



37

KING STREET

MANCHESTER

STYLISH, BOUTIQUE OFFICE SPACE

[37KINGSTREET.COM](http://37KINGSTREET.COM)

37 KING STREET PROVIDES  
THE HIGHEST STANDARD IN  
WORKSPACE. THE BUILDING  
HAS BEEN COMPLETELY  
REMODELLED TO PROVIDE FOUR  
STYLISH, PRIVATE OFFICES.

Centrally located on King Street, this stunning heritage building is surrounded by the best restaurants, bars and shopping Manchester has to offer.

With its unique, dual aspect views across St Ann's Square and along King Street, these exclusive boutique offices deliver premium modern workspace in a prime location.

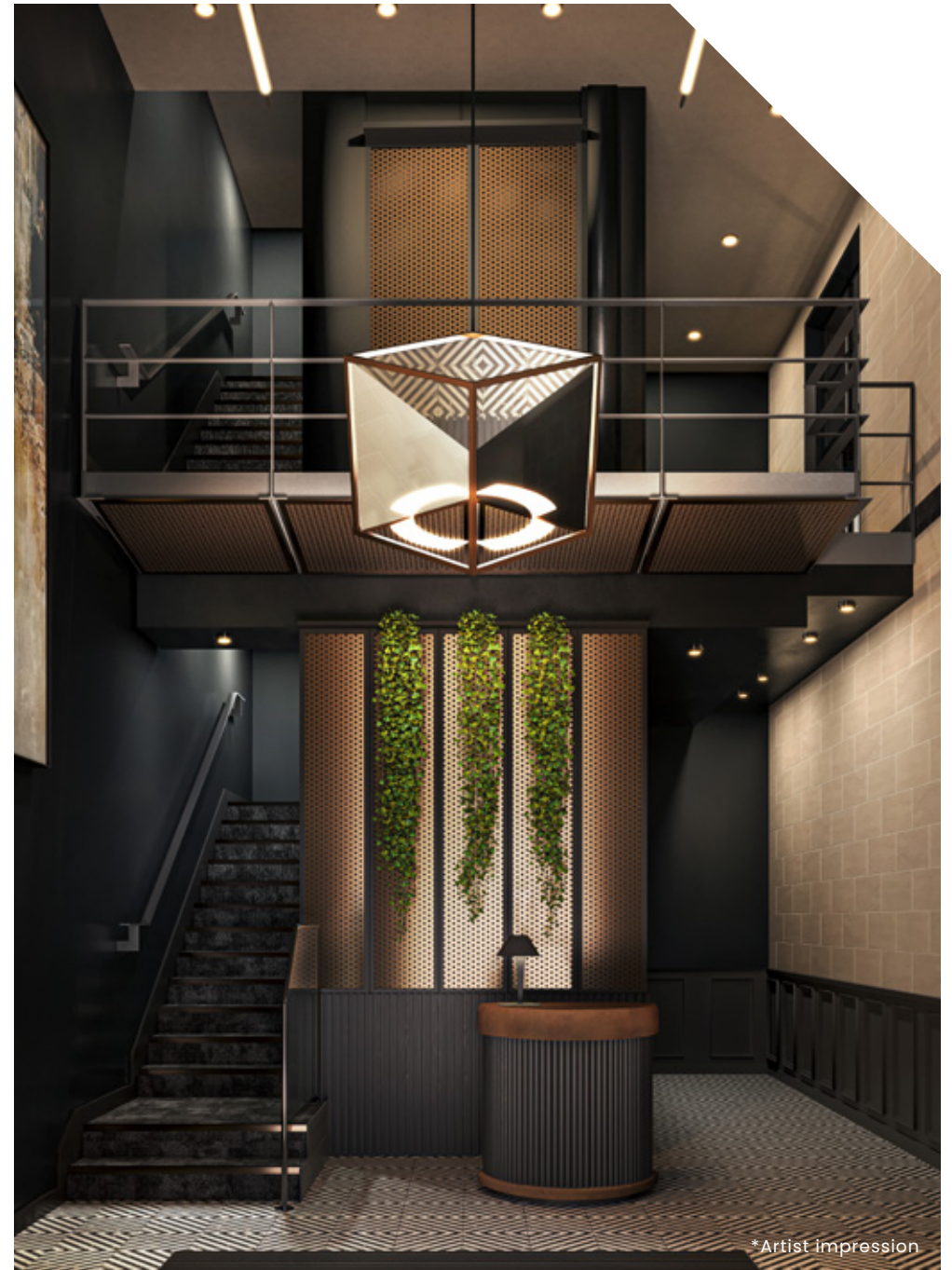


FOUR, STYLISH, PRIVATE OFFICES  
FROM 1,800 - 8,800 SQ FT.  
SELF-CONTAINED WITH FEATURE  
MEETING ROOM SPACE AND FULLY  
FITTED-OUT KITCHENETTE.

#### BUILDING FEATURES

This heritage building has been completely remodelled to create a stunning entrance to welcome visitors into the building, with additional features including:

- Brand new showers, lockers and changing facilities
- Substantial cycle storage
- 24/7 secure access
- Local building manager and shared amenities in neighbouring properties



