

YOUR CORNER FOR OFFICE SPACE

FITTED & FURNISHED SUITES

**17.
YORK
.ST**

YOUR CORNER TO TRANSFORM



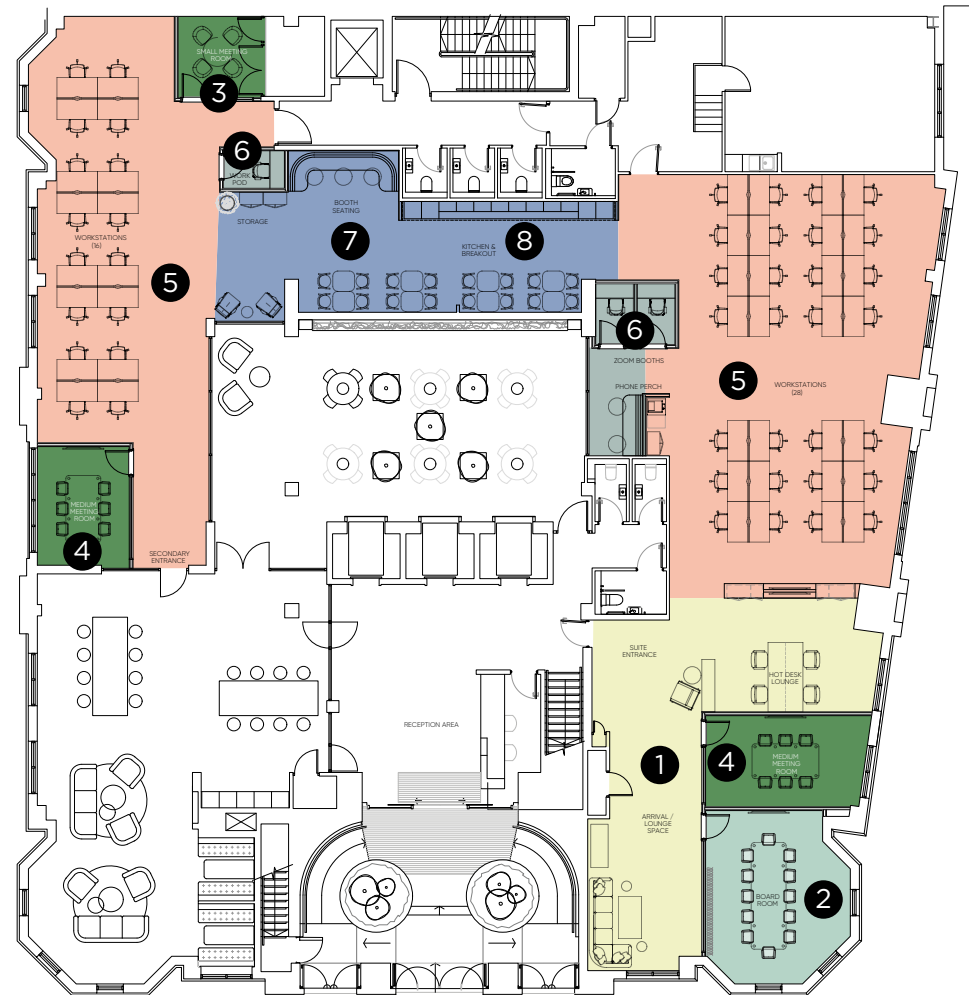
GROUND FLOOR

4,722 sqft

Suite 1 - 1,739 sqft

Suite 2 - 2,983 sqft

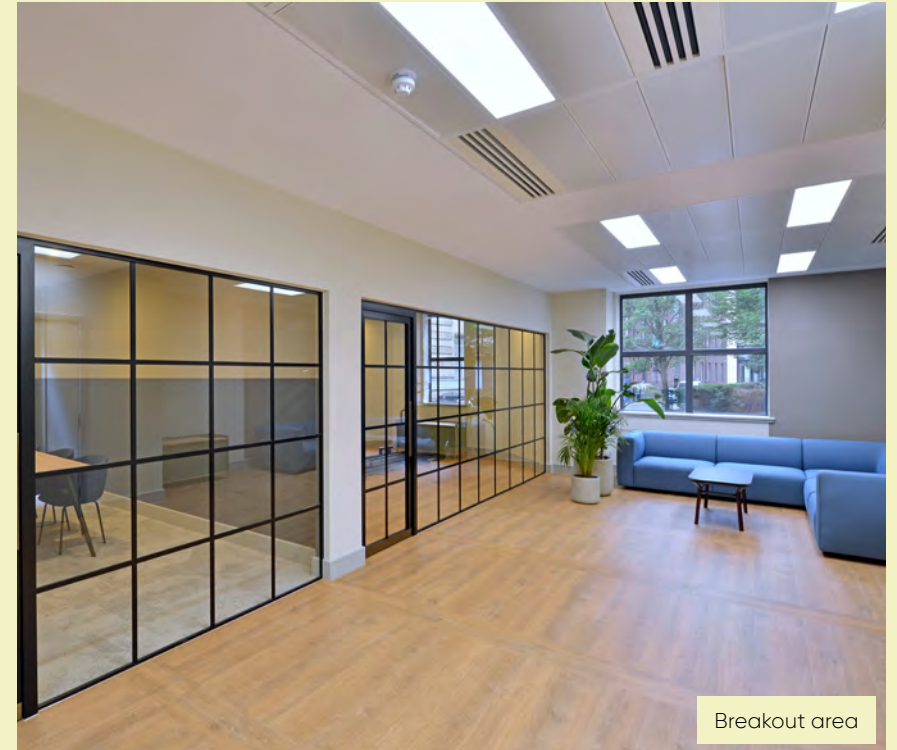
1. Reception area
2. Large 12 person boardroom
3. 1x 4 person meeting room
4. 2x6 person meeting rooms
5. 44 workstations
6. 3x zoom rooms
7. Co-working desks
8. Breakout area



