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THE NEWLY REFURBISHED

# EIGHTYTWO

KING STREET



EIGHTYTWO

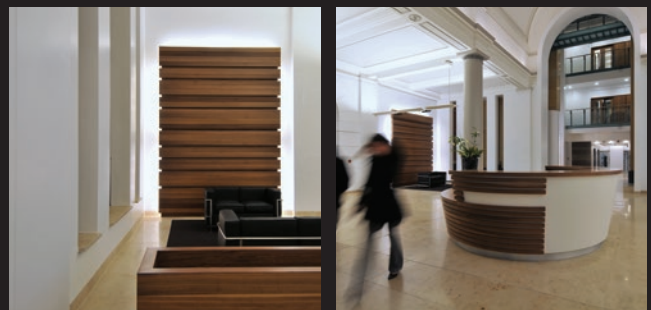
A comprehensive programme of refurbishment to the entrance hall, common areas and vacant office floors has recently been completed providing the building with central Manchester's most impressive and imposing entrance.

# RET URN OF THE KING

82 King Street is one of central Manchester's most iconic and distinctive buildings.

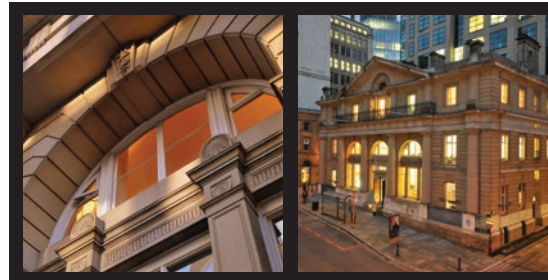
82 King Street comprises a 14 storey office tower constructed behind the Grade I Listed banking hall providing grade 'A' office accommodation with stunning views over the Manchester skyline.

The building occupies a prime island site bounded by King Street, Tib Lane, Pall Mall and Essex Street. A comprehensive programme of refurbishment to the entrance hall, common areas and vacant office floors has recently been completed providing the building with central Manchester's most impressive and imposing entrance.



Offices to let 2,830 sq ft (263 sq m) to 6,118 sq ft (568 sq m) Grade A refurbished office space with a Grade 1 listed entrance and secure basement parking.

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82 King Street is an address that has played a significant role in the history of the North West.

82 King Street was the Manchester home of the Bank of England, the focal point for the city's financial and professional community and the commercial heart of the whole region. The former banking hall is an architectural masterpiece and a Grade I Listed building.

The 82 King development retains all the gravity and grandeur of this glorious past and successfully incorporates the style and demand of today's business.



EIGHTYTWO

# LIVE LIKE A KING

The building provides Grade A office accommodation on flexible terms, with four pipe fan coil air conditioning

Clients can enjoy the use of an on-site café bar, Wella Hairdressing Salon and APT Beauty Salon. The centre also boasts close proximity to designer and high street stores, bars, cafes and restaurants, being located in the hub of the lively and ever changing city centre.

- Remodelled and refurbished entrance hall and reception area.
- Comprehensively refurbished w/c's, common areas and lift lobbies.
- 4 no. 16 person passenger lifts.
- Fully accessible raised floors (150mm clear void).
- Secure basement car parking.
- Four pipe fan coil air-conditioning.
- 24 hour manned security.
- Secure archive storage.
- Metal tile suspended ceilings.
- Cat III LG7 lighting.
- Shower facilities.



# EIGHTYTWO



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King Street is Manchester's most prestigious business address in the city's vibrant and sophisticated prime commercial core. King Street is the heart of Manchester city centre and is home to a number of high profile financial institutions, professional firms and FTSE Top 100 Companies.

There are also a wide range of quality niche retail and leisure operators such as Armani, DKNY, Vivienne Westwood and Hermes located on King Street adding to the appeal of this extremely prestigious location.

King Street enjoys convenient access to Manchester city centre's extensive public transport network and both Victoria and Piccadilly railway stations are equidistant from the building providing direct access to the national and regional railway network. The Metrolink service which serves the Greater Manchester region is within a short walk from King Street.

