



SHIP CANAL HOUSE

King Street M2 4WU

4,225 sq ft Plug & Play Suite

At the heart of Manchester

Ship Canal House is a Grade II listed building located centrally on King Street, one of Manchester's most prestigious office and retail locations. The building has great accessibility to public transport and an abundance of amenity in the area, with a large number of bars, restaurants and shops on King Street.

Originally constructed in 1924 the building is steeped in history, being the original headquarters of the Manchester Ship Canal Company. The available accommodation offers contemporary office space, whilst retaining the original grandeur that makes the building so special.

Existing occupiers include

Gateley /

HALL BROWN
Family Law

FLIGHT CLUB
SOCIAL DARTS

OakNorth
Bank

AZETS



A warm welcome



First impressions count. Ship Canal House has undergone an extensive refurbishment that has delivered a stunning, new reception/business lounge.

-  Secure 24/7 access
-  Concierge welcome team





4th floor plug and play opportunity. 4,225 sq ft.*



- 1 Open plan workstations x46
- 2 Collaboration area
- 3 Informal meeting area
- 4 Kitchen & breakout area
- 5 Meet & greet
- 6 14 person meeting room
- 7 6 person meeting room
- 8 4 person meeting room
- 9 Quiet room

* subject to final measurement



FOURTH FLOOR CGI

Indicative image
















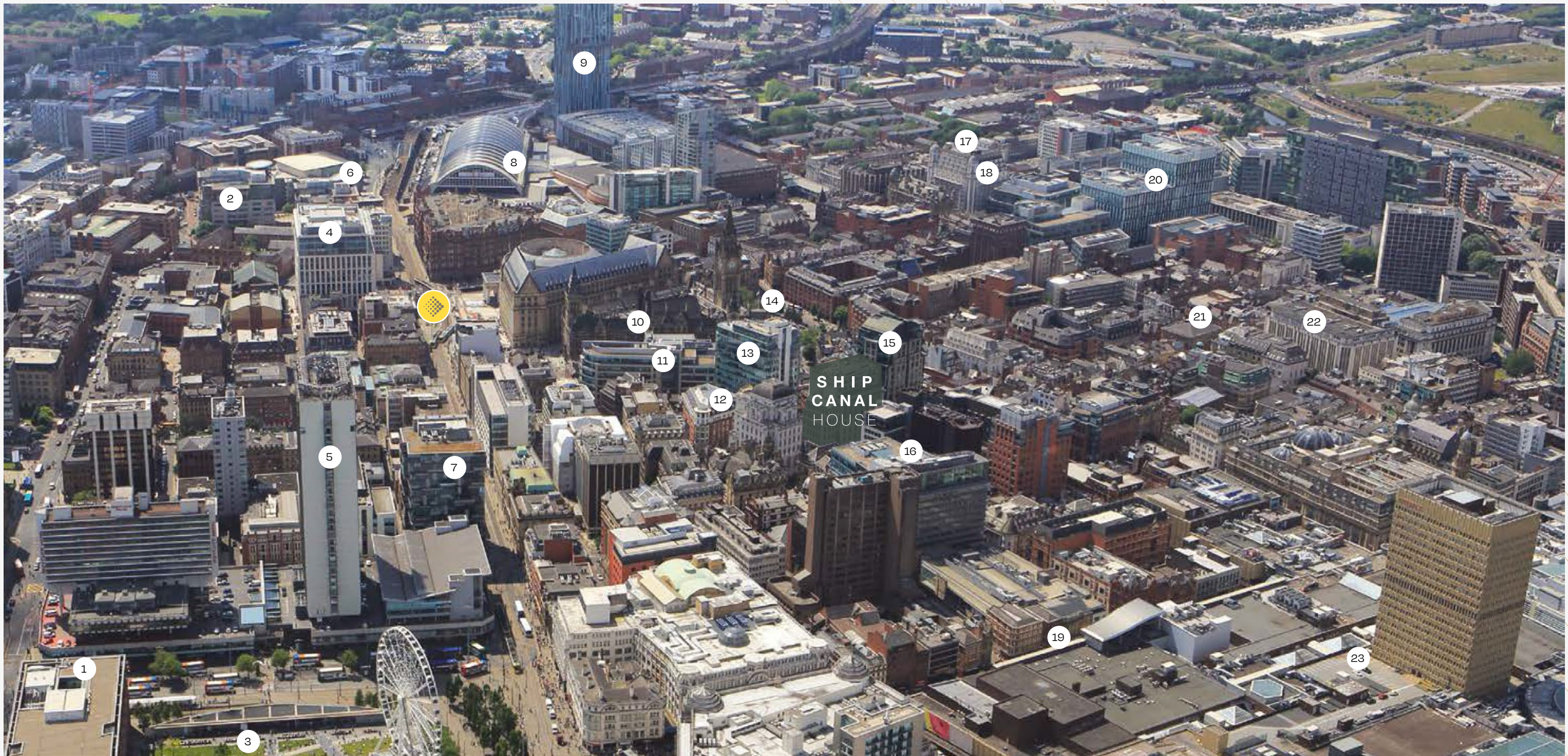



High quality. Low maintenance.