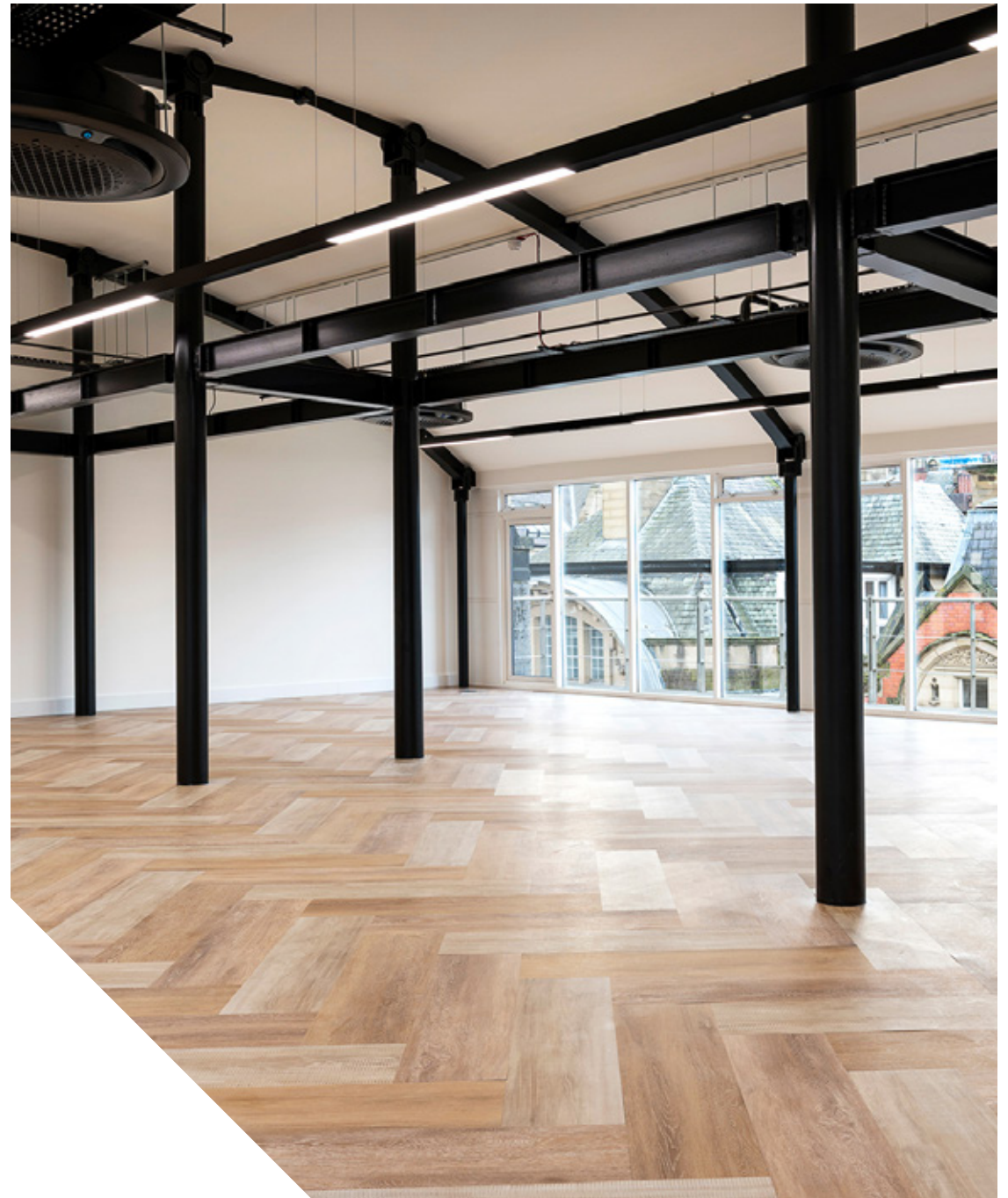
\*Artist impression



## 37 KING STREET HAS BEEN TRANSFORMED TO PROVIDE QUALITY MODERN WORKSPACE

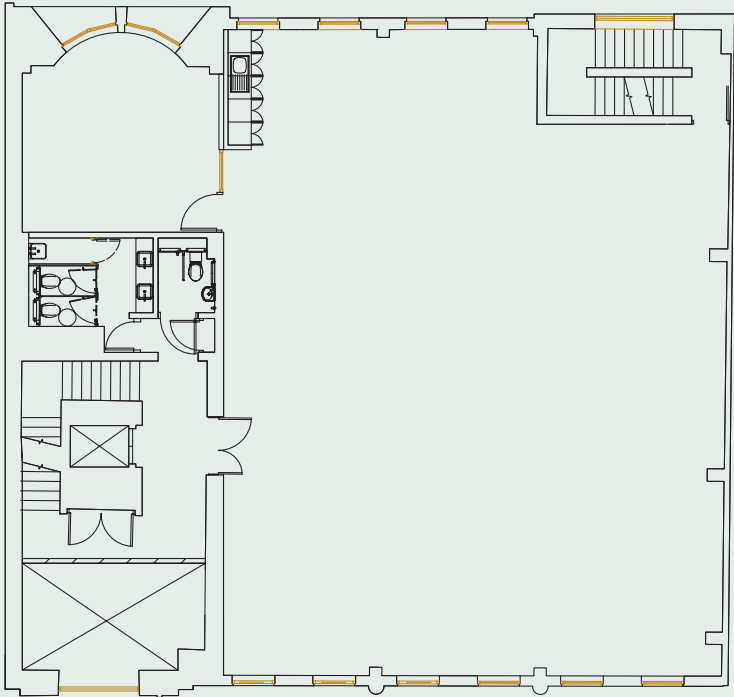
### YOUR PRIVATE OFFICE

- Light, bright, private offices from 1,800 sq ft - 8,800 sq ft
- Meeting room with views across St Anns Square
- Fully-fitted out kitchenette
- VRF air conditioning, with supplementary natural ventilation
- Full access raised floor and exposed Soffit
- LED Strip pendant lighting
- Optional Furniture packages available
- Optional pre-connection packages available

