SHIP
CANAL
HOUSE

King Street M2 4WU

2,887 sq ft of Fitted and Furnished Workspace

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









6th floor fitted and furnished workspace. 2,887 sq ft.



1. Meet and Greet Area
2. 12 Person Boardroom
3. x2 Meeting Rooms
4. 30 Fixed Workstations
5. Comms / Store
6. Lockers
7. Print Point
8. Teapoint / Breakout
9. Focus Room



SIXTH FLOOR CGI

Indicative image



SIXTH FLOOR CGI

Indicative image



SIXTH FLOOR CGI

Indicative image

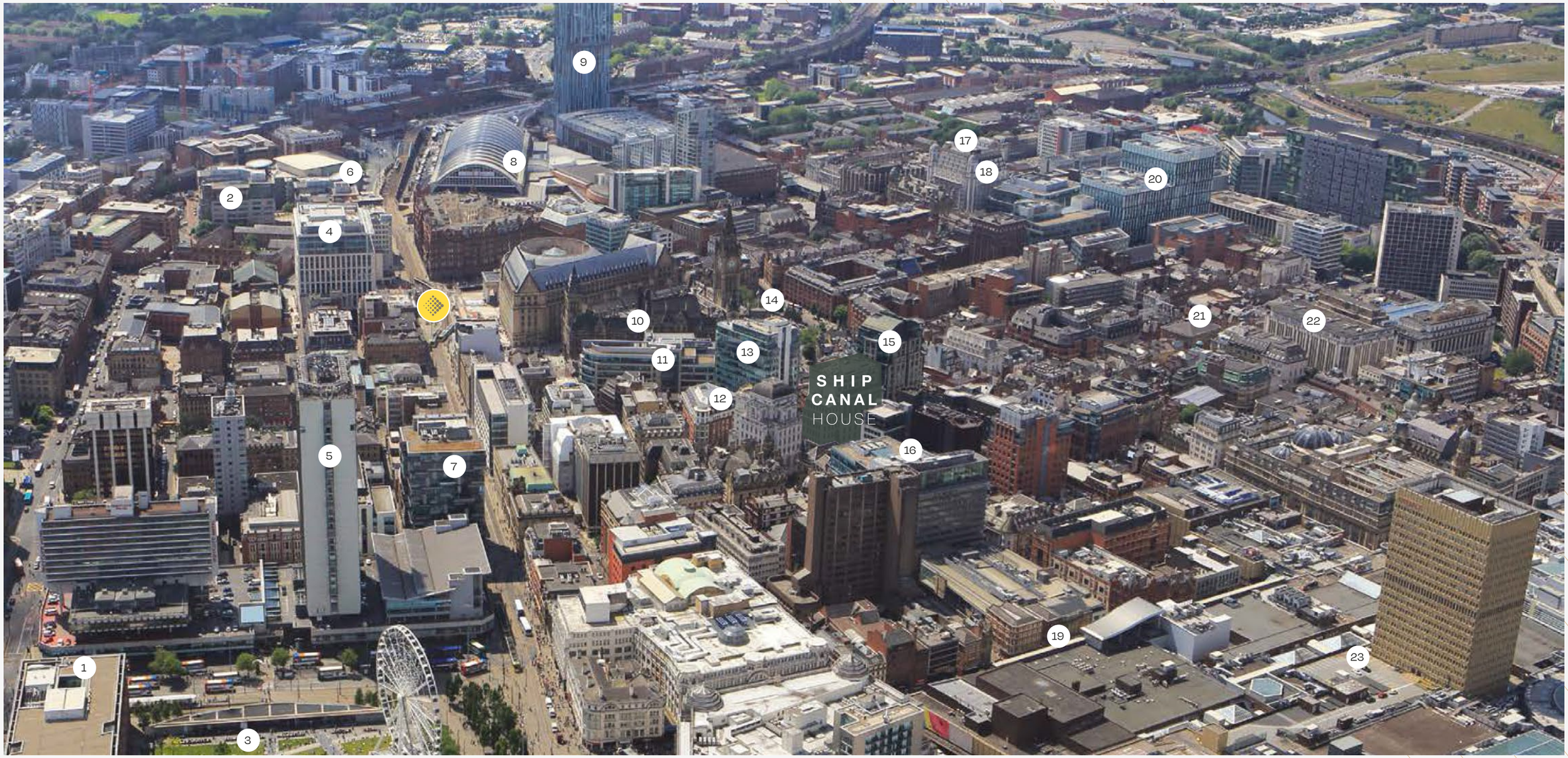




High quality. Low maintenance.

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
- Private WCs
- Shower and cycling facilities
