



VICTORIA BUILDINGS  
ALBERT SQUARE

MANCHESTER  
M2 4DF



VICTORIA BUILDINGS

# Character workspace in the heart of the city

Welcome to Victoria Buildings, boutique offices surrounding one of Europe's most iconic public spaces, Albert Square.

Offering high-quality workspace for companies looking to grow their enterprise and people in Manchester City Centre.

In a landmark location and offering prestigious workspaces, Victoria Building is an exclusive opportunity for companies looking to lay roots for their next chapter.



**Knight  
Frank**

**OBI**  
...  
0161 237 1717



VICTORIA BUILDINGS

# Overlooking one of Europe's most iconic squares

Victoria Buildings is part of The Albert Estate, a collection of prestigious buildings surrounding the landmark address of Albert Square.

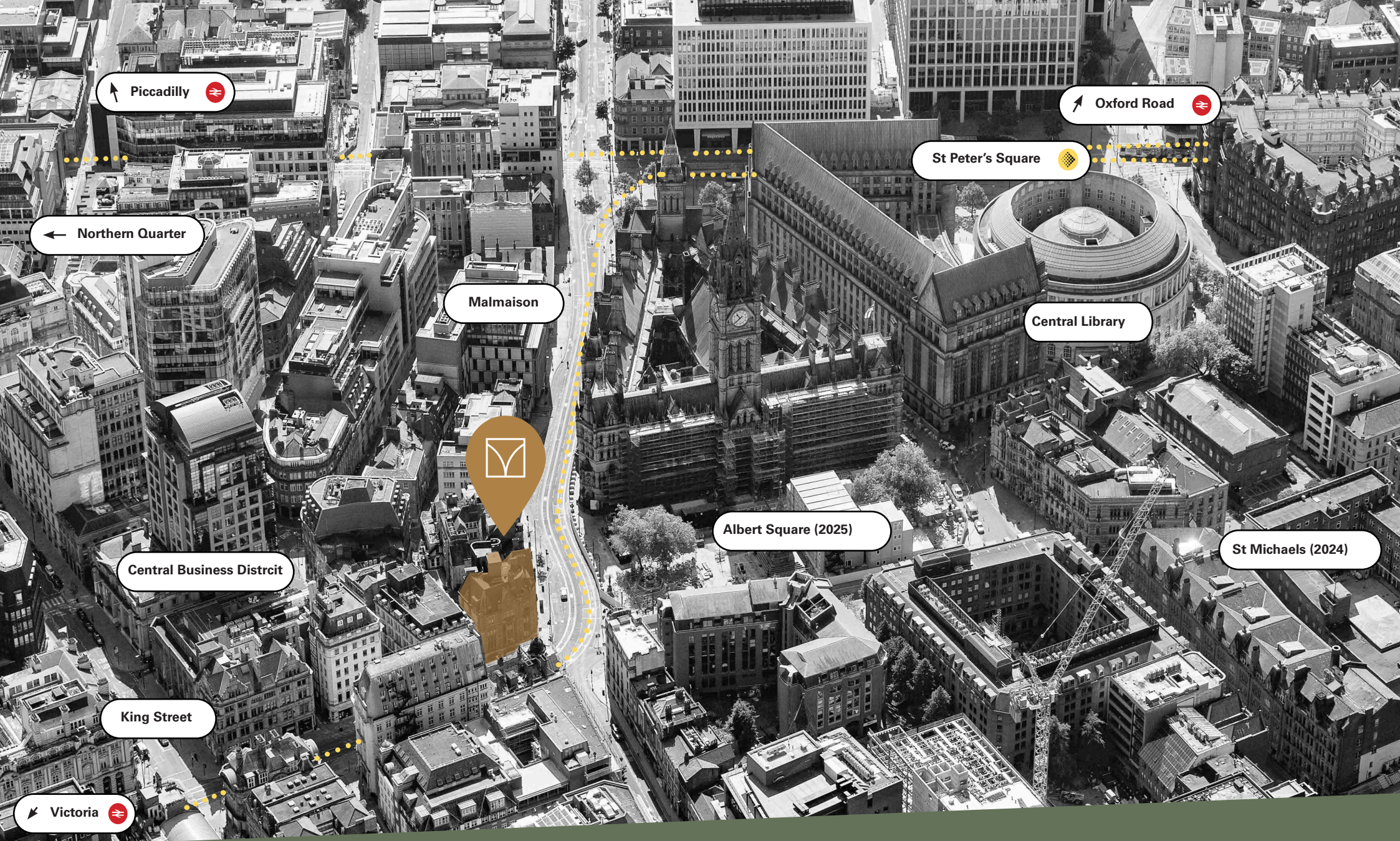
Albert Square is currently undergoing a transformation (2025 completion) to ensure this public arena remains as the geographical, political, cultural and social centre of the city.