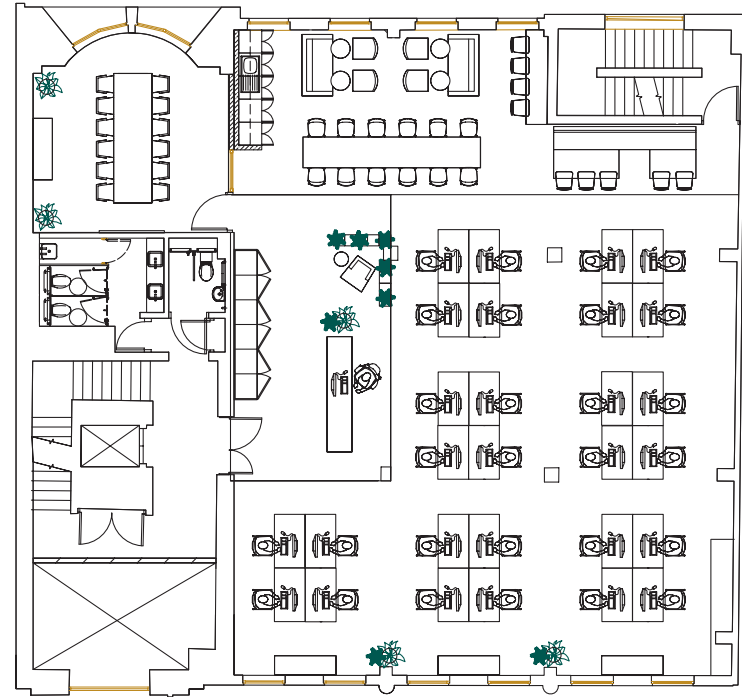


# FIRST 2,500 SQ FT

FLOOR PLAN

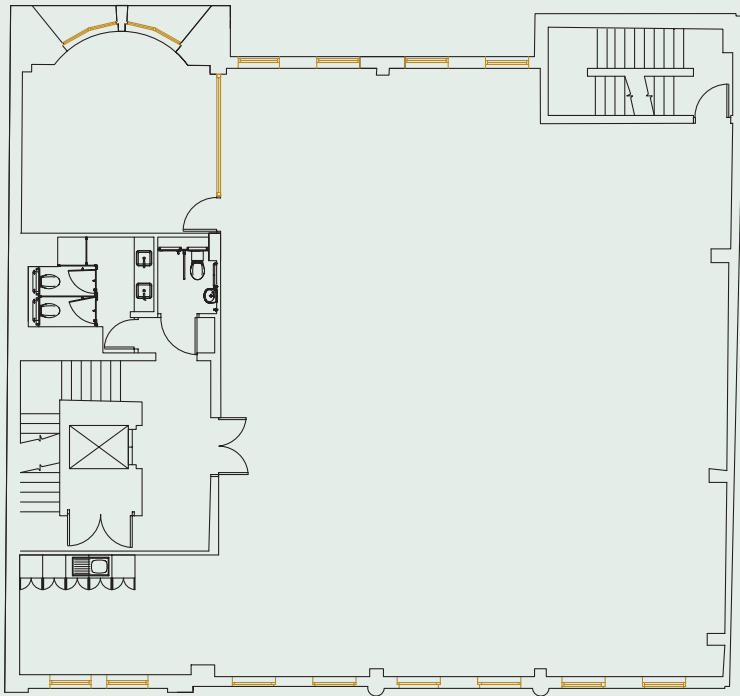


SPACE PLAN

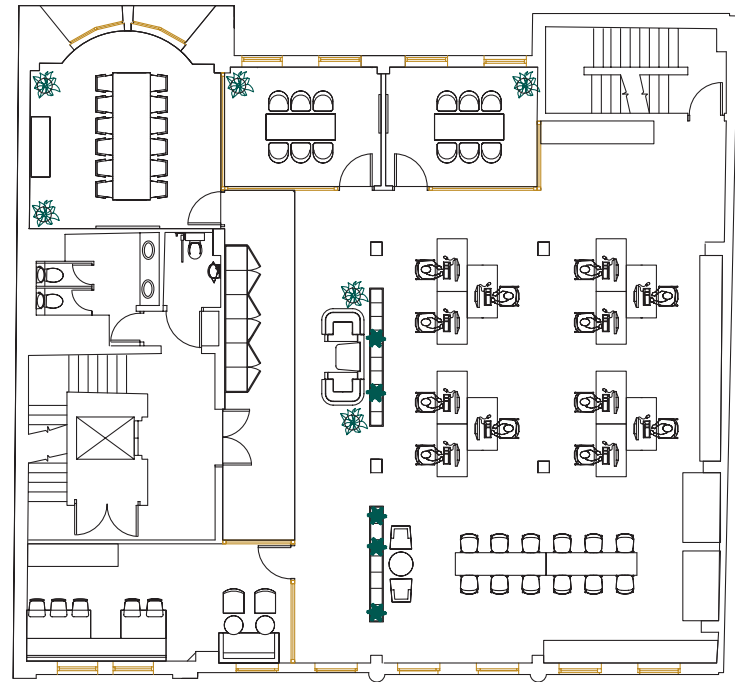


# SECOND 2,600 SQ FT

FLOOR PLAN

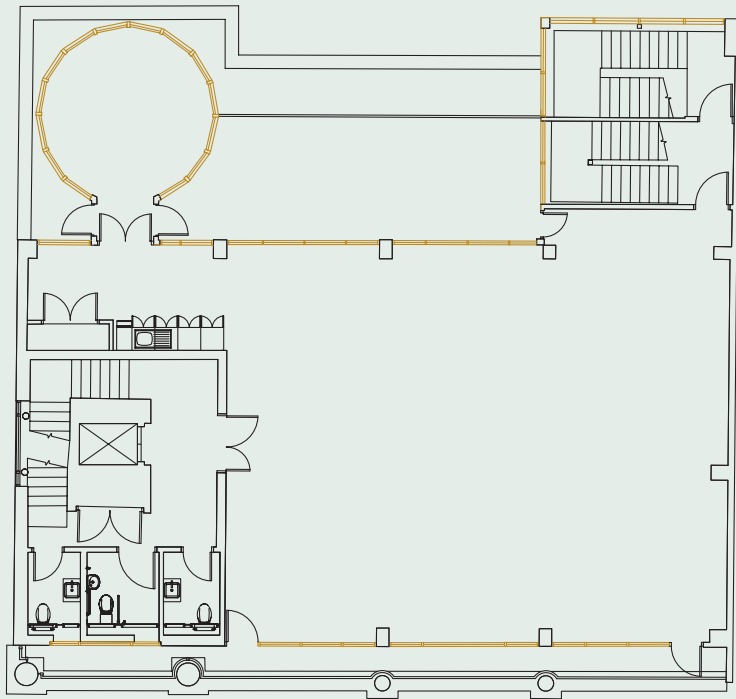


SPACE PLAN

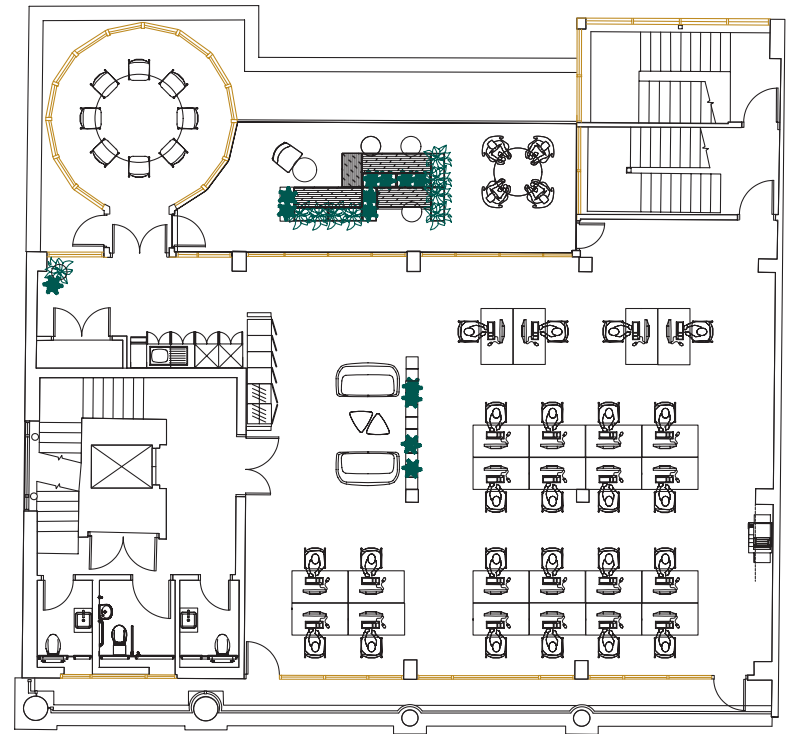


# THIRD -LET

FLOOR PLAN



