

Contemporary, fully fitted and
furnished plug-and-play workspace,
from 14,966 sq ft up to 30,196 sq ft

One Balloon Street



The *journey* starts here.

One Balloon Street offers both a serene and sociable environment; the break out space and 2nd floor business lounge can accommodate informal meetings as well as a quiet area to focus. The meeting booths and rooms encourage collaboration and the opportunity to connect with colleagues whilst making use of the coffee facilities.

Where ambitious enterprises *take off*



Named after James Sadler's first manned balloon ascent, Balloon Street, Manchester is located in an area steeped in rich pioneering history.

The redevelopment of One Balloon Street has been inspired by the experience and emotion of balloon aviation, providing an environment that inspires and ignites creativity, as well as a sense of escape to clear the mind for that next big idea, deadline or achievement.

One Balloon Street utilises raw honest natural materials, celebrating the humble beginnings of these local inventors, alongside inspirational and opulent detailing to reflect their success.

Manchester is the home of a thriving commercial industry, a diverse cultural scene, and a developed transportation network.

Where talent congregates and communities share ideas and inspiration, the inescapable pull of Manchester continues to evolve its desirability as a destination.

- 1. Victoria Train & Metrolink Station
- 2. Amazon
- 3. Deloitte LLP
- 4. Hotel Indigo
- 5. National Football Museum
- 6. The Print Works
- 7. The Corn Exchange
- 8. Selfridges
- 9. Arndale Centre
- 10. Market Street
- 11. Crown Plaza Hotel
- 12. Ancoats
- 13. Northern Quarter
- 14. Piccadilly Gardens
- 15. Piccadilly Train Station
- ◆ Metrolink Stations

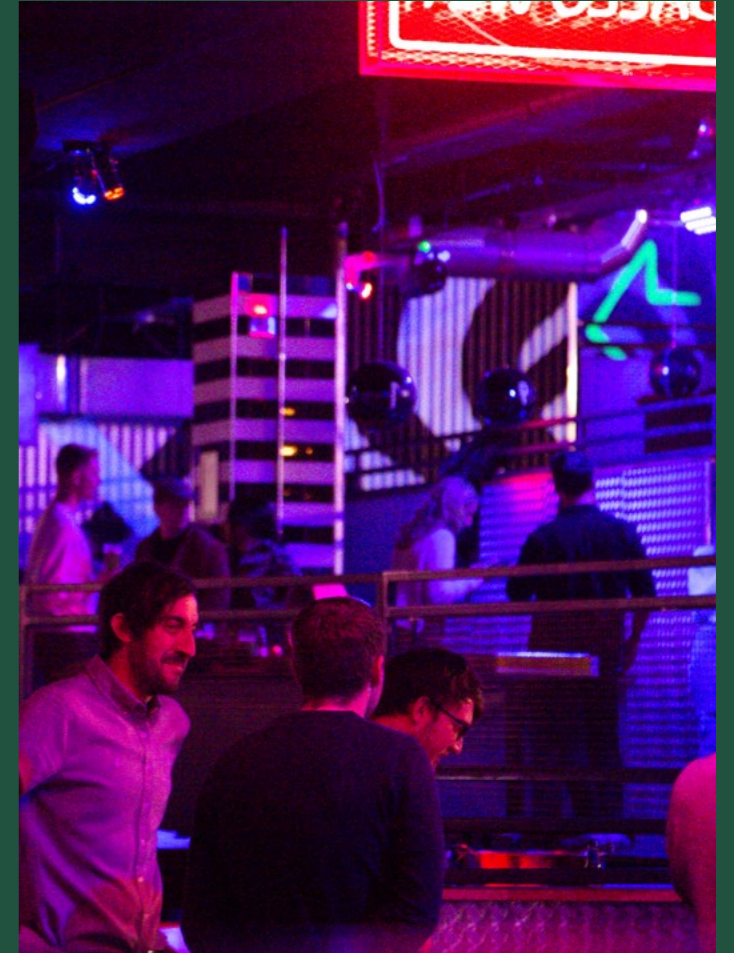


One
Balloon
Street

to relax

A short walk away from NOMA, one of Manchester's most vibrant districts attracting a broad range of business, both start-up and well-established, from a wide range of sectors. NOMA is a carefully curated community of 6,000 people, home to Sadler's Yard and Old Bank Residency.

