

40 | KING
STREET

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THE OFFICE REINVENTED

AT HOME IN THE CITY

40 King Street is an innovative conversion located in the rich urban fabric of Manchester's historic centre. Offices of character and distinction are composed of carefully considered spaces across four storeys.



RIGHT
Photograph showing 40 King Street from King Street



NATURAL DAYLIGHTING WITH A VIEW OVER KING STREET

Windows spanning the full length of the offices allow for views to the historic King Street from anywhere within the space. Natural daylighting floods the workspace from the large openable windows.

ABOVE
Photograph of the third floor office, displaying the view over King Street and glazed roof



Key

1. Town Hall
2. Central Library
3. John Rylands Library
4. St Ann's Church

IN THE HEART OF THE CITY

MANCHESTER'S URBAN RENNAISSANCE ON YOUR DOORSTEP

40 King Street is perfectly positioned to enjoy everything offered by today's thriving city. Constantly evolving King Street is home to a diverse mix of high quality shops, restaurants and bars. Boardman's Entry, one of the atmospheric passages characteristic of the area, connects to South King Street, where one can discover a number of hidden gem destinations. The address is a short walk from all quarters of the centre. To the south east sits Albert Square, home to a variety of major events year round. On the other side of the magnificent Town Hall is the equally inspiring Central Library. In front of the library steps, the Metrolink station at St Peter's Square provides quick and convenient travel throughout Greater Manchester. The Manchester Art Gallery is located at the other corner of the square with Chinatown beyond. Heading in the opposite direction across bustling Deansgate, John Rylands Library, a neo-gothic masterpiece, marks the entrance to Spinningfields. Alternatively, walking north leads to St Ann's Square and the city's main retail and entertainment district. Beyond is found the Cathedral, and a little further, the iconic Northern Quarter.

40 | KING
STREET

A HISTORIC QUARTER

A PRESTIGIOUS DESTINATION FOR THREE CENTURIES

Since its formation during the early 18th century, King Street prospered in its significant location beside St Ann's Church. When Manchester's first theatre was built in the late 18th century, alongside a concert hall, the area became the centre of the city's musical and theatrical life. At the same time it was also home to the civic realm, the city administration being housed in the Police Office until the construction of the original Town Hall on the street in 1825. This building later became the country's first free reference library. When it was demolished in the early twentieth century, its Grecian colonnade was relocated to Heaton Park where it still stands today. During the 19th century King Street became a financial centre and home to the grandeur of institution headquarters. At this time South King Street was known as Back King Street and was home to a number of legal chambers as well as the diocesan chambers. In the early 20th century, the number of high end shops on King Street earned it the nickname the 'Bond Street of the North'. The heritage of King Street and surrounding streets is evident today in the rich architectural tapestry.



*There's King Street
And there's King Street South
And also King Street West,
They each of them begin with K,
I know which I like best
The one in which the cake shop is
Let's go inside and rest*

REVITALISING INTERIOR REFINEMENT

SENSITIVELY CRAFTED SPACES FOR WORKING

Lifted above the street, the offices provide interior privacy while at the same time maintaining a strong connection to the vibrant life of the city. The building features 6 offices spread across three levels, and includes a large central atrium which will form a communal lounge space. Each office includes a large open plan workspace, allowing for changability of the layout to suit desired work arrangements. Built in storage and built in kitchens cater for all of the day to day needs of an office, whilst maintaining a sleek and clean aesthetic. A selective palette of high quality materials throughout creates a character of restrained yet warm elegance.



