

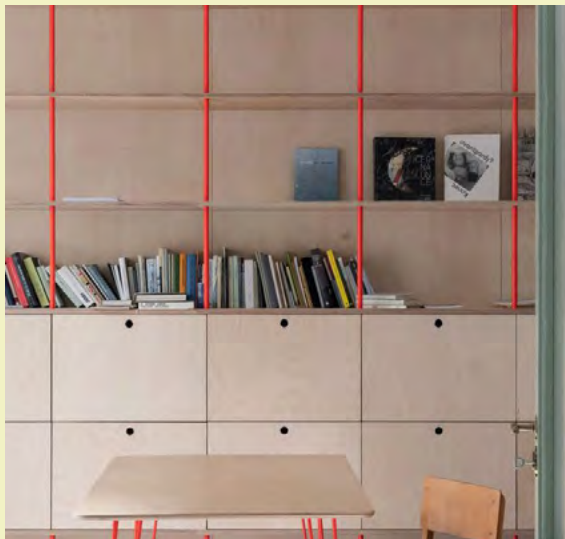
# YOUR CORNER FOR OFFICE SPACE

**FITTED & FURNISHED SUITES**

**17.  
YORK  
.ST**

# FITTED & FURNISHED SUITES

17 York Street provides high-quality, plug & play office space designed for ease and flexibility. With workspaces ready to go, businesses can move in and start working straight away.



Interior inspiration for fitted and furnished floors



# YOUR CORNER TO TRANSFORM



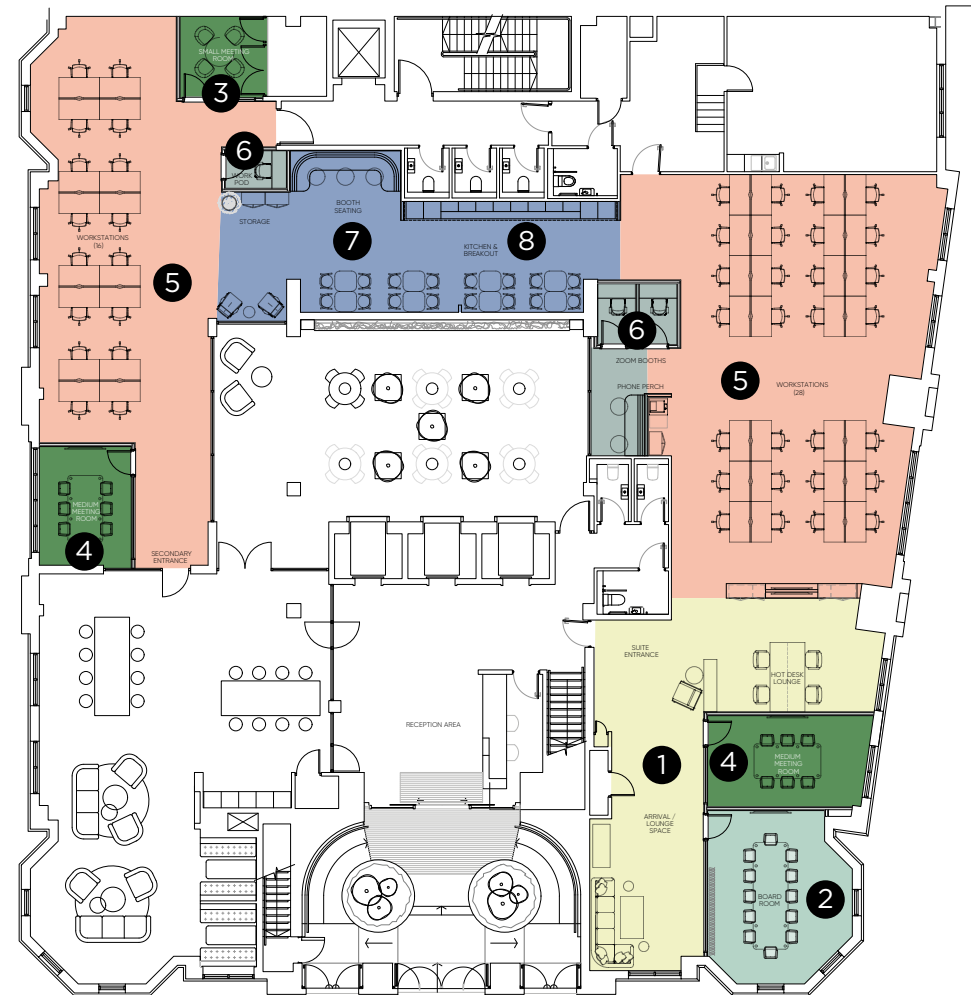
# GROUND FLOOR

## 4,478 sqft

Suite 1 - 1,739 sqft

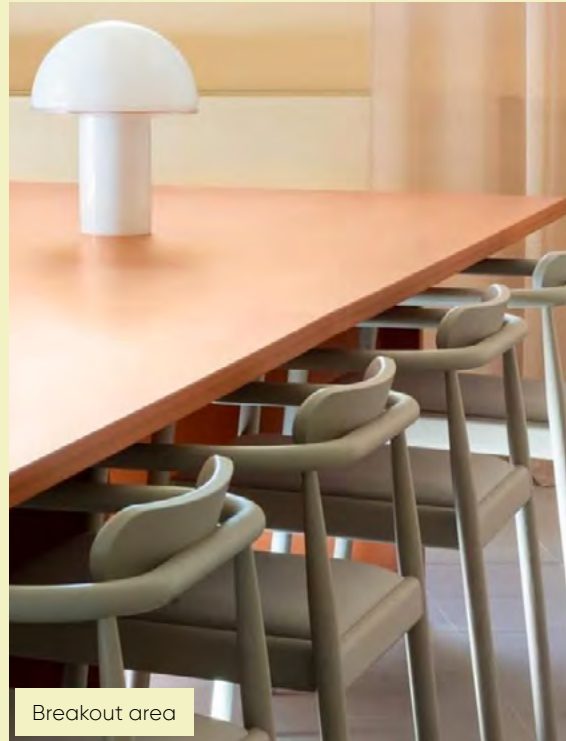
Suite 2 - 2,983 sqft

1. Reception area
2. Large 12 person boardroom
3. 1x 4 person meeting room
4. 2x6 person meeting rooms
5. 44 workstations
6. 3x zoom rooms
7. Co-working desks
8. Breakout area





