

YOUR
CORNER
FOR
OFFICE
SPACE

17.
YORK
.ST



WELCOME TO 17 YORK STREET

THE CORNERSTONE OF THE BUSINESS DISTRICT.

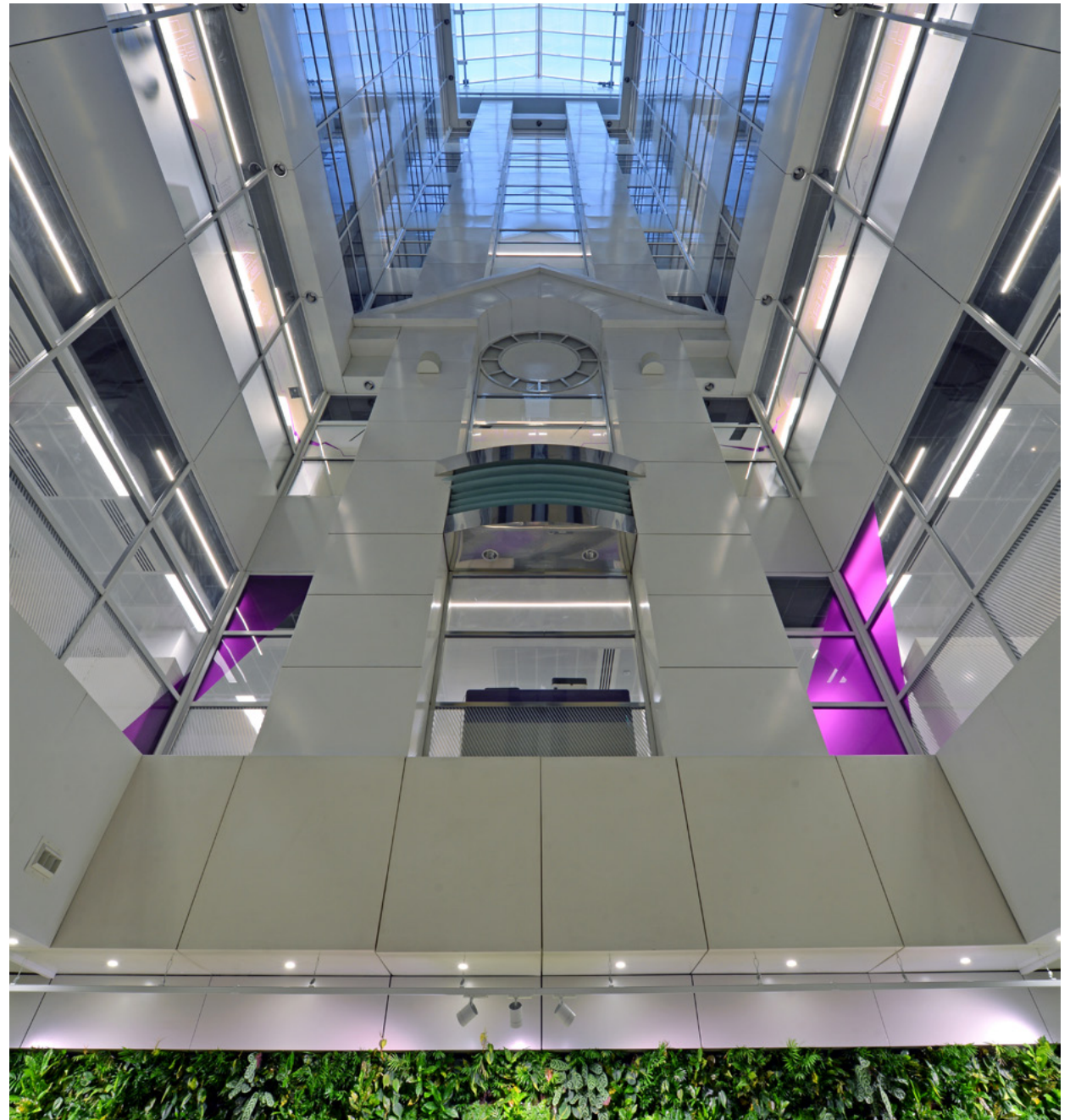
Sitting on the corner of York Street and Fountain Street, it occupies a very prominent position at the heart of the business district.

Manchester city centre is a vital contributor to the city's economic growth and a prime location for both domestic and international business investment. The Central Business District (CBD) is home to diverse businesses of different sizes, spanning various business sectors and 17 York Street is at the centre of it all.



17 York Street is surrounded by business including Rolls Royce, Hill Dickinson, Turner & Townsend, Bruntwood's Bloc and BrewDog Doghouse Hotel the location is synonymous with successful brands.

Equidistant between Piccadilly and Victoria Station, and Deansgate Square and St Peter's Square tram stops mean an easy commute via public transport.



ST ANN'S SQUARE

END

HARVEY NICHOLS

SELFRIDGES

CORN EXCHANGE

ROYAL EXCHANGE THEATRE

THE ARNDALE

KING STREET

BREWDOG
DOGHOUSE HOTEL

HOTEL GOTHAM

GRAND PACIFIC

MARKET ST

BROWNS

17.
YORK
.ST

CITY TOWER

YOU'RE
AT THE
CENTRE
OF IT ALL

MOOSE COFFEE

THE ALCHEMIST

CITY TOWER

PICCADILLY GARDENS

**YOUR
CORNER
TO STAND
OUT**



YOUR CORNER TO INNOVATE



SUSTAINABLE SOLUTIONS

Re-use of existing buildings provides the most sustainable solution to creating new space. Whole life carbon and net zero carbon assessments have been undertaken and are available to demonstrate how the building will help occupiers meet their own carbon emission targets.

