



# THE OBSERVATORY

In the heart of **Manchester's Central Business District**

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## Location

The Observatory is a prestigious city centre office building, standing on Cross Street facing St Ann's Street. With frontages to Cheapside and Chapel Walks, the building enjoys prominence in the heart of Manchester's Central Business District.

### Restaurants

1. Salvi's Cucina
2. Browns
3. Croma
4. Jamie's Italian
5. Caffé Grande Piccolino
6. Panama Hatty's
7. Rosso
8. Miller and Carter
9. Pizza Express
10. Zizzi
11. Grafene
12. San Carlo
13. Byron Burger
14. Bills
15. Restaurant Bar & Grill
16. Grill on the Alley
17. El Gato Negro

### Bars

18. All Bar One
19. Sam's Chop House
20. Duttons
21. Slug & Lettuce
22. Liquorice
23. Beermoth

### Retail

24. Bang & Olufsen
25. Belstaff
26. DKNY
27. Pretty Green
28. Vivienne Westwood
29. Boots

### Leisure

30. Sports Direct Gym

### Food

31. Philpotts
32. Tesco

### Hotel

33. Gotham Hotel
34. King Street Town House

### Cafes

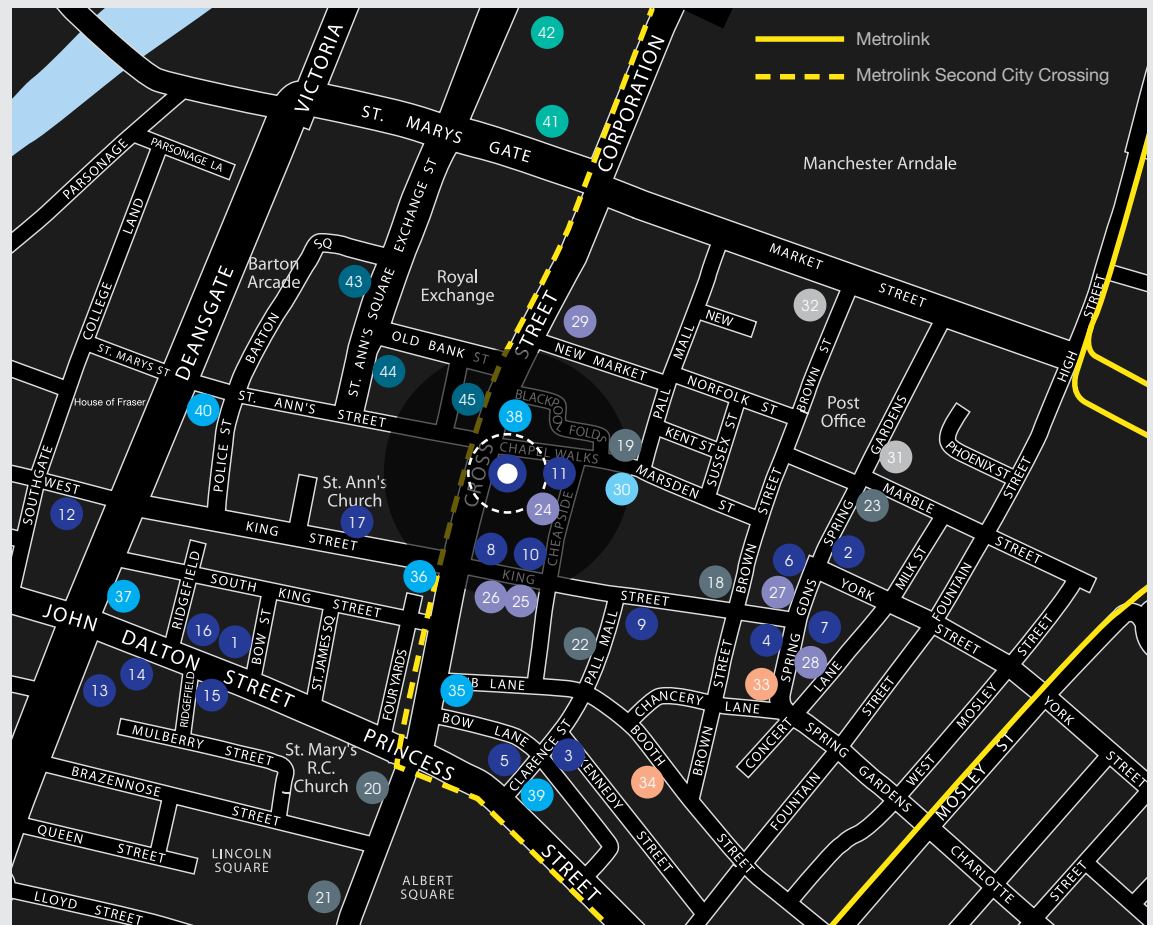
35. Caffè Nero
36. Eat
37. Katsouris Deli
38. Pret A Manger
39. Starbucks
40. Patisserie Valerie

