



A RENEWED
CLASSIC, BRACED
FOR THE FUTURE

TO LET
5TH FLOOR:
5,077 SQ.FT



Marshall
Building

2 ST ANNS PL
MANCHESTER
M2 7LP

History

In 1837 Yorkshireman James Marshall opened a shop in London's Vere Street. The business grew and became Marshall and Snelgrove, taking residence in new premises in the Royal British Warehouse in 1851. Renovations in the 1870s by Horace Jones and Octavius Hansard extended the store to occupy the entire block. Managed by visionaries, the business soared in reputation and reach and branches opened in the fashionable resorts of Scarborough and Harrogate.



IMAGE:
Marshall & Snelgrove in St Ann's House
(RIGHT)

←
A tenacious
tale of retail

Marshall Building

Renamed from St. Ann's House, redesigned to welcome innovative and creative businesses, and rebranded to promote smart working with wellbeing at the heart of everyone's day.

→
Change to embrace the future

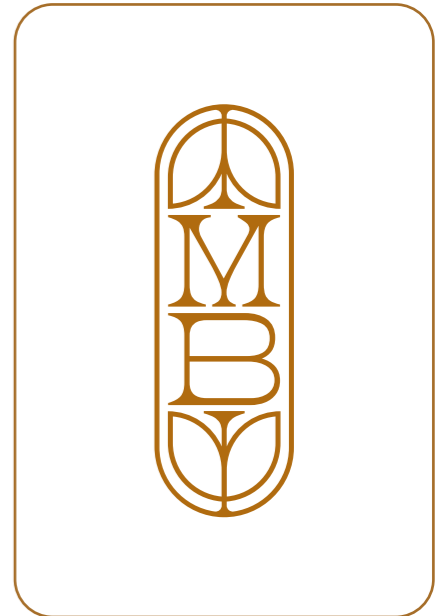


The external façade has been tastefully restored and a new chic and welcoming reception area, and intelligently designed new event and meeting spaces have been added. We have introduced a new focus on wellness into every aspect of Marshall Building,

spaces are designed with user experience at the forefront. The addition of a new designated wellness studio demonstrates our commitment to creating a space which revolves around the individual.

←
Heritage
Conscious,
Forward
Thinking

←
IMAGE:
A New Look - CGI (LEFT)
A New Logo (BELOW)



The new brand for Marshall Building encapsulates the spirit of the buildings' heritage as a department store and combines this with a refreshing and contemporary visual style.

We made this for you

A tastefully refurbished reception, embracing the opulent heritage of the original building, primed to support the future of innovation, commerce and creativity.



Your elegant space awaits.

Arrive at the office your way and go about your day in spaces that make productivity and creativity easy. Spend daytime downtime working out or chilling out and make every second of your day count.



Image:
Refurbished Reception CGI (ABOVE)

King Street and St Ann's Square

Live, work, eat, shop, thrive

Perfectly placed in a bustling pedestrianised area populated by high-end retail stores and Manchester's buzziest cafes, restaurants, bars and the Royal Exchange Theatre

St. Ann's Square has been home to the Manchester Cotton Exchange for over two centuries, surviving bombing during the war and a terrorist bomb in 1996. The current Royal Exchange building was constructed here in 1874.

Most buildings on King Street were built or rebuilt during Victoria's reign, except for 35-37, the last surviving Georgian mansion in central Manchester and home to Baring's Bank until the 1970s.

The street is now Manchester's most desirable luxury shopping and dining destination.