The living green wall to the central atrium is a visible, as well as functional, representation of the building's credentials and how every opportunity to create a sustainable workplace has been embraced.

FEATURES INCLUDE:

- LED lighting with sensors
- EV charging
- 42 cycle spaces
- Atrium green wall
- Sensor taps
- High quality of journey facilities
- Reuse of materials (e.g. Raised floors, Some a/c plant etc)
- EPC – targeting A (minimum B)
- Green gas + electricity



**YOUR
CORNER
TO
INSPIRE**

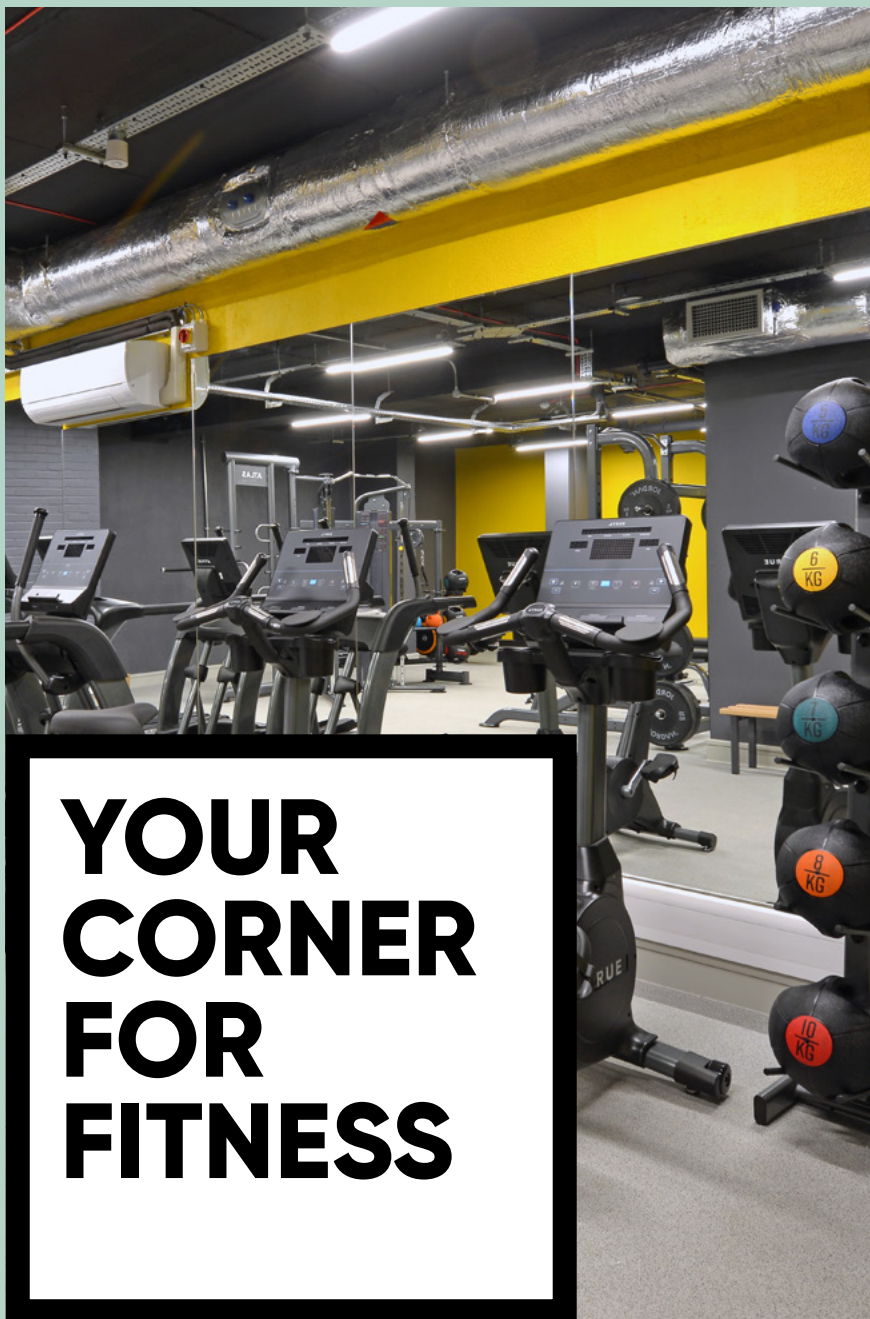


GROUND FLOOR & BASEMENT AMENITY

The ground floor is being transformed to provide co-working and drop in space, along with meeting rooms, refreshment stations and central atrium.

The basement levels provide direct from street level ramp access cycle parking, six showers, a fitness studio, drying rooms, changing rooms, WCs as well as parking and EV charging points.





