



**FLEX**  
OFFICE SOLUTIONS

Manchester - 25/40 Desks - April 2026

April 2026

## Option comparison table

Building name	One St Peter's Square	Manchester Chancery Place	Piccadilly Place		Peter House
Address	1 St Peter's Square	50 Brown Street	3 Piccadilly Place		Oxford Street
City	Manchester	Manchester	Manchester		Manchester
	M2 3DE	M2 2JG	M1 3BN		M1 5AN
Option	<b>40 Person Office</b>	<b>503 + 504b</b>	<b>Office #1100/1101</b>	<b>Office #1109a</b>	<b>35/40 Person Office</b>
Term length	12 months	12 months	12 months	12 months	12 months
Available from	08/04/2026	08/04/2026	08/04/2026	08/04/2026	08/04/2026
Number of desks	40	29	30	25	35 - 40
Cost per desk	£457.50 / desk	£472.38 / desk	£409.53 / desk	£403.60 / desk	£316.30 - £361.49 / desk
Space size	1,155 ft <sup>2</sup>	1,042 ft <sup>2</sup>	1,165 ft <sup>2</sup>	925 ft <sup>2</sup>	1,250 ft <sup>2</sup>
Cost per ft <sup>2</sup>	£190.13	£157.76	£126.55	£130.90	£121.46
Monthly cost	£18,300	£13,698.92	£12,286	£10,090	£12,652
Annual cost	£219,600	£164,387.04	£147,432	£121,080	£151,824

## Option comparison table

Building name	Huckletree Ancoats	Arkwright House	Manchester	Manchester - Windmill Green	The Tootal Buildings
Address	Great Ancoats Street	Saint Mary's Parsonage	Brown Street	24 Mount Street	56 Oxford Street
City	Manchester	Manchester	Manchester	Manchester	Manchester
	M4 5DE	M3 2LF	M2 1DH	M2 3NN	M1 6EU
Option	<b>1.09 - 38 Desk Office</b>	<b>Office #521</b>	<b>0.03</b>	<b>Suite 104</b>	<b>Office #329</b>
Term length	12 months	12 months	12 months	24 months	12 months
Available from	08/04/2026	08/04/2026	01/05/2026	08/04/2026	08/04/2026
Number of desks	38	25 - 30	25	48	42 - 50
Cost per desk	£402.63 / desk	£429.47 - £515.36 / desk	£324 / desk	£500 / desk	£401.62 - £478.12 / desk
Space size	1,322 ft <sup>2</sup>	1,000 ft <sup>2</sup>	800 ft <sup>2</sup>	2,610 ft <sup>2</sup>	1,560 ft <sup>2</sup>
Cost per ft <sup>2</sup>	£138.88	£154.61	£121.50	£110.34	£154.47
Monthly cost	£15,300	£12,884	£8,100	£24,000	£20,081
Annual cost	£183,600	£154,608	£97,200	£288,000	£240,972

## Option comparison table

Building name	Eagle Buildings	Manchester		
Address	62 Cross Street	Brazennose Street		
City	Manchester	Manchester		
	M2 4JQ	M2 5AD		
Option	Suite L03	Office #104	Office #207	Office #206
Term length	12 months	12 months	12 months	12 months
Available from	08/04/2026	08/04/2026	08/04/2026	08/04/2026
Number of desks	25	28	36	30
Cost per desk	£240 / desk	£400 / desk	£400 / desk	£400 / desk
Space size	1,423 ft <sup>2</sup>	790 ft <sup>2</sup>	973 ft <sup>2</sup>	788 ft <sup>2</sup>
Cost per ft <sup>2</sup>	£50.60	£170.13	£177.60	£182.74
Monthly cost	£6,000	£11,200	£14,400	£12,000
Annual cost	£72,000	£134,400	£172,800	£144,000

## Option comparison table

<b>Building name</b>	<b>Koba @ 100 Barbirolli Square</b>		<b>11 York Street</b>	<b>No 1 St Michael's</b>	<b>St James Tower</b>
<b>Address</b>			11 York Street	36 Jackson's Row	7 Charlotte Street
<b>City</b>	Manchester		Manchester	Manchester	Manchester
	M2 3AB		M2 2AW	M2 5WD	M1 4DZ
<b>Option</b>	<b>010</b>	<b>103</b>	<b>48 Person Office</b>	<b>Suite 8</b>	<b>30 Person Office</b>
<b>Term length</b>	12 months	12 months	12 months	12 months	12 months
<b>Available from</b>	08/04/2026	08/04/2026	08/04/2026	08/04/2026	08/04/2026
<b>Number of desks</b>	32	27	48	30	30
<b>Cost per desk</b>	£459.06 / desk	£537.04 / desk	£607.50 / desk	£838.75 / desk	£343.50 / desk
<b>Space size</b>	1,445 ft <sup>2</sup>	1,348 ft <sup>2</sup>	2,187 ft <sup>2</sup>	1,830 ft <sup>2</sup>	1,000 ft <sup>2</sup>
<b>Cost per ft<sup>2</sup></b>	£122.04	£129.12	£160	£165	£123.66
<b>Monthly cost</b>	£14,690	£14,500	£29,160	£25,162.50	£10,305
<b>Annual cost</b>	£176,280	£174,000	£349,920	£301,950	£123,660

## Option comparison table

Building name	Hyphen	Dalton Place			
Address	75 Mosley Street	John Dalton Street			
City	Manchester	Manchester			
	M2 3HR	M2 6LN			
Option	<b>2nd floor - suite 8</b>	<b>33 Person Office</b>	<b>28 Person Office</b>	<b>37 Person Office</b>	<b>29 Person Office</b>
Term length	24 months	12 months	12 months	12 months	12 months
Available from	08/04/2026	08/04/2026	08/04/2026	08/04/2026	08/04/2026
Number of desks	30	33	28	37	29
Cost per desk	£516.67 / desk	£425.76 / desk	£435.71 / desk	£435.14 / desk	£455.17 / desk
Space size	1,550 ft <sup>2</sup>	1,060 ft <sup>2</sup>	866 ft <sup>2</sup>	991 ft <sup>2</sup>	1,050 ft <sup>2</sup>
Cost per ft <sup>2</sup>	£120	£159.06	£169.05	£194.95	£150.86
Monthly cost	£15,500	£14,050	£12,200	£16,100	£13,200
Annual cost	£186,000	£168,600	£146,400	£193,200	£158,400

## Option comparison table

Building name	King Street	125 Deansgate	Balloon Street		King Street
Address	82 King Street	125 Deansgate	1 Balloon Street		76 King Street
City	Manchester	Manchester	Manchester		Manchester
	M2 4WQ	M3 2LH	M4 4BE		M2 4NH
Option	<b>30 Person Office</b>	<b>25/30 Person Office</b>	<b>Office #201</b>	<b>Office #210</b>	<b>Suite 306 - 31 person office</b>
Term length	12 months	12 months	12 months	12 months	12 months
Available from	08/04/2026	08/04/2026	08/04/2026	08/04/2026	08/04/2026
Number of desks	30	25 - 30	28	38	31
Cost per desk	£258.80 / desk	£358.80 - £430.56 / desk	£457.71 / desk	£484.76 / desk	£350 / desk
Space size	1,000 ft <sup>2</sup>		1,040 ft <sup>2</sup>	1,365 ft <sup>2</sup>	950 ft <sup>2</sup>
Cost per ft <sup>2</sup>	£93.17		£147.88	£161.94	£137.05
Monthly cost	£7,764	£10,764	£12,816	£18,421	£10,850
Annual cost	£93,168	£129,168	£153,792	£221,052	£130,200

## Option comparison table

<b>Building name</b>	<b>Bloc</b>
<b>Address</b>	17 Marble Street
<b>City</b>	Manchester
	M2 3AW
<b>Option</b>	<b>50 Person Office</b>
<b>Term length</b>	24 months
<b>Available from</b>	08/04/2026
<b>Number of desks</b>	50
<b>Cost per desk</b>	£475 / desk
<b>Space size</b>	2,134 ft <sup>2</sup>
<b>Cost per ft<sup>2</sup></b>	£133.55
<b>Monthly cost</b>	£23,750
<b>Annual cost</b>	£285,000

# Schedule of 22 options

1 - 10 buildings

- 1 One St Peter's Square**  
1 St Peter's Square, Manchester M2 3DE...
- 2 Manchester Chancery Place**  
50 Brown Street, Manchester M2 2JG, U...
- 3 Piccadilly Place**  
3 Piccadilly Place, Manchester M1 3BN, ...
- 4 Peter House**  
Oxford Street, Manchester M1 5AN, Unit...
- 5 Huckletree Ancoats**  
Great Ancoats Street, Manchester M4 5...
- 6 Arkwright House**  
Saint Mary's Parsonage, Manchester M...
- 7 Manchester**  
Brown Street, Manchester M2 1DH, Unit...
- 8 Manchester - Windmill Green**  
24 Mount Street, Manchester M2 3NN, ...
- 9 The Tootal Buildings**  
56 Oxford Street, Manchester M1 6EU, ...
- 10 Eagle Buildings**  
62 Cross Street, Manchester M2 4JQ, U...