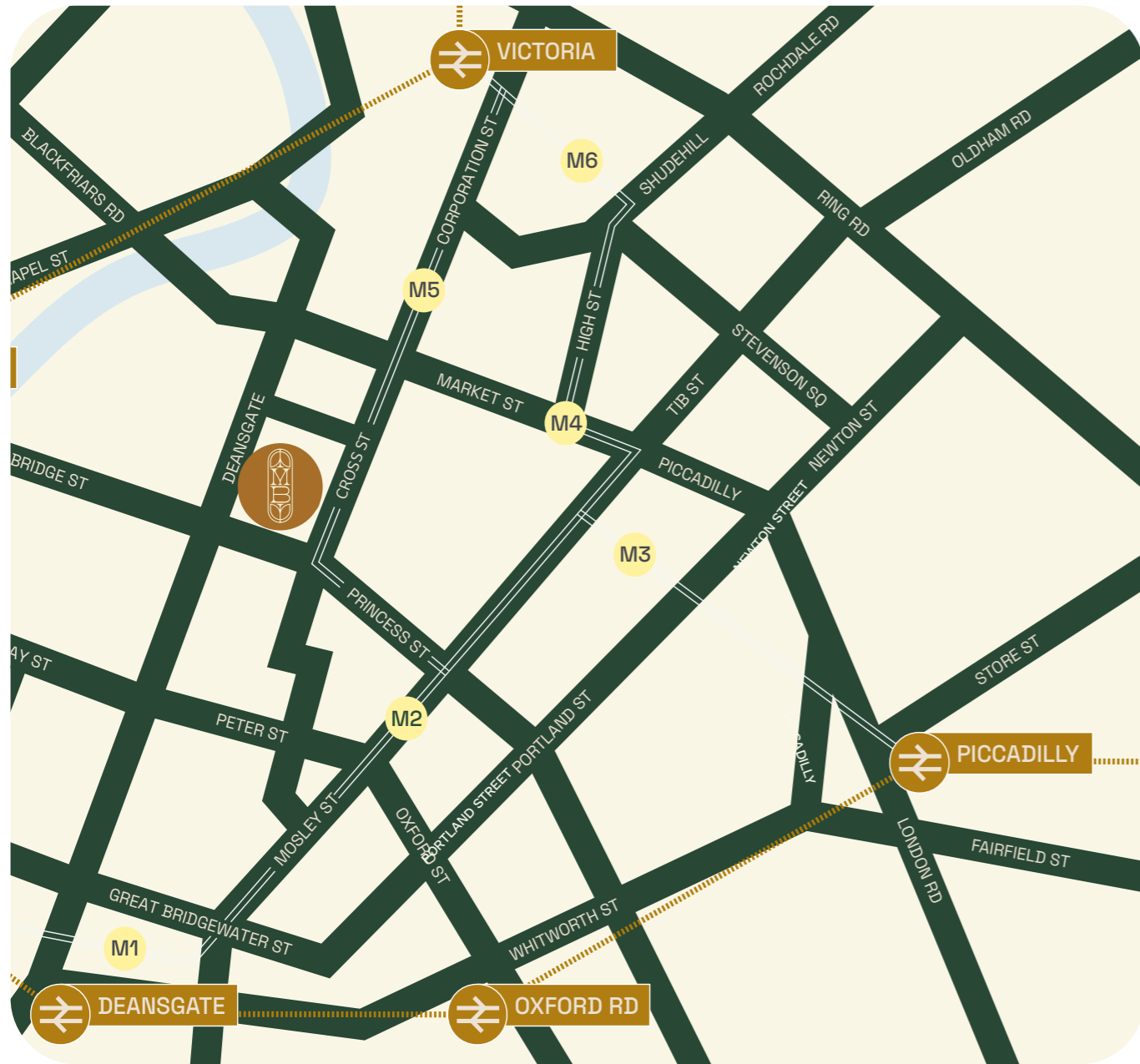


IMAGE:
Tast Catalana (LEFT)
King Street (BELOW)
Cibo (RIGHT)