YOUR CORNER FOR FITNESS



- FITNESS STUDIO
- GYM
- SHOWERS
- CHANGING ROOMS
- LOCKER ROOM
- CYCLE STORE
- CYCLE MAINTENANCE

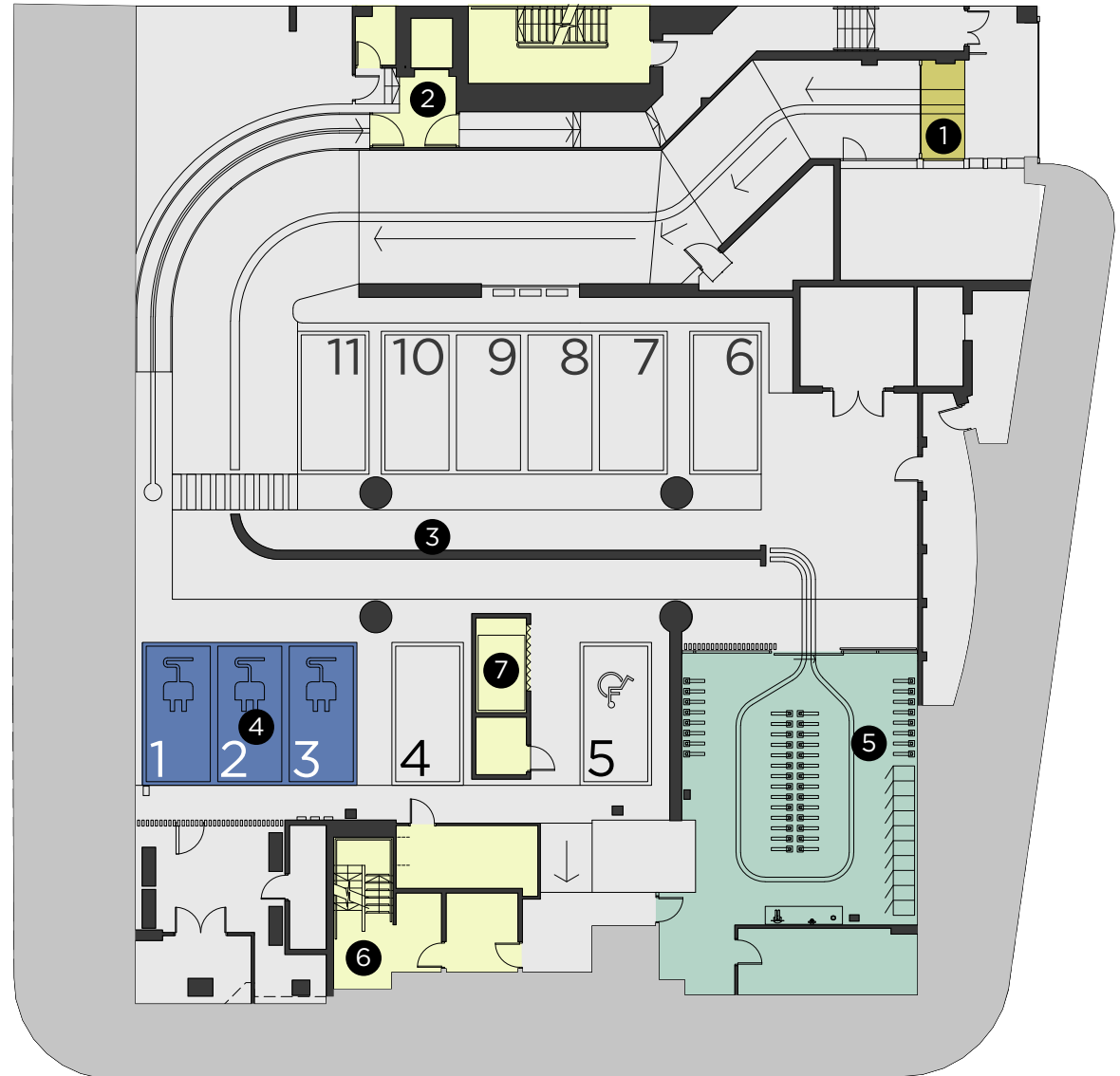


- **FITNESS STUDIO**
- **GYM**
- **SHOWERS**
- **CHANGING ROOMS**
- **LOCKER ROOM**
- **CYCLE STORE**
- **CYCLE MAINTENANCE**

All equipment is manufactured by TRUE & OCTANE FITNESS, one of the leading global innovators in fitness for almost 50 years.

