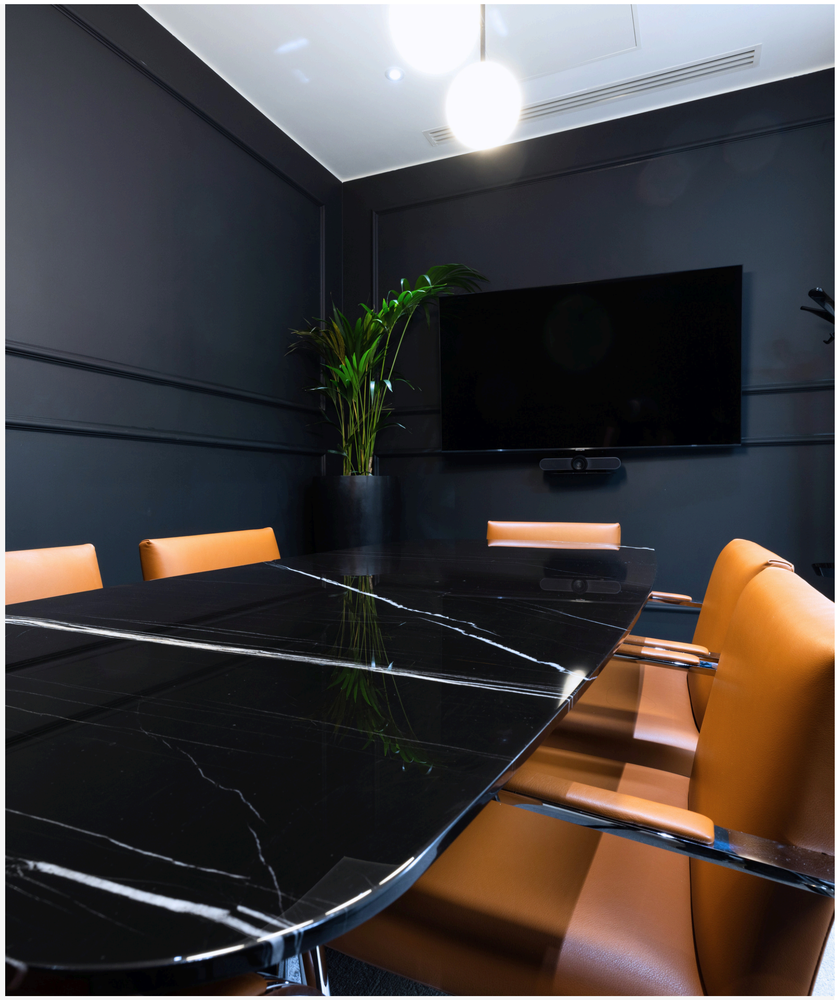
Gilbanks.

11
YORK
STREET
MANCHESTER





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# AVAILABLE NOW

**ELEVATE YOUR BUSINESS WITH PREMIUM FLEXIBLE WORKSPACE AT 11 YORK STREET**

**MANCHESTER**
M2 2AW

# ULTRA-PRIME LOCATION

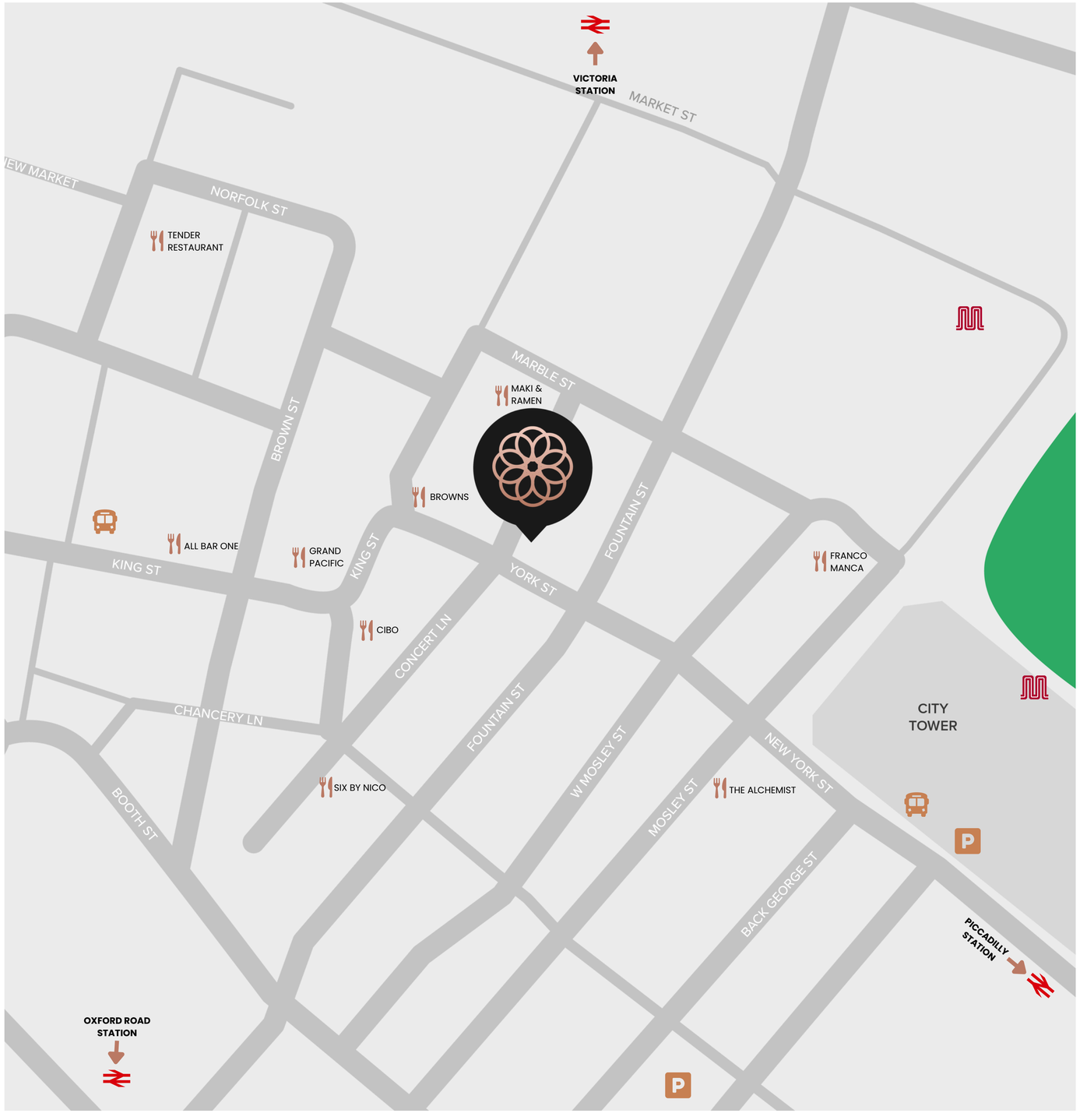
Our prime positioning in the heart of Manchester's business district places you at the centre of the city's finest offerings.