RIGHT
Photograph of the third floor office, including a mezzanine for more intimate / private working



ABOVE
Photograph displaying the kitchen space, upper office space and built in storage

RIGHT
Photograph of the upper office space, perfect as a meeting room / quiet working space

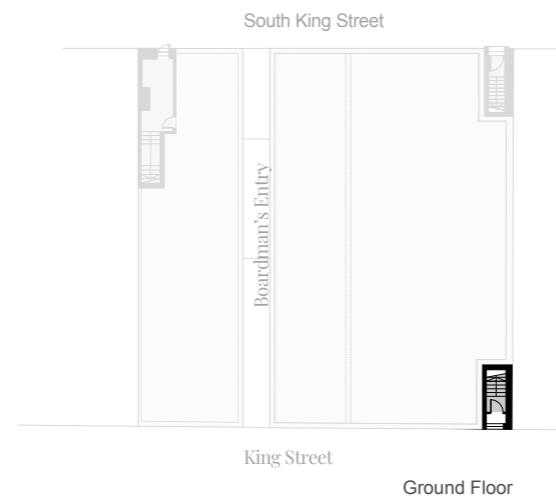


ABOVE
Computer visualisation of the central atrium space

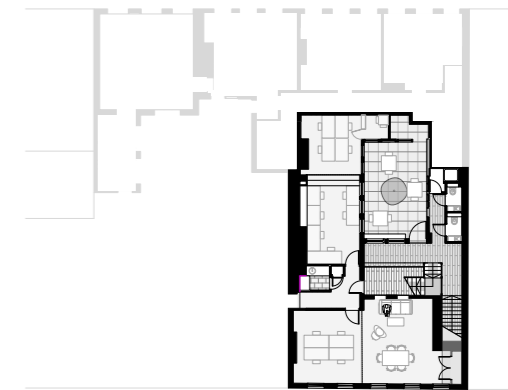
RIGHT
Photograph of the third floor office and storage space & photograph of the original historic timber staircase

FIVE OFFICES OF DISTINCTION

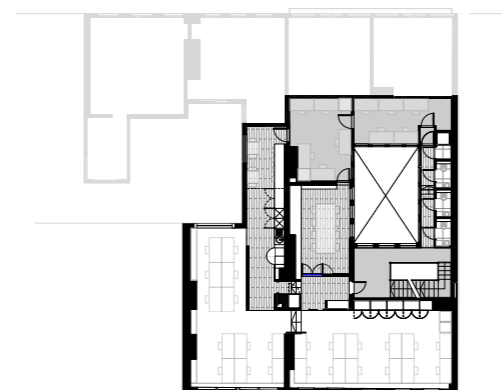
Each of the five offices at 40 King Street is unique. All are accessed from King Street via a set of stairs.