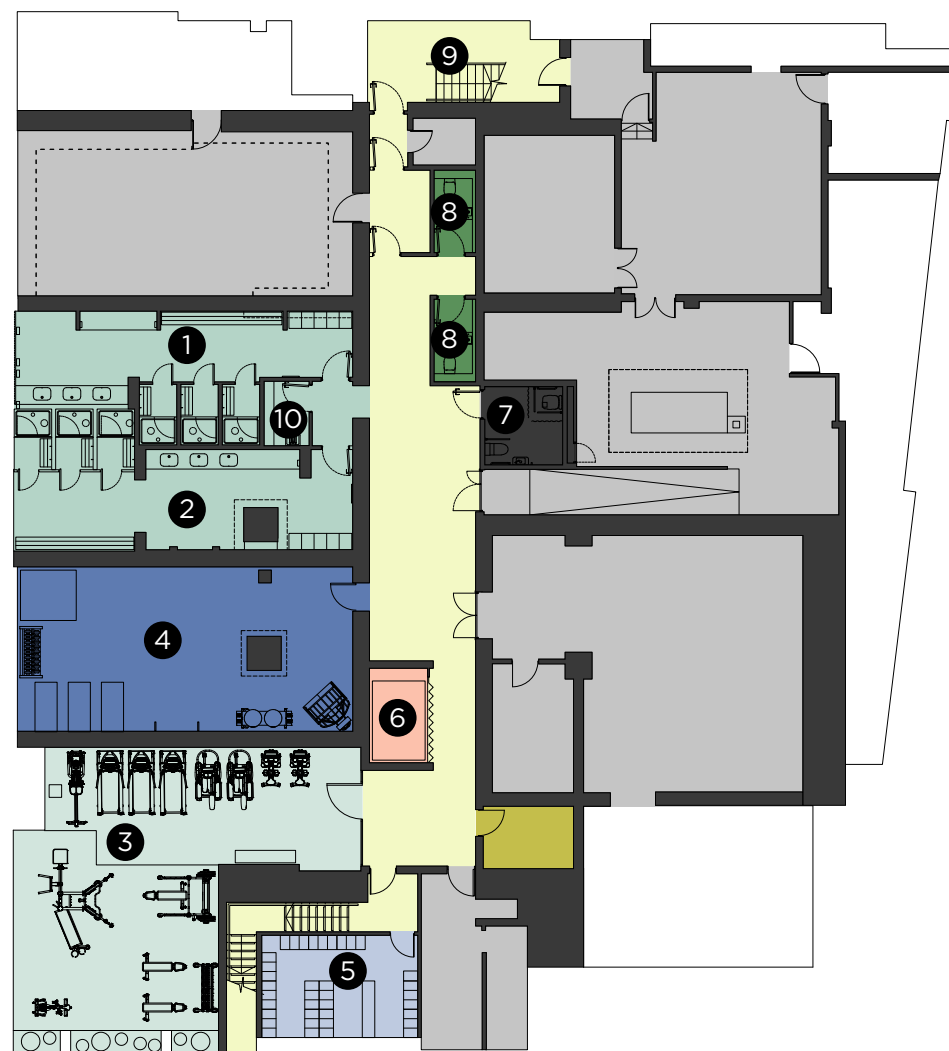
BASEMENT LEVEL 1

1. Ramped access to parking basement
2. Stair & lift access to upper office floors
3. 11 car parking spaces (3 EV)
4. Parking spaces with electric vehicle charging
5. 42 spaces secure cycle parking
6. Stair to ground level reception
7. Goods lift to basement 2