GROUND FLOOR FINISHES



Workspace



Breakout area



Co-working area

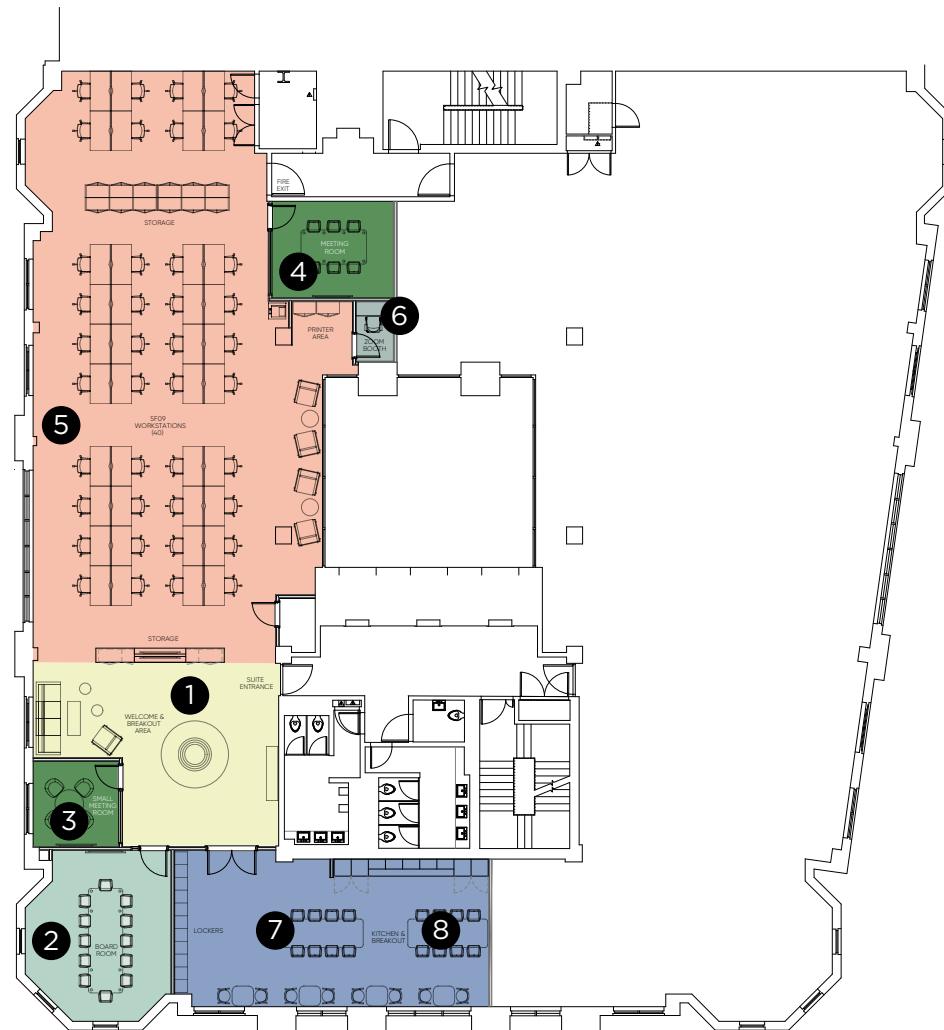


Boardrooms / Meeting rooms

SIXTH FLOOR

3,816 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



SIXTH FLOOR FINISHES



Boardroom



Welcome/ Breakout area



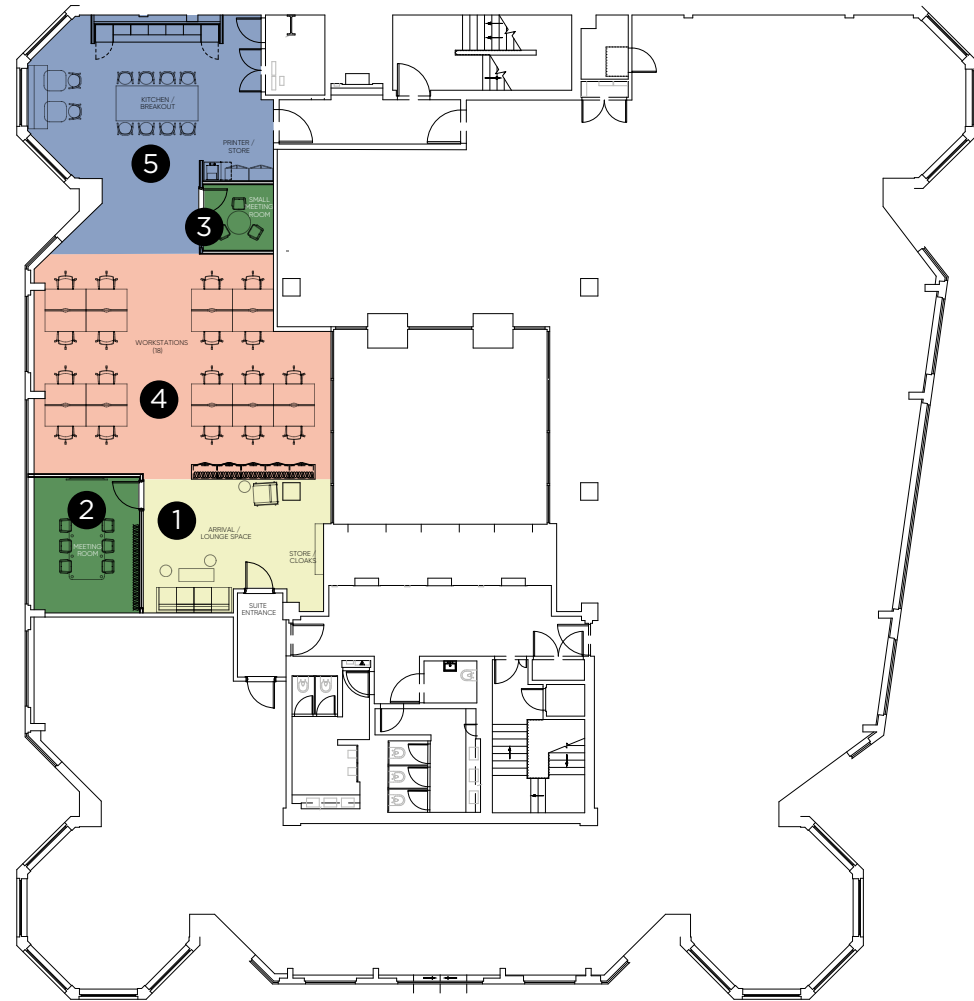