# GROUND FLOOR FINISHES



Breakout area

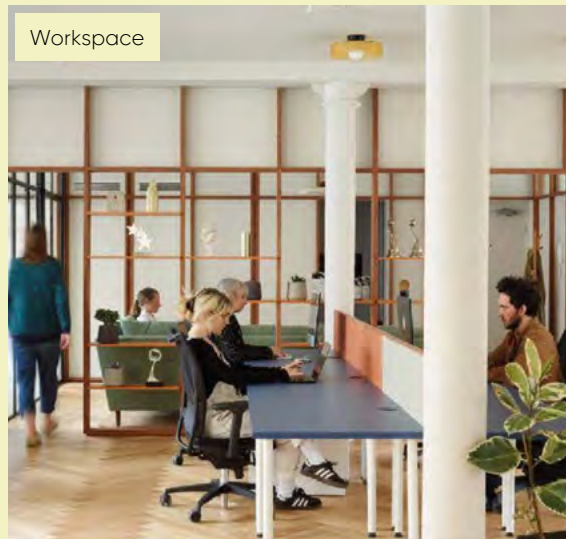


Welcome area

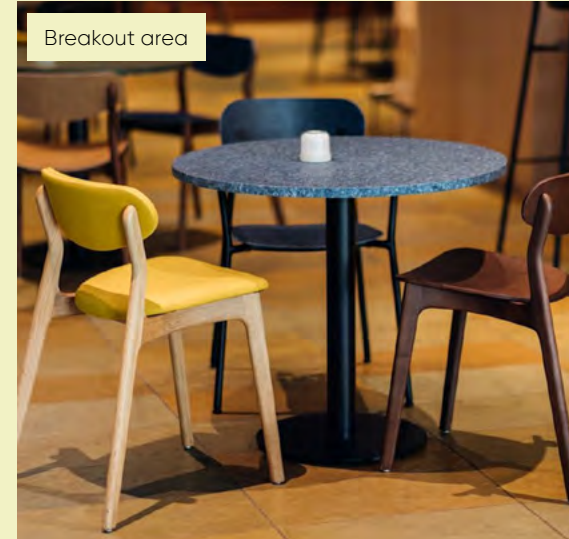
Boardrooms / Meeting rooms



Workspace



Breakout area



Interior inspiration for  
fitted and furnished floors

# FIFTH FLOOR

## 3,831 sqft

1. Reception area
2. Large 12 person boardroom
3. 1x 4 person meeting room
4. 1x6 person meeting rooms
5. 40 workstations
6. 1x zoom room
7. Co-working desks
8. Breakout area