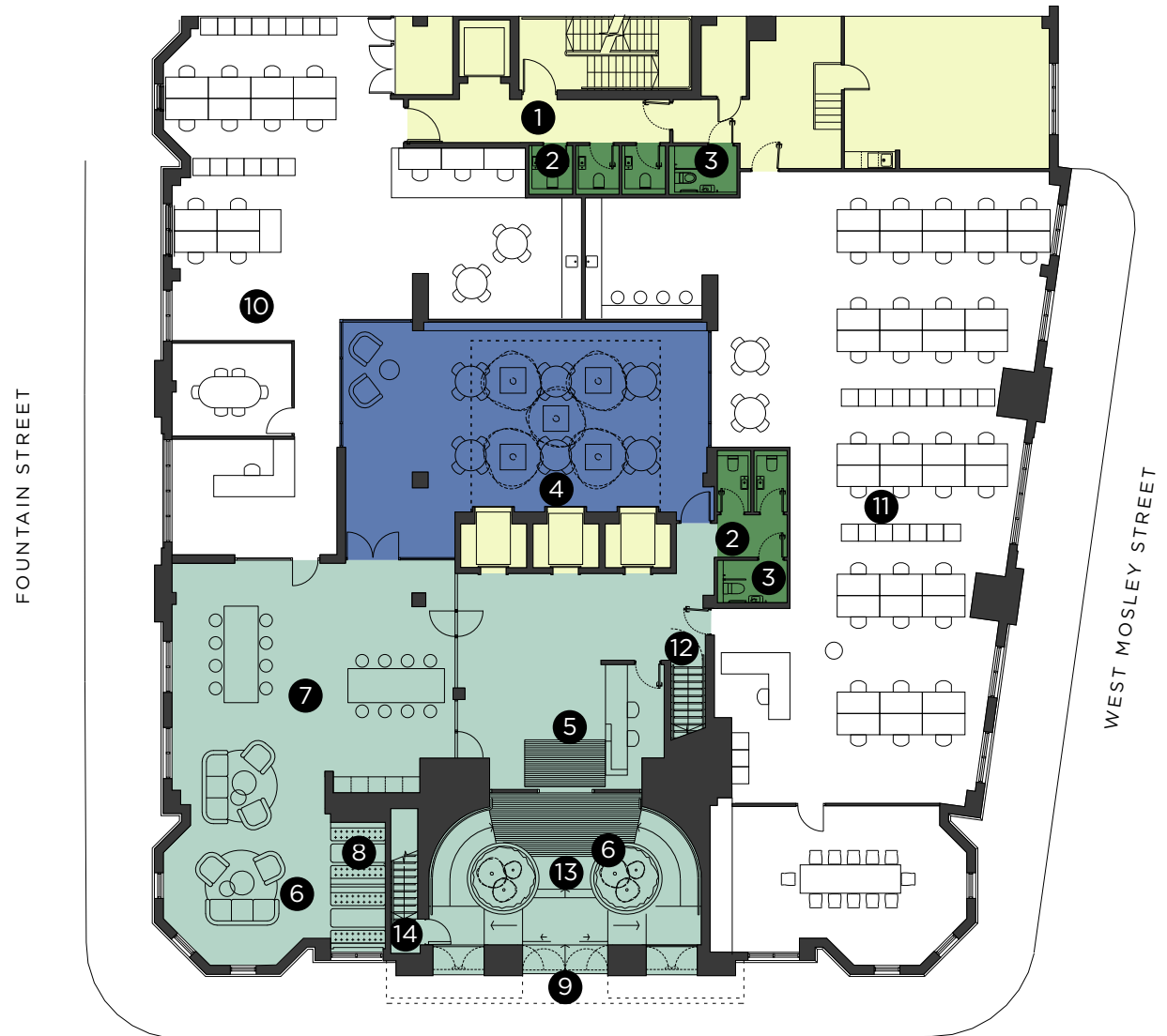
BASEMENT LEVEL 2

1. Female shower & changing
2. Male shower & changing
3. Gym
4. Studio (classes)
5. Drying room
6. Lift down from basement 1 car park
7. DOA WC and shower
8. WC
9. Stair and lift access from upper
10. Cleaning Store



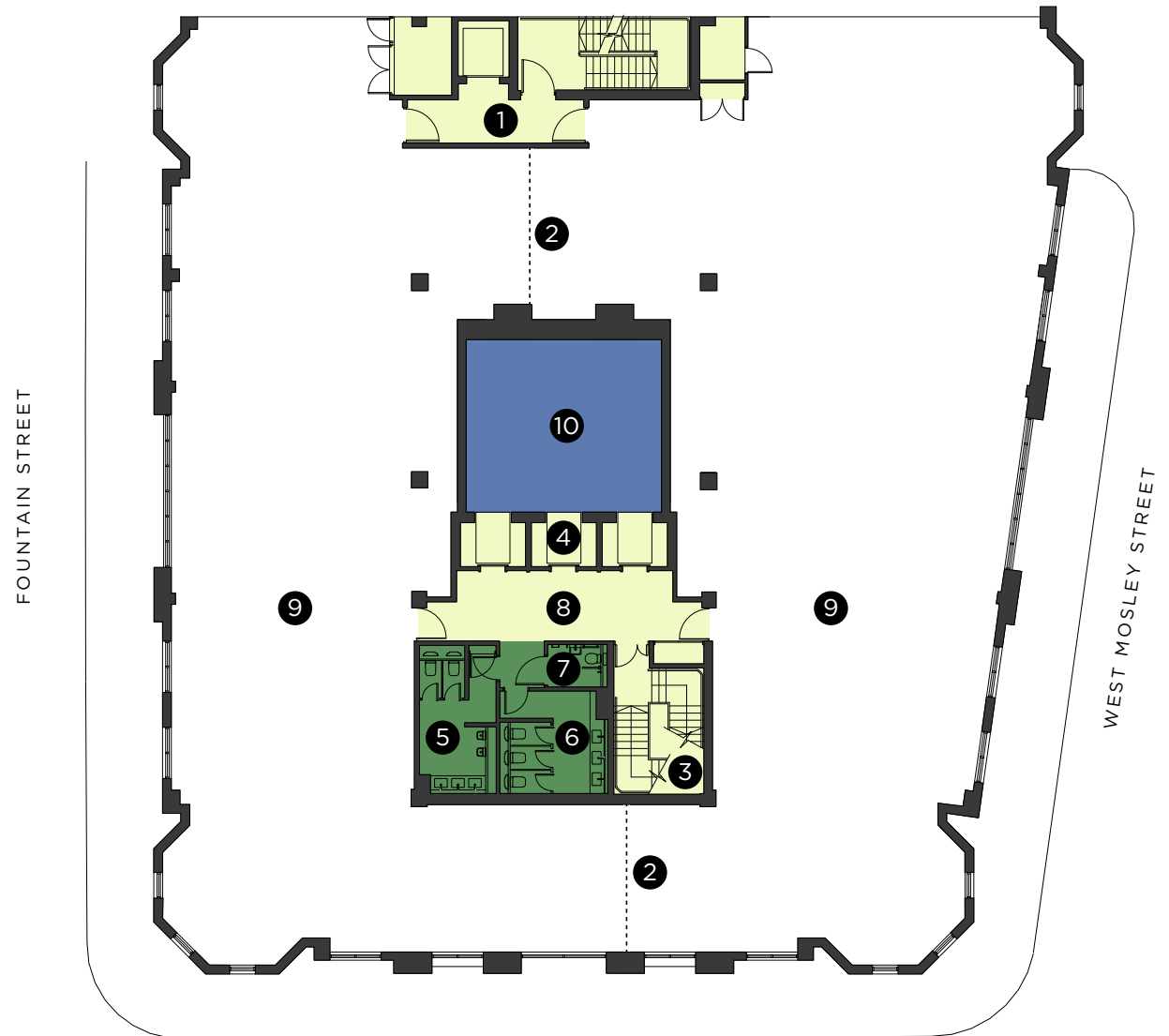
GROUND FLOOR

1. Lift & stairs from basement 1 to all upper floors
2. Unisex WCs
3. DDA WC
4. Atrium
5. Reception lobby
6. Informal seating
7. Co-working/meeting
8. Seating booths
9. Entrance from York Street
10. Office suite 1
11. Office suite 2
12. Staircase from upper floors
13. External entrance loggia
14. Stair from basements 1 & 2