Map data ©2026 Report a map error

11 - 20 buildings

- 11 Manchester**  
Brazenose Street, Manchester M2 5AD...
- 12 Koba @ 100 Barbirolli Square**  
Manchester M2 3AB, United Kingdom
- 13 11 York Street**  
11 York Street, Manchester M2 2AW, Uni...
- 14 No 1 St Michael's**  
36 Jackson's Row, Manchester M2 5WD,...
- 15 St James Tower**  
7 Charlotte Street, Manchester M1 4DZ, ...
- 16 Hyphen**  
75 Mosley Street, Manchester M2 3HR, ...
- 17 Dalton Place**  
John Dalton Street, Manchester M2 6L...
- 18 King Street**  
82 King Street, Manchester M2 4WQ, Un...
- 19 125 Deansgate**  
125 Deansgate, Manchester M3 2LH, U...
- 20 Balloon Street**  
1 Balloon Street, Manchester M4 4BE, U...



21 - 22 buildings

21

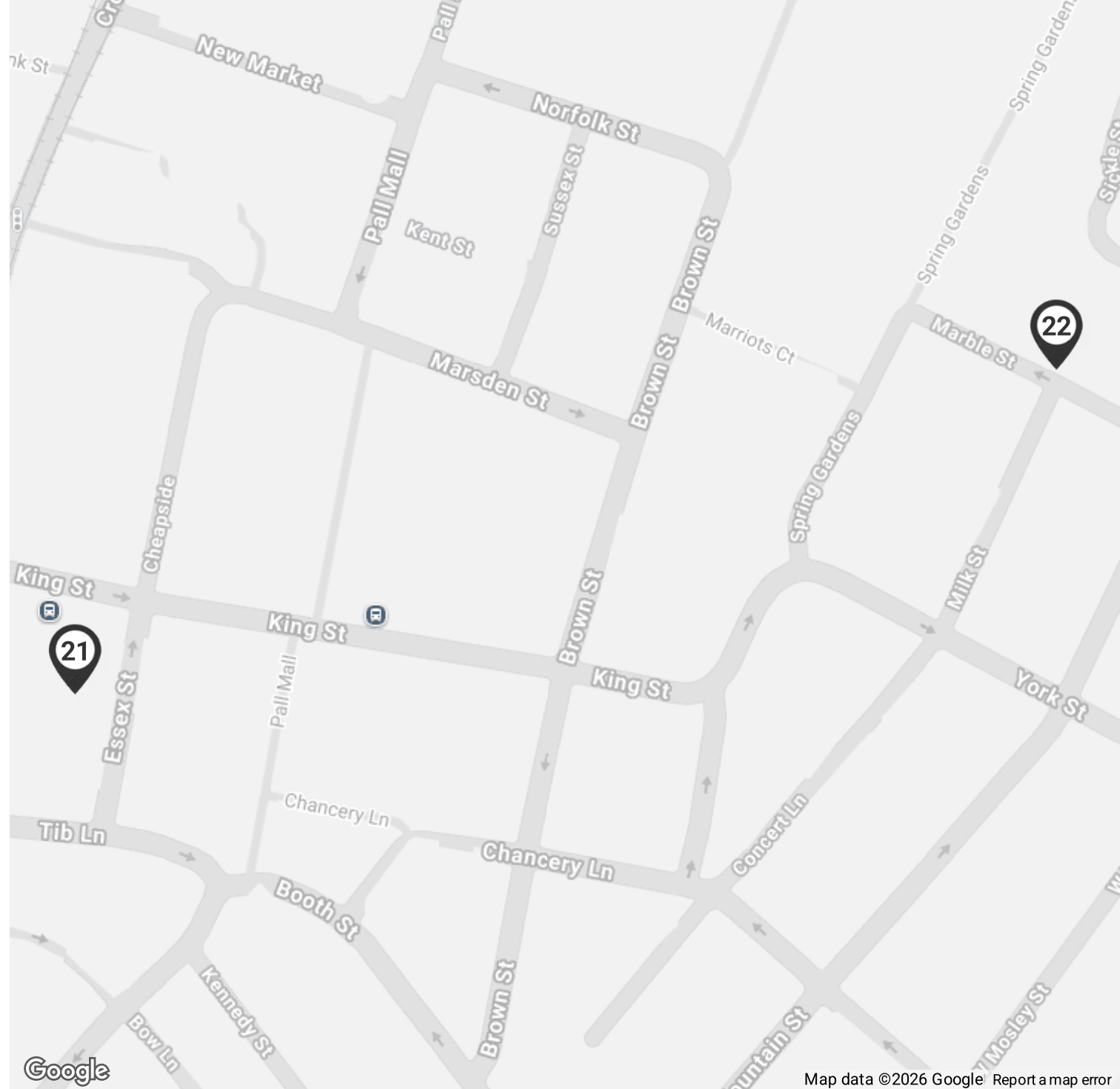
**King Street**

76 King Street, Manchester M2 4NH, Uni...

22

**Bloc**

17 Marble Street, Manchester M2 3AW, ...





**1 One St Peter's Square**  
1 St Peter's Square, Manchester M2 3DE...

**About building**

Intelligently designed collaborative workspace, beautiful private offices, and generous conference rooms span three floors of this City Centre 14-story building—not to mention a pet friendly policy that's perfect for the canine inclined. An ideal location for commuters, enjoy onsite bike storage, convenient parking options, and a Metro link stop just outside the front door.

**Amenities**

- Air conditioning
- Breakout areas
- Cleaning
- Coffee
- Conference rooms
- Cycle parking
- Dog friendly
- Event space
- Filtered water
- Games lounge
- Kitchen
- Mail handling

**Transport**

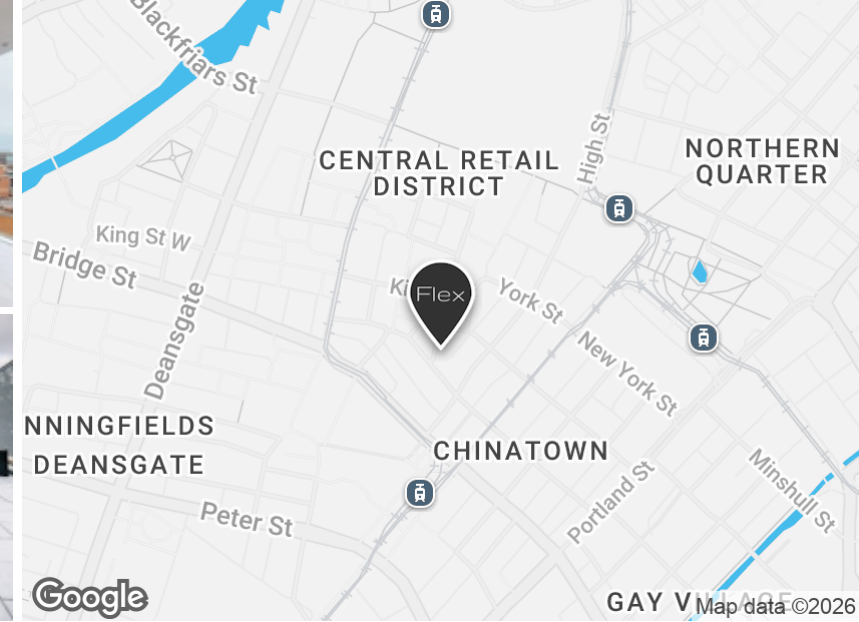
**Manchester Oxford Road**  
0.5 km, 7 mins walk

**40 Person Office**

Private office, 3 floor, exterior

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
40 desks	1155 ft <sup>2</sup>
£457.50/desk	£190.13/ ft <sup>2</sup> annually

Monthly cost of occupancy £18,300



**2 Manchester Chancery Place**  
50 Brown Street, Manchester M2 2JG, U...

**About building**

We keep the offices and meeting rooms in this Manchester city centre location spic and span, so you can stay focused on work. Plus, we have all kinds of support to grow your business. (We'll let you into a secret, the space looks amazing, too).

