



S H I P
C A N A L
H O U S E

3,960 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

AlixPartners



A Warm Welcome



First impressions count and Ship Canal House is currently undergoing an extensive refurbishment that will deliver a stunning new reception/ business lounge in Autumn 2023.

 Secure 24/7 access

 Concierge welcome team



(INDICATIVE IMAGES)

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




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.



(INDICATIVE IMAGES)

Self-contained top floor plug & play opportunity 3,960 sq ft

-  Exposed services
-  EPC
-  High speed internet connectivity
-  Full access raised floors
-  New VRF air conditioning system
-  LED lighting
- 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

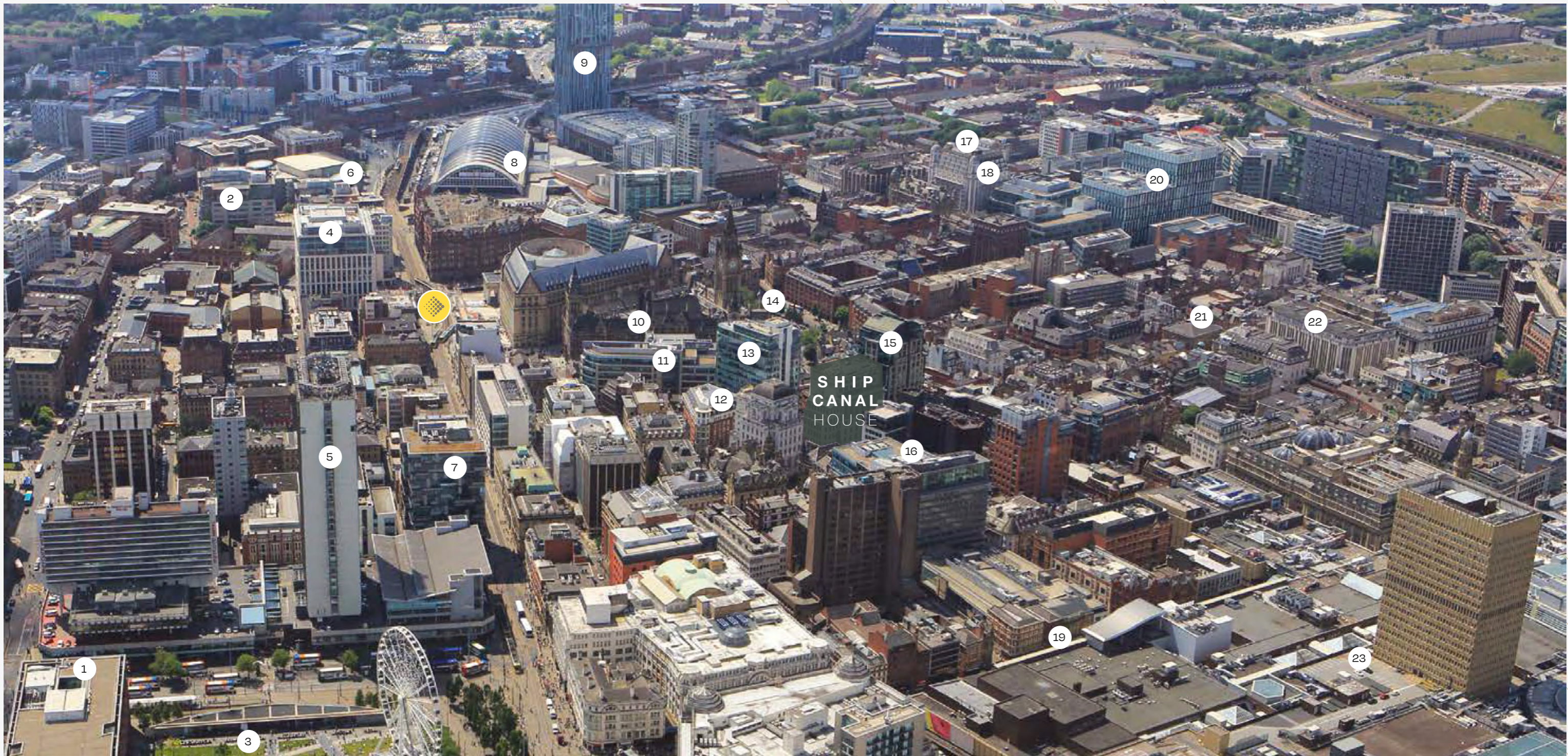
Fully Fitted & Furnished




(INDICATIVE IMAGES)



- 3,960 sq ft
- 50 workstations
- Co working areas
- Reception/ client lounge
- x1 meeting room
- x1 informal meeting area
- Collaboration area
- Kitchen/ break out
- Storage
- Fully cabled
- Planting throughout