Workspace



Kitchen

SEVENTH FLOOR 1,899 sqft

1. Reception area
2. 1x 6 person meeting room
3. 1x 3 person meeting room
4. 18 workstations
5. Co-working desks



SEVENTH FLOOR FINISHES

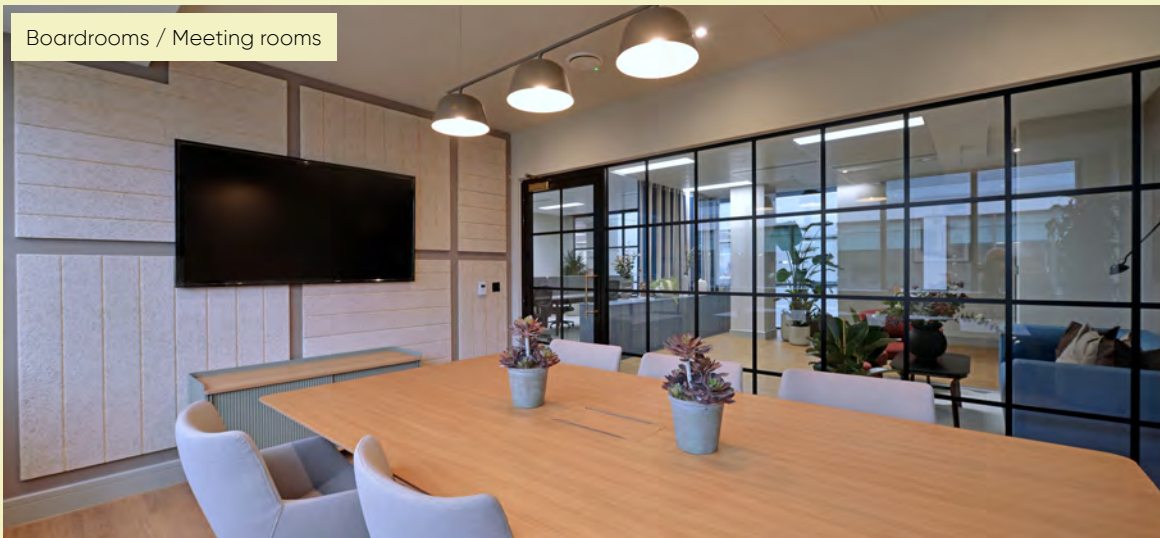


Dining

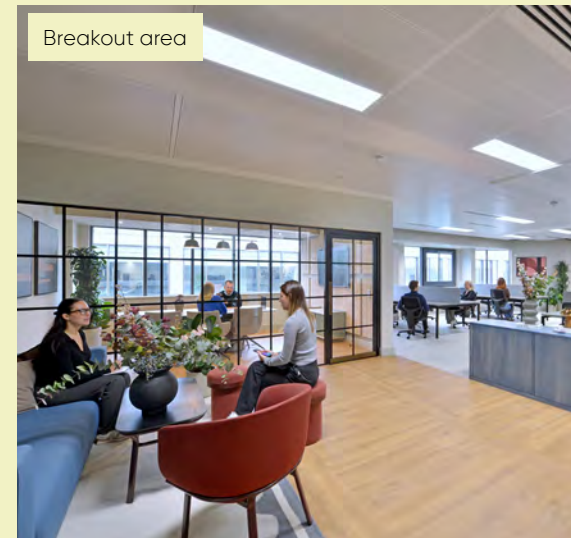


Workspace

Boardrooms / Meeting rooms