**Amenities**

- 24/7 access
- Air conditioning
- Breakout areas
- Business lounge
- Call handling
- CCTV
- Cleaning
- Coffee
- Conference rooms
- Cycle parking
- DDA compliance
- Disabled access

**Transport**

**Manchester Oxford Road**  
0.9 km, 11 mins walk

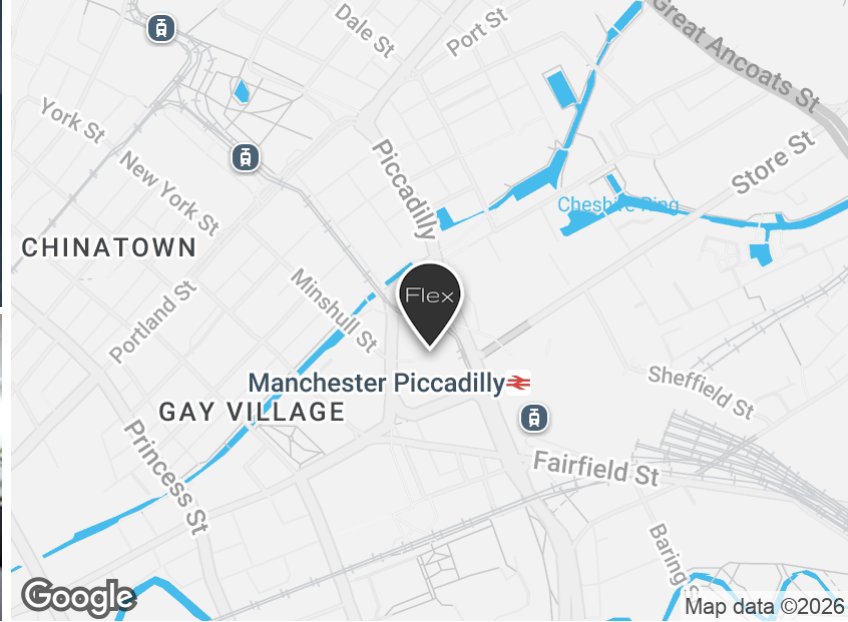
**Manchester Victoria**  
1.0 km, 11 mins walk

**503 + 504b**

Private office, 5 floor, exterior

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
29 desks	1042 ft <sup>2</sup>
£472.38/desk	£157.76/ ft <sup>2</sup> annually

Monthly cost of occupancy £13,698.92



**3 Piccadilly Place**  
3 Piccadilly Place, Manchester M1 3BN, ...

**About building**

Located in a beautiful glass building with style and sustainability in mind, it is the only building in Manchester to have been awarded a BREEAM (Building Research Environmental Assessment Method) rating of 'excellent'. On top of all that it is in close vicinity to many retail and leisure facilities and has access to a large multi-level car park.

**Amenities**

- Air conditioning
- Cleaning
- Coffee
- DDA compliance
- Kitchen
- On-site parking
- On-site staff
- Printing
- Showers
- VOIP
- Wi-Fi

**Transport**

**Manchester Piccadilly**  
0.5 km, 6 mins walk

**2 options**

- Office #1100/1101**  
30 desks  
1,165 ft<sup>2</sup>  
£12,286 monthly

---

- Office #1109a**  
25 desks  
925 ft<sup>2</sup>  
£10,090 monthly

1 - 2 options

**Office #1100/1101**

Private office

11th floor corner office with floor to ceiling windows to seat 26 desks with additional inbuilt internal 6 person meeting room

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
30 desks	1165 ft <sup>2</sup>
£409.53/desk	£126.55/ ft <sup>2</sup> annually

---

Monthly cost of occupancy	£12,286
---------------------------	---------

**Office #1109a**

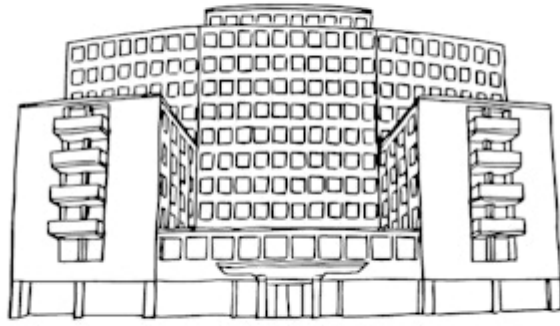
Private office

Prestigious corner office to seat 23-25 desks, located on the 11th floor with large floor to ceiling windows and amazing views over the pennines

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
25 desks	925 ft <sup>2</sup>
£403.60/desk	£130.90/ ft <sup>2</sup> annually

---

Monthly cost of occupancy	£10,090
---------------------------	---------



**4 Peter House**  
Oxford Street, Manchester M1 5AN, Unit...

**About building**

Located on Manchester's main square, Spaces Peter House perfectly combines innovation and academics right at the heart of the city. With countless cultural attractions, lovely shops and restaurants right around the corner, there's always something to do when you're taking a break from work. Take in all the best that Manchester's creative scene has to offer and let your imagination go wild. Spaces Peter House is a place where ideas develop, businesses build and where relationships evolve.

**Amenities**

- 24/7 access
- Breakout areas
- CCTV
- Cleaning
- Coffee
- Cycle parking
- Disabled access
- Fully furnished
- Kitchen
- Lift
- Lockers
- Mail handling

**Transport**

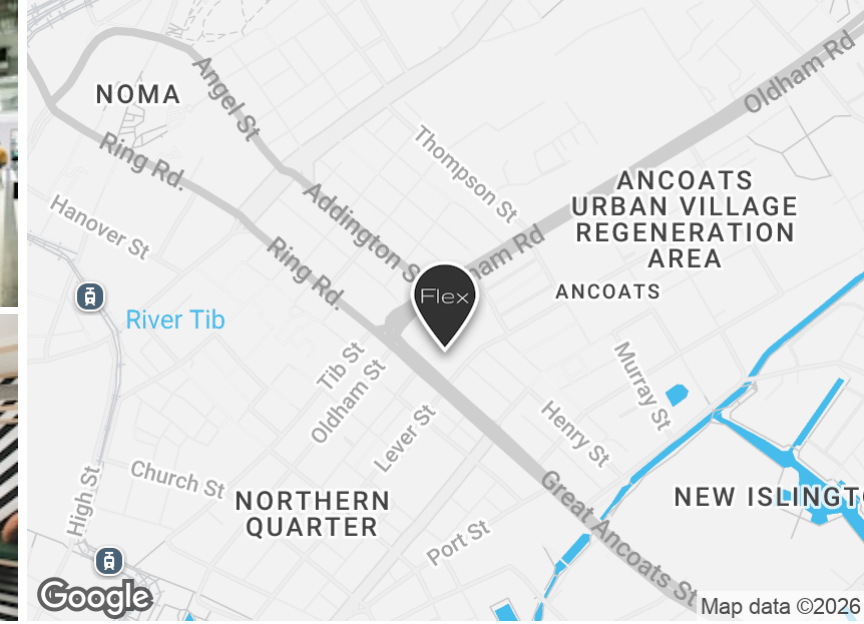
**Manchester Oxford Road**  
0.5 km, 6 mins walk

**Deansgate**  
0.7 km, 9 mins walk

**35/40 Person Office**

Private office, exterior

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
35 - 40 desks	1250 ft <sup>2</sup>
£316.30 - £361.49/desk	£121.46/ ft <sup>2</sup> annually
Monthly cost of occupancy	£12,652



5













## Huckletree Ancoats

Great Ancoats Street, Manchester M4 5...

### About building

Huckletree Ancoats is based in the historic old Express building. Based here, you'll find next-gen media companies, disruptive retail brands, and ambitious creatives. Get collaborative in the open plan work areas or make one of our private studio spaces your own. This modern space includes a podcasting studio, creative breakout spaces, a live lounge and a meditation space.

### Amenities

-  Breakout areas
-  Business lounge
-  Cafe
-  CAT 567 cabling
-  CCTV
-  Changing rooms
-  Cleaning
-  Coffee
-  Conference rooms
-  Cycle parking
-  Dog friendly
-  Filtered water

### Transport

#### Manchester Piccadilly

1.2 km, 16 mins walk

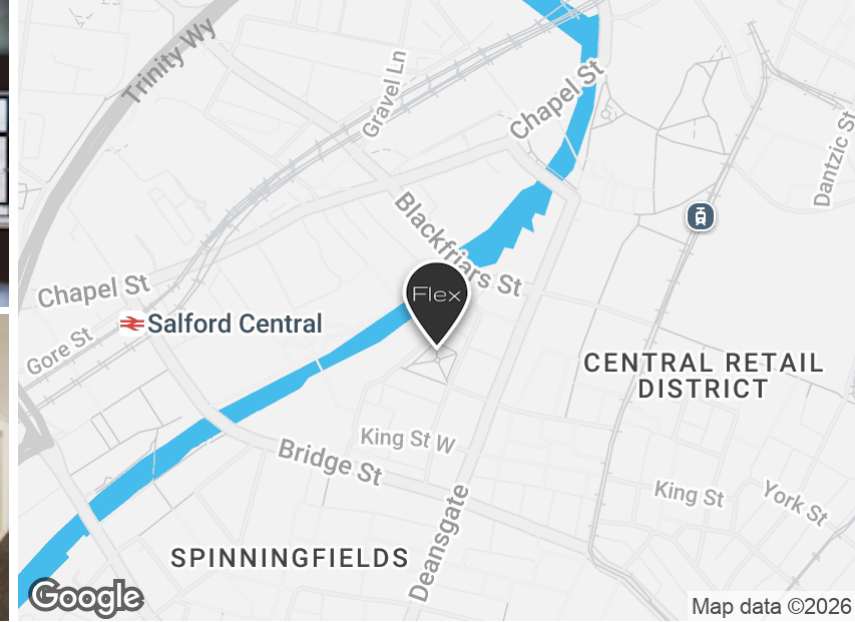
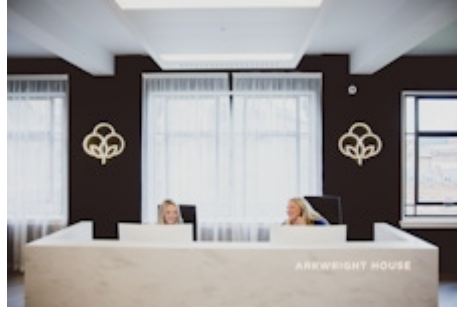


### 1.09 - 38 Desk Office

Private office, 1 floor, exterior

A corner office with large windows overlooking Great Ancoats Street. The office has two free-standing call booths and leads directly out into shared workspace amenities including kitchen area and breakout space.