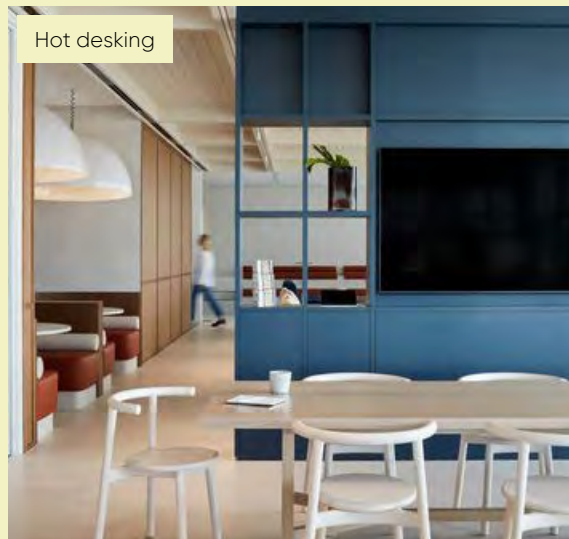
# FIFTH FLOOR FINISHES



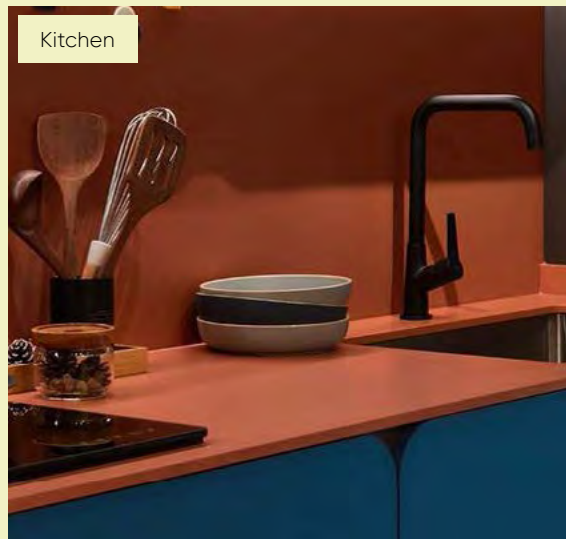
Storage



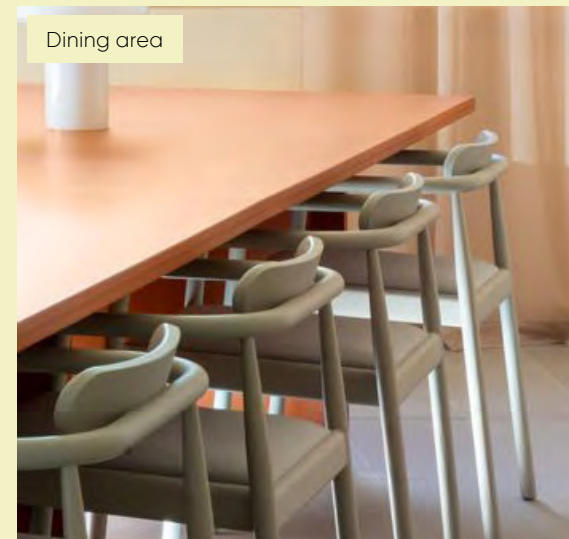
Welcome/ Breakout area



Hot desking



Kitchen



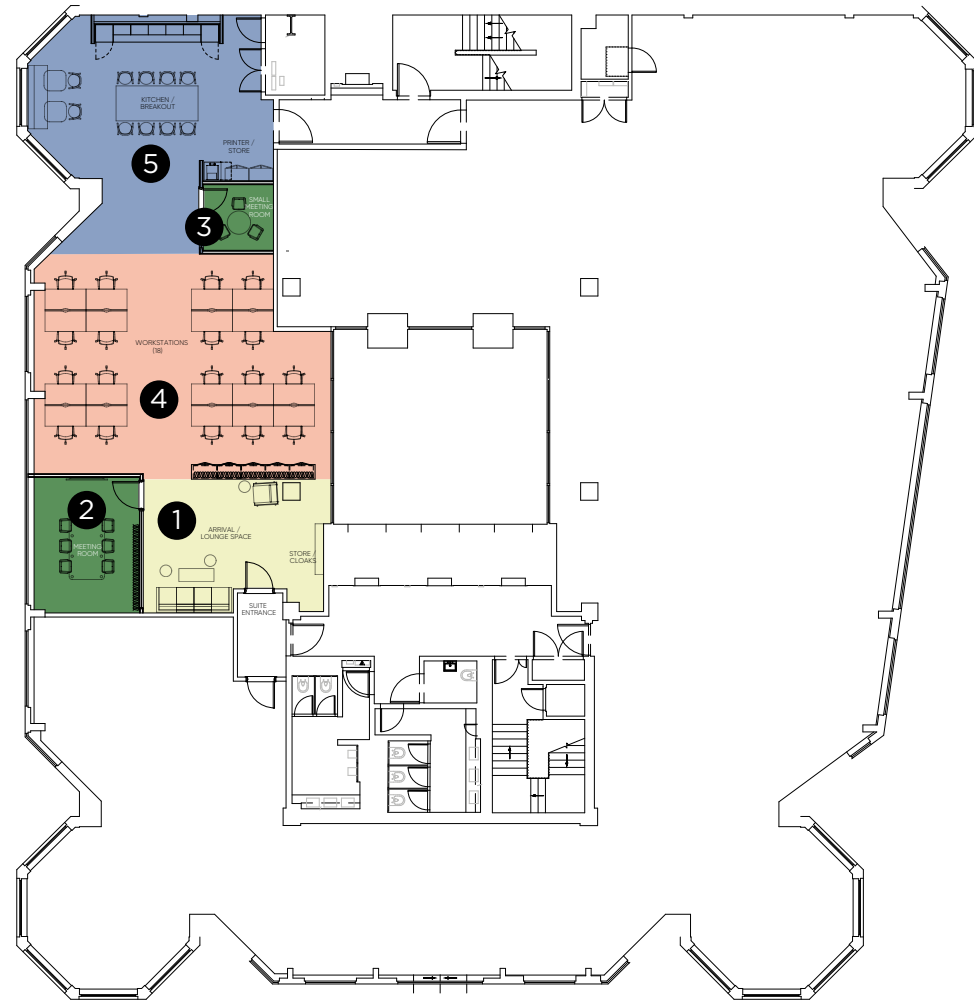
Dining area

Interior inspiration for fitted and furnished floors



# SEVENTH FLOOR 1,900 sqft

1. Reception area
2. 1x 6 person meeting room
3. 1x 3 person meeting room
4. 8 workstations
5. Co-working desks



# SEVENTH FLOOR FINISHES



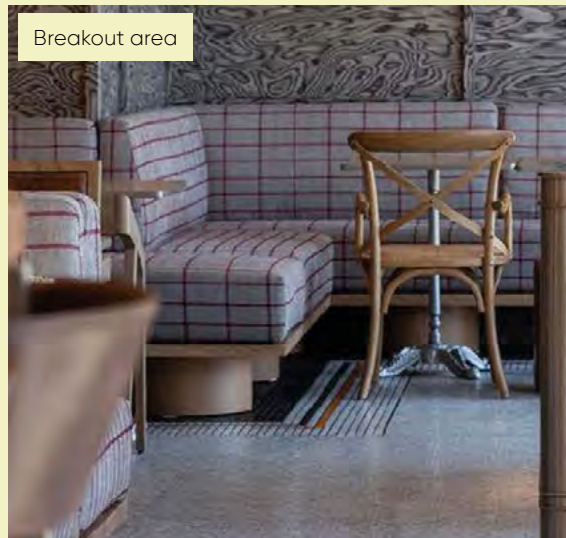
Workspace



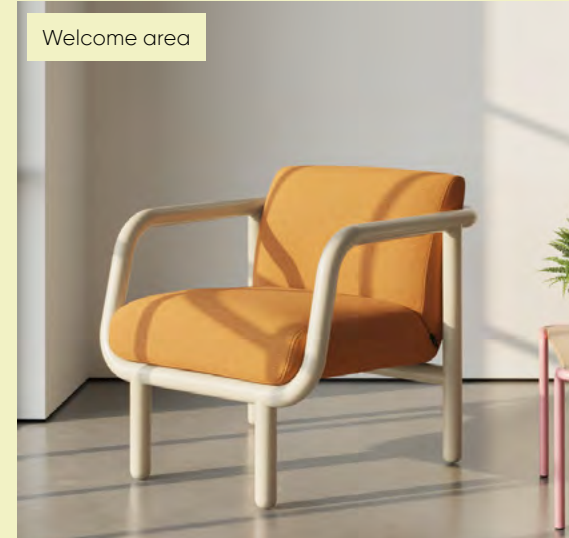
Boardrooms / Meeting rooms



Boardrooms / Meeting rooms



Breakout area



Welcome area

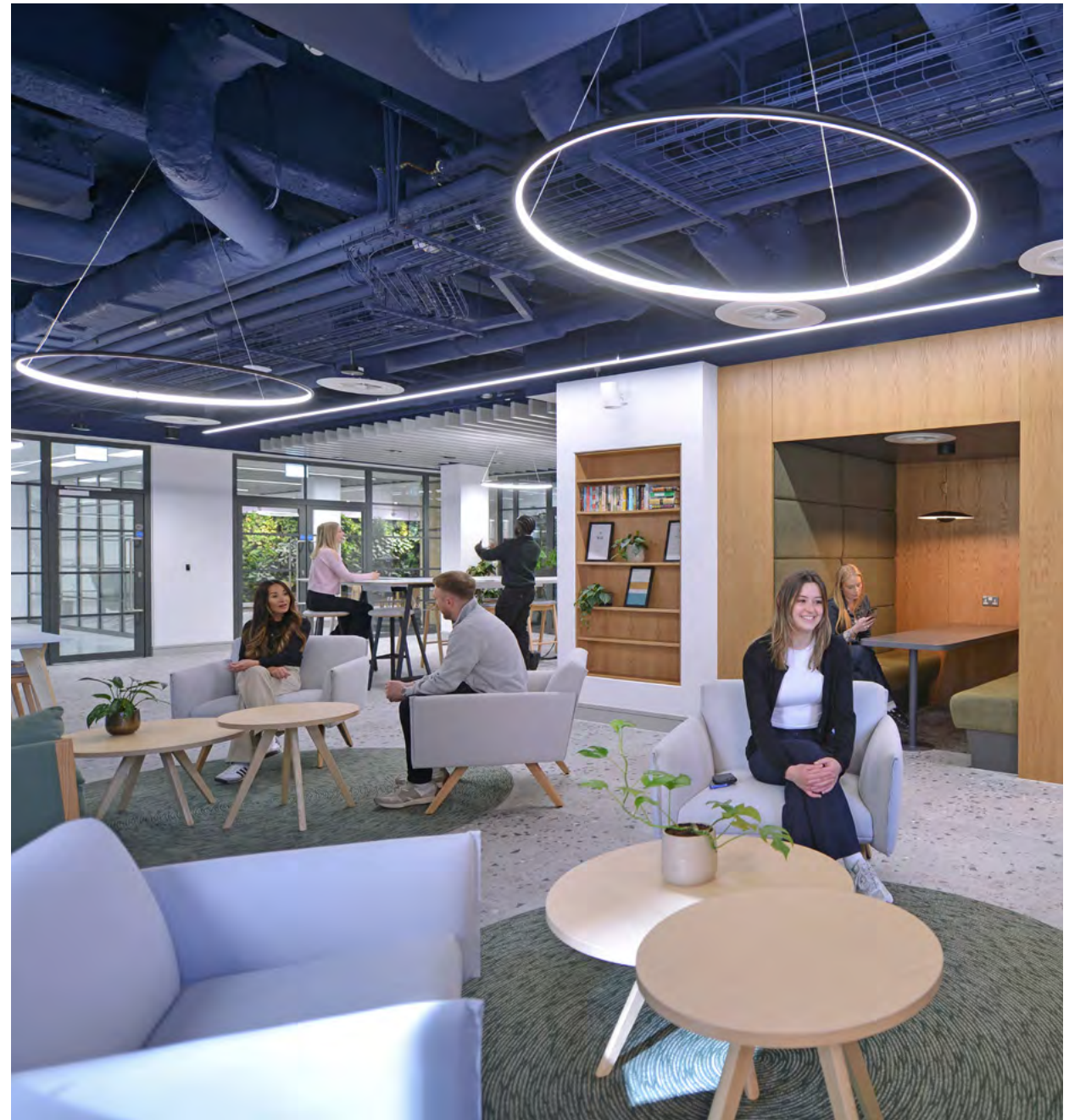
Interior inspiration for  
fitted and furnished floors





17 York Street is surrounded by businesses including Rolls Royce, Hill Dickinson, Turner & Townsend and BrewDog Doghouse Hotel the location is synonymous with successful brands, and with the 1<sup>st</sup> to 3<sup>rd</sup> floors let to RSA, it continues to attract leading names.

