



Cross Street

Manchester, M2 1WL

GRADE A CHARACTER FULLY FITTED AND FURNISHED
WORKSPACE AVAILABLE TO LEASE

6th floor: 2,830 sq ft



26
A NEW LEASE
OF LIFE
DIB
COMMERCIAL

26
A NEW LEASE
OF LIFE
STUNNING
NEW OFFICES
DIB
COMMERCIAL

Sanambeer

GREGGS

Local
Cash machine

Local

stage door



Introduction

26 Cross Street is the 1930s jewel of Manchester's commercial and retail heart. The building provides character workspace suitable for occupiers from a range of different sectors.

The building stands out amongst one of Manchester's most historic and lively streetscapes with its existing Portland stone facade retained and restored.

Sitting within the St Ann's Square conservation area, this is a tantalising blend of old and new. Inside, the building benefits from the highest quality finishes with a sophisticated feel.

The available 6th floor is self contained which provides 2,830 sq ft, accessed off a central lift core, with both a dedicated WC and shower facilities.

The suite is fitted out with meeting rooms, kitchen and break out space.

There is the opportunity to secure the 6th floor on a fully fitted and finished basis, minimising your upfront capital expenditure.



Everything you need

The building has been finished to a Grade A standard that comprises the following:

-  Full accessible raised floors
-  Air conditioning
-  LG7 light fittings
-  2 x 8 person passenger lifts
-  DDA compliant
-  Natural light throughout
-  Male, Female, Disabled WC's on all floors
-  Fully fitted & open plan workspace
-  Shower on all floors
-  EPC rating of C (55)
-  Bike racks



6th floor



What's on offer

The available suite is fully fitted and furnished to a high specification providing a hassle free workspace solution.

The suite provides a self-contained character workspace with access to both its own WC and shower facilities.

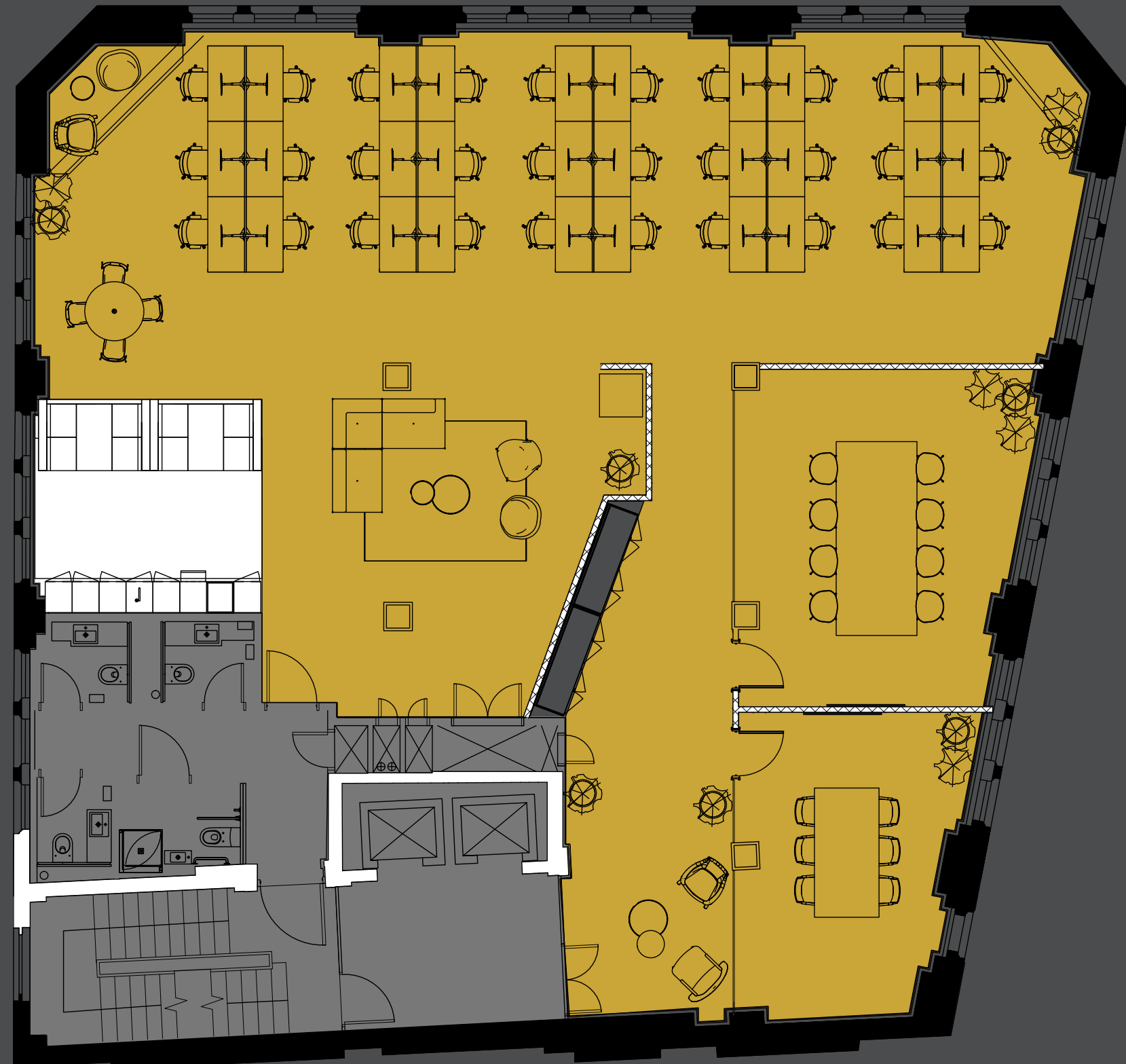
Accessed off the buildings main lift core, the space is highly efficient and can accommodate a range of occupational requirements including open plan and fully fitted and furnished solutions.