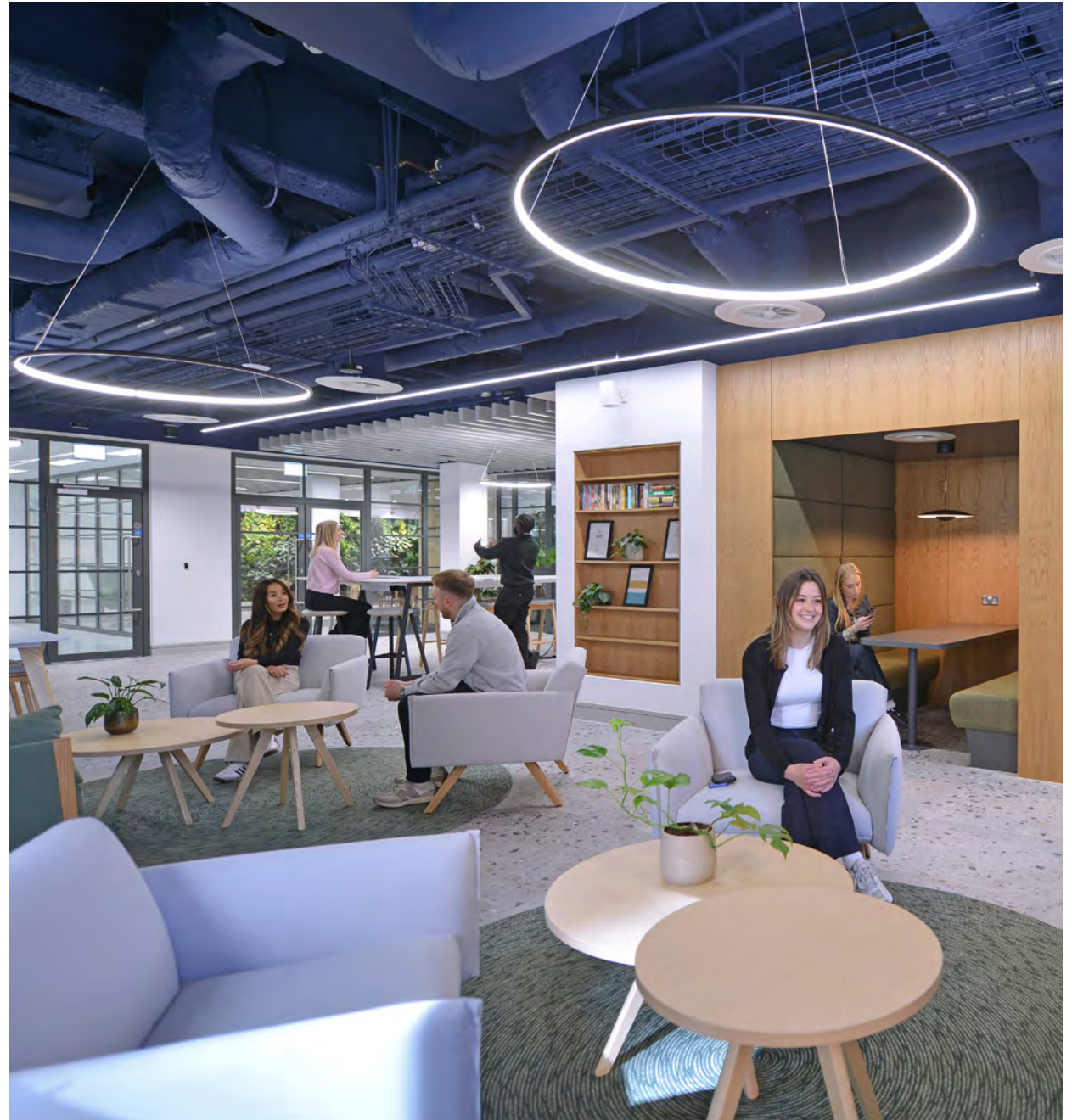
Breakout area





17 York Street is surrounded by businesses including Rolls Royce, CNA Hardy, Turner & Townsend and BrewDog Doghouse Hotel the location is synonymous with successful brands, and with the 1st to 3rd 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