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
38 desks	1322 ft <sup>2</sup>
£402.63/desk	£138.88/ ft <sup>2</sup> annually
Monthly cost of occupancy	£15,300



**6 Arkwright House**  
Saint Mary's Parsonage, Manchester M...

**About building**

The recently refurbished Arkwright House is a stunning Grade II listed office building boasting a rich heritage. The building is located in one of the city's Conservation Area's, Parsonage Gardens. Situated on the fourth and fifth floors, the 30,000 sq. ft. Grade A Orega workspace will provide over 500 workstations, private serviced offices, meeting rooms and breakout spaces. Orega Arkwright House offers clients a premium quality space that is both design-led and functional.

**Amenities**

- 24/7 access
- Air conditioning
- Backup internet connection
- Breakout areas
- Business lounge
- CAT 567 cabling
- CCTV
- Cleaning
- Coffee
- Cycle parking
- DDA compliance
- Disabled access

**Transport**

- Salford Central**  
0.7 km, 8 mins walk
- Manchester Victoria**  
0.9 km, 10 mins walk
- Deansgate**  
1.1 km, 15 mins walk

**Office #521**

Private office

Executive corner office seating between 25-30 desks with large windows that can open giving lots of natural light

<b>Term length</b>	<b>Available from</b>
12 months	08/04/2026
<b>Number of desks</b>	<b>Space size</b>
25 - 30 desks	1000 ft <sup>2</sup>
£429.47 - £515.36/desk	£154.61/ ft <sup>2</sup> annually

Monthly cost of occupancy **£12,884**



7

## Manchester

Brown Street, Manchester M2 1DH, Unit...

### About building

You can't get more central than Manchester's Brown St and that's where you can find us. Work.Life Manchester is our flagship of the north, just off King St, right next to the Arndale and a short walk to the Northern Quarter. Breakfast, lunch, dinner (tea!), it's all right on your doorstep and insides pretty good too. If you're looking for somewhere for you and your team that encourages productivity and offers a real sense of community, Work.Life Manchester is the place for you.

### Amenities

- 24/7 access
- CCTV
- Dog friendly
- Air conditioning
- Cleaning
- Filtered water
- Brainstorming rooms
- Coffee
- Fully furnished
- Cycle parking
- Kitchen
- Breakout areas

### Transport

#### Manchester Victoria

0.8 km, 9 mins walk



#### Manchester Oxford Road

1.1 km, 14 mins walk



0.03

Private office, G floor

Spacious 25 desk occupying a corner location on the ground floor, loads of natural light and additional space within office.

Term length

12 months

Available from

01/05/2026

Number of desks

25 desks

£324/desk

Space size

800 ft<sup>2</sup>

£121.50/ ft<sup>2</sup> annually

Monthly cost of occupancy

£8,100





**8 Manchester - Windmill Green**  
24 Mount Street, Manchester M2 3NN, ...

**About building**

Heralded as Manchester's greenest office building, Windmill Green is the city's first BREEAM Outstanding building with a WiredScore Platinum status. With a private Brompton bike hire, it has also been dubbed Manchester's most cycle-friendly building by CycleScore — and a rooftop terrace (with two active beehives, to boot) offers a beautiful bird's-eye view of downtown Manchester.

**Amenities**

- 24/7 access
- Air conditioning
- Breakout areas
- Changing rooms
- Cleaning
- Coffee
- Conference rooms
- Cycle parking
- Event space
- Filtered water
- Fully furnished
- Lockers

**Transport**

**Deansgate**  
0.7 km, 9 mins walk

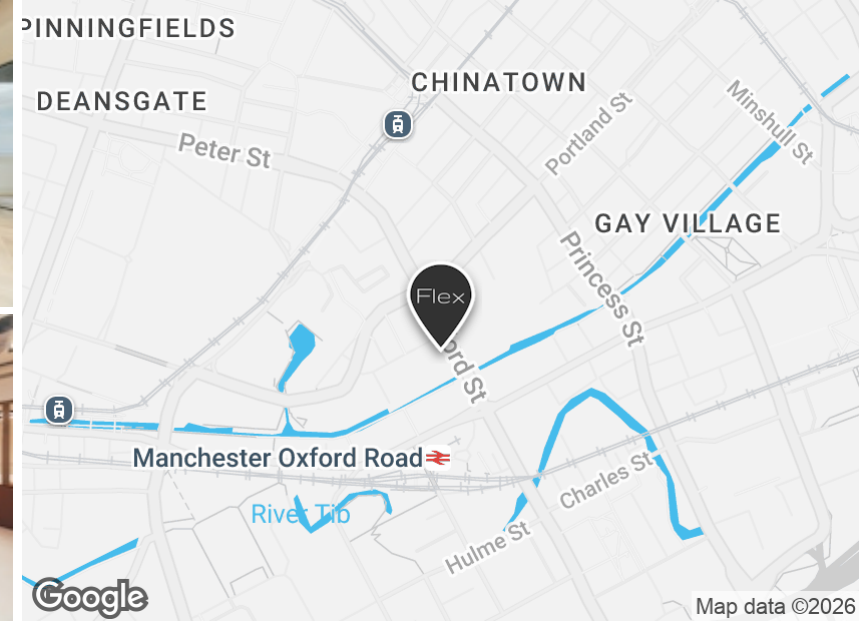
**Manchester Oxford Road**  
0.7 km, 9 mins walk

**Suite 104**

Private office, 1 floor, exterior

Term length	Available from
24 months	08/04/2026
Number of desks	Space size
48 desks	2610 ft <sup>2</sup>
£500/desk	£110.34/ ft <sup>2</sup> annually

Monthly cost of occupancy **£24,000**



**9 The Tootal Buildings**  
56 Oxford Street, Manchester M1 6EU, ...

**About building**

The Tootal Buildings are ideally located amongst a hive of Manchester activity, just a short walk from Oxford Road and Piccadilly rail station. Our workspaces are more than just beautiful; they're designed to boost productivity. Our offices are bright and flooded with natural light. We offer more desk space than other providers, giving you room to get things done. And our soundproofing means you can work without being overlooked and overheard. Give your business the edge.

**Amenities**

- 24/7 access
- Air conditioning
- Backup internet connection
- Brainstorming rooms
- Breakout areas
- Cafe
- Call handling
- CAT 567 cabling
- Changing rooms
- Cleaning
- Coffee
- Conference rooms

**Transport**

**Manchester Oxford Road**  
0.2 km, 3 mins walk

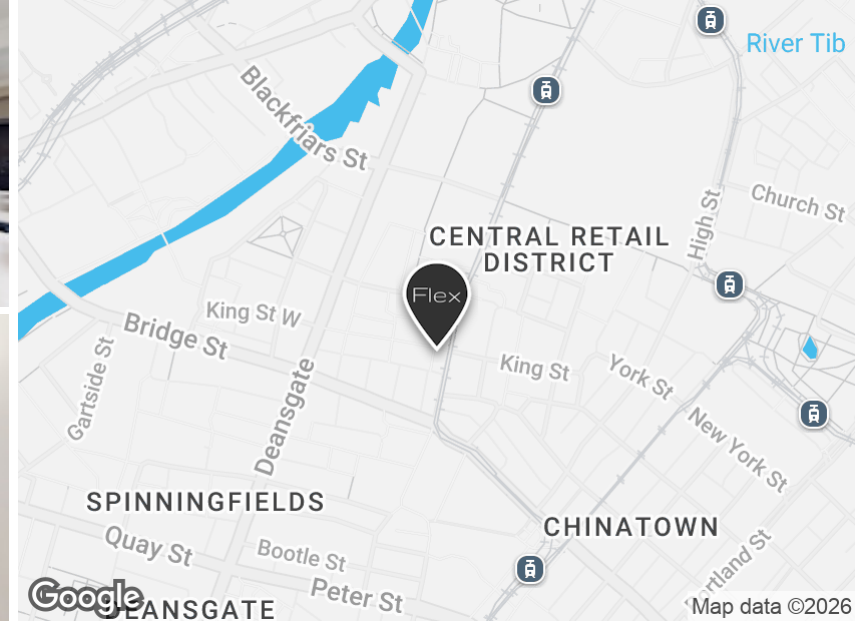
**Office #329**

Private office

Large Executive team office for 40-50 desks with a space for a meeting room pod, right next to the kitchen.