Floor	Occupancy
8 TH	HENRY BOOT DEVELOPMENTS
7 TH	CLUTTONS LLP
6 TH	AVAILABLE (2,830 sq FT)
5 TH	REPUBLIC OF MEDIA
4 TH	REPUBLIC OF MEDIA
3 RD	GDP FUNDING QCL IMMIGRATION
2 ND	MAYORAL UK BANK OF IRELAND
1 ST	3D REID ACTA GROUP

6th Floor

2,830 SQ FT

FLOOR PLAN





Metro Stops

- M1 Exchange Square 3 mins
- M2 Market Street 3 mins
- M3 St. Peter's Square 4 mins
- M4 Piccadilly Gardens 4 mins
- M5 Shudehill 5 mins
- M6 Deansgate / Castlefield 7 mins



Rail stations

- Victoria Station 6 mins
- Deansgate Station 7 mins
- Oxford Road Station 8 mins
- Piccadilly Station 9 mins
- Salford Central Station 9 mins



Well Connected

Cross Street. The clue is in the name. Bisecting Manchester's buzzing commercial core, with Deansgate and the Spinningfields district to the west and the historic office/civic core and the Market Street retail area to the east; Cross Street is one of the city's most important thoroughfares, at the beating heart of Manchester.

26 Cross Street is surrounded by a number of UK and international professional service businesses located in and around the financial core. Manchester's top hotels, such as Hotel Gotham and King Street Town House; and leading restaurants, such as Tast and San Carlo, are all within a five minute stroll.

All the shops, from the familiar chains we all rely upon to the niche boutiques of King Street, are right on your doorstep. Also there is the award-winning Royal Exchange Theatre, and seasonal markets in St. Ann's Square and Albert Square nearby.

Simply put, it is an ideal location. With Metrolink tram services available at St. Peter's Square, the location is well served by public transport, and Piccadilly, Deansgate and Victoria mainline railway stations are also within easy reach.