If your company are looking for a location in Manchester that matches your ambition, look no further than Albert Square.

(Image shows an indicative CGI of the designed look of the square following the completion of the works)

**Knight Frank**

**ORi**  
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Piccadilly

Oxford Road

Northern Quarter

Malmaison

St Peter's Square

Central Library

Central Business District

Albert Square (2025)

St Michael's (2024)

King Street

Victoria

The geographical, political, cultural and social heart of the city



VICTORIA BUILDINGS

# High-quality floorplates ready for your fit-out

With an abundance of natural light and views over the new Albert Square, these empty office floors are perfect for a company looking to craft their next workspace.

The interesting floorplates with lots of character give architects and designers an ideal canvas to craft a workplace where teams want to work.

## AVAILABLE OFFICES

Second floor

2,562 sq ft

Blank-canvas (Cat A)

First floor

2,627 sq ft

Blank-canvas (Cat A)

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\*computer generated image of a potential fit-out\*



VICTORIA BUILDINGS

# Perfect canvas for your ideal workspace

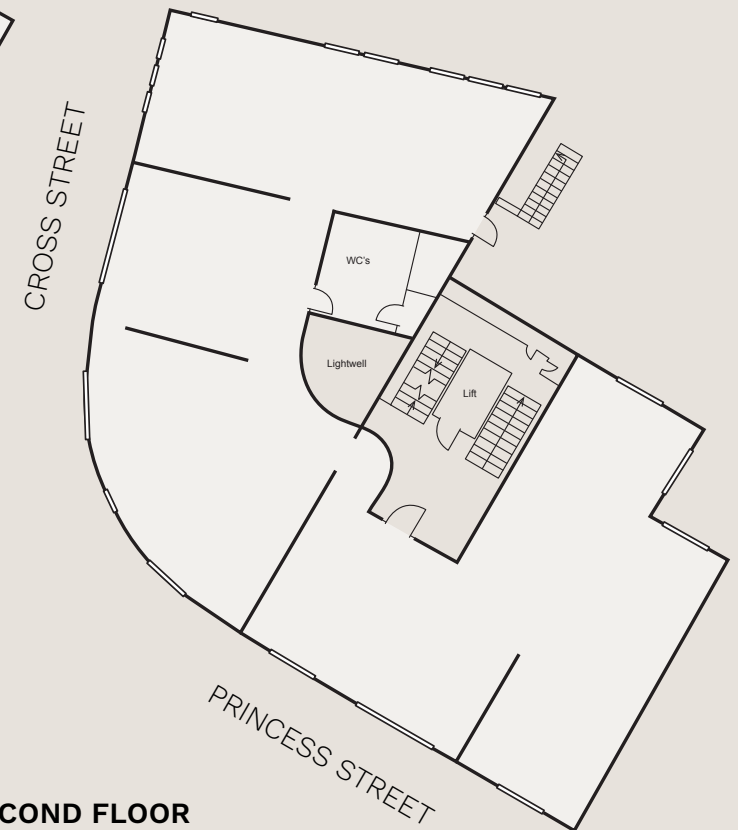
- Abundance of natural light
- Power and data cabling
- Flexible WIFI solutions
- LED Lighting
- Lift access
- Fob access control system
- Self-contained WC's

## Need help with your fit-out?

We can discuss various options to support your team to bring your workspace to life.



**FIRST FLOOR**  
2,627 SQ FT



**SECOND FLOOR**  
2,562 SQ FT



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# Ready for you to craft your perfect office



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\*computer generated image of a potential fit-out\*



VICTORIA BUILDINGS

# Beautifully furnished for hybrid working

Designed to bring teams together to do their best work.

Focused desk areas with additional meeting and collaboration spaces make for the perfect environment for your company and people to grow.

The furniture has been carefully curated to offer a luxury feel whilst creating a high-performance work environment.