- | | |
|----------------------------|----------------------------|
| 1. RUSSEL & BROMLEY | 26. LULULEMON |
| 2. BISOUS BISOUS | 27. BARTON ARCADE |
| 3. CAFE W | 28. END |
| 4. ARCANE | 29. & OTHER STORIES |
| 5. LA VINA TAPAS | 30. SAMS CHOPHOUSE |
| 6. LA BANDERA | 31. STOCK EXCHANGE HOTEL |
| 7. GAILS | 32. MILLER & CARTER |
| 8. TAST | 33. ARNDALE |
| 9. BOODLES | 34. SELFRIDGES |
| 10. BELSTAFF | 35. DITTO |
| 11. THE WHITE COMPANY | 36. 92 DEGREES |
| 12. NIEL'S YARD REMEDIES | 37. ROYAL EXCHANGE THEATRE |
| 13. EL GATO NEGRO | 38. REVOLUTION |
| 14. CLARKS | 39. CAFFE GRANDE |
| 15. FRANCO MANCA | 40. FLIGHT CLUB |
| 16. KNOOPS | 41. CIBO |
| 17. MR THOMAS'S CHOPHOUSE | 42. LUCKY CAT |
| 18. PATAGONIA | 43. WATERSTONES |
| 19. PRET A MANGER | 44. CLARENDON FINE ART |
| 20. CORBIERES BAR | 45. BARBOUR |
| 21. SANDINISTA | 46. THE WHISKEY SHOP |
| 22. DAVID M ROBINSON | 47. MOLTON BROWN |
| 23. SEAN RAYMENT | 48. L'OCCITANE |
| 24. WATCHES OF SWITZERLAND | 49. YARDS |
| 25. IOLLA | 50. FJALLRAVEN |





MARSHALL BUILDING TO:

- 0 MINS
- St Ann's Square
- King Street
- Deansgate
- 5 Market Street
- Corn Exchange
- 10 Victoria Train Station
- Victoria Metrolink
- Northern Quarter
- 15 Oxford Road Station
- Castlefield
- Piccadilly Station
- 20 Mayfield



ST PETER'S SQ TO:

- 0 MINS
- Piccadilly Gardens
- Piccadilly Station
- 5
- 10 Media City
- Old Trafford
- 15 Chorlton
- 20
- Didsbury
- Bury
- Altrincham
- 25



PICCADILLY TO:

- 0 HOURS
- Wilmslow
- Manchester Airport
- Crewe
- Liverpool
- Preston
- Leeds
- 1 Chester
- Birmingham
- 2 London
- 3 Edinburgh

Manchester and Beyond

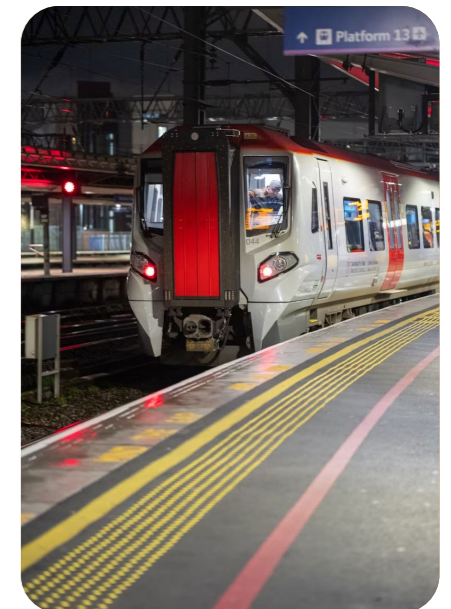
Not only will you have the best of Manchester on your doorstep, you will also have easy access to Manchester's Train stations and tram network. Getting you as far as Edinburgh in just three hours.

IMAGE:
Victoria (LEFT)
Piccadilly (BELOW)

Well connected. Show up on time, where you need to.

You'll find us in one the best connected business locations in the city, in the heart of Manchester's cultural centre with Manchester Art Gallery nearby and Chinatown, the Northern Quarter, Deansgate, Canal Street and Castlefield all within easy reach.

IMAGE:
Manchester's Trams (RIGHT)



Everything you need

The building is equipped with a range of thoughtful features to enhance your workday. Private booths offer quiet spaces for focused tasks, while dedicated Zoom rooms ensure seamless virtual meetings. Collaborative areas are designed for team engagement, and the lounge provides a comfortable place to relax or recharge.



