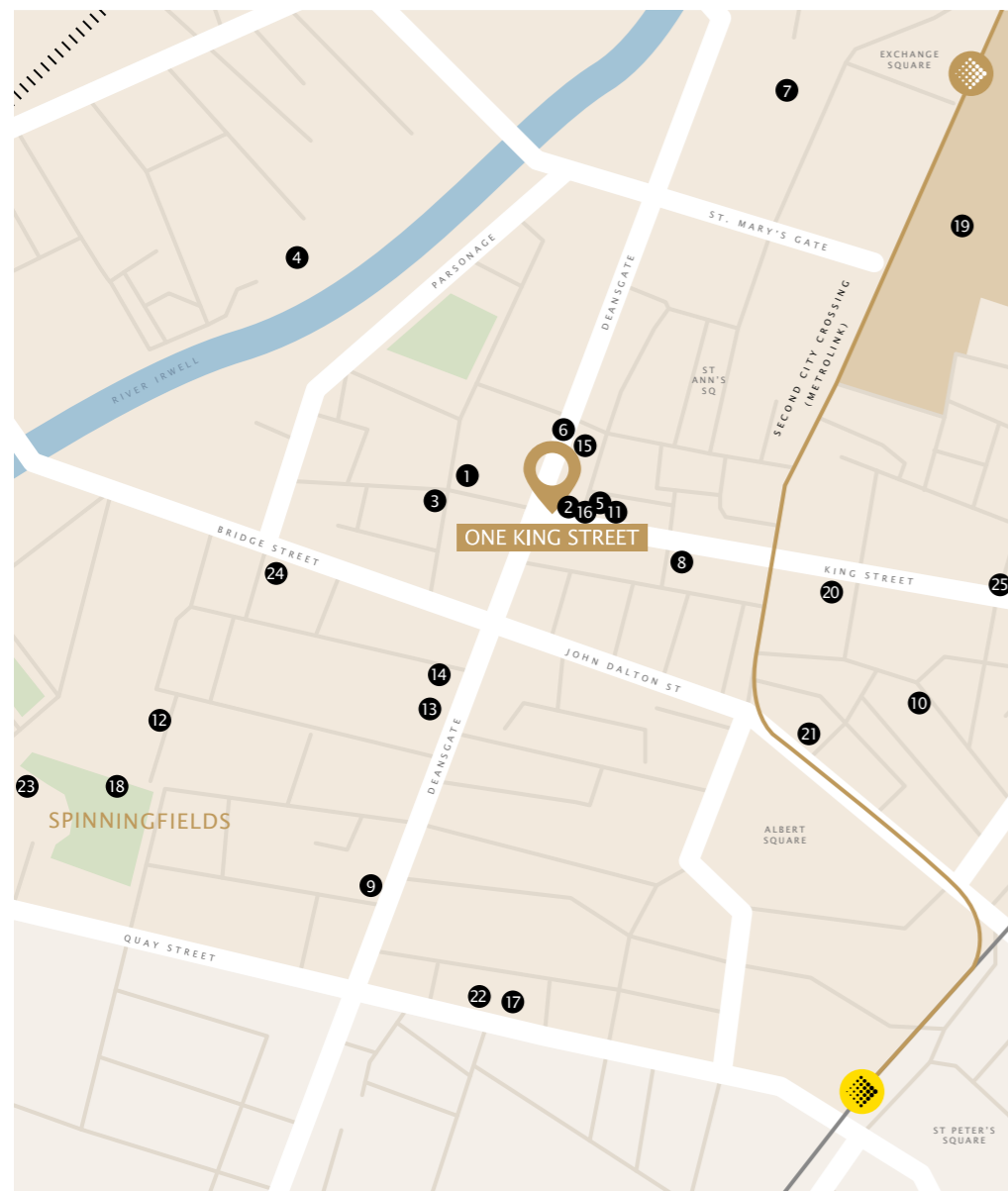
The building is easily accessible from both Piccadilly and Victoria Railway stations with the Metrolink close by at both St Peter's Square, Market Street and Exchange Square.

### WALK TIMES TO TRAIN STATIONS

Salford Central	10 minutes
Victoria Station	11 minutes
Piccadilly	16 minutes

### WALK TIMES TO TRAM STOPS

Exchange Square	7 minutes
St Peter's Square	7 minutes
Market Street	10 minutes



### KEY

- Cicchetti
- Tast
- San Carlo
- The Lowry Hotel
- Rapha
- Black Sheep Coffee
- Selfridges
- El Gato Negro
- Hawksmoor
- King Street Townhouse
- Franco Manca
- The Alchemist
- Australasia
- John Rylands Library
- Waterstones
- Boodles
- Rudy's Pizza
- The Ivy Spinningfields
- The Arndale
- Belstaff
- Caffe Grande Piccolino
- Albert's Schloss
- Tattu
- Dishoom
- Kala Bistro

### SIXTEEN

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# Sixteen.

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