TYPICAL FLOOR

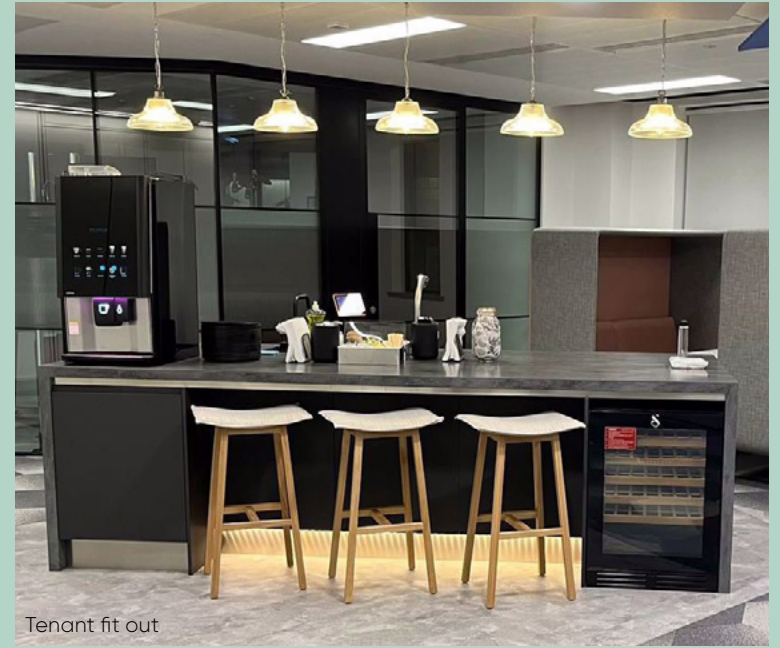
1. Stair and lift from all upper floors to basement 1
2. Location of possible floorplate subdivision
3. Stair from all upper office floors down to ground level
4. 3 scenic passenger lifts from all upper floors down to ground level
5. Male WC
6. Female WC
7. DDA WC
8. Lift/stair lobby
9. Office space
10. Glazed atrium