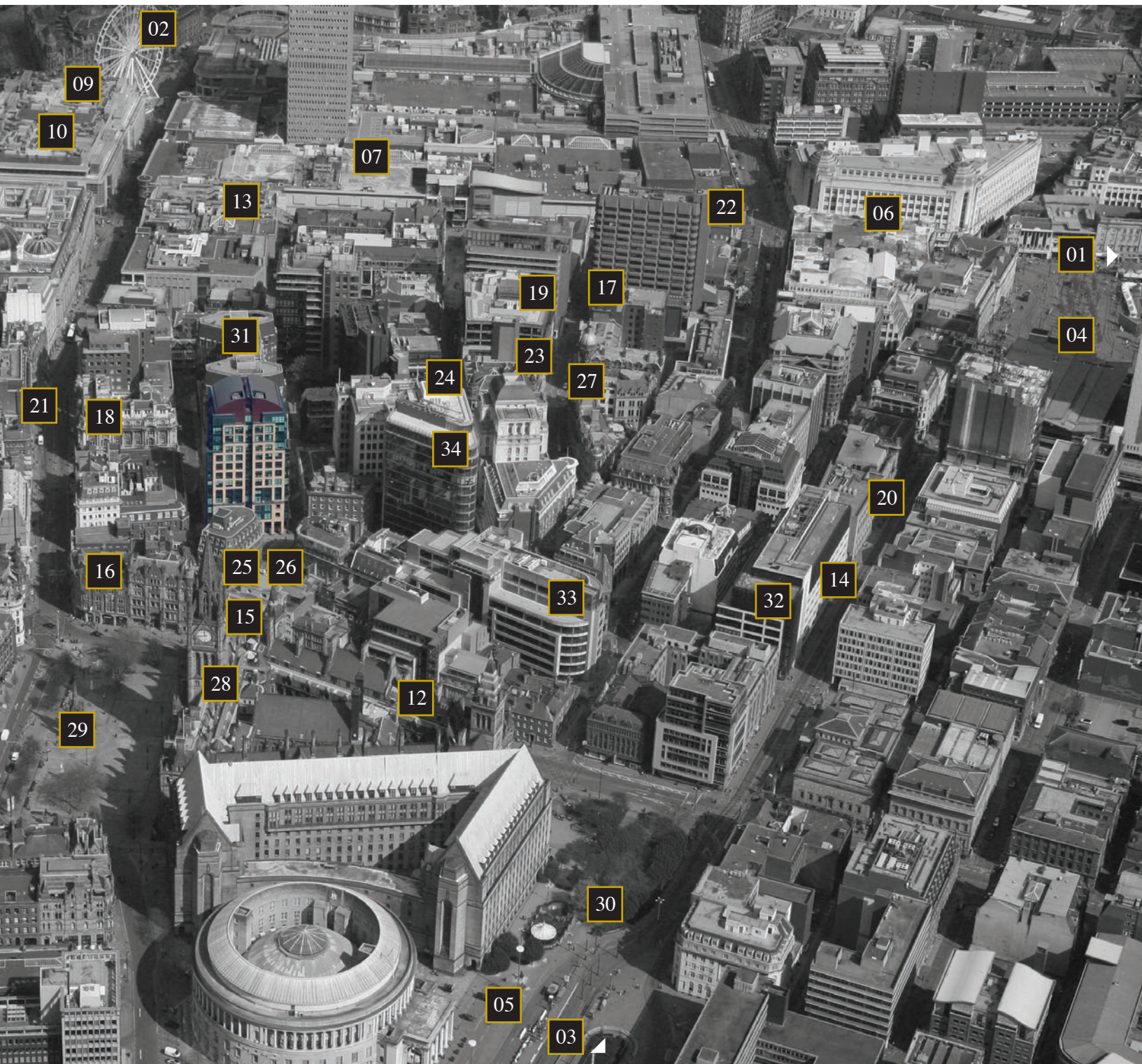
# RETHINKING YOUR LOCATION?

EIGHTYTWO



## PUBLIC TRANSPORT

- 01 - Piccadilly Train Station
- 02 - Victoria Train Station
- 03 - Oxford Road Train Station
- 04 - Piccadilly Gardens Bus Station
- 05 - St Peters Square Metrolink Station
- 06 - Market Street Metrolink Station



#### RETAIL

- 07 - Manchester Arndale Centre
- 08 - Harvey Nichols
- 09 - Selfridges
- 10 - Marks & Spencer
- 11 - House of Fraser
- 12 - Tesco - Princes Street
- 13 - Tesco - Market Street
- 14 - Sainsbury's Mosley Street
- 15 - Starbucks
- 16 - Cafe' Nero
- 17 - Philpott's

#### BANKS

- 18 - Lloyd's
- 19 - HBOS
- 20 - Royal Bank of Scotland
- 21 - Alliance & Leicester
- 22 - Barclays