<b>Term length</b>	<b>Available from</b>
12 months	08/04/2026
<b>Number of desks</b>	<b>Space size</b>
42 - 50 desks	1560 ft <sup>2</sup>
£401.62 - £478.12/desk	£154.47/ ft <sup>2</sup> annually

Monthly cost of occupancy **£20,081**



**10 Eagle Buildings**  
62 Cross Street, Manchester M2 4JQ, U...

**About building**

Preserving History, Inspiring the Future  
Immerse yourself in an environment where history meets modern functionality at our recently refurbished listed building in Cross Street, Manchester. This beautiful architectural gem, renovated with meticulous attention to detail, is now ready to serve your business needs.

**Amenities**

- 24/7 access
- Backup internet connection
- Breakout areas
- CCTV
- Cleaning
- Coffee
- DDA compliance
- Disabled access
- Dog friendly
- Filtered water
- Fully furnished
- Kitchen

**Transport**

**Manchester Victoria**  
0.8 km, 10 mins walk

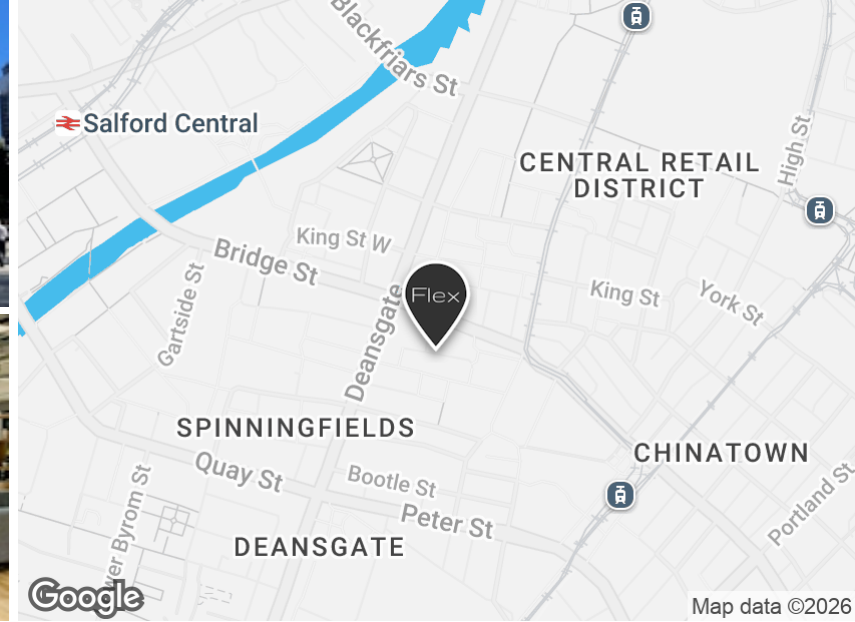
**Manchester Oxford Road**  
1.0 km, 13 mins walk

**Suite L03**

Managed space (licence), 3 floor, entire floor

Entire self-contained 3rd floor, with internal meeting room and kitchenette. Amenities include; Fully serviced, High speed internet connection, Tea & Coffee services, fully stocked kitchen, Inclusive billing and rates, Daily cleaning and access to discounted rates at adjacent coffee shop.

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
25 desks	1423 ft <sup>2</sup>
£240/desk	£50.60/ ft <sup>2</sup> annually
Monthly cost of occupancy	£6,000



11

## Manchester

Brazennose Street, Manchester M2 5AD...

### About building

Cubo Manchester opened in October 2023, taking up residence in The Lincoln: a new, statement office building in the heart of Manchester city centre. The 100,000 sqft prime office building occupies a prominent location in the Central Business District and will offer an occupier experience of which Cubo is proud to be a part. Cubo Manchester at The Lincoln is situated in the heart of the city, surrounded by a vibrant and eclectic mix of bars, restaurants, retail and hotels.

### Amenities

- 24/7 access
- Breakout areas
- Coffee
- Air conditioning
- Business lounge
- Conference rooms
- Backup internet connection
- CCTV
- Cycle parking
- Brainstorming rooms
- Changing rooms
- DDA compliance

### Transport

**Deansgate**  
0.9 km, 14 mins walk



**Manchester Oxford Road**  
1.0 km, 14 mins walk



### 3 options

- Office #104**  
28 desks  
790 ft<sup>2</sup>  
£11,200 monthly

---

- Office #207**  
36 desks  
973 ft<sup>2</sup>  
£14,400 monthly

---

- Office #206**  
30 desks  
788 ft<sup>2</sup>  
£12,000 monthly



1 - 3 options

**Office #104**

Private office

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
28 desks	790 ft <sup>2</sup>
£400/desk	£170.13/ ft <sup>2</sup> annually

---

Monthly cost of occupancy £11,200

**Office #207**

Private office

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
36 desks	973 ft <sup>2</sup>
£400/desk	£177.60/ ft <sup>2</sup> annually

---

Monthly cost of occupancy £14,400

**Office #206**

Private office

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
30 desks	788 ft <sup>2</sup>
£400/desk	£182.74/ ft <sup>2</sup> annually

---

Monthly cost of occupancy £12,000



**12 Koba @ 100 Barbirolli Square**  
Manchester M2 3AB, United Kingdom

**About building**

Koba @ 100 Barbirolli Square is Koba's first location – a WELL Certified workspace in the heart of Manchester, designed to put wellbeing, sustainability and hospitality at the core of the everyday. Spanning two thoughtfully curated floors, the space offers premium private offices, plug-and-play meeting rooms, collaborative breakout areas and The Oasis - a calming, restorative space designed for recharging.

**Amenities**

- 24/7 access
- Air conditioning
- Backup internet connection
- Breakout areas
- CAT 567 cabling
- CCTV
- Changing rooms
- Cleaning
- Coffee
- Conference rooms
- Cycle parking
- Disabled access

**Transport**

- Manchester Oxford Road**  
0.5 km, 7 mins walk
- Deansgate**  
0.6 km, 9 mins walk

2 options	
<b>010</b> 32 desks 1,445 ft <sup>2</sup>	£14,690 monthly
<b>103</b> 27 desks 1,348 ft <sup>2</sup>	£14,500 monthly

## 1 - 2 options

**010**

Private office, G floor, exterior &amp; interior

A 32 desk suite with a private internal meeting room (5 person)

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
32 desks	1444.5 ft <sup>2</sup>
£459.06/desk	£122.04/ ft <sup>2</sup> annually

---

 Monthly cost of occupancy £14,690
**103**

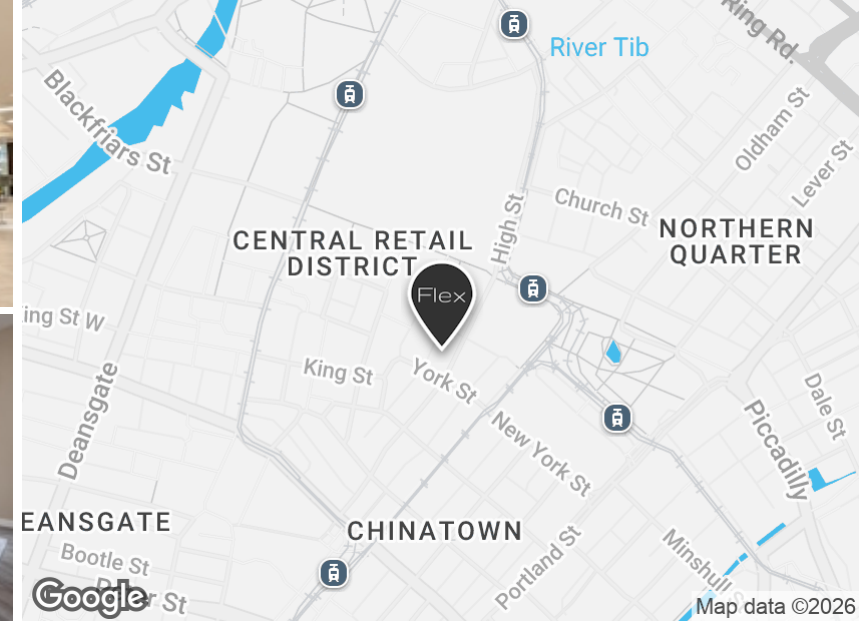
Private office, 1 floor, exterior &amp; interior

An external aspect, 27 desk suite with a private internal meeting room (5 seat)

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
27 desks	1347.6 ft <sup>2</sup>
£537.04/desk	£129.12/ ft <sup>2</sup> annually

---

 Monthly cost of occupancy £14,500



**13 11 York Street**  
11 York Street, Manchester M2 2AW, Uni...

### About building

Gilbanks creates productive workspaces that allow professional communities to thrive. With industry-leading technology, class-leading service and embracement of well-being at work, our premium contemporary environments embody professional comfort at its best. Encapsulating both contemporary architecture and bespoke design, 11 York Street has over 30,000 sq. ft. of multi-functional workspace, designed with professional businesses in mind.