Ship Canal House offers occupiers state of the art office accommodation, set against the backdrop of historic architecture and original features. This unique combination affords businesses within the building an unrivalled working environment.



-  Exposed services
-  Targeting EPC 'B'
-  High speed internet connectivity
-  Full access raised floors
-  New VRF air conditioning system
-  LED lighting
-  Step free access
-  All electric
- WC** Private WC's
-  Shower and cycling facilities
-  DDA compliant
-  Exceptional finishes throughout
-  Secure basement car parking available
-  3 x 13 person high speed passenger lifts

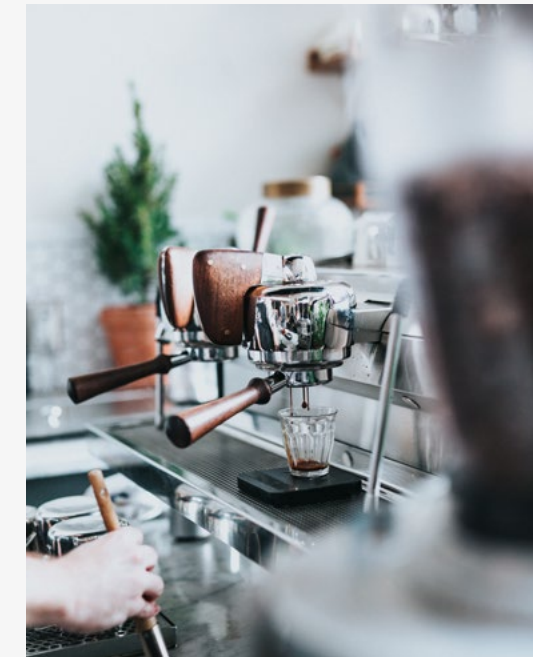


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|-----------------------|---|----------------------|--------------------|
| 1 Piccadilly |  St Peter's Square Metrolink | 12 Spring Gardens | 18 Sunlight House |
| 2 Barbirolli Square | 7 1 New York Street | 13 Chancery Place | 19 Market Street |
| 3 Piccadilly Gardens | 8 Manchester Central | 14 Albert Square | 20 Spinningfields |
| 4 1 St Peter's Square | 9 Hilton Hotel | 15 82 King Street | 21 Deansgate |
| 5 City Tower | 10 Town Hall | 16 40 Spring Gardens | 22 House of Fraser |
| 6 Bridgewater Hall | 11 Belvedere | 17 Direct Line House | 23 Arndale Centre |



Premier retail and luxury destination.

King Street boasts two of Manchester's most highly coveted city centre hotels. Restaurants such as Piccolino, Six by Nico and El Gato Negro are amongst Manchester's finest venues and all within a 5 minute walk from Ship Canal House.