## AVAILABLE OFFICES

Third floor  
Fully-furnished (Cat B)

2,631 sq ft



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Ready to boost your  
business' productivity

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Frank



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Fitted and furnished to  
a high-quality





VICTORIA BUILDINGS

# Everything you need for your company to grow

28 desks

Arrival space

Meeting room and phonebooth

Touchdown and collab tables

Kitchen and breakout area

Living plants and artwork

Power and data cabling

Flexible WIFI solutions

Heating & cooling air-con

LED Lighting

Lift access

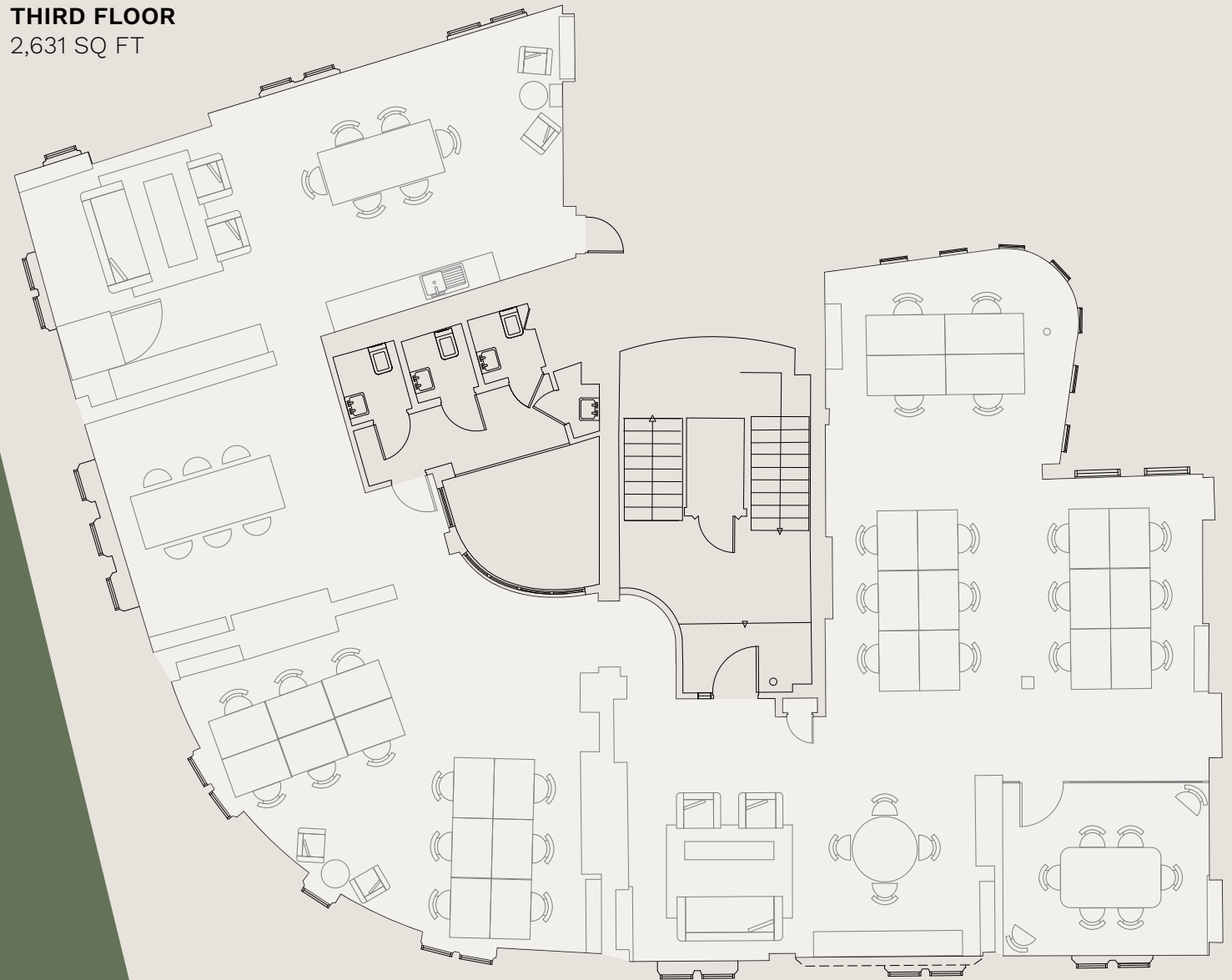
Fob access control system

Self-contained WC's

## Need a different fit-out?

We can tailor all of our offices to work for your business.