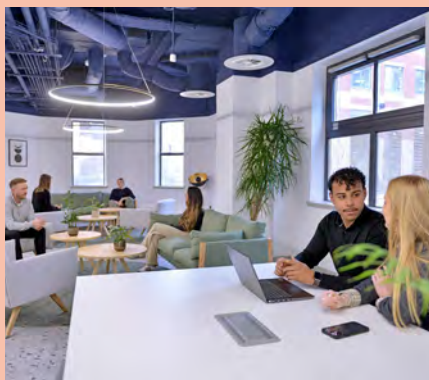


EPC



Intelligent Building Operating System (IBOS)

YOUR CORNER TO INSPIRE

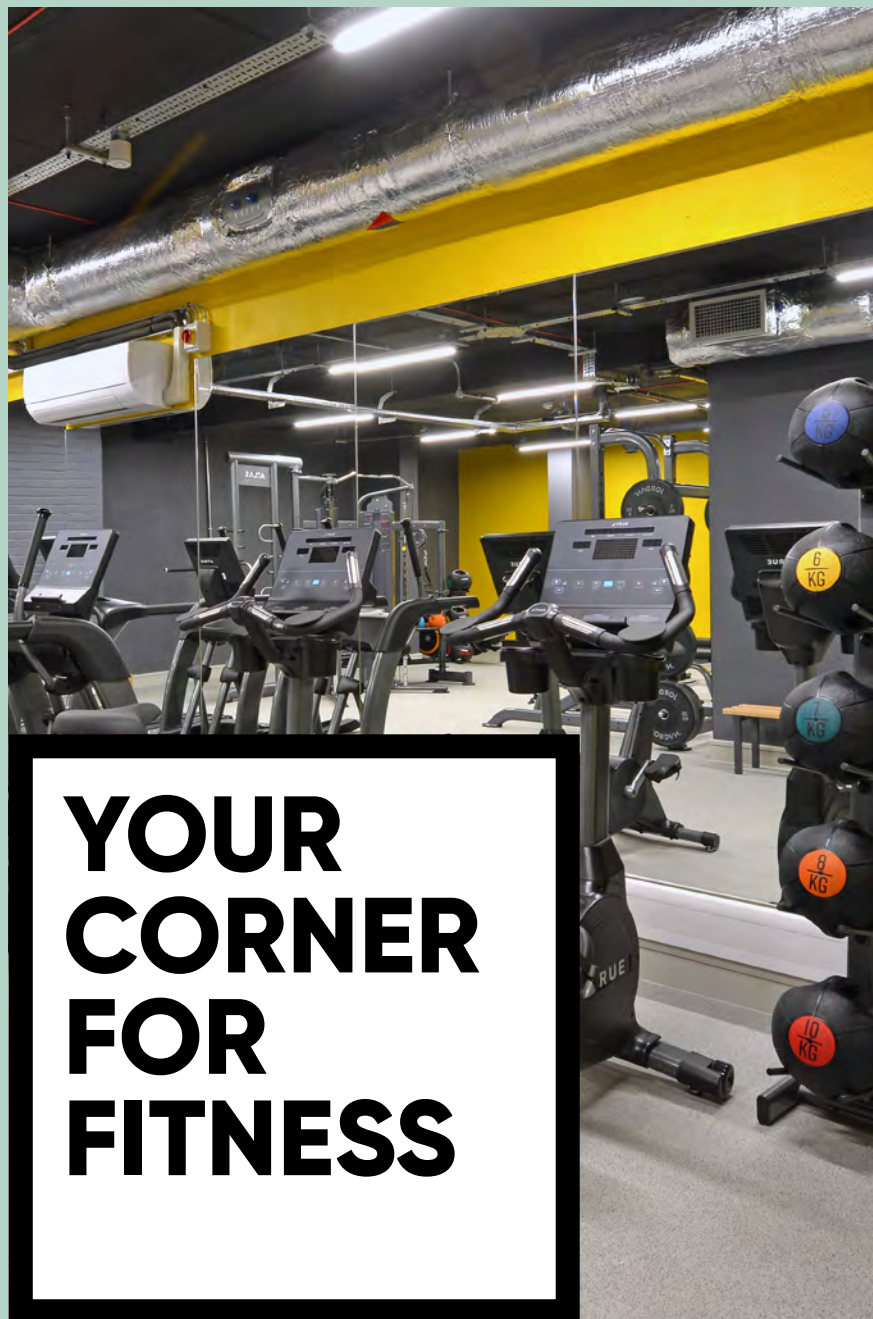


GROUND FLOOR & BASEMENT AMENITY

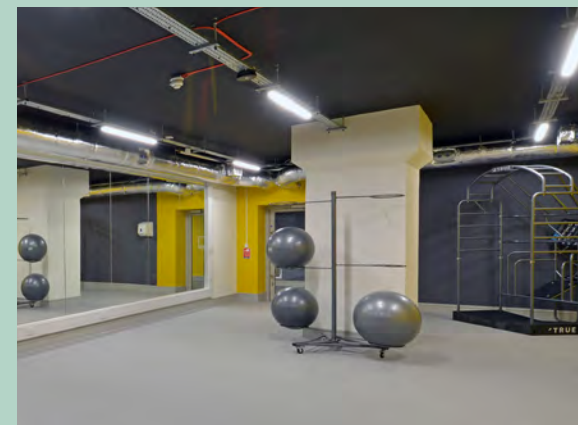
The ground floor has been transformed to provide co-working and drop in space, along with meeting rooms, refreshment stations and central atrium.

The basements levels are accessed from a street level ramp and provide parking and EV charging points, secure cycle parking, six showers, a fitness studio, gym, drying rooms, changing rooms and WCs.