One Balloon Street is ideally located to embrace Manchester's shopping, art and cultural scene. The streets are dotted with independent local businesses, gourmet restaurants, bars and cafes, as well as recognisable brands and highstreet chains.



"A city that thinks a table is for dancing on."

Mark Radcliffe

& enjoy the ride

Perfectly located &

Manchester Victoria



One Balloon Street

Restaurants & Bars

1. Ply
2. Behind Closed Doors
3. Dusk Till Dawn
4. Foundation Coffee House
5. Bundobust
6. Science And Industry
7. 63 Degrees
8. Foundary Project
9. Central Perk
10. The Washhouse
11. Wasabi
12. Rosso Restaurant
13. Delhi House Cafe
14. Mowgli
15. Cosy Club
16. Pot Kettle Black
17. Be At One
18. Gaucho

Occupiers

33. Boohoo
34. Amazon
35. We Work
36. Deloitte
37. Secro
38. Enterprise
39. American Express
40. Lanceburg

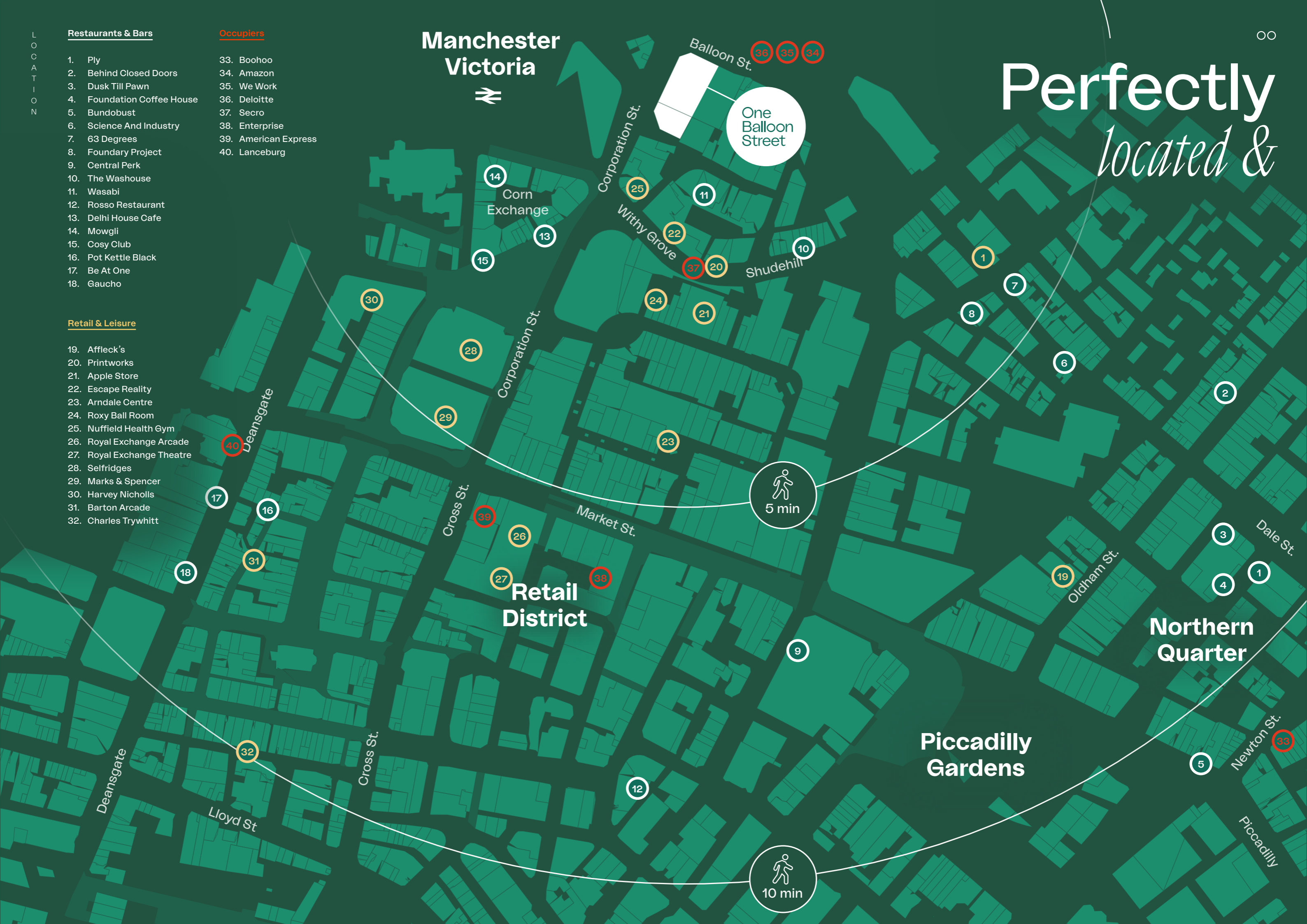
Retail & Leisure

19. Affleck's
20. Printworks
21. Apple Store
22. Escape Reality
23. Arndale Centre
24. Roxy Ball Room
25. Nuffield Health Gym
26. Royal Exchange Arcade
27. Royal Exchange Theatre
28. Selfridges
29. Marks & Spencer
30. Harvey Nicholls
31. Barton Arcade
32. Charles Trywhitt

Retail District