Surrounded by distinguished businesses, renowned bars, top restaurants, and premium retail, residents of 11 York Street are just steps away from the best Manchester has to offer.

2 MINUTES
Walk to shops and wider business districts

2 MINUTES
Walk to Market Street Metrolink

11 MINUTES
Walk to Manchester Victoria Station











11 York Street combines contemporary architecture with bespoke design, offering multifunctional workspace, crafted with the most discerning professional businesses in mind.

SUSTAINABLE

The building is highly energy-efficient and sustainably managed, holding a BREEAM Excellent rating and an EPC A rating.

CAFE AND RESTAURANT

Gemini Caffe Bar and Maki & Ramen are located in the building, offering convenient access for breakfast, lunch, and dinner options.

ROOFTOP TERRACE

The stunning rooftop terrace offers an idyllic city backdrop, ideal for relaxed breakout sessions or connecting with colleagues.

CYCLE STORAGE

The building has a Platinum Cycle Score, offering 58 cycle storage spaces, showers, lockers, and a drying room.

LOBBY AND COMMUNAL SPACE

With its luxury scents and high-end furnishings, the lobby creates an impressive first impression. Complete with coffee machine, breakout spaces, and coworking areas for tenants.

MEETING & EVENT SPACE

The building offers three exclusive meeting and event spaces for tenants - The Pod, The Curtain, and The Director's Suite.









# PRIVATE SERVICED OFFICES BY GILBANKS

Gilbanks creates productive workspaces that allow professional communities to thrive. With industry-leading technology, class leading service and the embracement of well-being at work, our premium contemporary environments embody professional comfort at its best.



### UNRIVALLED CUSTOMER SERVICE

Proactive, dedicated service is our most distinguishing benefit and our staff are trained to focus on the needs of our professional clientele. 100% CSAT score in 2024.

### WORLD-CLASS CONNECTIVITY

All suites are provided with an uncontended, highly secure internet connection with backup line which can be configured to suit your precise infrastructure.

### MEETING ROOMS

Three thoughtfully designed meeting rooms, built to inspire focus and collaboration. Each space features advanced video conferencing technology for effortless connectivity - with members receiving 25% off all bookings.

### ACOUSTIC COMFORT

Acoustic barriers are installed throughout our workspaces, ideal for your comfort wherever you are.

### ERGONOMIC FURNITURE

All suites benefit from the highest quality ergonomic furniture, with Humanscale task chairs for every workstation and sit stand desks.

### COMPLIMENTARY REFRESHMENTS

Only the finest and ethically sourced coffee from Nespresso and Pact are offered throughout our offices. Traditional and herbal teas are also available.

BE PART OF THE GILBANKS COMMUNITY ALONGSIDE
OUR VALUED NETWORK OF CLIENTS

MORGAN SINDALL INFRASTRUCTURE

NEWLINE GROUP

TETRA TECH

AXA

Cavendish

TheBusinessDesk.com

TYSERS

Swiss Re

## INCLUDED IN PRICE

10 Gbps fibre internet with 1 Gbps satellite backup

Building utilities including heating, water and electricity

Service charges

Business rates

Building, public liability and products liability insurance

Office set-up costs

Workstations complete with 1400mm wide desks and ergonomic Humanscale task chairs

Reception service

Mail handling

Cleaning

Unlimited refreshments

## EXTRA COSTS

Contents insurance

Meeting room bookings (Gilbanks members receive a 25% discount)

Printing and scanning

Franking and postage

Outgoing phone calls

Gilbanks.

For further information and current availability, please contact:

enquiries@gilbanks.com
0161 974 3999

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**GILBANKS**.com