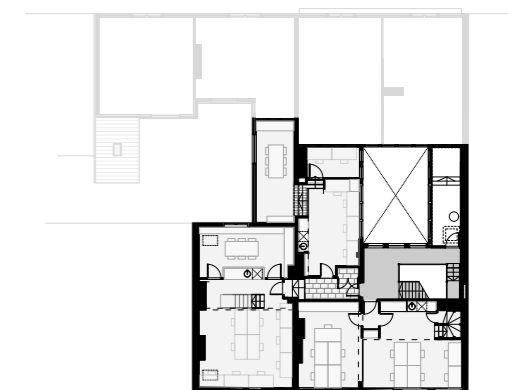
Ground Floor



First Floor



Second Floor



Third Floor



Mezzanine

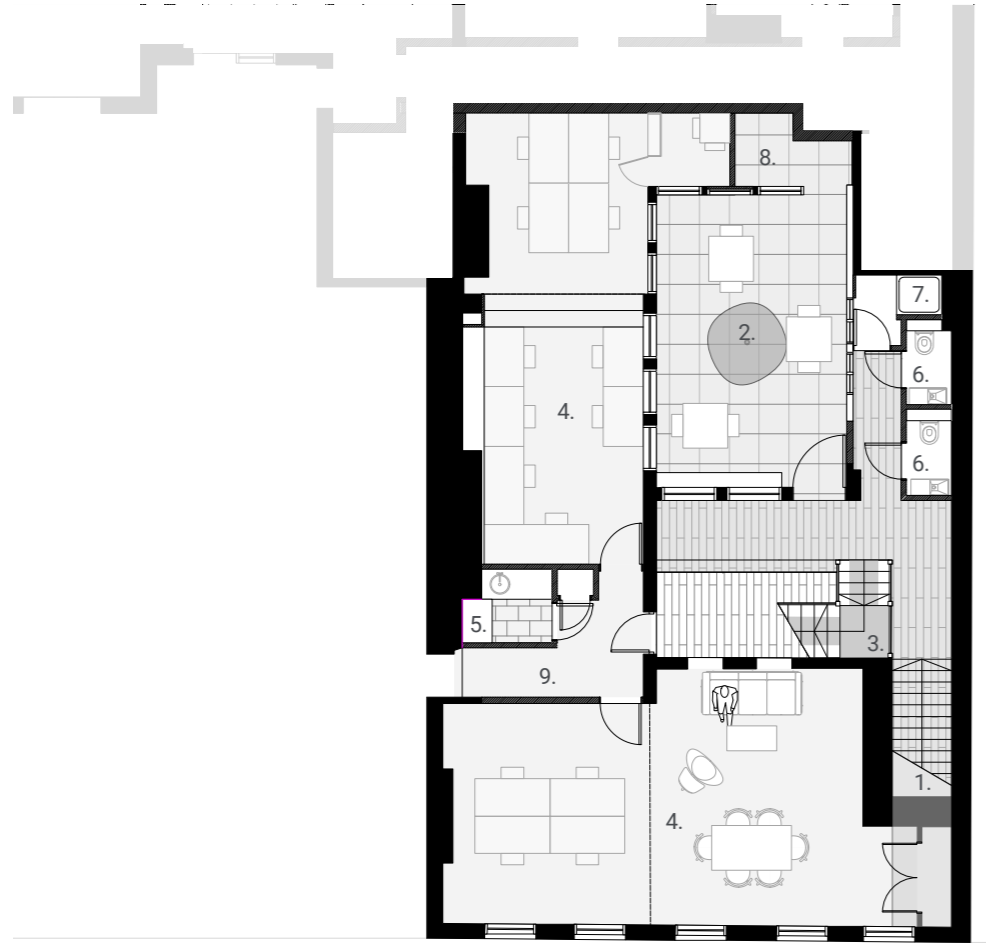
TOTAL AREA:

Net internal floor area: 4565 sq.ft [424.10 m²]
Gross internal floor area: 5871 sq.ft [545.43 m²]

FLOORS : FIRST & SECOND

OFFICE 1

Net internal floor area: 919 sq.ft [85.37 m²]
[excludes circulation, wc's, showers and stores]
Gross internal floor area: 1557 sq.ft [144.67 m²]