Northern Quarter

Piccadilly Gardens



The building is situated just a 1 minute walk from Manchester Victoria Station, putting Liverpool and Leeds within easy reach. Manchester Piccadilly Station, a 17 minute walk away, provides direct trains to Birmingham, Nottingham, London and Edinburgh. Just 20 minutes south, Manchester Airport opens up 199 worldwide destinations.

With tram stops right on the door step, all corners of Manchester are reachable from One Balloon Street. The inner city ring road is in easy access and there are plenty of nearby car parks a few minutes walk away.

easy to access,



Train

Manchester Victoria (1 Min Walk)	
Liverpool	41 Mins
Leeds	55 Mins

Manchester Piccadilly

(17 Min Walk)	
Birmingham	1 Hour 30 Mins
London	2 Hours 8 Mins
Edinburgh	3 Hours 11 Mins
Nottingham	1 Hours 49 Mins

Tram

Piccadilly station	11 Mins
Deansgate Castlefield	13 Mins

Airport

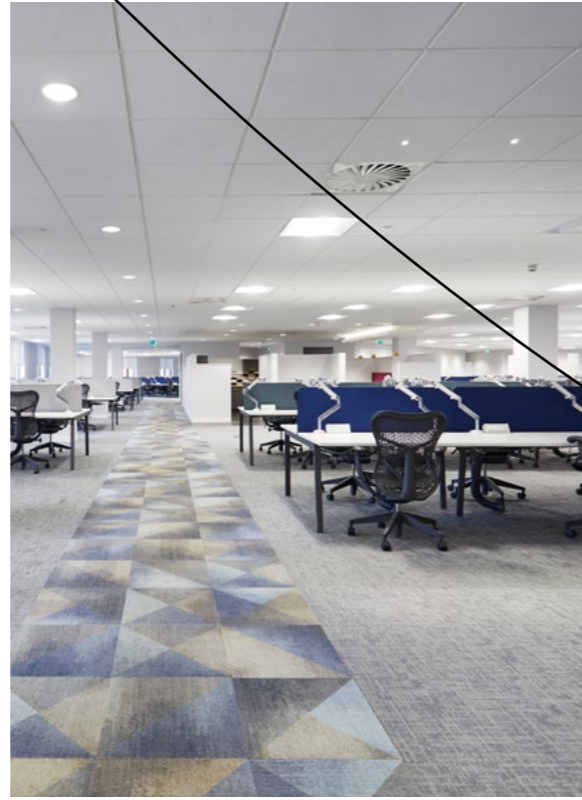
Manchester Airport

(20 Min Drive - 33 Mins On Train)

London	1 Hour
Amsterdam	1 Hour 15 Mins
Paris	1 Hour 28 Mins
Berlin	1 Hour 55 Mins
New York	7 Hour 25 Mins



Second floor, communal meeting and breakout space leading to the external terrace.