### Shops

41. M&S
42. Selfridges

### Banks

43. HSBC
44. Barclays
45. Santander





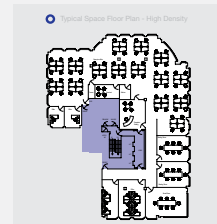
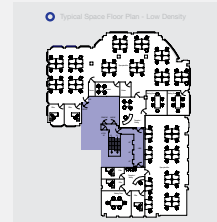
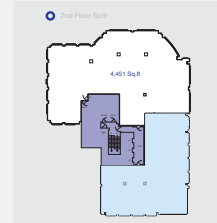
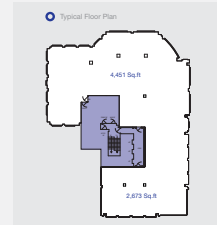
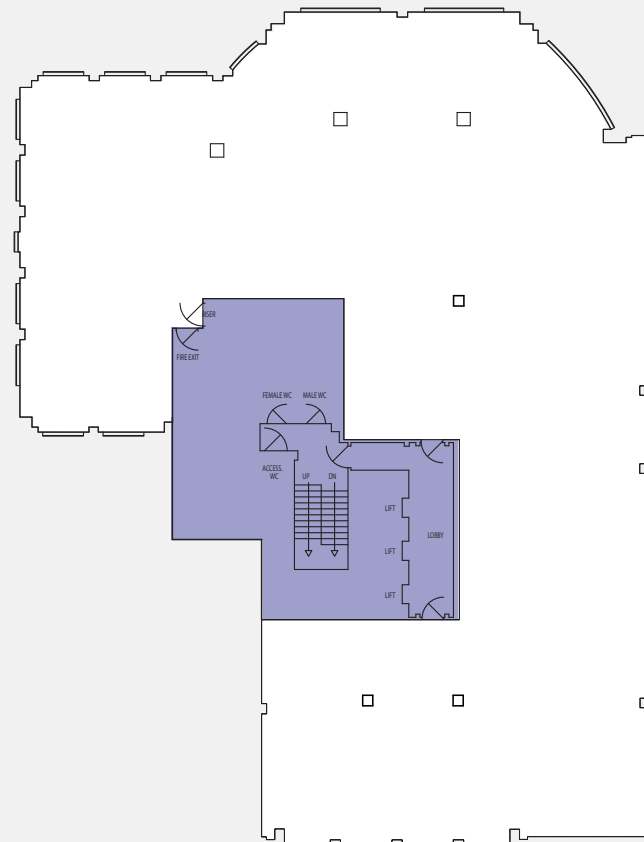
## Accommodation

Grade 'A' offices  
**To Let, Suites of 4,451 – 18,198 sq ft.**  
**Fully Refurbished**

### availability

Floor	Sq ft	Sq m
1st	6,651	618
Part 2nd	Let to Deerns	
Part 2nd	4,451	414
3rd	7,096	659
4th	Let to Aviva	
5th	Let to Markel	
6th	Let to Nationwide	
7th	Let to Ward Hadaway	
8th	Let to Capita	
Total	18,198	1,691