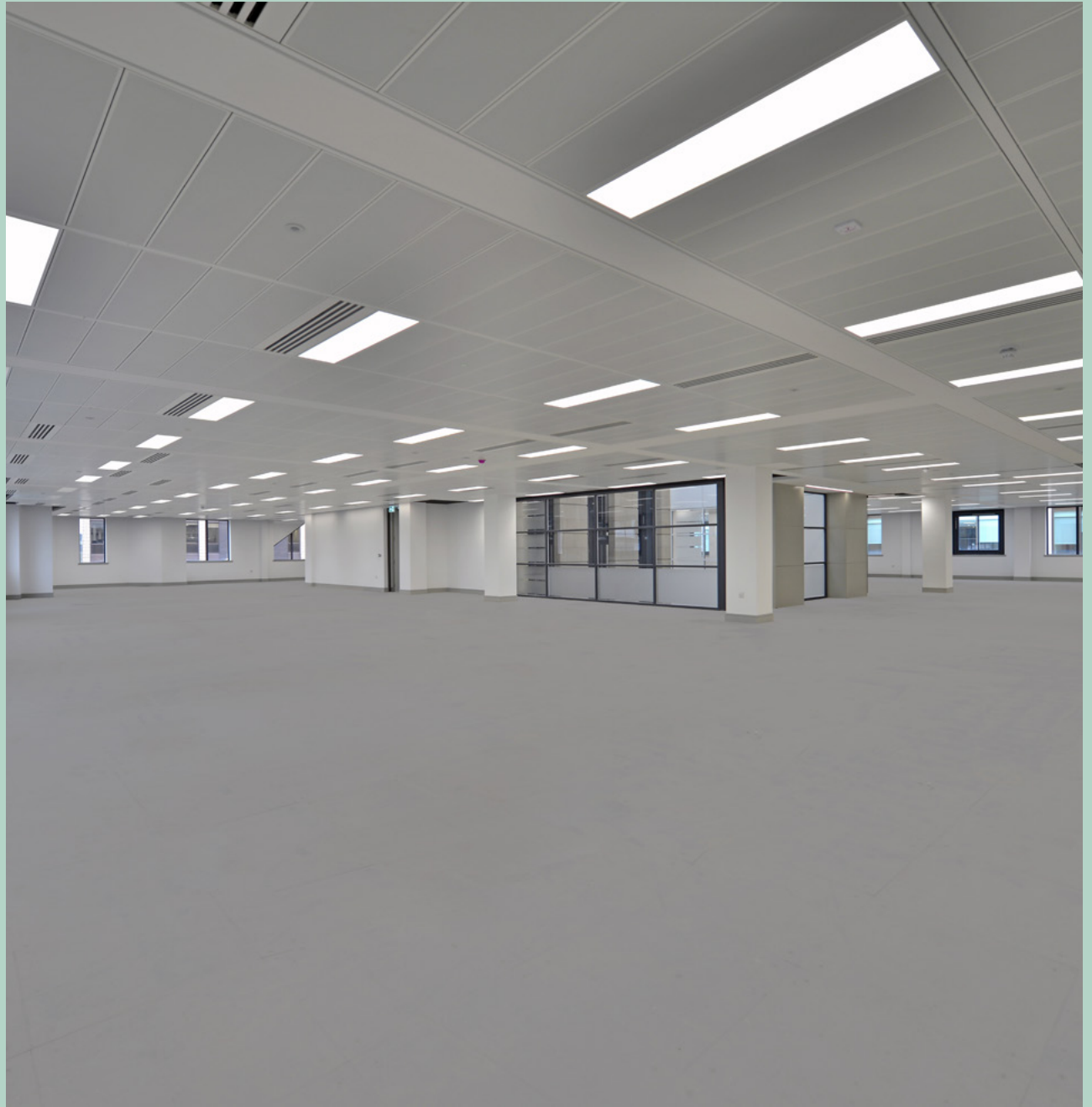
FLOOR AREA SCHEDULE

LEVEL	SQ FT	SQ M
GROUND FLOOR - SUITE 1	1,802	167
GROUND FLOOR - SUITE 2	1,487	138
FIRST FLOOR	Let to RSA	
SECOND FLOOR	Let to RSA	
THIRD FLOOR	8,363	777
FOURTH FLOOR	8,363	777
FIFTH FLOOR	8,363	777
SIXTH FLOOR	8,363	777
SEVENTH FLOOR	7,922	736

Typical floor subdivision provides suites of 3,825 sqft (335.4 sqm) and 4,535 sqft (421.3 sqm)

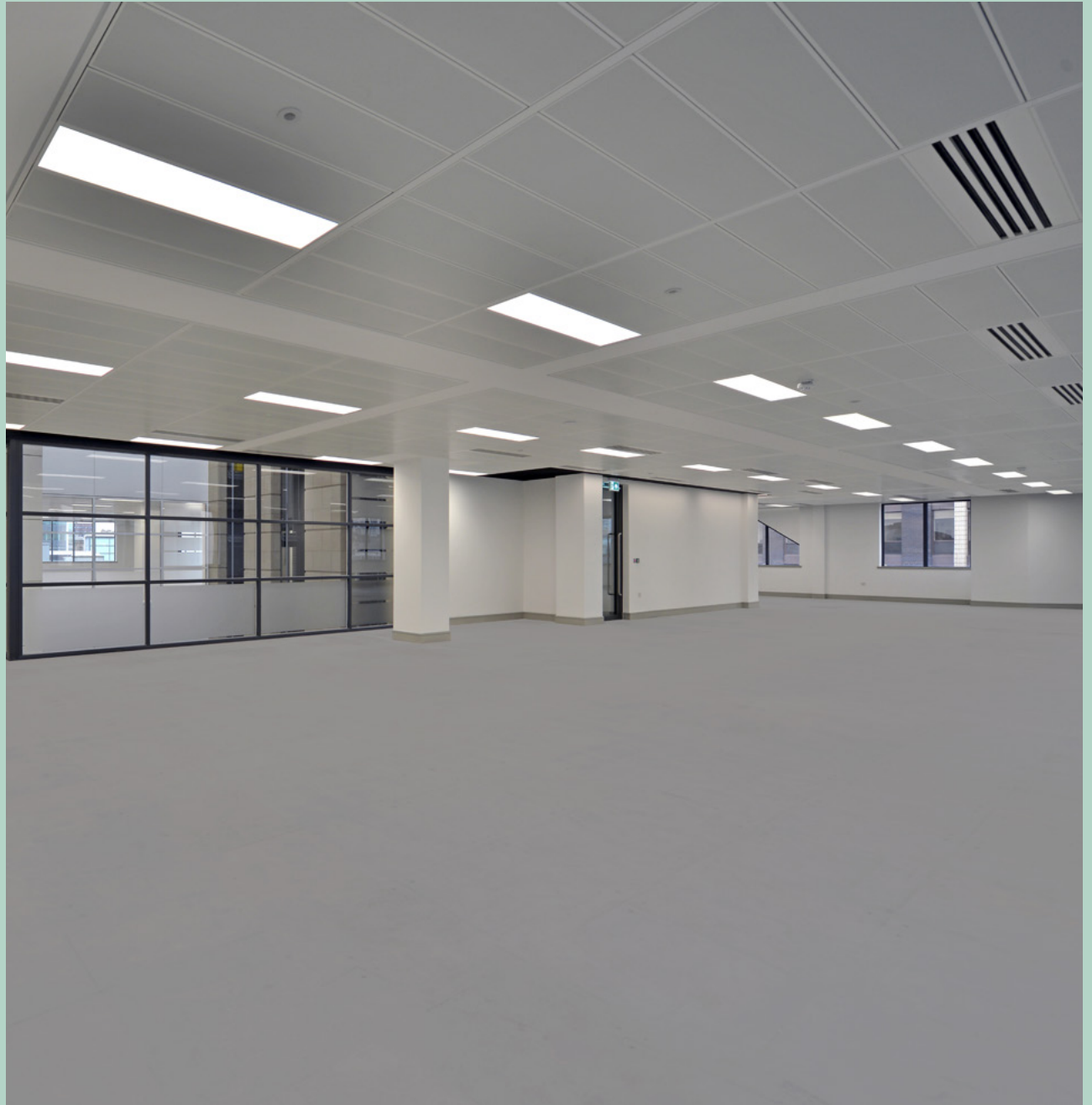


YOUR CORNER TO TRANSFORM





Tenant fit out



YOUR CORNER FIT FOR PURPOSE

Atrium breakout/coffee space



YOUR CORNER TO CREATE



YOUR CORNER FOR DETAIL

17 York Street has been designed with people in mind, creating a work environment where people will want to come to work.