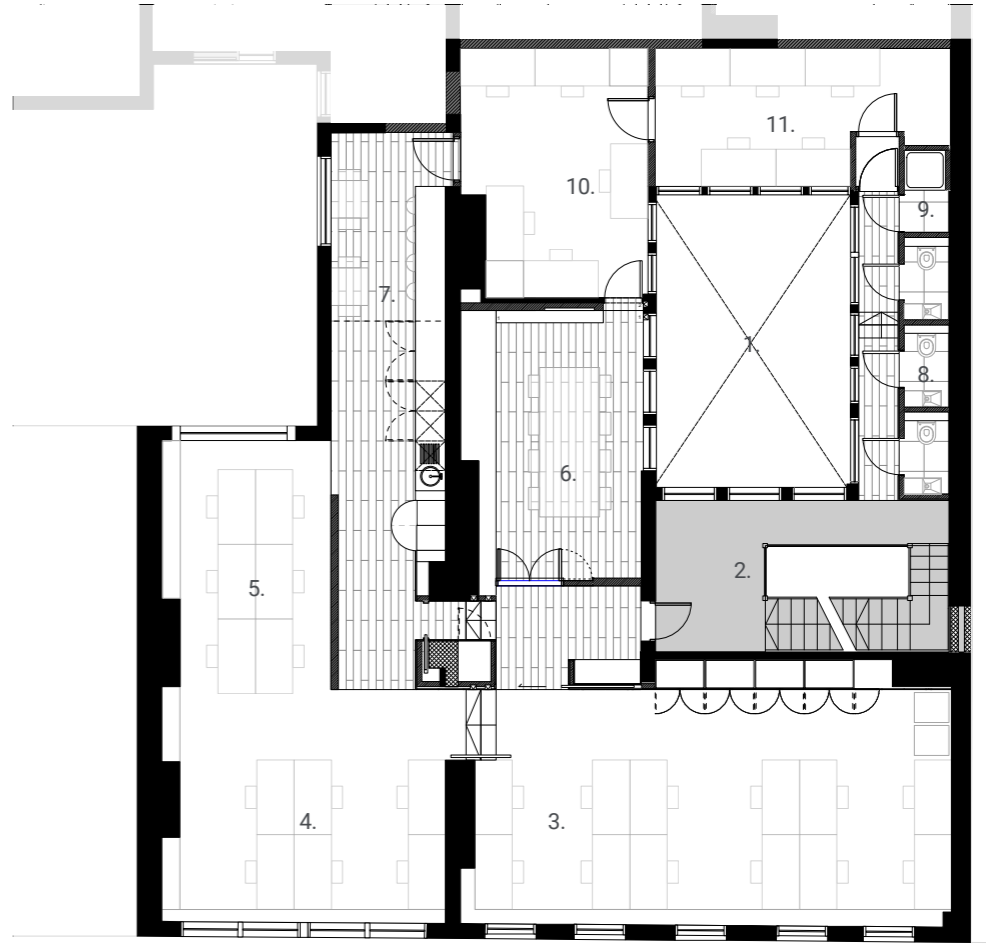


FIRST FLOOR

- 1. Stair access from King Street
- 2. Central Atrium breakout space
- 3. Main Central Stairs
- 4. Office 1
- 5. Kitchen
- 6. WC's
- 7. Shower
- 8. Bike Store
- 9. Reception

OFFICE 2

Net internal floor area: 1921 sq.ft [178.46 m²]
[excludes circulation, wc's, showers and stores]
Gross internal floor area: 2224 sq.ft [206.62 m²]



SECOND FLOOR

- 1. Central Atrium
- 2. Main Central Stairs
- 3. Office 2.1 & Reception
- 4. Office 2.2
- 5. Office 2.3
- 6. Meeting Room
- 7. Kitchen
- 8. WC's
- 9. Shower
- 10. Office 2.4
- 11. Office 2.5