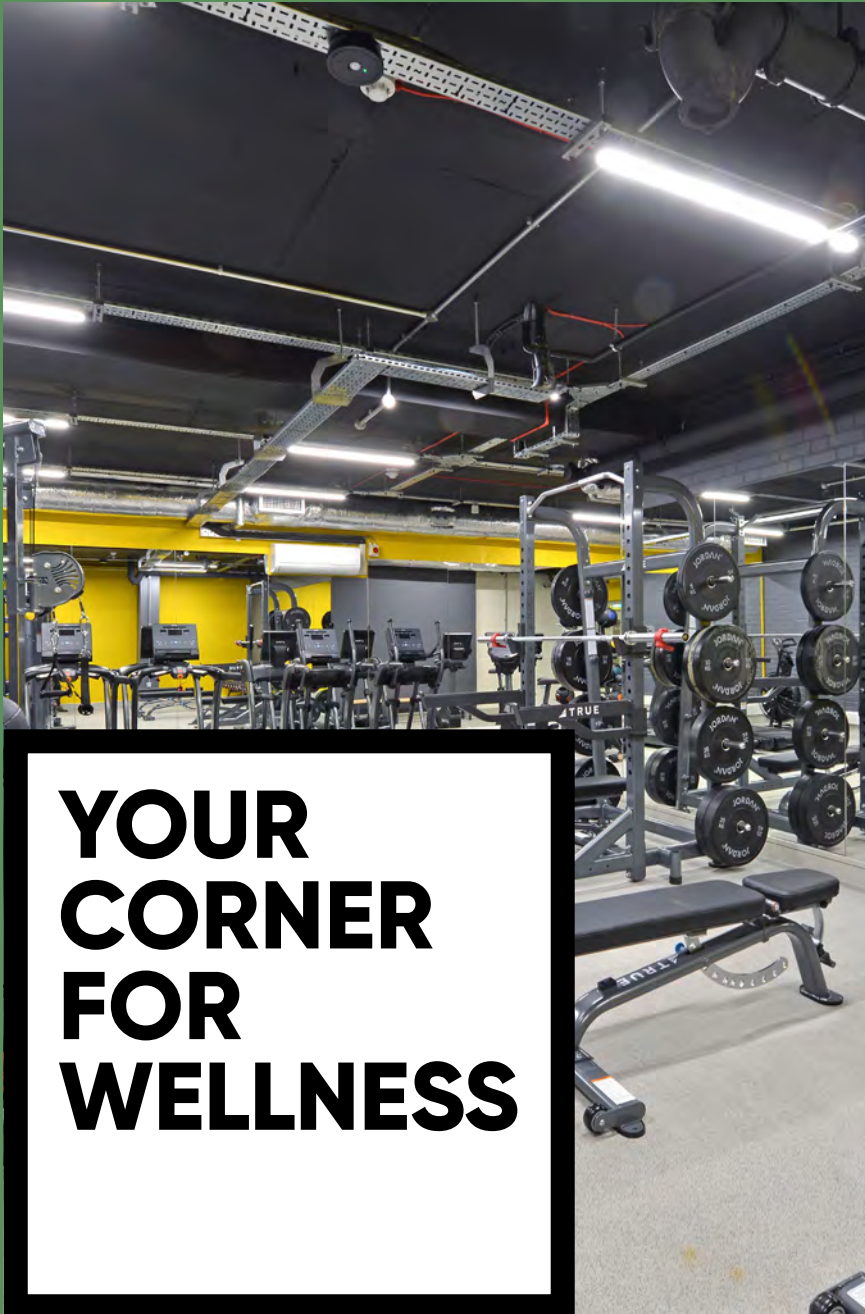




YOUR CORNER FOR FITNESS



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



YOUR CORNER FOR WELLNESS