### Amenities

- 24/7 access
- Air conditioning
- Backup internet connection
- Breakout areas
- Business lounge
- CCTV
- Changing rooms
- Cleaning
- Coffee
- Conference rooms
- Cycle parking
- DDA compliance

### Transport

**Manchester Victoria**  
1.0 km, 12 mins walk

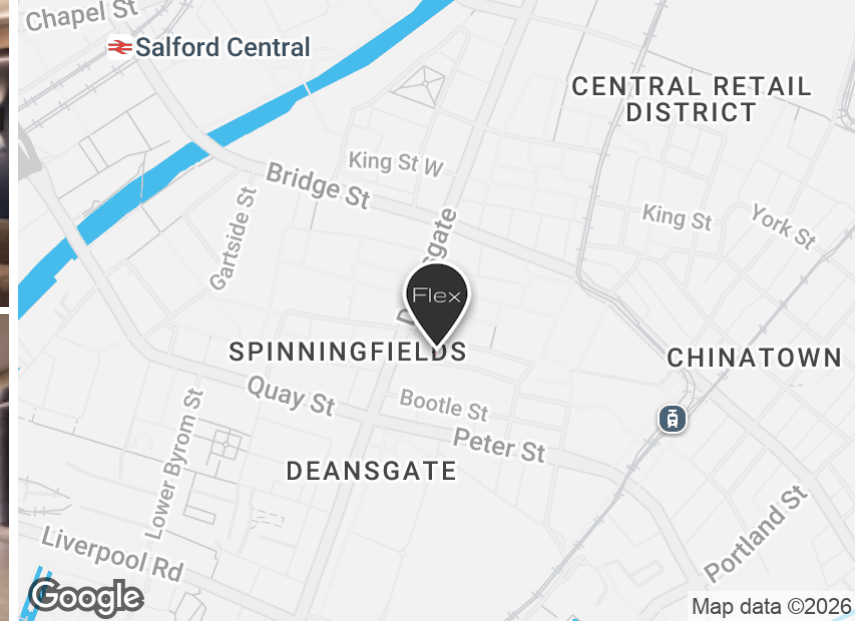
**Manchester Oxford Road**  
1.0 km, 14 mins walk

### 48 Person Office

Private office, 2 floor, exterior & interior

48-person office suite.  
Includes two 4-6-person internal meeting rooms.

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
48 desks	2187 ft <sup>2</sup>
£607.50/desk	£160/ ft <sup>2</sup> annually
<hr/>	
Monthly cost of occupancy	£29,160



**14 No 1 St Michael's**  
36 Jackson's Row, Manchester M2 5WD,...

**About building**

Available now. Located in the heart of Manchester City Centre, No.1 St Michael's is a landmark development that seamlessly blends innovative workspace with premium amenities, creating a vibrant new hub where aspirational businesses and people can thrive.

**Amenities**

- 24/7 access
- Air conditioning
- Backup internet connection
- Breakout areas
- Business lounge
- CCTV
- Cleaning
- Coffee
- Conference rooms
- Cycle parking
- DDA compliance
- Disabled access

**Transport**

- Deansgate**  
0.8 km, 11 mins walk
- Salford Central**  
0.9 km, 12 mins walk
- Manchester Oxford Road**  
0.9 km, 13 mins walk

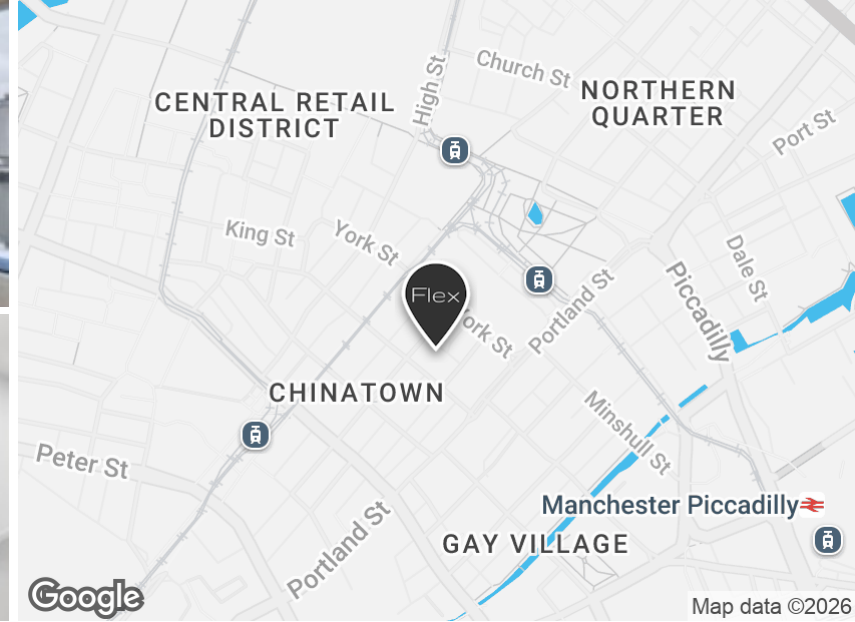
**Suite 8**

Private office, 1 floor

Two internal meeting rooms: 4-person and 6-person.

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
30 desks	1830 ft <sup>2</sup>
£838.75/desk	£165/ ft <sup>2</sup> annually

Monthly cost of occupancy £25,162.50



15




## St James Tower

7 Charlotte Street, Manchester M1 4DZ, ...

### About building

Your working day just got easier at St James's Tower, right in the centre of Manchester. Watch your productivity soar when you base your business in a prime spot to spark ideas and relationships. Find the flexible, fully-equipped space to suit your business needs, across four floors flooded with natural light – whether you're looking for private offices, communal spaces to brainstorm your next big idea or to hire a meeting room in Manchester.

### Amenities

-  Breakout areas
-  CCTV
-  Meeting rooms

### Transport

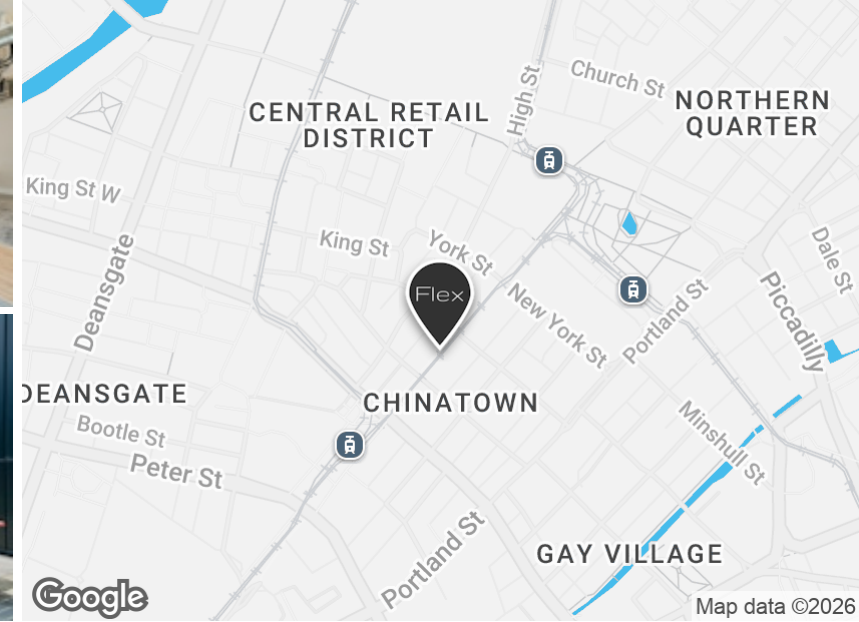
**Manchester Oxford Road**  
0.8 km, 10 mins walk  


### 30 Person Office

Private office, exterior

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
30 desks	1000 ft <sup>2</sup>
£343.50/desk	£123.66/ ft <sup>2</sup> annually

Monthly cost of occupancy £10,305



**16 Hyphen**  
75 Mosley Street, Manchester M2 3HR, ...

**About building**

5,490 sq. ft. of fully fitted and furnished, designed workspace across 5 floors. With a boardroom, separate meeting rooms, collaboration areas and a cafe-style kitchen, this one is definitely for organisations seeking a multifunctional and prestigious space Manchester is one of the UK's most exciting and thriving cities for work and play, and it's super-connected both locally and internationally. Close to home there's everything from the cultural Northern Quarter to the legendary Canal Street.