#### RESTAURANT / BAR

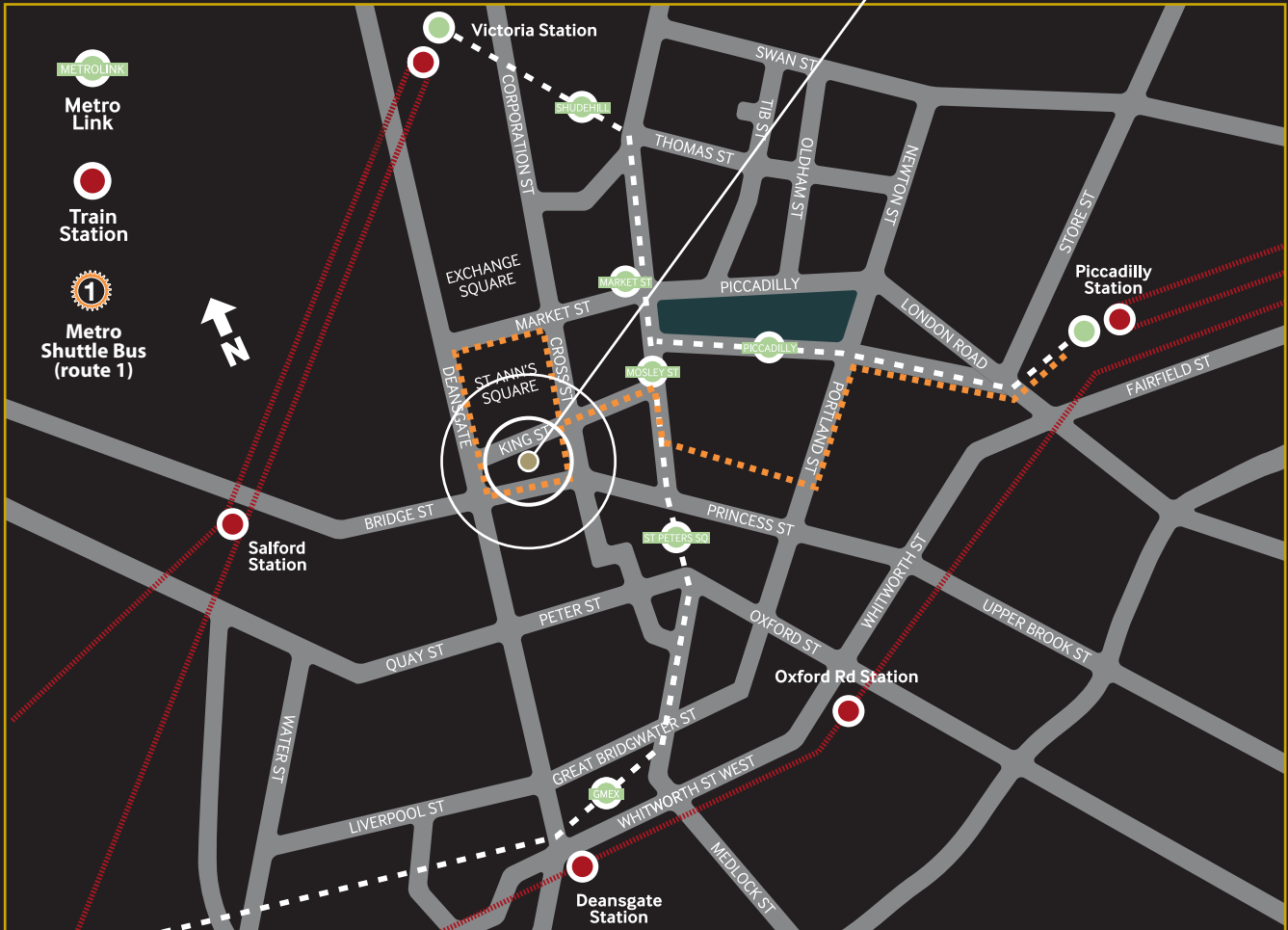
- 23 - Room
- 24 - All Bar One
- 25 - Piccolino's
- 26 - Croma
- 27 - Rosso

#### LANDMARKS

- 28 - Town Hall
- 29 - Albert Square
- 30 - St Peters Square

#### OCCUPIERS

- 31 - Brabners Chaffe Street
- 32 - Cobbetts LLP
- 33 - Watson Wyatt
- 34 - Barlow, Lyle & Gilbert



### Lease Terms

The accommodation is available by way of new full repairing and insuring leases for a term of years to be agreed. Full occupational costs are available upon request to the agent.

### Viewing

Strictly by appointment with the joint letting agents.

# E I G H T Y T W O



The Lexicon 10 Mount Street Manchester M2 5NT

Oliver Rowe  
Tony Howcroft



Richard Lace  
Ian Steele



Trevor Sloan  
Andrew Gardiner

E I G H T Y T W O  
K I N G S T R E E T

for further information:

[WWW.82KINGSTREET.CO.UK](http://WWW.82KINGSTREET.CO.UK)