Eat & drink

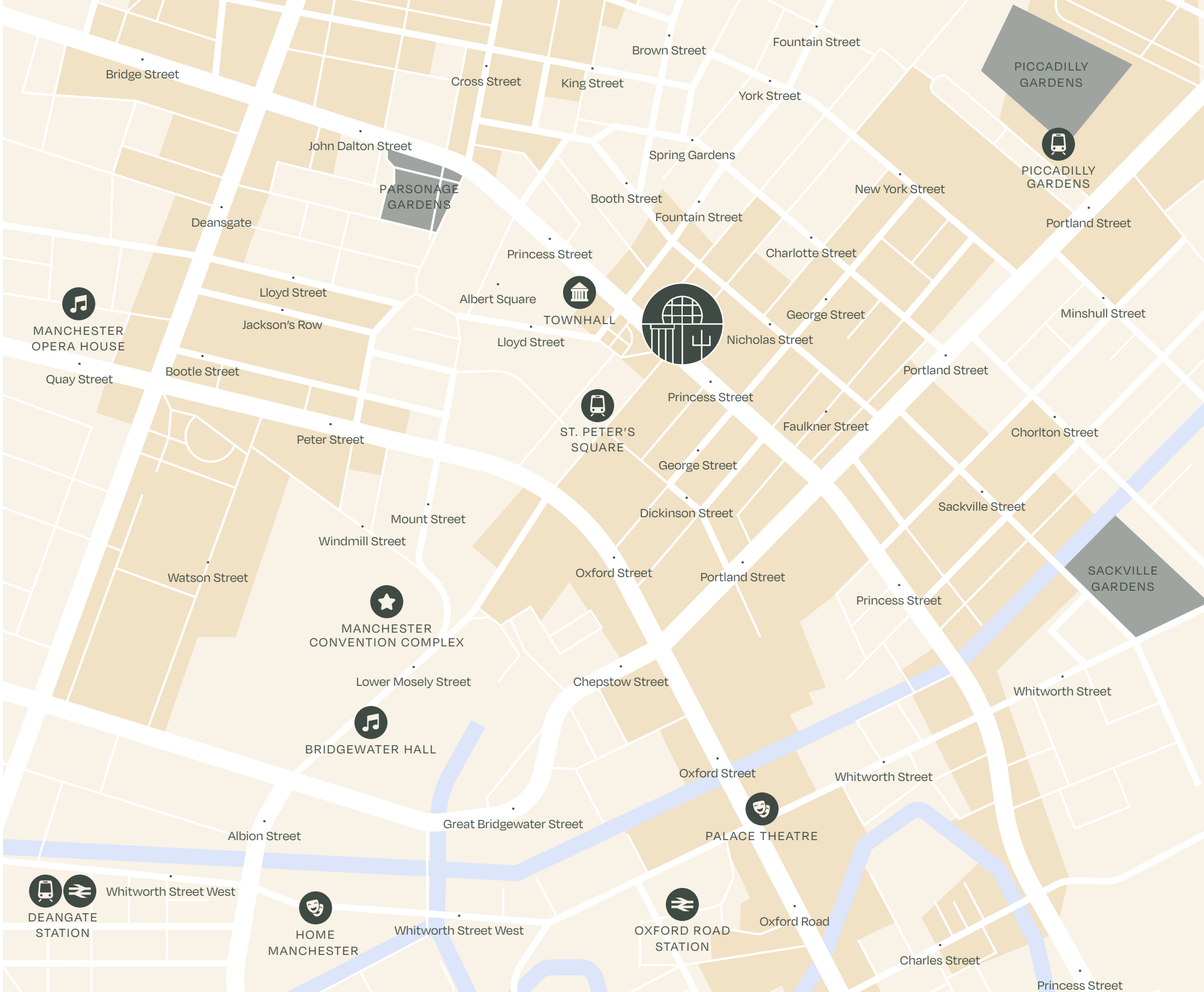
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|----------------------|----------------|------------------|
| 1 Piccolino | 6 Kala | 11 Pizza Express |
| 2 El Gato Negro | 7 Browns | 12 Grand Pacific |
| 3 Black Sheep Coffee | 8 Kala Bistro | 13 Tib Lane |
| 4 Six by Nico | 9 Moose Coffee | 14 Ban Di Bul |
| 5 All Bar One | 10 Flight Club | 15 Corbieres |

Visit, shop & stay

- | | | |
|---------------------|------------------------|---------------------------|
| 1 Belstaff | 7 Rapha | 13 The Alan Manchester |
| 2 The Edwardian | 8 Boodles | 14 Manchester Art Gallery |
| 3 Bang & Olufsen | 9 Stock Exchange Hotel | 15 The Portico Library |
| 4 Hervia Bazaar | 10 Malmaison | 16 UNIQLO |
| 5 Vivienne Westwood | 11 Gotham Hotel | 17 Royal Exchange Theatre |
| 6 The White Company | 12 King St. Townhouse | 18 Urban Outfitters |

Travel & convenience

Ship Canal House is located in the centre of King Street at the heart of Manchester's Central Business District. The position benefits from excellent public transport links with close proximity to St Peter's Square and equidistant from Victoria and Piccadilly railway stations. Both Metrolink and bus services are available within a short walk.



St Peter's Square.
Tram Station
4 minute walk



Victoria
Train Station
12 minute walk



Deansgate
Free Shuttle Bus
7 minute walk

Market Street.
Tram Station
4 minute walk

Piccadilly
Train Station
12 minute walk

Peter Street
Free Shuttle Bus
7 minute walk



Wellness at its core.

Ship Canal House provides occupiers with a new, high quality basement amenity hub. Including showers, changing rooms, drying facilities and secure cycle racks.

- 1 Storage for 64 × bikes (2 tier system)
- 2 Drying room
- 3 Accessible Shower/WC
- 5 WC
- 6 Showers × 7
- 7 Lockers × 42



Basement amenity hub



Stylish, Central, Elegant, Modern, Luxury, To Let.

OBI

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