**Amenities**

- Air conditioning
- Breakout areas
- Cleaning
- Coffee
- Cycle parking
- DDA compliance
- Disabled access
- Dog friendly
- Filtered water
- Fully furnished
- Kitchen
- Meeting rooms

**Transport**

**Manchester Oxford Road**  
0.8 km, 11 mins walk

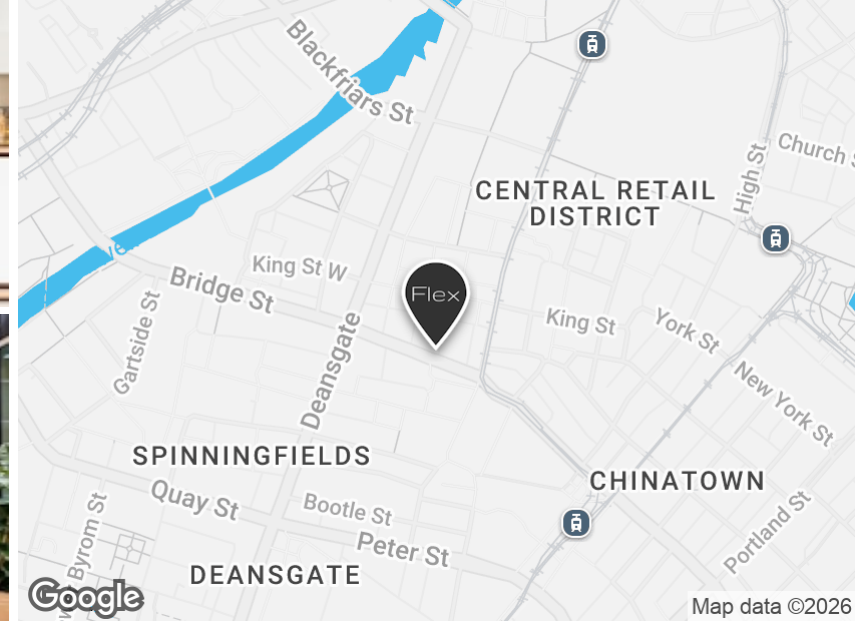
**Manchester Victoria**  
1.1 km, 15 mins walk

**2nd floor - suite 8**

Managed space (licence), 2 floor

Space for 30 desks, 1 meeting room, a dedicated kitchen and break out space

Term length	Available from
24 months	08/04/2026
Number of desks	Space size
30 desks	1550 ft <sup>2</sup>
£516.67/desk	£120/ ft <sup>2</sup> annually
Monthly cost of occupancy	£15,500



**17 Dalton Place**  
John Dalton Street, Manchester M2 6L...

**About building**

A tranquil locale in the heart of the city, our City Centre co-working space is the ideal home to grow your business with five floors in this six-story building. Featuring expansive lounges, unique conference rooms, and productivity fuelling private offices. The space is filled with natural light; an outdoor terrace offers a welcome reprieve between meetings.

**Amenities**

- Air conditioning
- Breakout areas
- Cleaning
- Coffee
- Conference rooms
- Cycle parking
- Dog friendly
- Event space
- Filtered water
- Kitchen
- Meeting rooms
- On-site parking

**Transport**

**Manchester Victoria**  
1.0 km, 11 mins walk

**Manchester Oxford Road**  
1.0 km, 12 mins walk

**Deansgate**  
1.0 km, 12 mins walk

**4 options**

**33 Person Office**  
33 desks  
1,060 ft<sup>2</sup>      £14,050 monthly

**28 Person Office**  
28 desks  
866 ft<sup>2</sup>      £12,200 monthly

**37 Person Office**  
37 desks  
991 ft<sup>2</sup>      £16,100 monthly

**and 1 more options**

1 - 3 options

**33 Person Office**

Private office, 1 floor, exterior

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
33 desks	1060 ft <sup>2</sup>
£425.76/desk	£159.06/ ft <sup>2</sup> annually
<hr/>	
Monthly cost of occupancy	£14,050

**28 Person Office**

Private office, 2 floor, exterior

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
28 desks	866 ft <sup>2</sup>
£435.71/desk	£169.05/ ft <sup>2</sup> annually
<hr/>	
Monthly cost of occupancy	£12,200

**37 Person Office**

Private office, 2 floor, exterior

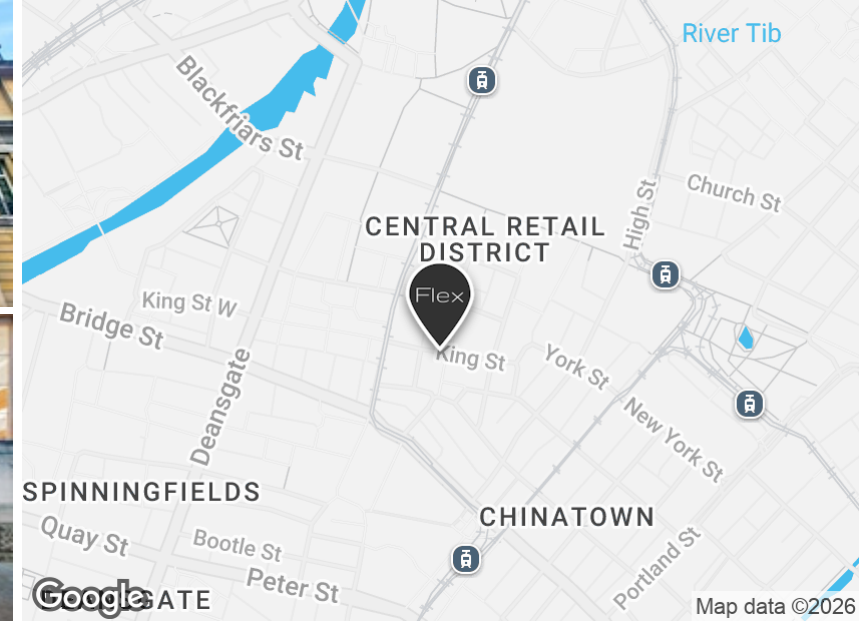
Term length	Available from
12 months	08/04/2026
Number of desks	Space size
37 desks	991 ft <sup>2</sup>
£435.14/desk	£194.95/ ft <sup>2</sup> annually
<hr/>	
Monthly cost of occupancy	£16,100

4 - 4 options

### 29 Person Office

Private office, 2 floor, exterior

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
29 desks	1050 ft <sup>2</sup>
£455.17/desk	£150.86/ ft <sup>2</sup> annually
<hr/>	
Monthly cost of occupancy	£13,200



18












## King Street

82 King Street, Manchester M2 4WQ, Un...

### About building

Regus's business centre in King street effortlessly blends traditional design with strikingly modern architecture to create a working space that cannot be faulted. The Grade I listed building is sited in front of a glass clad tower. The contemporary and traditional aesthetic work together to deliver a unique workspace environment. The offices available in this prestigious property are fully air conditioned. A business lounge is onsite with meeting rooms also bookable on a daily basis.

### Amenities

-  Breakout areas
-  CCTV
-  Cleaning
-  Disabled access
-  Fully furnished
-  Kitchen
-  Mail handling
-  Meeting rooms
-  On-site parking
-  Snacks and refreshments
-  Wi-Fi

### Transport

#### Manchester Victoria

0.9 km, 10 mins walk



#### Manchester Oxford Road

1.0 km, 12 mins walk



### 30 Person Office

Private office, exterior

Term length  
12 months

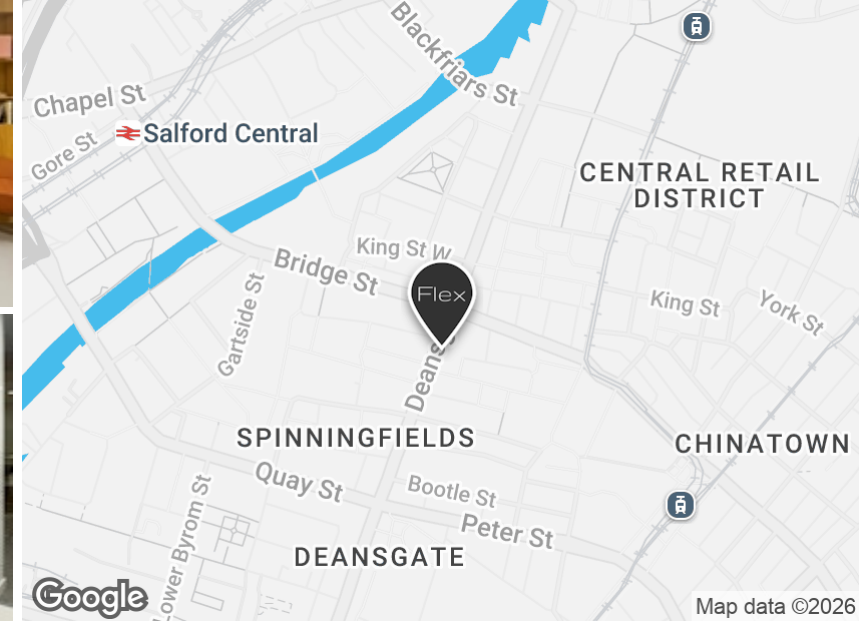
Number of desks  
30 desks  
£258.80/desk

Available from  
08/04/2026

Space size  
1000 ft<sup>2</sup>  
£93.17/ ft<sup>2</sup> annually

Monthly cost of occupancy £7,764










**19** **125 Deansgate**  
125 Deansgate, Manchester M3 2LH, U...




### About building

The pride of Manchester's movers and shakers, 125 Deansgate offers 12 storeys of flexible designer workspace filled with entrepreneurial spirit. Holding a prominent position in the buzzing heart of the city centre, this business hub is surrounded by trendy bars, high-end boutiques and some of the area's best food spots. Whether you're after an artisan coffee, a colourful cocktail or a locally brewed pint, you'll find a venue to suit within walking distance.