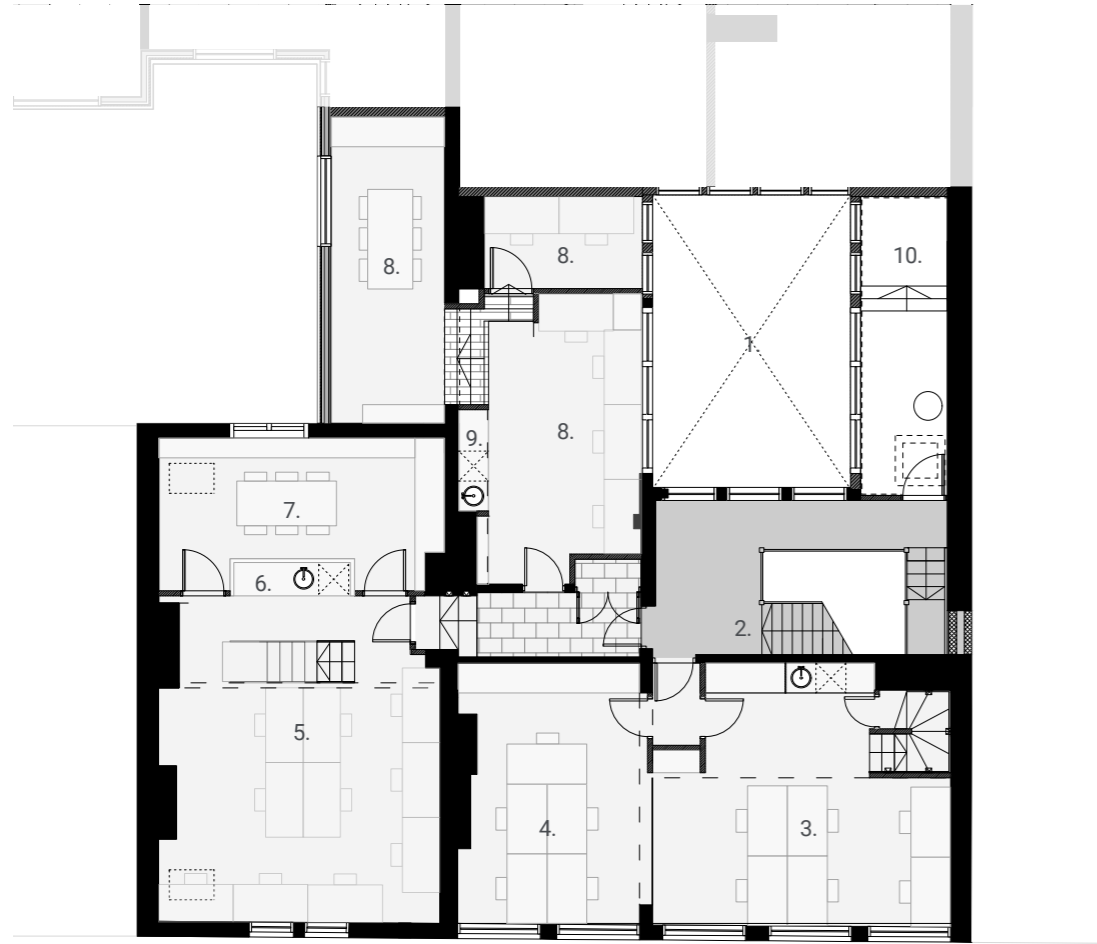
All room dimensions have been taken from maximum sizes. Dimensions given are approximate, and floor plans are not to scale. Location of doors, windows, bathroom fittings, kitchen units and appliances in the completed apartments may differ from these drawings. Computer generated images are for illustrative purposes only. Consult with your agent regarding further details on specification.

FLOORS : THIRD & MEZZANINE

OFFICE 3
Net internal floor area: 631 sq.ft [58.62 m²]
[excludes circulation, wc's, showers and stores]

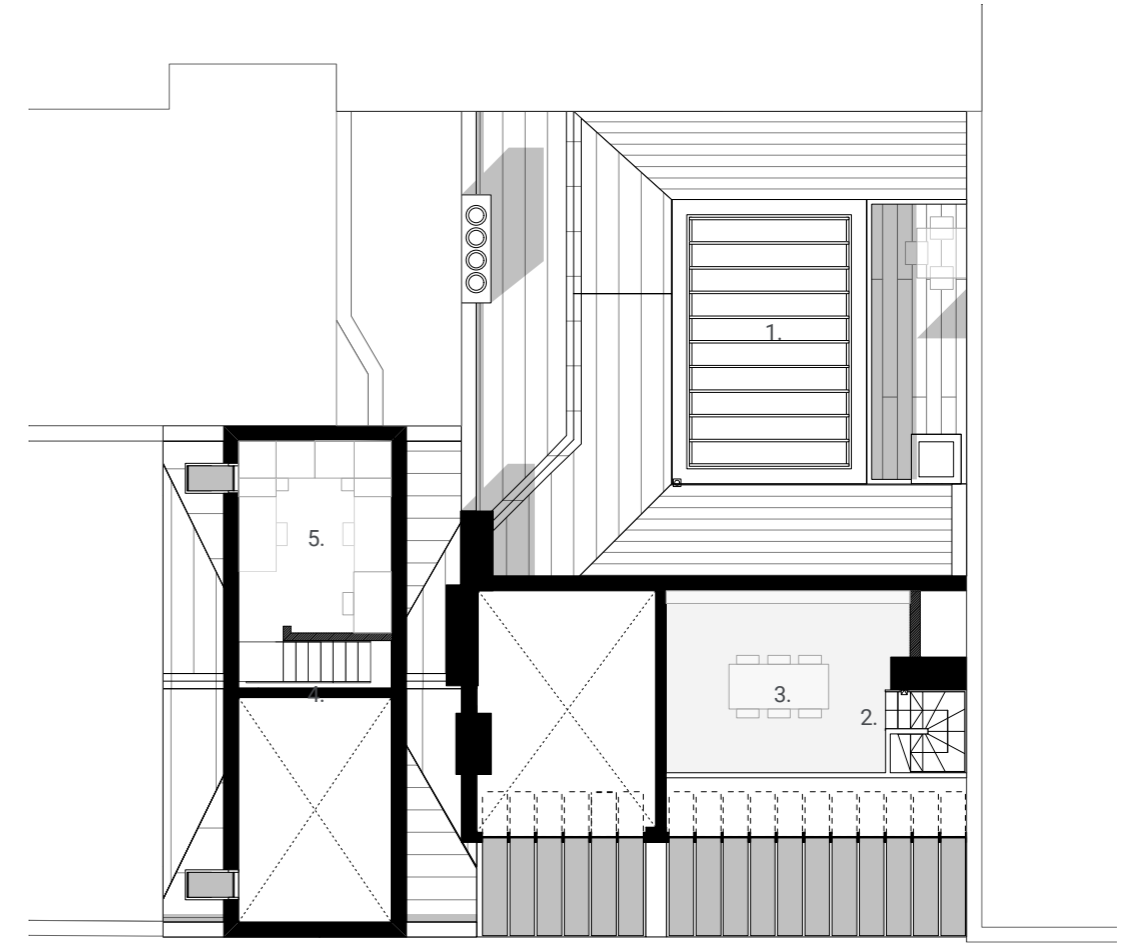
OFFICE 4
Net internal floor area: 672 sq.ft [62.43 m²]
[excludes circulation, wc's, showers and stores]