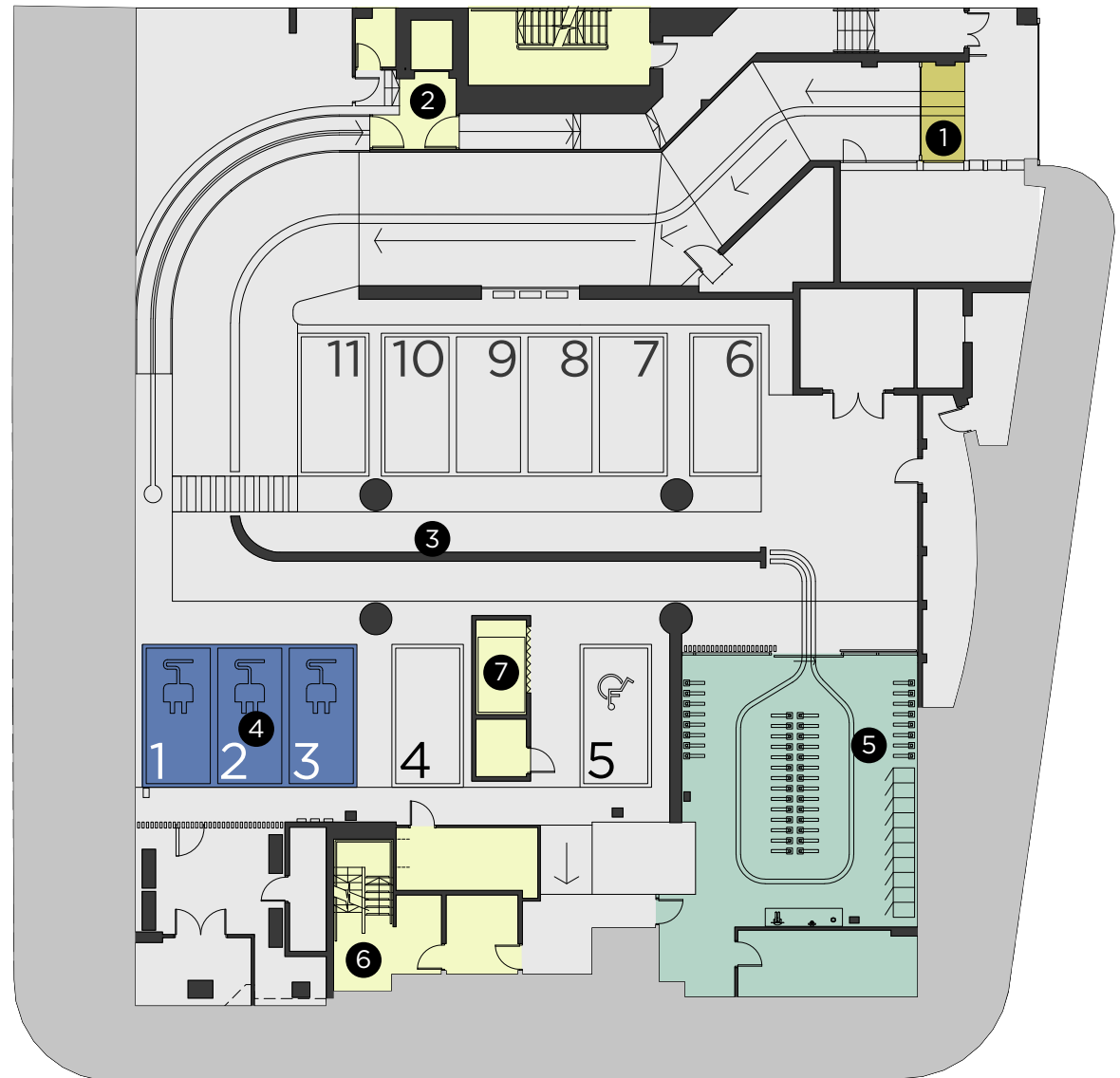


- **FITNESS STUDIO**
- **GYM**
- **SHOWERS**
- **CHANGING ROOMS**
- **LOCKER ROOM**
- **CYCLE STORE**
- **CYCLE MAINTENANCE**