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





# YOUR CORNER TO INNOVATE

## SUSTAINABLE SOLUTIONS

Re-use of existing building 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. Recycled furniture has also been incorporated throughout to further minimise environmental impact.

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

The building features an Intelligent Building Operating System (IBOS) designed to maximise energy efficiency, with integrated LED lighting, EV charging points, and modern amenities to reduce overall running costs.



LED lighting with sensors



EV charging



42 cycle spaces



Green gas & electricity



Reuse of materials  
(Raised floors,  
Some a/c plant)



High quality of  
journey facilities



Atrium green wall



Sensor taps



Targeting EPC B



Intelligent Building Operating System (IBOS)



# YOUR CORNER TO INSPIRE



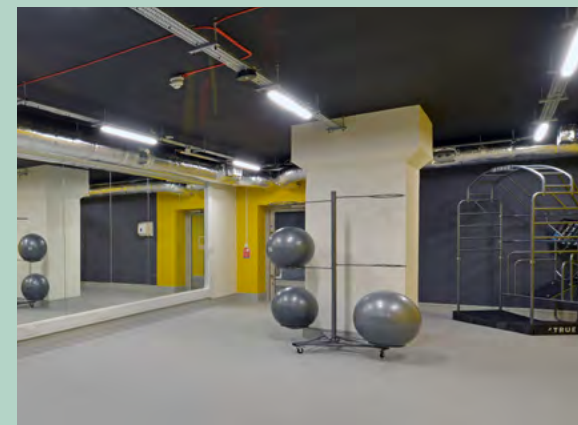
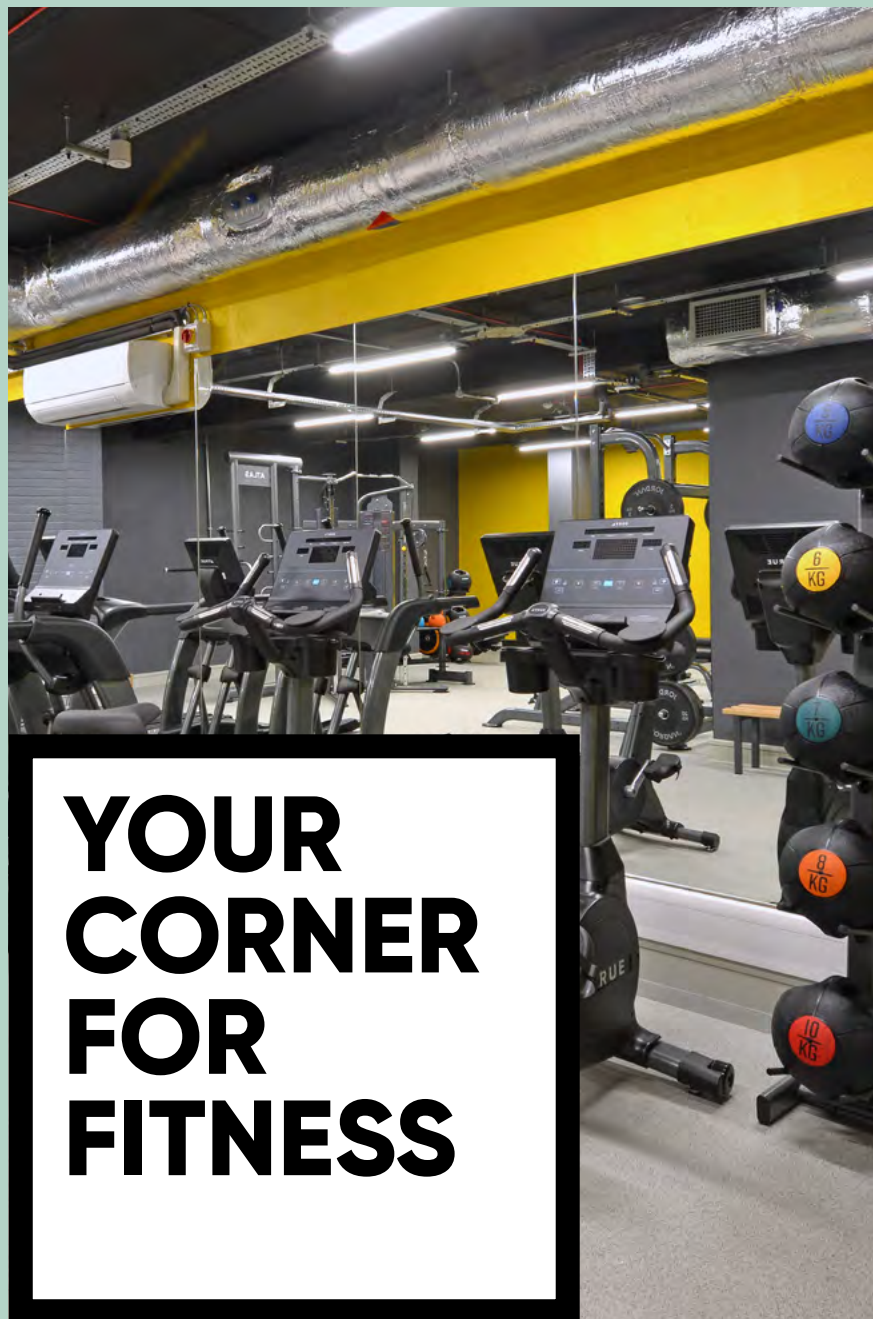
## GROUND FLOOR & BASEMENT AMENITY