## THIRD FLOOR 2,631 SQ FT





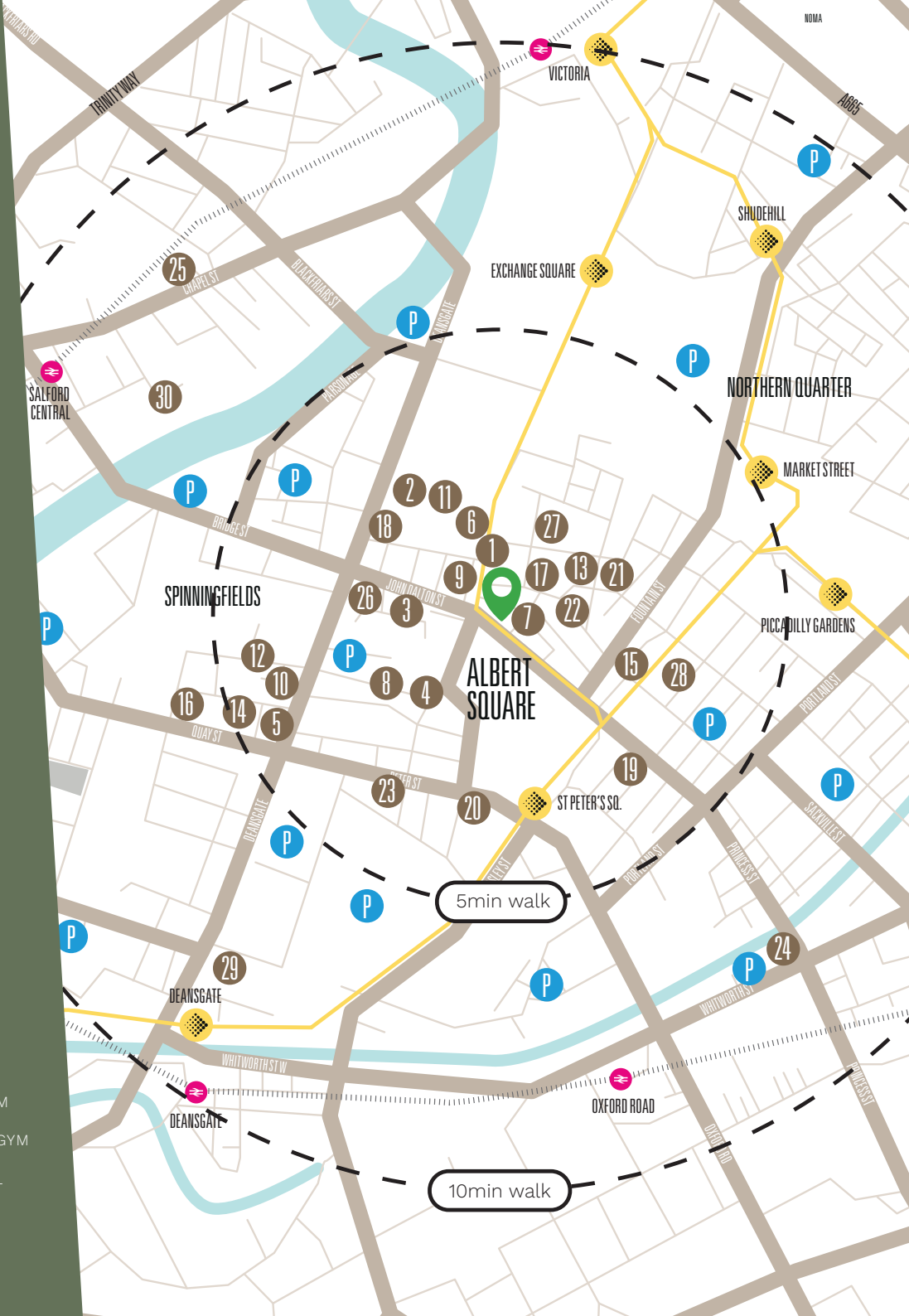
VICTORIA BUILDINGS

# Outstanding connectivity and hospitality on your doorstep

Albert Square is the geographical, political and social centre of Manchester. The city's people know it, interact with it and enjoy it, and the city's transport flows through it.

- VICTORIA BUILDINGS
- METROLINK STOPS
- NCP CAR PARKS
- TRAIN STATIONS

COFFEE	LUNCH	DRINKS	SLEEP	HEALTH
1 BOLD STREET	7 CAFFEE GRANDE	13 FLIGHT CLUB	19 THE ALAN	25 F45
2 GAILS	8 MARAY	14 SCHOFIELDS	20 THE MIDLAND	26 TRIB3
3 92 DEGREES	9 WRIGHT'S	15 SALUT WINES	21 HOTEL GOTHAM	27 KING ST GYM
4 DITTO	10 HAWKSMOOR	16 20 STORIES	22 KING ST TOWNHOUSE	28 LIFESTYLE GYM
5 FEDERAL	11 FRANCO MANCA	17 HUDSON SOCIAL	23 THE EDWARDIAN	29 LIVINGWELL
6 KNOOPS	12 WAGAMAMAS	18 ARCANE	24 WHITWORTH LOCKE	30 FORM



# Find your next workspace



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**FIND OUT MORE**

[thealbertestate.com](http://thealbertestate.com)



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THE ALBERT ESTATE