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

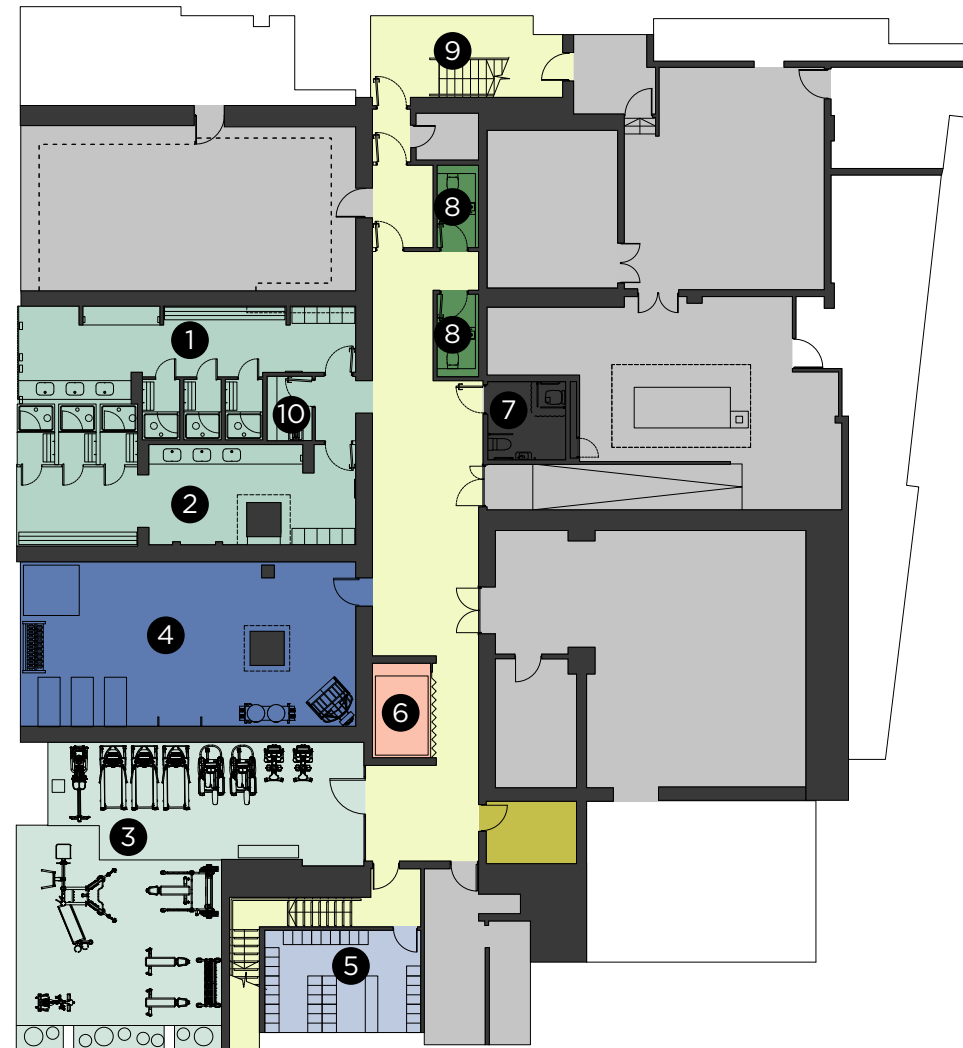
BASEMENT LEVEL 1

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



Platinum Wired
Score



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**





New redesigned entrance reception



PICCADILLY TRAIN STATION

REFUGE

PALACE THEATRE

MANCHESTER OXFORD
ROAD STATION

CITY TOWER

PICCADILLY GARDENS
TRAM STOP

PICCADILLY GARDENS

17.
YORK
.ST

THE ALCHEMIST

MANCHESTER ART GALLERY

THE MIDLAND HOTEL

ST PETERS SQ
TRAM STOP

ST PETER'S SQUARE

MARKET ST
TRAM STOP

BREWDOG
DOGHOUSE HOTEL

MOOSE COFFEE

SIX BY NICO

HOTEL GOTHAM

GRAND PACIFIC

TOWN HALL

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
37. Pure Gym

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

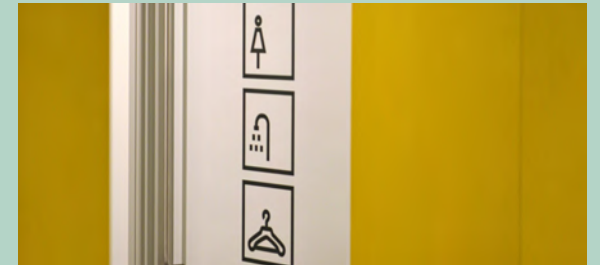
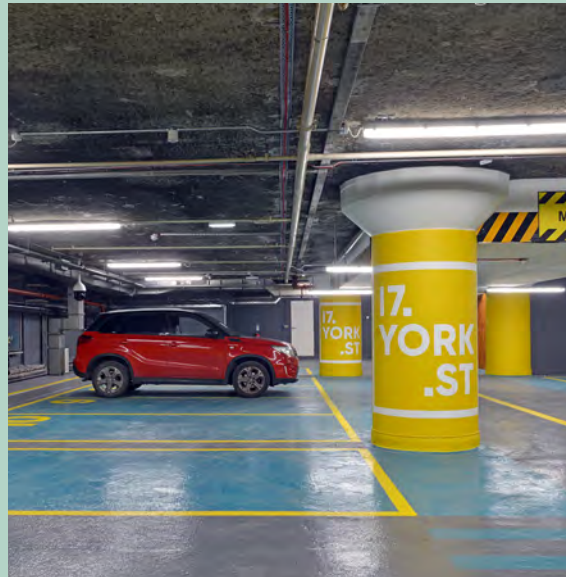
A SELECTION OF OUR NEIGHBOURHOOD FAVOURITES



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





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