IMAGE:
Event Space G - CGI (ABOVE)
Wellness Studio LG - CGI (BELOW)

Welcome to your adaptable workspace

EVENT SPACE	MALE AND FEMALE SHOWERS EACH WITH: 3 SHOWERS, DRYING ROOMS, VANITY UNIT	2 TWO PERSON MEETING ROOMS
WELLNESS STUDIO	2 BREAKOUT BOOTHS	2 ZOOM ROOMS
MANNED RECEPTION	48 CYCLE STORAGE RACKS	56 LOCKERS
BUSINESS LOUNGE	2 PASSENGER LIFTS	MULTIPURPOSE WELLNESS ROOM

Every aspect of the office is crafted to support both productivity and comfort, making it easy to balance work and well-being.

Space to rest, breakout, and workout.



IMAGE:
Lower Ground Floor - CGI (ABOVE)

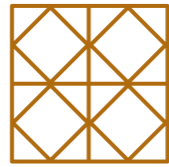
Availability

We've saved you a space.

5th Floor
5,007 sqft



Refurbished WCs



Raised Access Floors



Targeting EPC A



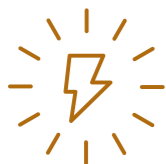
LED Pendant Lighting



New VRF air conditioning



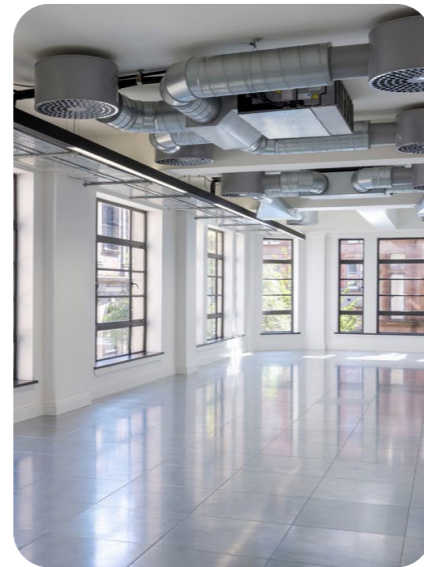
Feature Columns



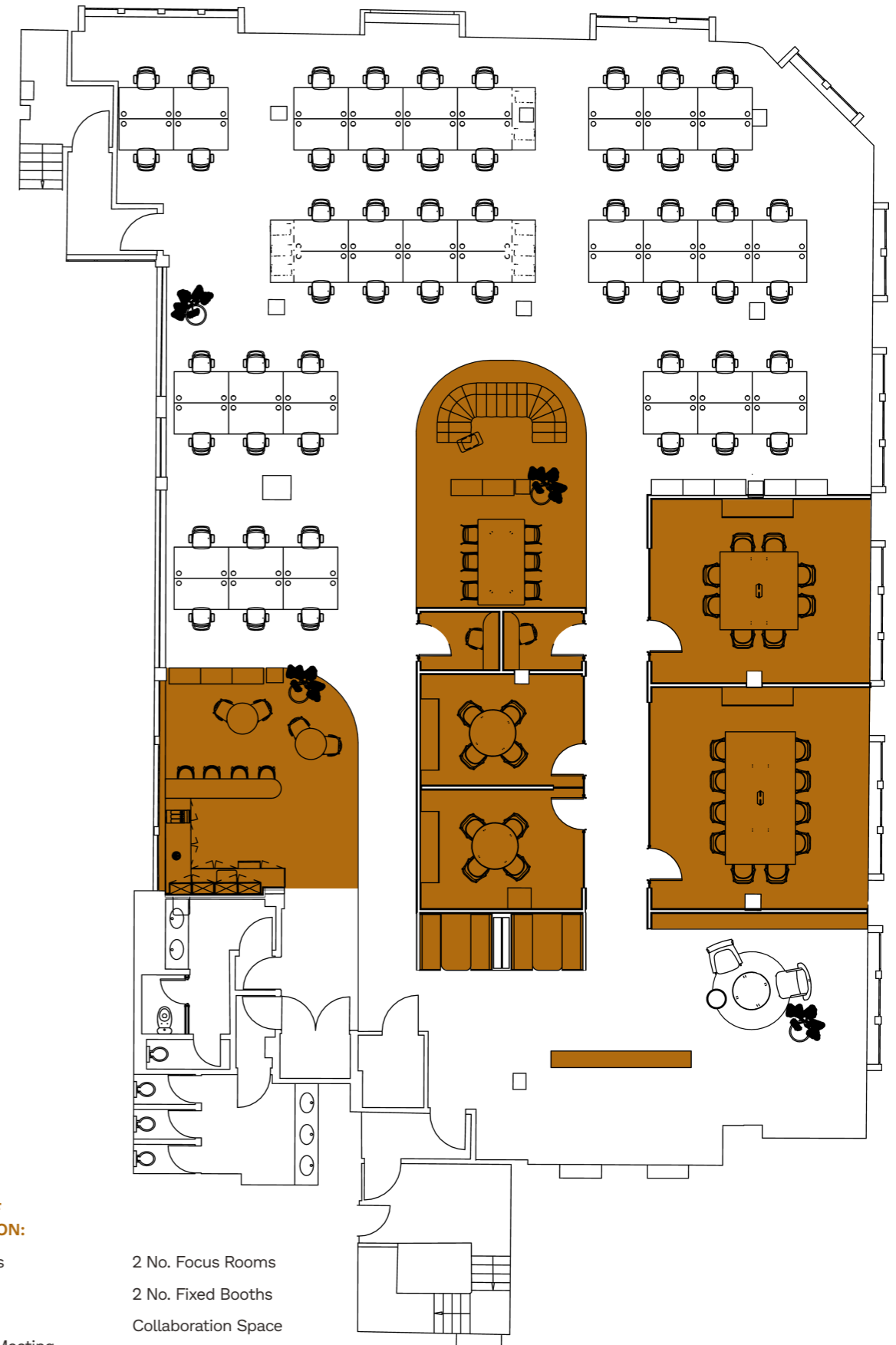
All on floor electric



Feature open kitchen and breakout space



Images are indicative and taken from other floors



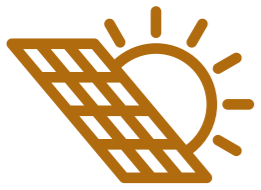
SCHEDULE OF ACCOMODATION:

- 52 Workstations (1400x800mm)
- 1 No. Boardroom
- 1 No. 8 Person Meeting Rooms
- 2 No. 4 Person Meeting Rooms

- 2 No. Focus Rooms
- 2 No. Fixed Booths
- Collaboration Space
- Client / Waiting Area
- Kitchen

Sustainability

Energy Efficient and Environmentally Conscious