### Typical Floor Plan



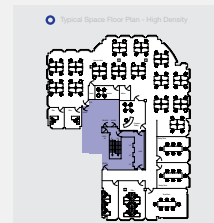
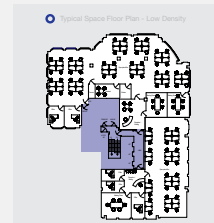
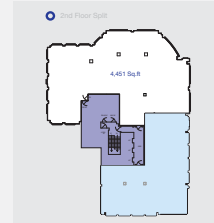
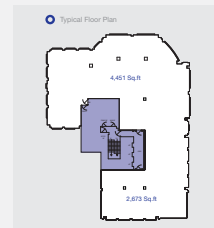
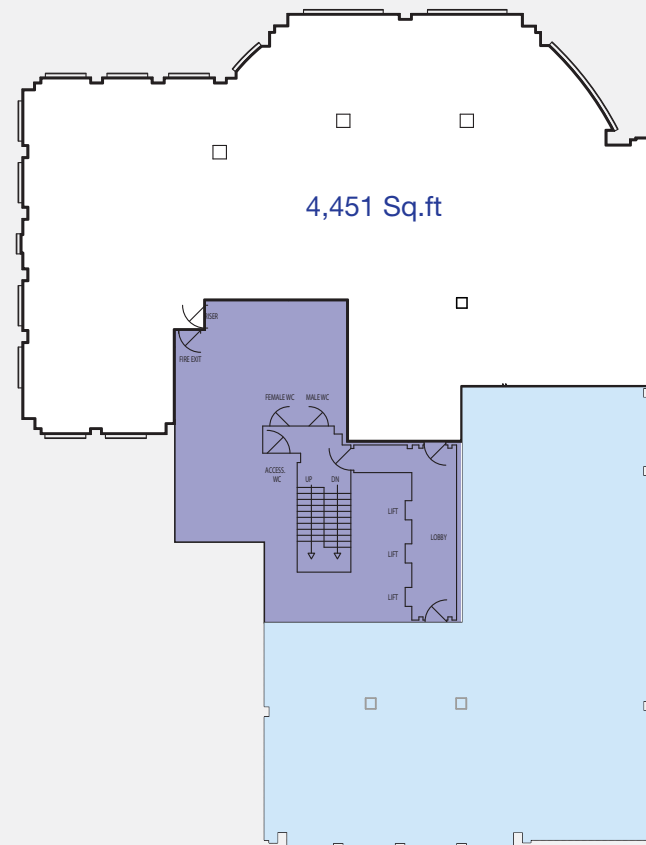
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### 2nd Floor Split