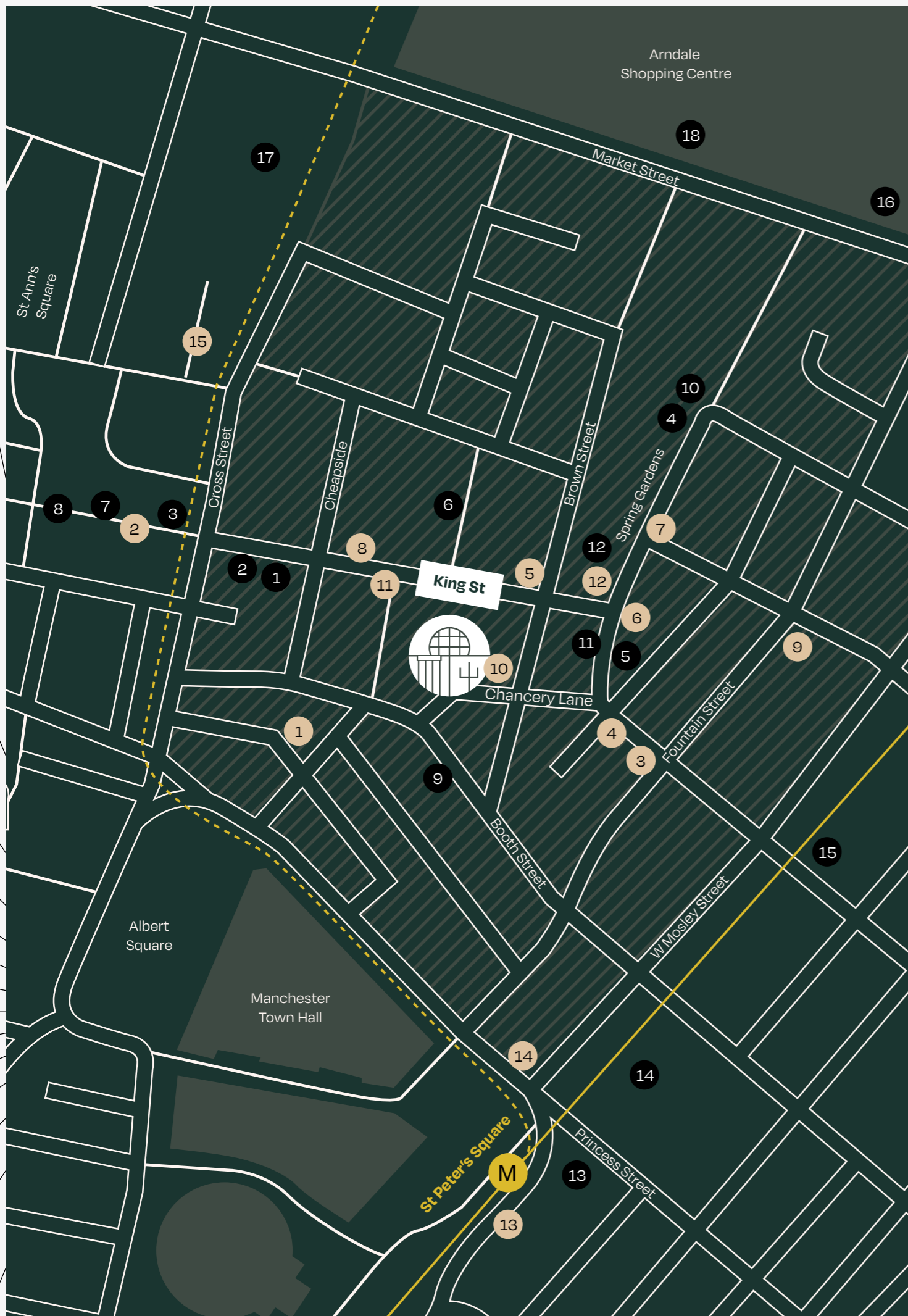


- 1 Piccadilly
- 2 Barbirolli Square
- 3 Piccadilly Gardens
- 4 1 St Peter's Square
- 5 City Tower
- 6 Bridgewater Hall

-  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 2 of Manchester's most highly coveted city centre hotels. Restaurants such as Rosso, Six by Nico and El Gato Negro are amongst Manchester's finest venues and all within a 5 minute walk of Ship Canal House.