The ground floor has been 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.

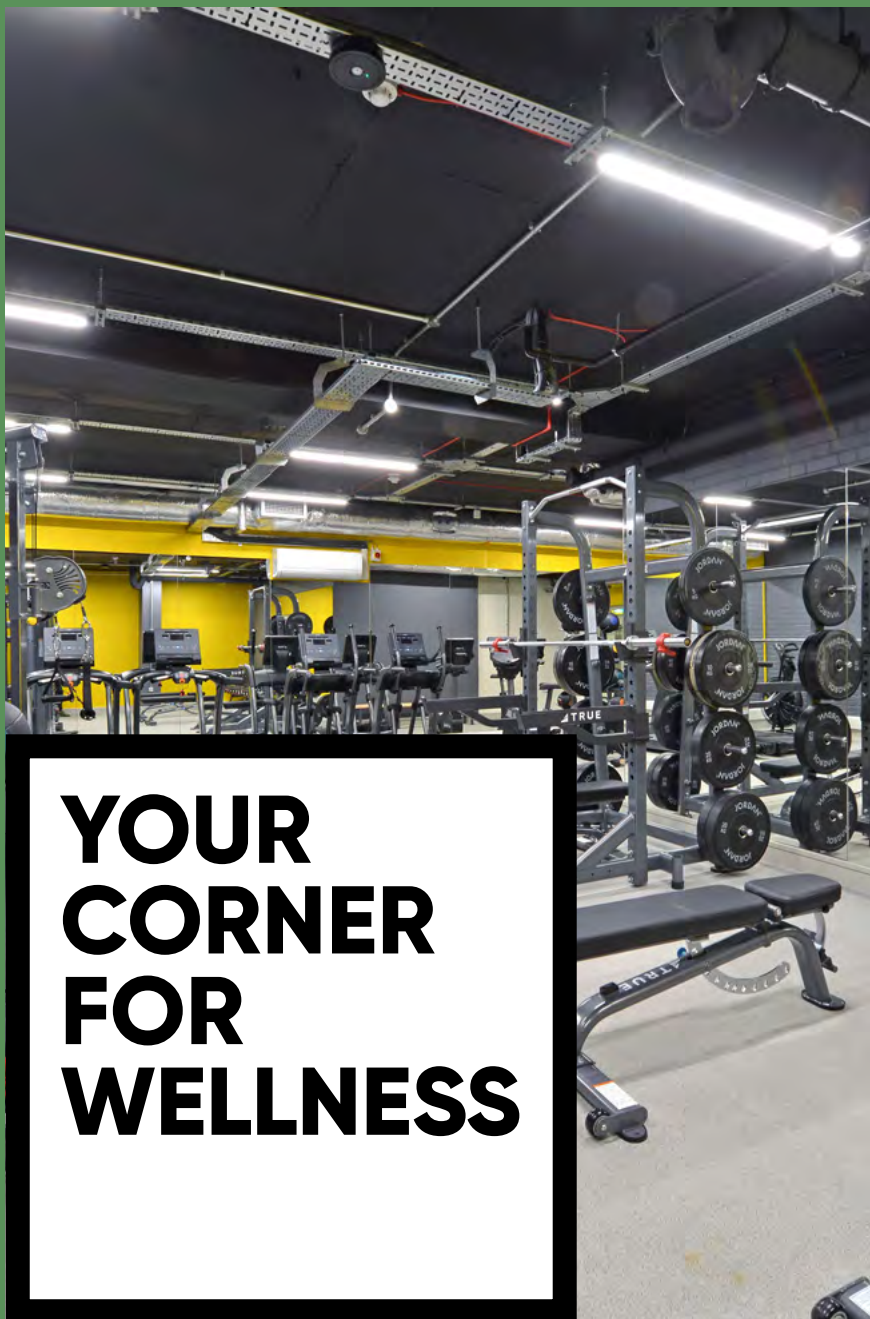




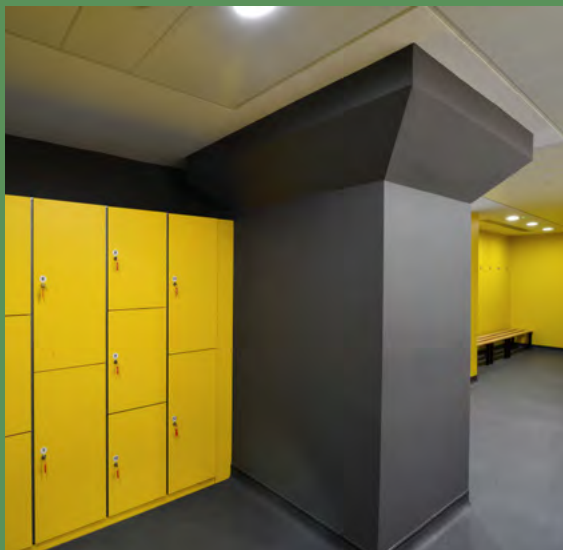
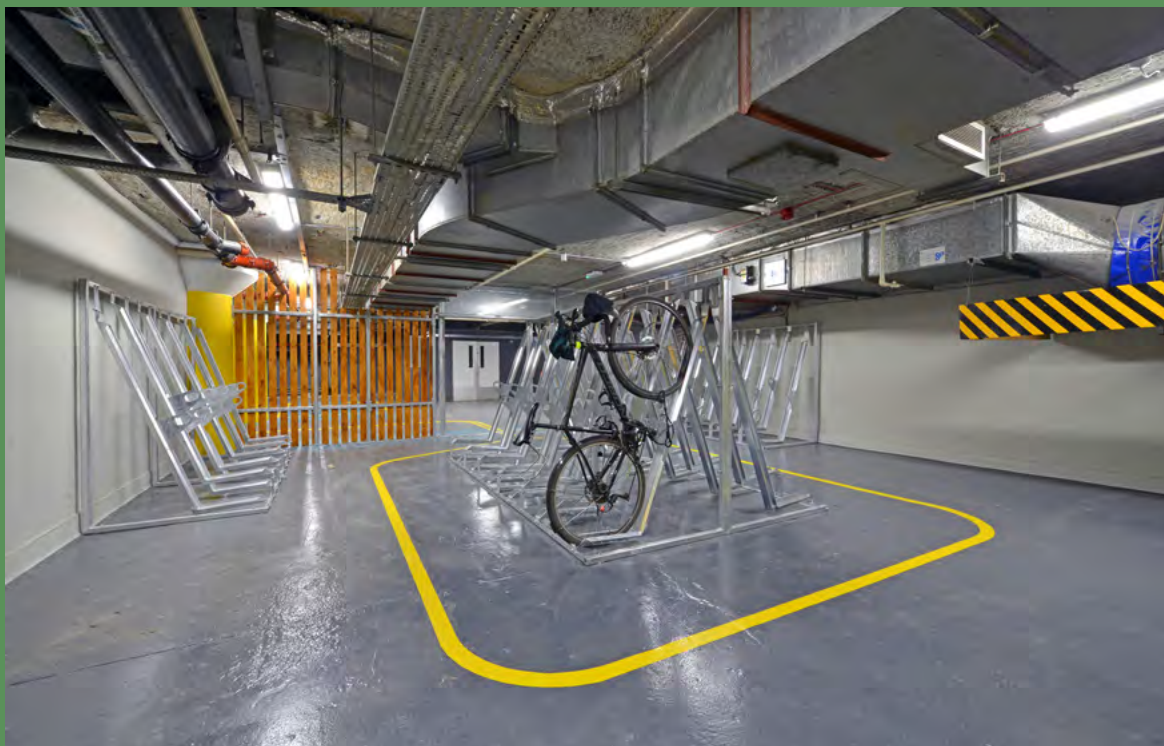


- **FITNESS STUDIO**
- **GYM**
- **SHOWERS**
- **CHANGING ROOMS**