42 cycle storage spaces



Dedicated co-working space



Touchdown & lounge with hot beverage spots



Targeting EPC A (minimum B)



Wired Score Accreditation



11 no. car parking spaces + EV charging points



6 no. showers & changing rooms (+accessible shower)



Electronic access control



Raised access floors



1:8 occupancy ratio



Automatic lighting controls and daylight sensing



Concierge welcome team



Flexible/divisible floorplates



Lockers & drying room facilities



Yoga & Wellness



New LED lighting

**YOUR
CORNER
FOR
CULTURE**

**YOUR
CORNER
TO
CONNECT**



Coworking meeting space
adjacent to reception

New redesigned entrance reception





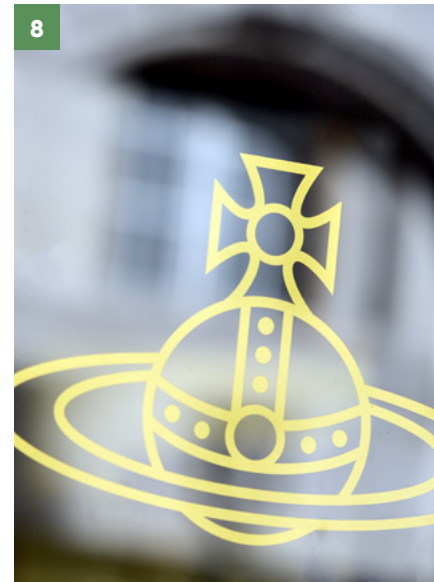
- 1. Lucky Cat
- 2. Franco Manca
- 3. Grand Pacific
- 4. Six by Nico
- 5. King St Town House
- 6. Moose Coffee
- 7. Fight Club
- 8. Vivienne Westwood
- 9. Starbucks
- 10. Hotel Gotham
- 11. BrewDog
- 12. Browns
- 13. The Alchemist
- 14. Black Sheep Coffee
- 15. House of Evelyn
- 16. Kala Bistro
- 17. Manchester Art Gallery
- 18. Café Beermoth
- 19. All Bar One
- 20. Hudson Social
- 21. Namii Kitchen
- 22. Belstaff
- 23. Arndale Centre
- 24. Piccolino Caffè
- 25. Hampton & Vouis
- 26. El Gato Negro
- 27. Mr Thomas' Chop House
- 28. Pret A Manger
- 29. Rapha
- 30. Bold Street Coffee
- 31. Foundation Coffee
- 32. Pure Gym
- 32. Manchester Convention Complex
- 33. Bridgewater Hall
- 34. Royal Exchange
- 35. Hawksmoor
- 36. The Ivy Spinningfields

TRAM STOP	DISTANCE
Market Street	2 Minute Walk
Piccadilly Gardens	3 Minute Walk
St Peter's Square	6 Minute Walk
TRAIN STATION	DISTANCE
Piccadilly	11 Minute Walk
Oxford Road	12 Minute Walk
Victoria	12 Minute Walk

A SELECTION OF OUR NEIGHBOURHOOD FAVOURITES

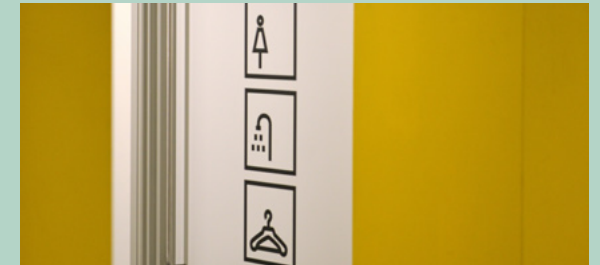
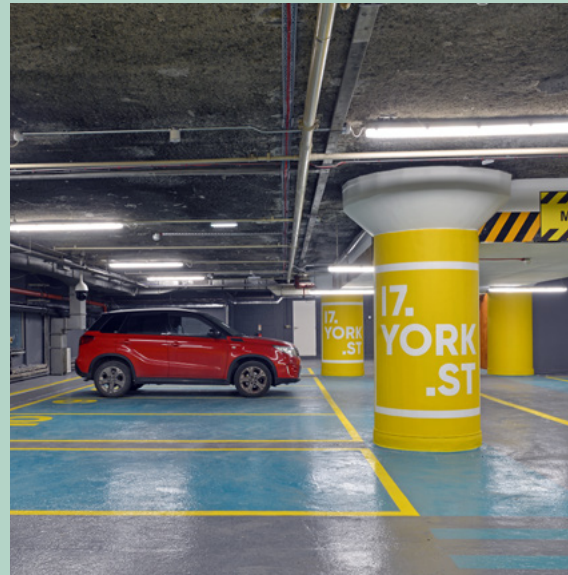


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