Eat & Drink

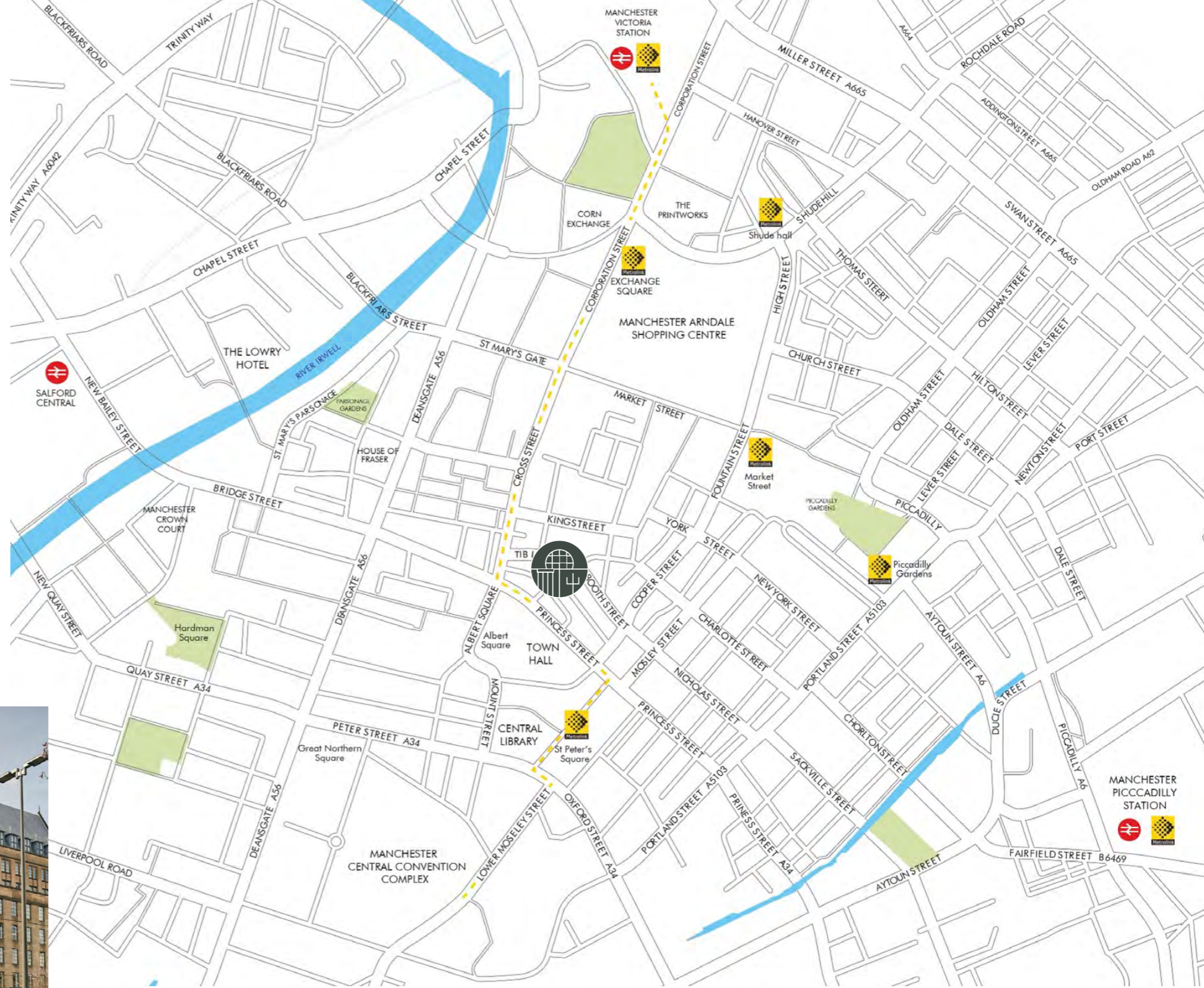
- | | | |
|----------------------|----------------|-----------------------|
| 1 Piccolino | 6 Rosso | 11 Pizza Express |
| 2 El Gato Negro | 7 Browns | 12 Grand Pacific |
| 3 Black Sheep Coffee | 8 Kala Bistro | 13 Black Sheep Coffee |
| 4 Six by Nico | 9 Moose Coffee | 14 Ban Di Bul |
| 5 All Bar One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

Visit, Shop & Stay


- | | | |
|---------------------|-----------------------|---------------------------|
| 1 Belstaff | 7 Rapha | 13 The Alan Manchester |
| 2 DKNY | 8 Boodles | 14 Manchester Art Gallery |
| 3 Bang & Olufsen | 9 Pretty Green | 15 The Portico Library |
| 4 Hervia Bazaar | 10 Post Office | 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 Victoria and Piccadilly railway stations. Both Metrolink and bus services are available within a short walk.



 St Peter's Sq.
Tram Station
4 minute walk

 Victoria
Train Station
12 minute walk

 Deansgate
Free Shuttle Bus
7 minute walk

Market St.
Tram Station
4 minute walk

Piccadilly
Train Station
12 minute walk

Peter Street
Free Shuttle Bus
7 minute walk



Basement Amenity Hub

Wellness at it's core

In autumn 2023, Ship Canal House will offer occupiers a high quality new basement amenity hub including showers, changing rooms, drying facilities and secure cycle racks.

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



(INDICATIVE IMAGES)

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

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