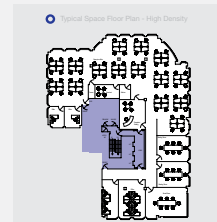
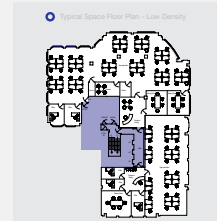
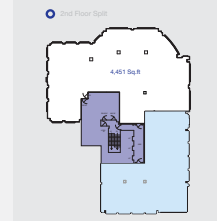
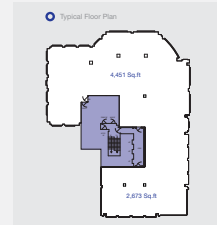
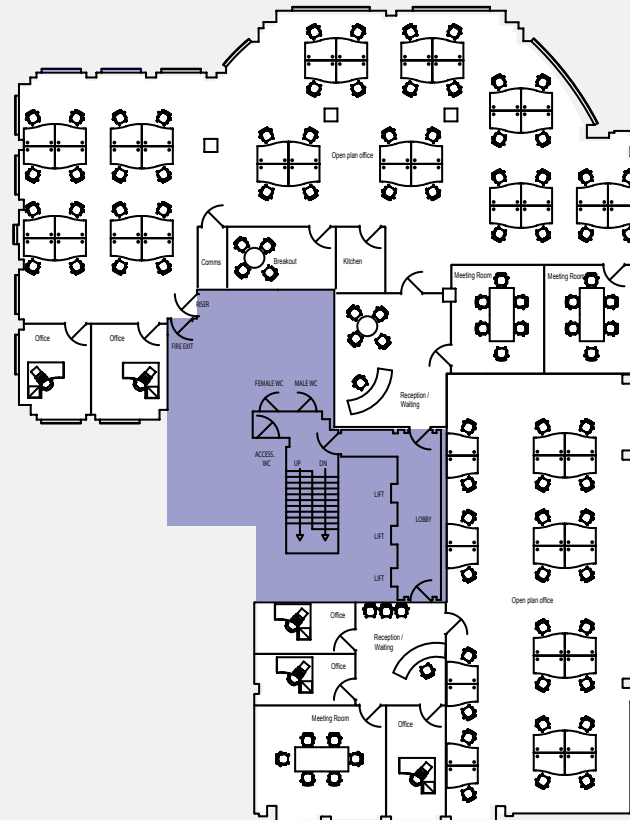
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### Typical Space Plan - Low Density



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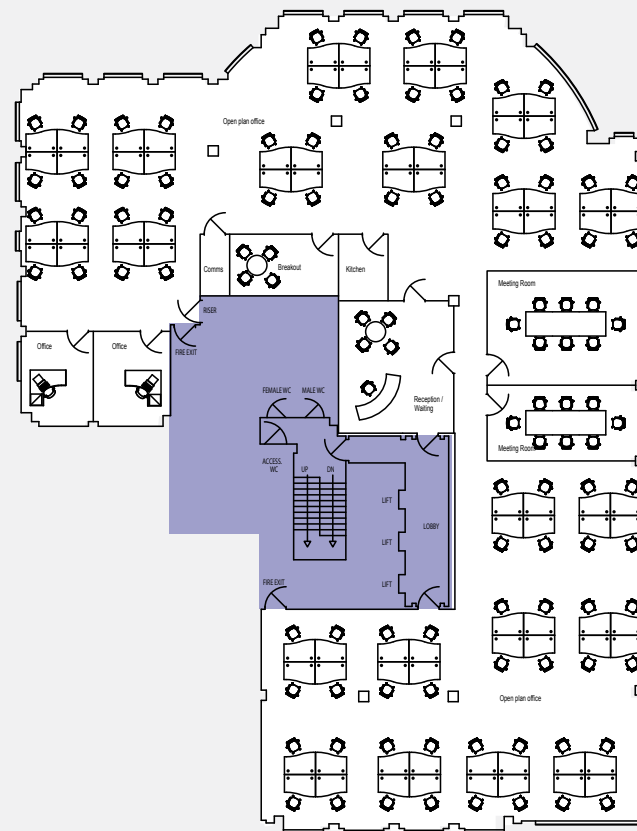
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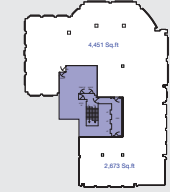
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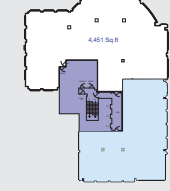
### Typical Space Plan - High Density