Photovoltaic cells installed on roof to power the new Mechanical and Electrical installations.

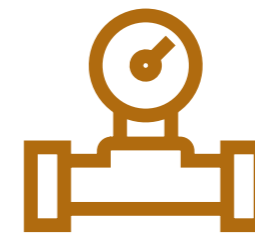
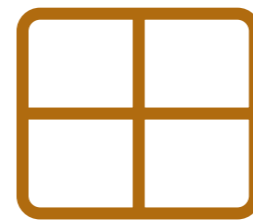
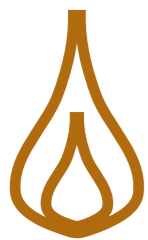
New Heat Recovery Air Handling Unit to reduce wasted energy lost.

New Building Energy Management System to monitor consumption and MEP services remotely.

New LED lighting and smart controls (PIRs, Daylight dimming).

New recycled materials including worktops, floor finishes.

Recycled all materials as part of the strip out – Nothing has been sent to landfill.



Decommissioning of gas fired boilers.

Heating & cooling to be provided by renewable energy.

Heat Recovery Shower trays

Windows have been sealed and replaced where failed. Windows fully refurbished

Control water consumption to all WCs and new shower facilities.

Major leak detection installed.



EPC

Targeting an EPC rating of B.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Payable Value

The rateable value will require to be assessed.

VAT

All figures VAT exclusive

Lease Terms and Rent

Further details available on request.

Viewing and Further info

Please contact the agent

Send an Enquiry:



Andrew Cowell

acowell@obiproperty.co.uk
07584 990 976
0161 962 1234

Daniel Barnes

dbarnes@savills.com
07870 186 410
0161 602 8240

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