- DDA compliant
- Exceptional finishes throughout
- Secure basement car parking available
- 3 x 13 person high speed passenger lifts



1 1 Piccadilly
2 Barbirolli Square
3 Piccadilly Gardens
4 1 St Peter's Square
5 City Tower
6 Bridgewater Hall

St Peter's Square Metrolink
7 1 New York Street
8 Manchester Central
9 Hilton Hotel
10 Town Hall
11 Belvedere

12 Spring Gardens
13 Chancery Place
14 Albert Square
15 82 King Street
16 40 Spring Gardens
17 Direct Line House

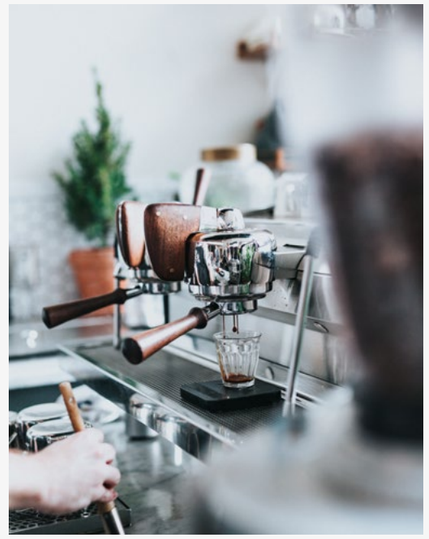
18 Sunlight House
19 Market Street
20 Spinningfields
21 Deansgate
22 House of Fraser
23 Arndale Centre



Premier retail and luxury destination.