- **LOCKER ROOM**
- **CYCLE STORE**
- **CYCLE MAINTENANCE**





# YOUR CORNER FOR WELLNESS

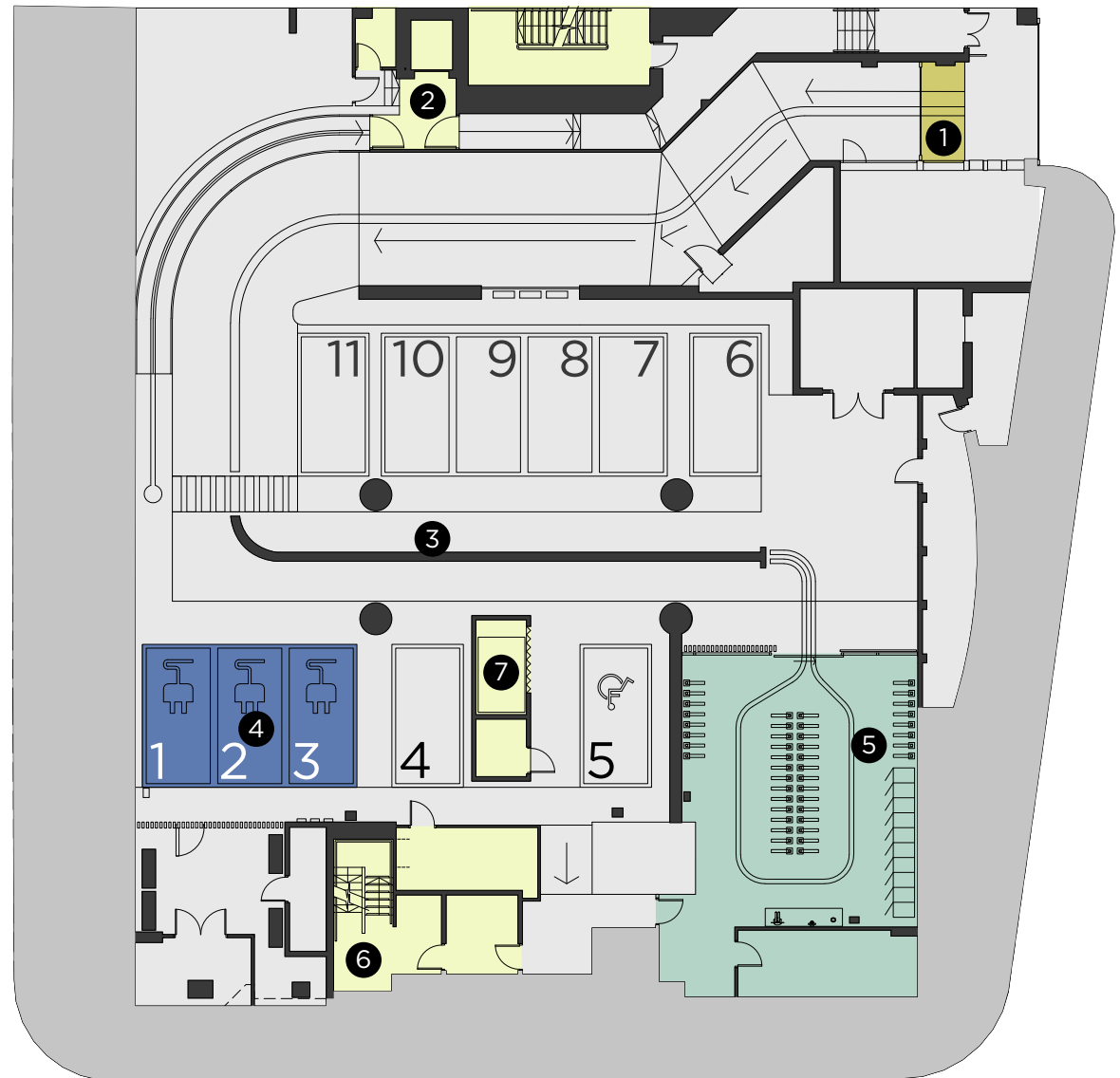


- **FITNESS STUDIO**
- **GYM**
- **SHOWERS**
- **CHANGING ROOMS**
- **LOCKER ROOM**
- **CYCLE STORE**
- **CYCLE MAINTENANCE**