### Amenities

-  Breakout areas
-  CCTV
-  Lockers
-  Meeting rooms
-  Wi-Fi

### Transport

- Salford Central**  
0.7 km, 8 mins walk  

- Deansgate**  
0.8 km, 11 mins walk  

- Manchester Oxford Road**  
1.0 km, 13 mins walk  


### 25/30 Person Office

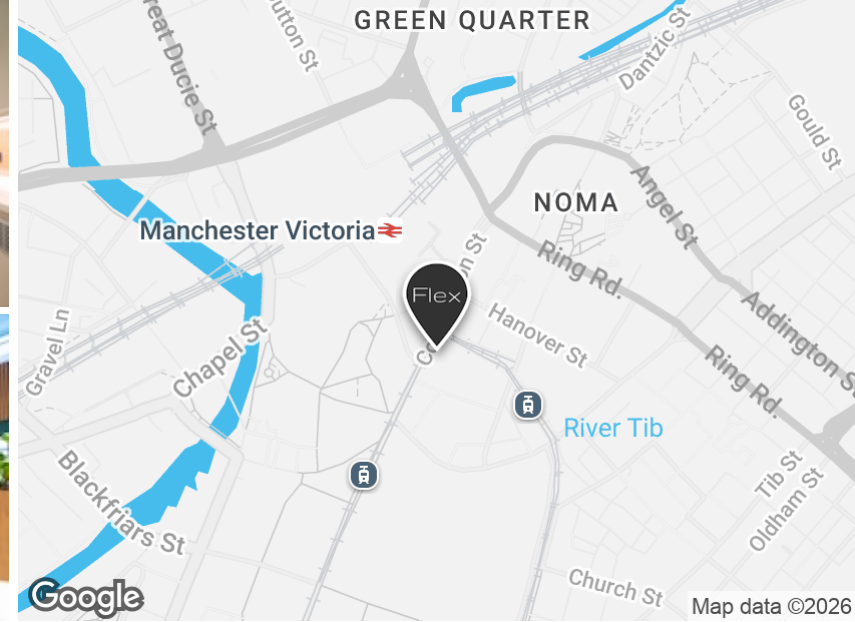
Private office, exterior

Term length  
12 months

Available from  
08/04/2026

Number of desks  
25 - 30 desks  
£358.80 - £430.56/desk

Monthly cost of occupancy £10,764



20

## Balloon Street

1 Balloon Street, Manchester M4 4BE, U...

### About building

1 Balloon Street - our stunning new flagship location - is right in the middle of Manchester's business district, directly opposite Victoria train station. It's packed with all the amenities you need to work at your best: phone booths, generous communal space and unlimited barista quality coffee. And with access to a large roof terrace, showers and ample bike storage, your employees will be happier, healthier and more productive.

### Amenities

- 24/7 access
- Air conditioning
- Backup internet connection
- Breakout areas

- Business lounge
- CAT 567 cabling
- CCTV
- Cleaning

- Coffee
- Cycle parking
- DDA compliance
- Disabled access

### Transport

#### Manchester Victoria

0.2 km, 3 mins walk



### 2 options

#### Office #201

28 desks  
1,040 ft<sup>2</sup>

£12,816 monthly

#### Office #210

38 desks  
1,365 ft<sup>2</sup>

£18,421 monthly



## 1 - 2 options

**Office #201**

Private office

Large spacious office to seat 25-28 desks right next to the break out space overlooking the outdoor terrace area.

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
28 desks	1040 ft <sup>2</sup>
£457.71/desk	£147.88/ ft <sup>2</sup> annually

---

Monthly cost of occupancy **£12,816**

**Office #210**

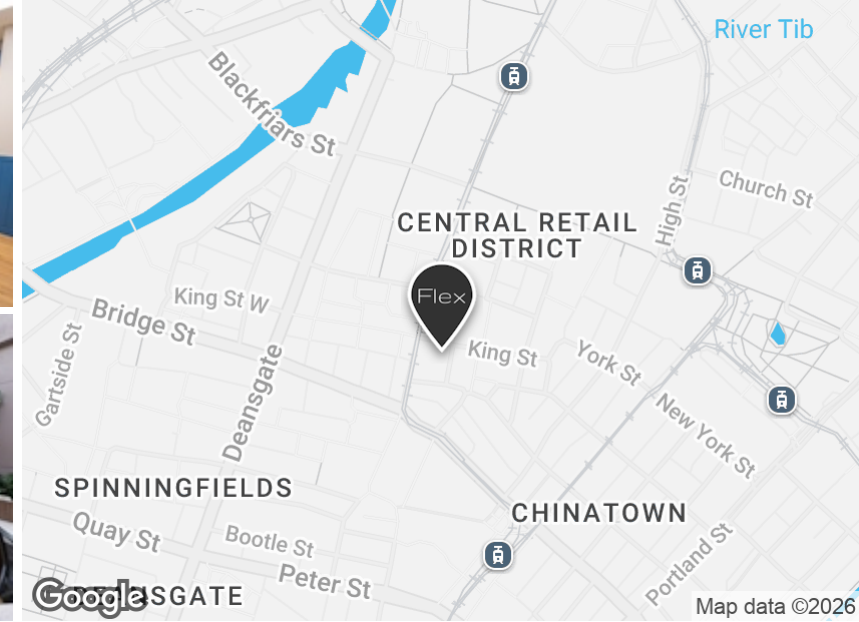
Private office

Large executive office to seat 34-38 desks, located opposite a large kitchen/breakout space and outdoor sun terrace

Term length	Available from
12 months	08/04/2026
Number of desks	Space size
38 desks	1365 ft <sup>2</sup>
£484.76/desk	£161.94/ ft <sup>2</sup> annually

---

Monthly cost of occupancy **£18,421**



21

## King Street

76 King Street, Manchester M2 4NH, Uni...

### Amenities

- 24/7 access
- Air conditioning
- Breakout areas
- Changing rooms
- Cleaning
- Coffee
- Conference rooms
- Cycle parking
- Disabled access
- Dog friendly
- Event space
- Fully furnished

### Transport

#### Manchester Victoria

0.8 km, 11 mins walk



#### Manchester Oxford Road

1.0 km, 14 mins walk



### Suite 306 - 31 person office

Private office, 3 floor

Term length  
12 months

Number of desks  
31 desks  
£350/desk

Available from  
08/04/2026

Space size  
950 ft<sup>2</sup>  
£137.05/ ft<sup>2</sup> annually

Monthly cost of occupancy £10,850

















**22 Bloc**  
17 Marble Street, Manchester M2 3AW, ...


## About building


Bloc has a renewed focus on the work environment to help boost productivity. We've incorporated technology to monitor and optimise air quality, built a state-of-the-art wellness suite, a sleep pod, wellness room, and a cascading garden in the foyer has been featured to help bring balance to business. Bloc features a cinema room, spaces for community pop-up events, and co-working spaces to help foster collaboration. The future of work is wellbeing.

## Amenities

-  24/7 access
-  Cleaning
-  Fully furnished
-  Breakout areas
-  Coffee
-  Kitchen
-  Business lounge
-  Cycle parking
-  Meeting rooms
-  Event space
-  Changing rooms
-  Phone booths

## Transport

**Manchester Victoria**  
0.9 km, 10 mins walk  


**Manchester Oxford Road**  
1.1 km, 14 mins walk  


## 50 Person Office

Private office, exterior

Term length  
24 months

Available from  
08/04/2026

Number of desks  
50 desks  
£475/desk

Space size  
2134 ft<sup>2</sup>  
£133.55/ ft<sup>2</sup> annually

Monthly cost of occupancy **£23,750**

## Your contact



Flex Office Solutions  
Helping Find Your Next Office

+44 207 206 2610  
+7947 522 101

[tony@flexofficesolutions.co.uk](mailto:tony@flexofficesolutions.co.uk)