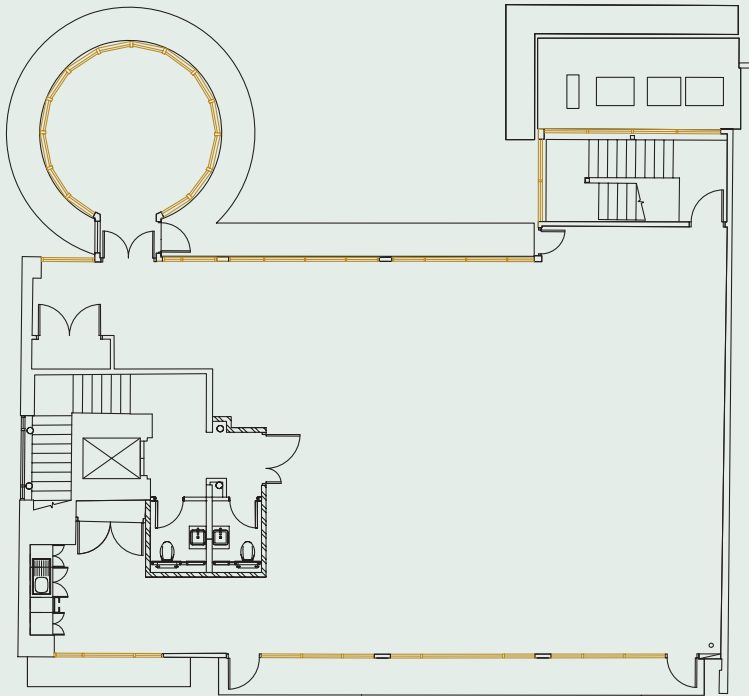
SPACE PLAN



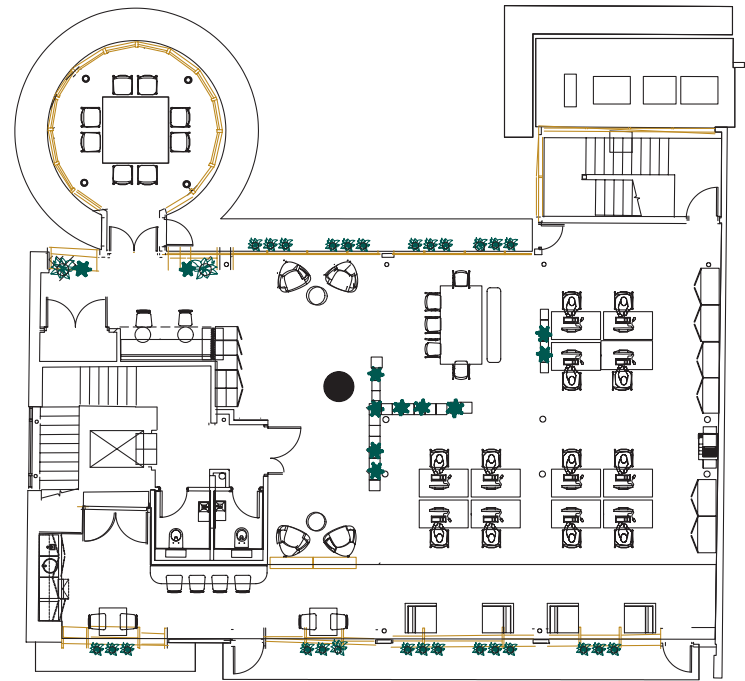


# FOURTH -LET

FLOOR PLAN



SPACE PLAN





POLICE STREET

BOODLES

CITY TOWER

TO LET  
OFFICES  
CITY STAFF  
W-R  
0161 238 8000

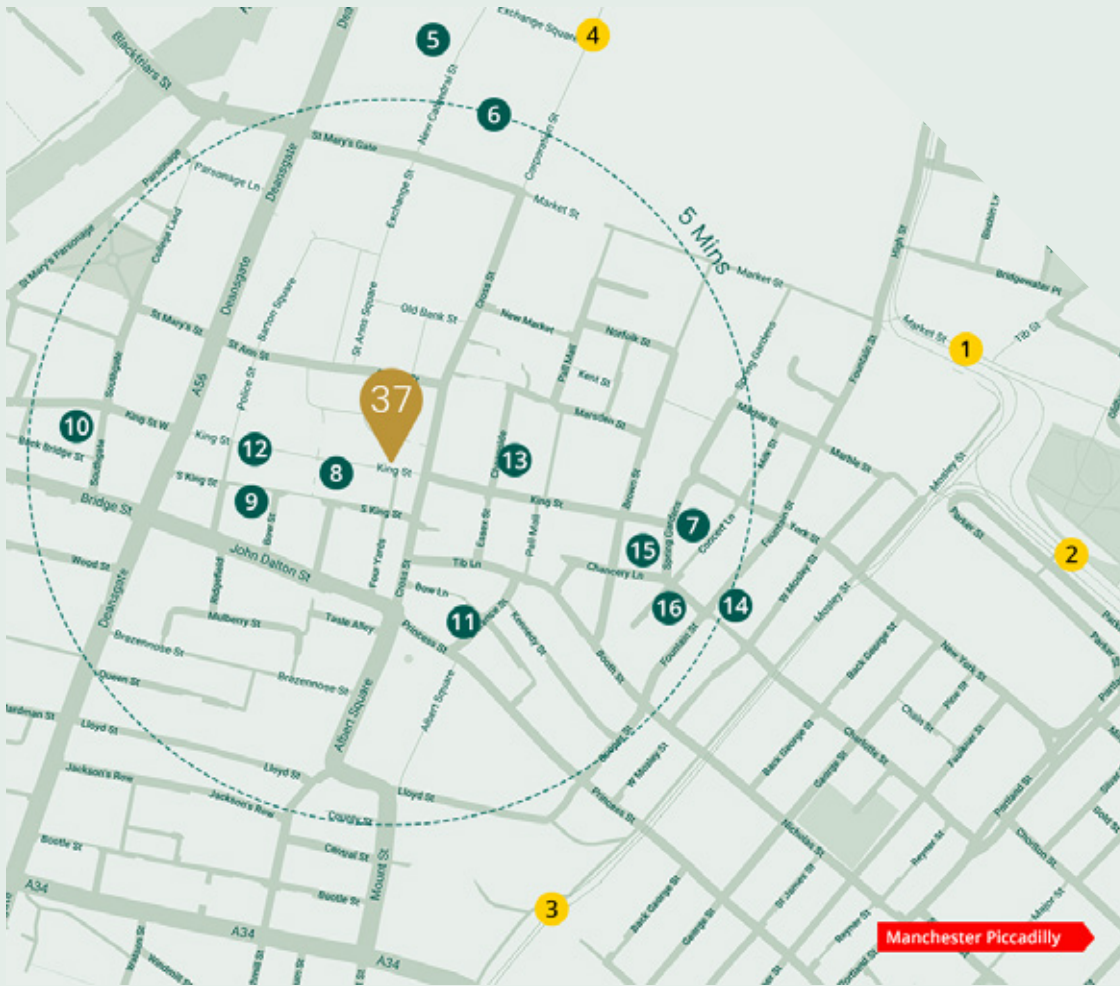
SURI

Kesea  
HAR SALON

White Stuff

0% APR

# PERFECTLY POSITIONED



1. Market Street Tram
2. Piccadilly Gardens Tram
3. St Peter's Square Tram
4. Exchange Square Tram
5. Harvey Nichols
6. Marks & Spencer
7. Rosso
8. El Gato
9. La Bandera
10. San Carlo
11. Piccolinos
12. TAST
13. KALA
14. Latssam
15. Flight Club
16. Six by Nico



# 37 KING STREET

## GET IN TOUCH

**Sixteen.**

**Amelia Barratt**  
amelia@sixteenrealestate.com  
07715 576 975

**Nick Nelson**  
nick@sixteenrealestate.com  
07842 714 043

 **Knight  
Frank**

**Matt Shufflebottom**  
matt.shufflebottom@knightfrank.com  
0161 833 7705

**Mark Bamber**  
mark.bamber@knightfrank.com  
0161 833 7715

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