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

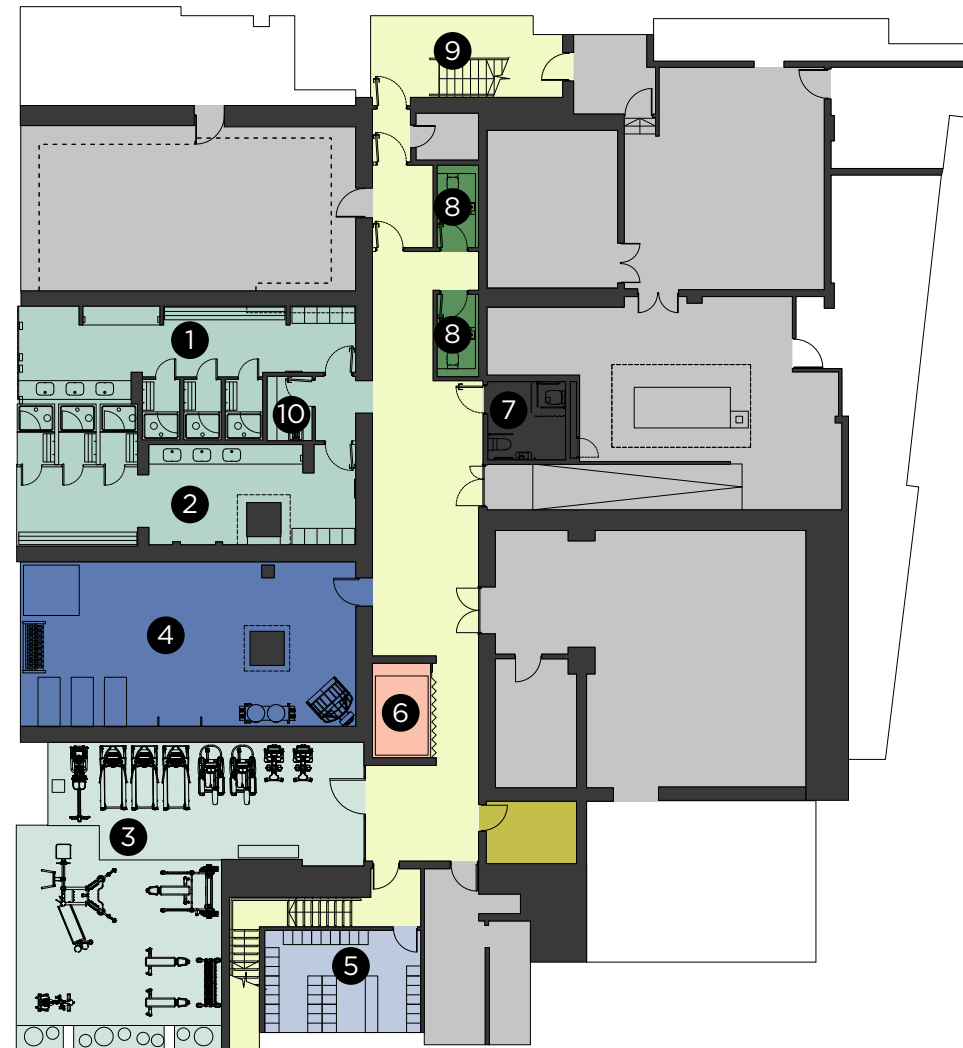
# BASEMENT LEVEL 1

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





# YOUR CORNER FIT FOR PURPOSE



Atrium, breakout/coffee space

# 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



Gym & Fitness  
Studio



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





PICCADILLY TRAIN STATION

REFUGE

PALACE THEATRE

MANCHESTER OXFORD  
ROAD STATION

CITY TOWER

17.  
YORK  
.ST

PICCADILLY GARDENS

THE ALCHEMIST

MANCHESTER ART GALLERY

THE MIDLAND HOTEL

TRAM STOP

ST PETER'S SQUARE

BREWDOG  
DOGHOUSE HOTEL

MOOSE COFFEE

SIX BY NICO

TRAM STOP

HOTEL GOTHAM

TOWN HALL

GRAND PACIFIC

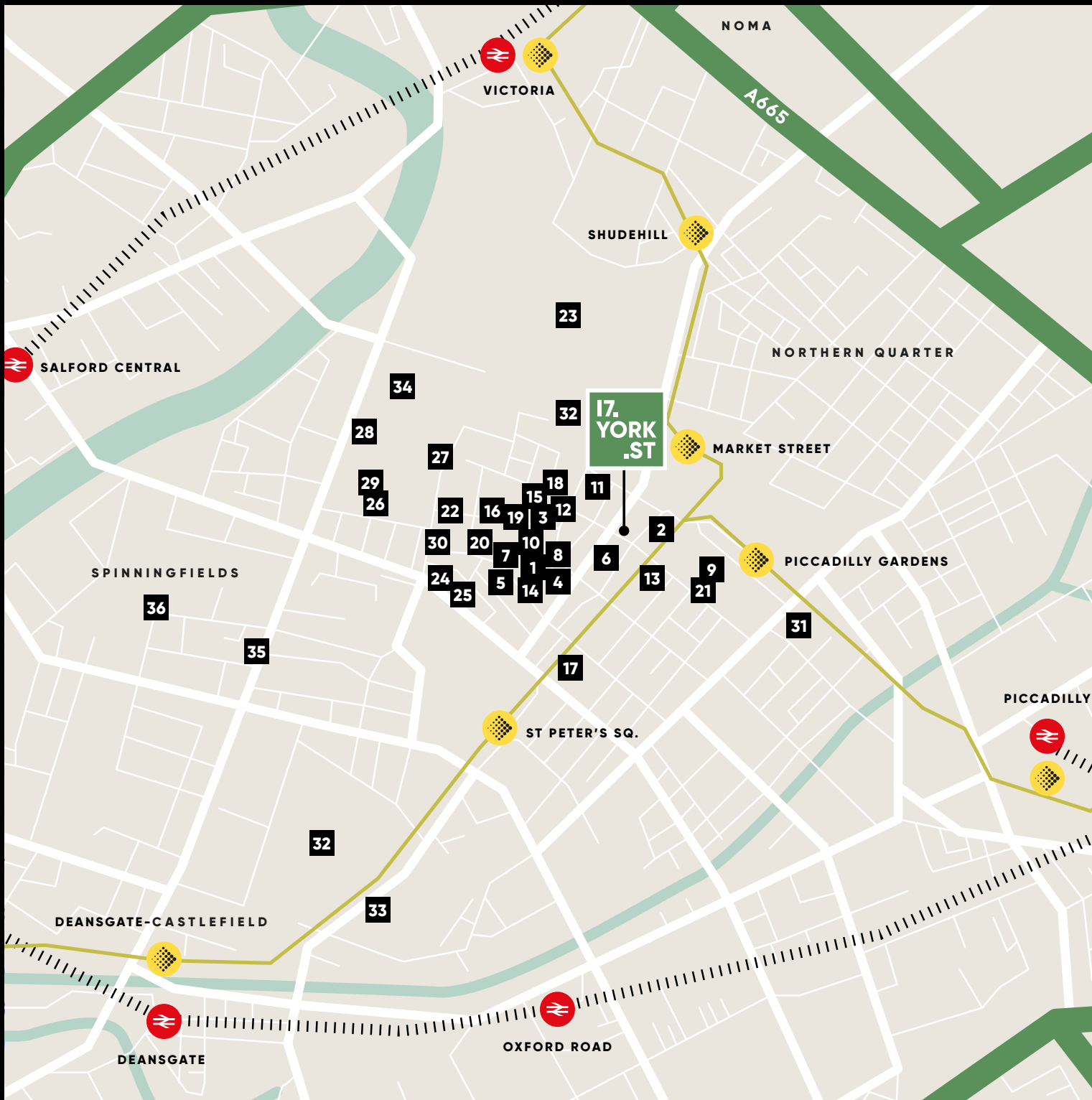
MARKET ST

THE ARNDALE

KING STREET

YOU'RE  
AT THE  
CENTRE  
OF IT ALL





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 Caffé
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

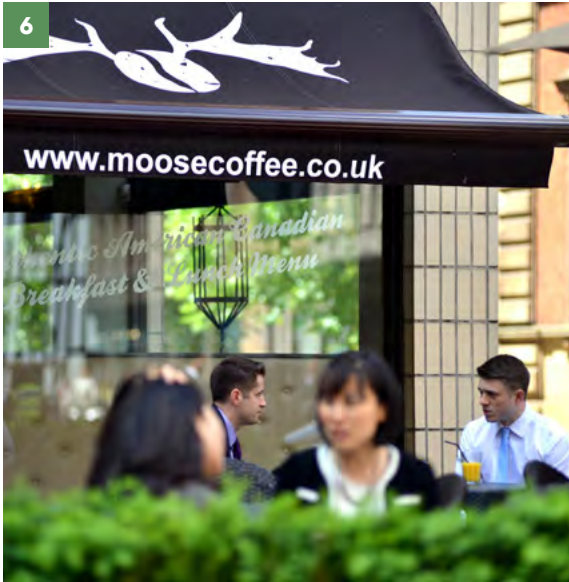
| TRAM STOP          | DISTANCE       |