OFFICE 5
Net internal floor area: 422 sq.ft [39.20 m²]
Total gross internal floor area: 2090 sq.ft [194.16 m²]



THIRD FLOOR

- 1. Central Atrium
- 2. Main Central Stairs
- 3. Office 3.1
- 4. Office 3.2
- 5. Office 4
- 6. Office 4 - Kitchen
- 7. Office 4 Meeting Room
- 8. Office 5
- 9. Office 5 - Kitchen
- 10. boiler room and cleaners store



MEZZANINE

- 1. Central Atrium - Glazed Roof
- 2. Stairs to Mezzanine
- 3. Office 3 - Meeting Room
- 4. Double Height Space
- 5. Office 4

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SPECIFICATION



ABOVE
Photograph of standard WC throughout building

KITCHENS

Bespoke kitchen with oak veneer.
Silestone worktop with under-mounted A-Grade integrated fridge / freezer and dishwasher, sink and mixer tap.

COMMUNAL

Secure shared cycle storage
Shared breakout space in central glazed atrium.

FLOORING

Oak wood flooring to all kitchens.
Italian porcelain tiles to all WC's.
Natural Sissal carpet to all offices.
Natural Sissal carpet to communal stairs.

WC's

Wall mounted resin washbasin by Lusso stone.
Chrome single lever mixer tap by Crosswater.
Bespoke wall mounted mirrored cabinets with built in towel dispensers.
Floor mounted stark WC by Duravit with concealed cistern.
Italian porcelain tiles.
Thermostatically controlled rain shower by Crosswater.
Frameless glass shower screen.
Wall mounted heated towel rail.

HEATING

Thermostatically controlled electric wall panel heaters to offices and common parts.
Hot water storage cylinders controlled by time clock and thermostat.

LIGHTING

Lighting generally comprises LED fixtures; including recessed downlights, pendants, wall lights and LED strip lights.

SECURITY

Audio door entry intercom to each office suite.
Mains operated smoke and heat detectors with battery back up.

ELECTRICAL

Superfast fibre internet connection to each office suite.

GENERAL

Offices to be sold on a 999 year lease.
A service charge is payable to cover the costs of building maintenance and insurances.

ENQUIRIES



OLLIER SMURTHWAITE ARCHITECTS

0161 883 0838 | mail@olliersmurthwaite.com | 40 King Street, Manchester, M2 6BA | olliersmurthwaite.com