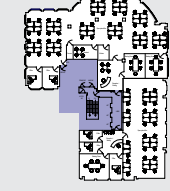
Typical Floor Plan



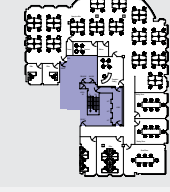
Typical Floor Split



Typical Space Floor Plan - Low Density



Typical Space Floor Plan - High Density

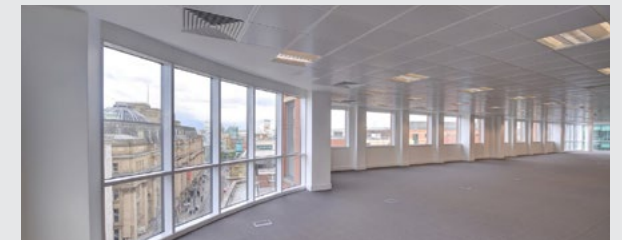
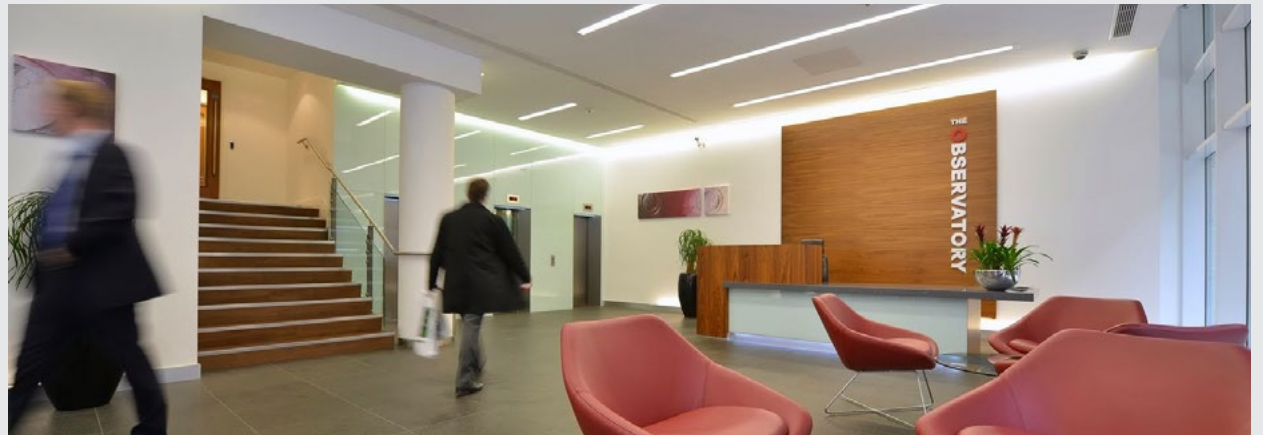


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## Specification

**The Observatory is a high quality Grade 'A' office building which offers:**

- Impressive modern reception
- Three 10-person high speed passenger lifts
- Four pipe fan coil air conditioning
- Secure basement car parking
- Car parking ratio of 1:2000 sq ft
- Shower and changing facilities
- Metal tiled ceiling
- Full access raised floors
- LED/LG7 compliant lighting
- 24 Hour access
- Cycle racks



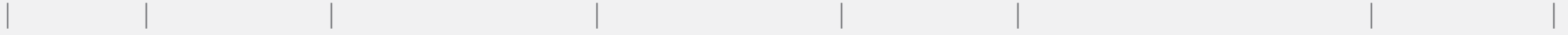


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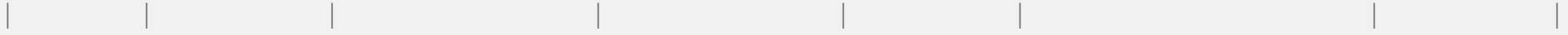
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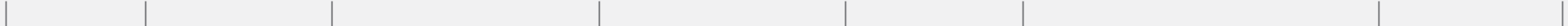


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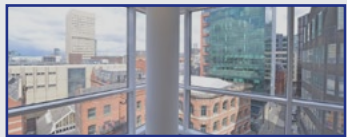
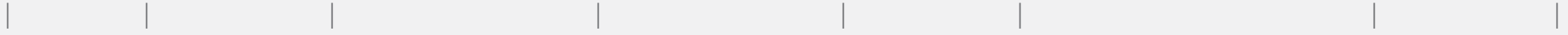




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## Contact

For more information or to book an appointment to view this property, please do not hesitate to contact:



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