ROYAL EXCHANGE

ARNDALE SHOPPING CENTRE

ST. ANN'S SQUARE

26

Cross Street
Manchester

CROSS STREET

ALBERT SQUARE

MOSLEY STREET

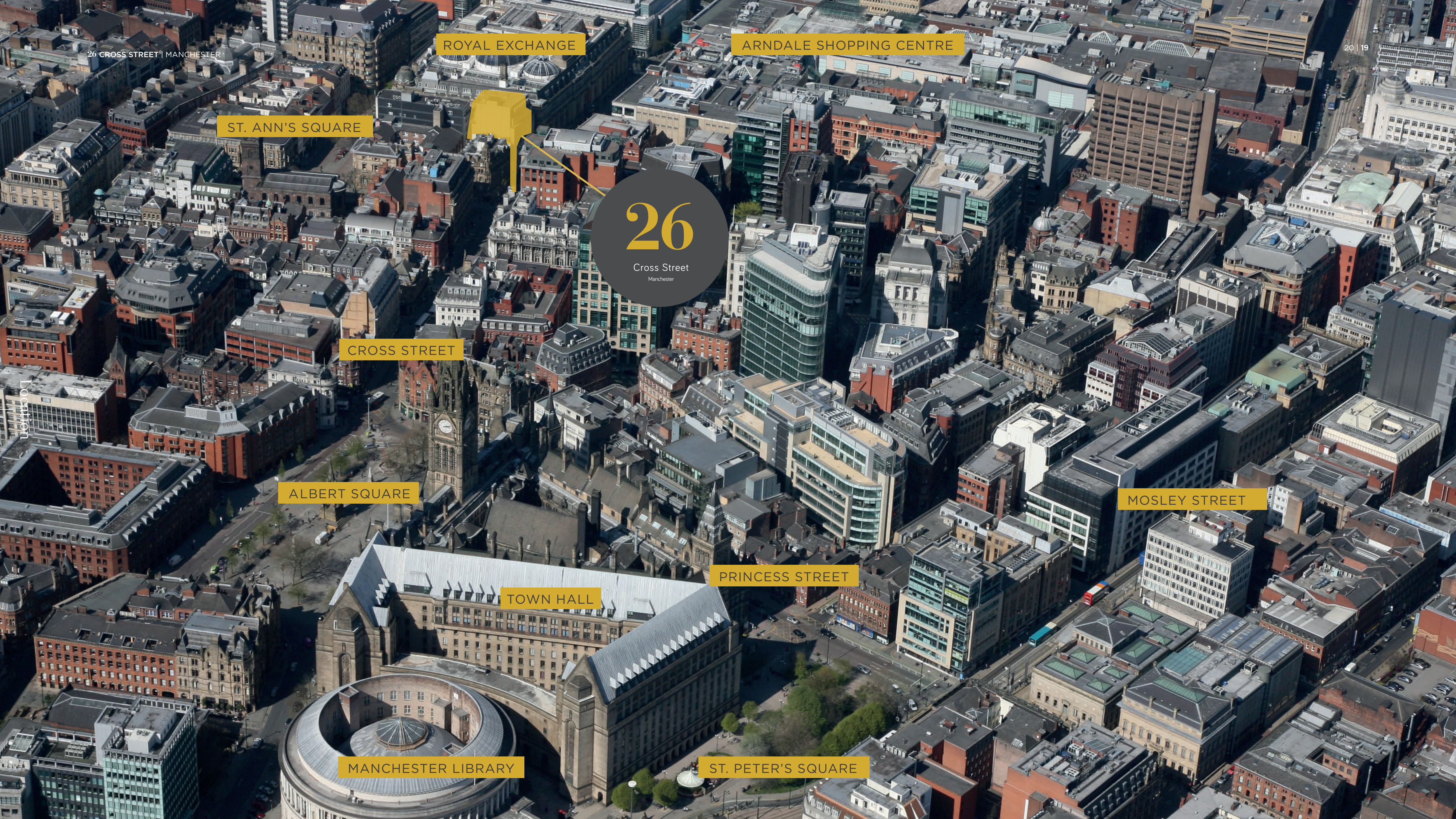
PRINCESS STREET

TOWN HALL

MANCHESTER LIBRARY

ST. PETER'S SQUARE

Location





On your doorstep

Leisure

- 1 Mr Thomas's Chop House
- 2 Sam's Chop House
- 3 Tast
- 4 El Gato Negro
- 5 Rosso
- 6 Croma
- 7 Piccolino
- 8 Miller & Carter
- 9 Cicchetti
- 10 Gaucho
- 11 The Botanist
- 12 San Carlo

Health & Wellbeing

- 20 King Street Gym
- 21 Pure Gym
- 22 Nuffield Gym

Food

- 23 Sainsburys
- 24 M&S
- 25 Tesco

Cafés

- 26 Pret A Manger
- 27 Starbucks
- 28 Knopps Chocolate
- 29 Katsouris Deli
- 30 Blank Street Coffee

Retail

- 13 Boots
- 14 Henri Lloyd
- 15 French Connection
- 16 Charles Tyrwhitt
- 17 Patagonia
- 18 M&S
- 19 Selfridges



Amenity

Contact Us

ALL ENQUIRIES:



Andrew Cowell

acowell@obiproperty.co.uk

07584 990 976

Harry Fox

hfox@obiproperty.co.uk

07502 223 542

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