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





Eat & drink

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

Visit, shop & stay

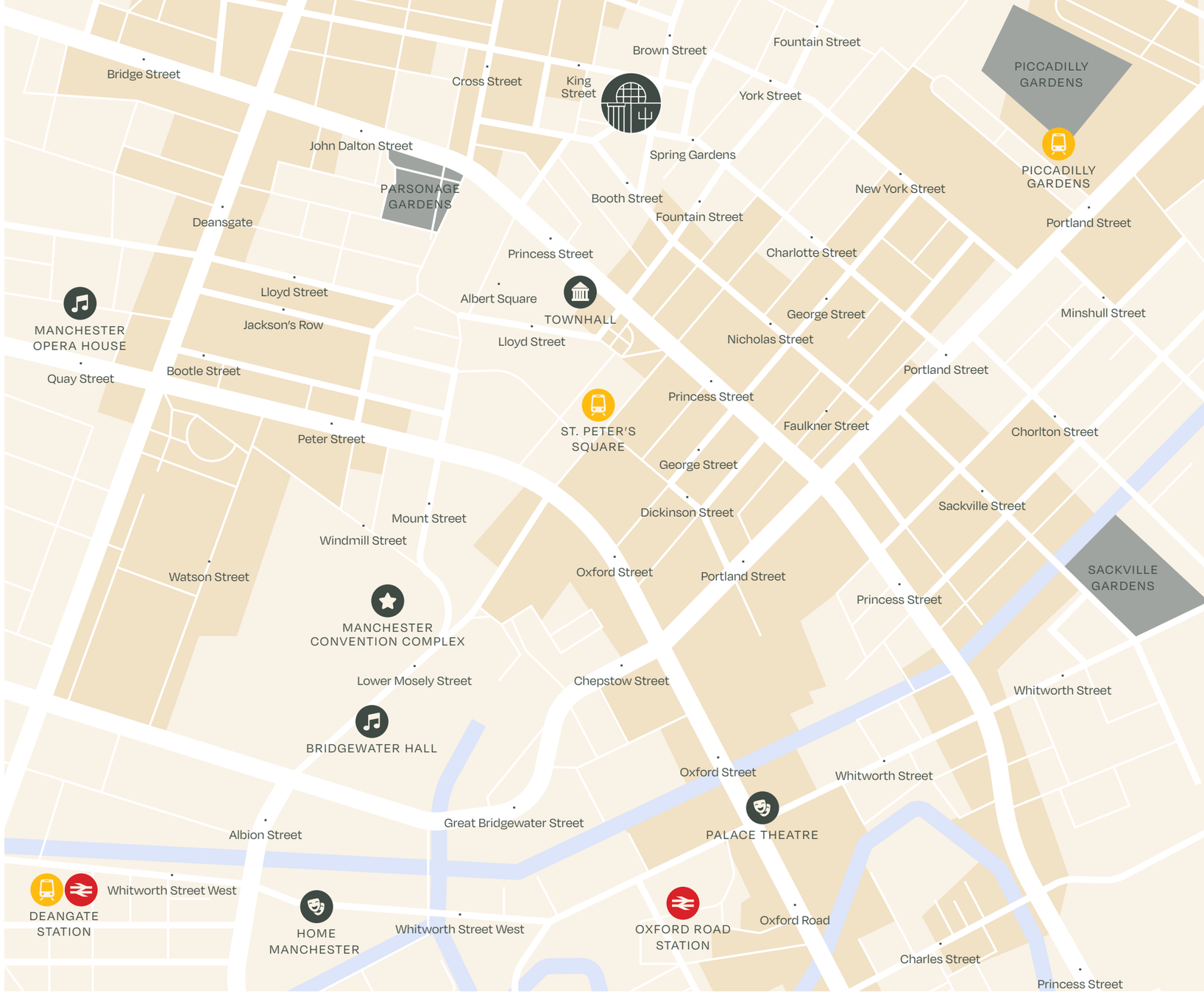
1. Belstaff
2. The Edwardian
3. Bang & Olufsen
4. Hervia Bazaar
5. Viviene Westwood
6. The White Company
7. Rapha
8. Boodles
9. Stock Exchange Hotel
10. Malmaison
11. Gotham Hotel
12. King St. Townhouse
13. The Alan Manchester
14. Manchester Art Gallery
15. The Portico Library
16. UNIQLO
17. Royal Exchange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



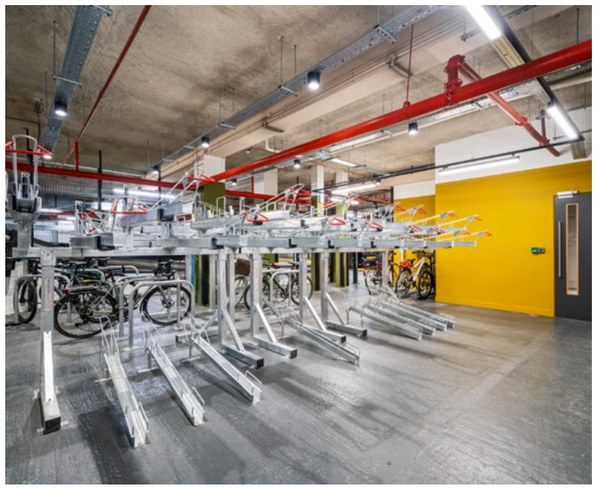
Basement amenity hub

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







shipcanalhouse.co.uk

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



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