|--------------------|----------------|
| Market Street      | 2 Minute Walk  |
| Piccadilly Gardens | 3 Minute Walk  |
| St Peter's Square  | 6 Minute Walk  |
| TRAIN STATION      | DISTANCE       |
| Piccadilly         | 11 Minute Walk |
| Oxford Road       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

## A SELECTION OF OUR NEIGHBOURHOOD FAVOURITES



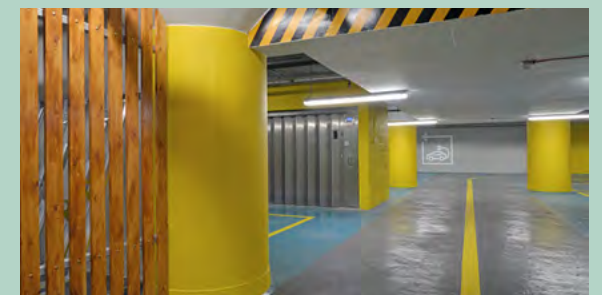
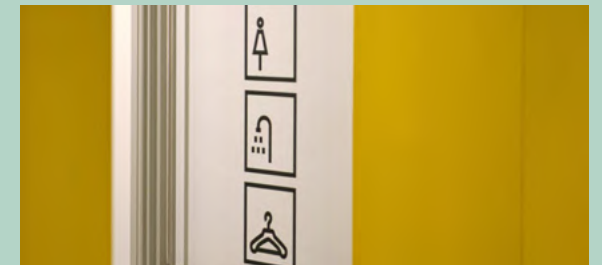
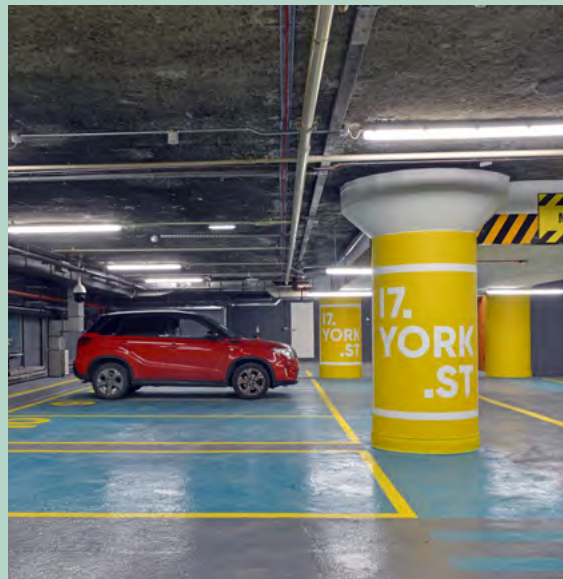
1. Lucky Cat
2. Franco Manca
3. All Bar One
4. Six by Nico
5. King Street Town House





- 6. Moose Coffee
- 7. Fight Club
- 8. Vivienne Westwood
- 9. Hotel Gotham
- 10. BrewDog
- 11. Namii Kitchen
- 11. Black Sheep Coffee









**James Devany**

james.devany@eu.jll.com  
07525 582 901



**Richard Lace**

rlace@obiproperty.co.uk  
07795 104 231

**A development by:**



**Alastair Wakefield**

alastair.wakefield@columbiathreadneedle.com  
07757 797 035

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.ST**