Contemporary, *fully fitted &*

















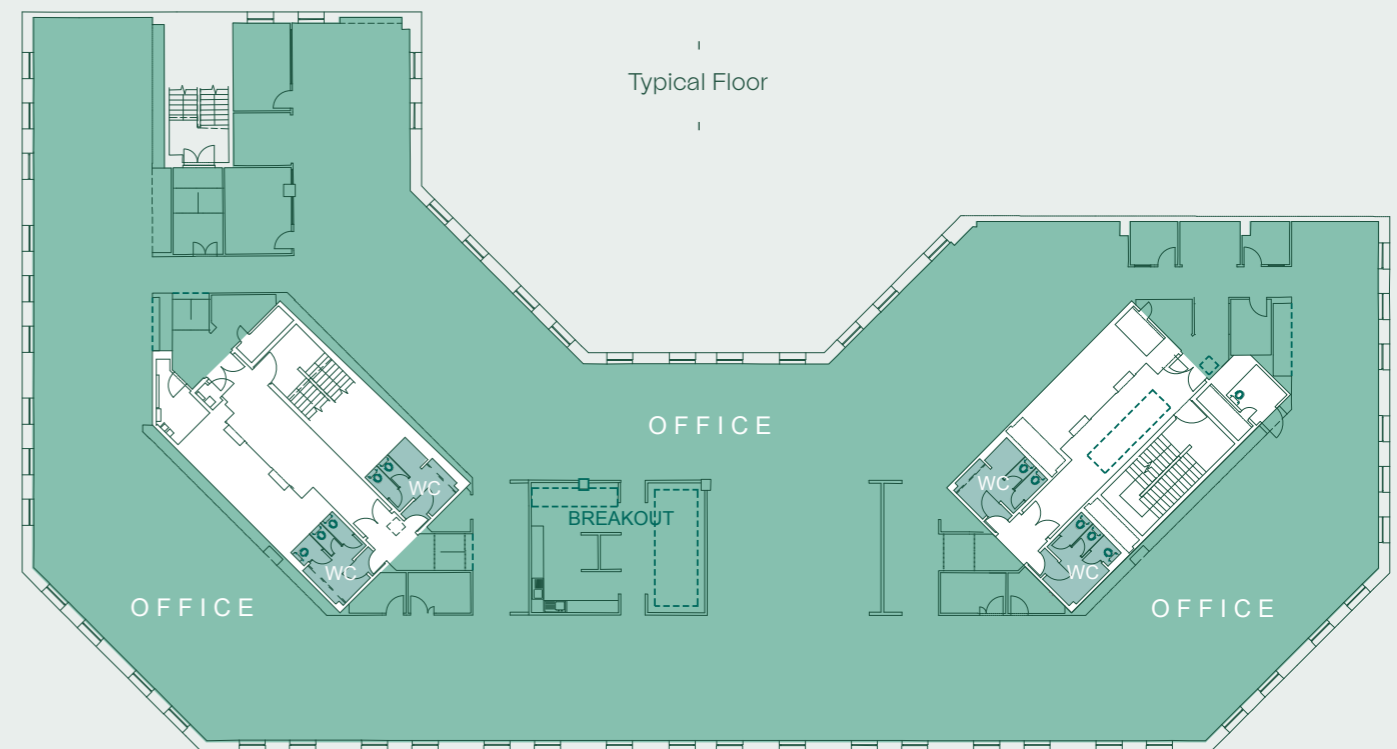
furnished workspace

Alongside contemporary fully fitted and furnished plug-and-play workspace, One Balloon Street provides flexible spaces adaptable for user needs, from calm concentration or collaborative working to social interaction and networking.

The office space is ready to occupy quickly, benefitng from a modern specification throughout, incorporating the very best features expected for a building that has everything, with significant savings on fit out.

AREA	SQ FT	SQ M
Basement Floor		Co-operative Bank
Ground Floor		One Balloon Street Co-working Space
First Floor		One Balloon Street Co-working Space
Second Floor		One Balloon Street Co-working Space
Third Floor	14,966	1,390.39
Fourth Floor	15,230	1,414.91
Fifth Floor		Co-operative Bank
Sixth Floor		Co-operative Bank
TOTAL	30,196	2,805.3

-  Secure bicycle storage
-  Full power and data installation including dedicated patch/server room
-  Dedicated male, female and disabled WC facilities
-  Locker facilities
-  High speed fibre line connectivity
-  Dedicated shower facilities: 5 female / 5 male and 1 disabled
-  Heating / cooling system, plus supply & extract ventilation system
-  Drying room
-  4 passenger lifts split across two separate cores
-  Floor splits available to serve differing size requirement
-  Communal roof terrace - available to hire for private events
-  Suspended ceilings with LED lighting
-  Ground floor meeting rooms and touchdown space
-  Co-working space over three floors to support business growth



The journey *starts here.*



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