



Gilbanks.

**Nº 1**  
**ST MICHAEL'S**



AVAILABLE NOW

**ELEVATE YOUR BUSINESS WITH PREMIUM FLEXIBLE  
WORKSPACE AT NO. 1 ST MICHAEL'S**


**MANCHESTER**  
M2 5WD

# ULTRA-PRIME LOCATION

Gilbanks selects only the most prestigious and strategically located buildings to ensure maximum convenience for all.

Situated amidst a vibrant hub of retail outlets, leisure facilities, restaurants, cafes, and bars, our serviced offices at No. 1 St Michael's offer a wealth of options right on the doorstep.

With close proximity to Manchester's main transport links, our location offers seamless connectivity, making business interactions easier and more efficient.

 **2 MINUTES**  
To shops and wider business districts

 **3 MINUTES**  
Walk to St. Peters Square Metrolink

 **12 MINUTES**  
Walk to Oxford Road Station

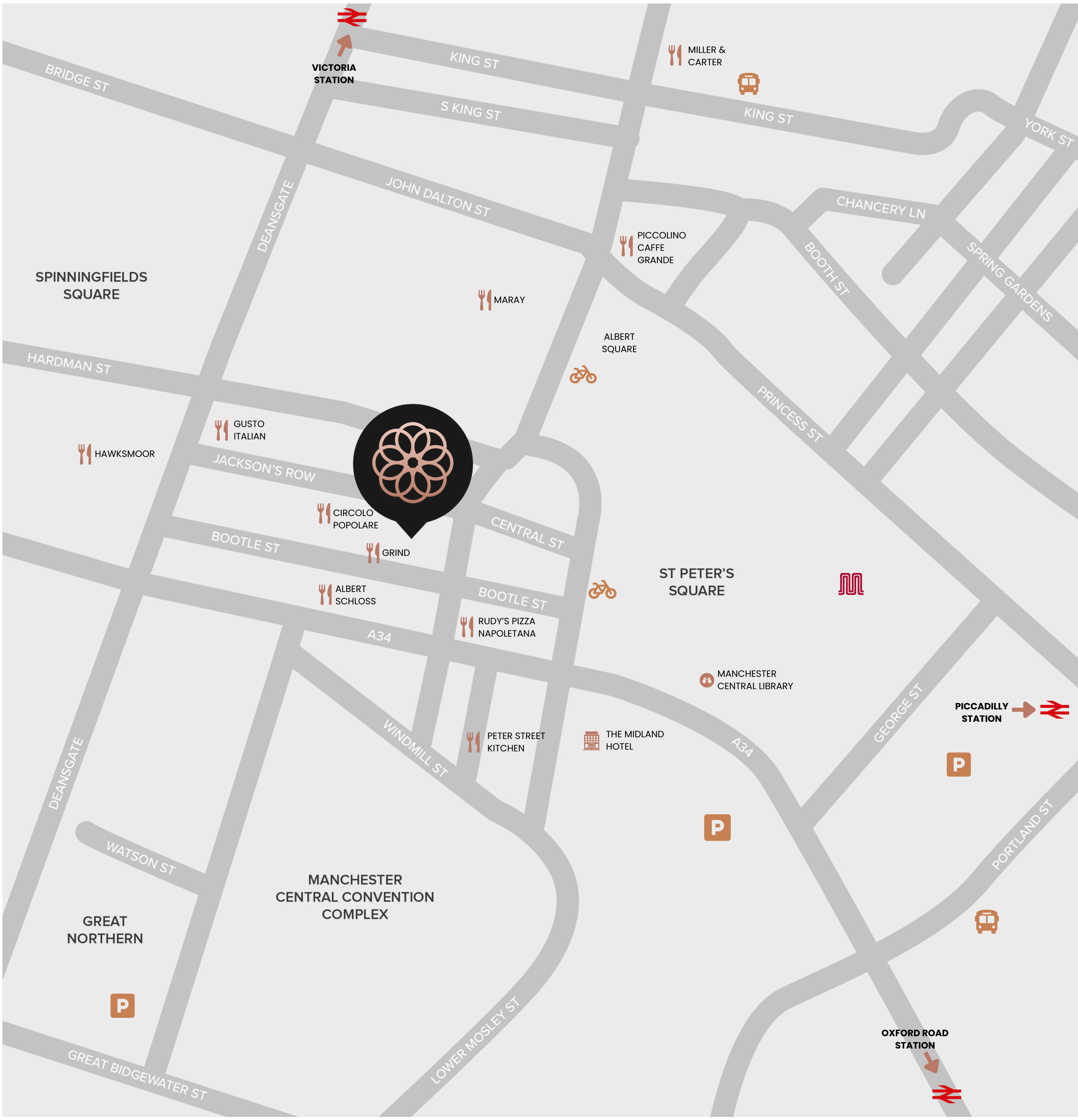




IMAGE RIGHTS BELONG TO RELENTLESS GROUP AND ST MICHAEL'S.

Meticulously designed, progressive workspaces built on prioritising people and the planet, as much as productivity.



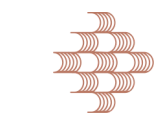
#### SUSTAINABILITY

Targeting NABERS 5\*, BREEM outstanding and EPC A ratings. The building will be 60% more energy efficient than typical offices.



#### WELLBEING

Targeting WELL Platinum enabled, with exceptional end-of-journey facilities encouraging active commutes.



#### QUALITY

World-class rooftop restaurant, high-performing glazed façade and high-quality communal space fit out.



#### TECHNOLOGY

Targeting Wiredscore Platinum, access through QR code/APP, Cyber security and SMART technology.



#### EXPERIENCE

Unrivalled customer service, communal meeting rooms and business lounge, cycle storage and hire, and Amazon Lockers.

# THE DESTINATION FOR BUSINESS

The building is home to a vibrant community of established businesses, alongside renowned names in food and beverage - including a world-class rooftop restaurant.

On the ground and lower levels, tenants also have access to the Club House: a multifunctional space featuring bookable event and meeting areas, coworking zones, secure cycle storage, and hotel-grade shower changing facilities.

HILL DICKINSON

FLOOR 9



FLOOR 8

Pinsent Masons  
FLOORS 7 & 8

S&P Global

FLOOR 6

arm

FLOORS 3 - 5

Gilbanks.

FLOORS 1 & 2



GRIND

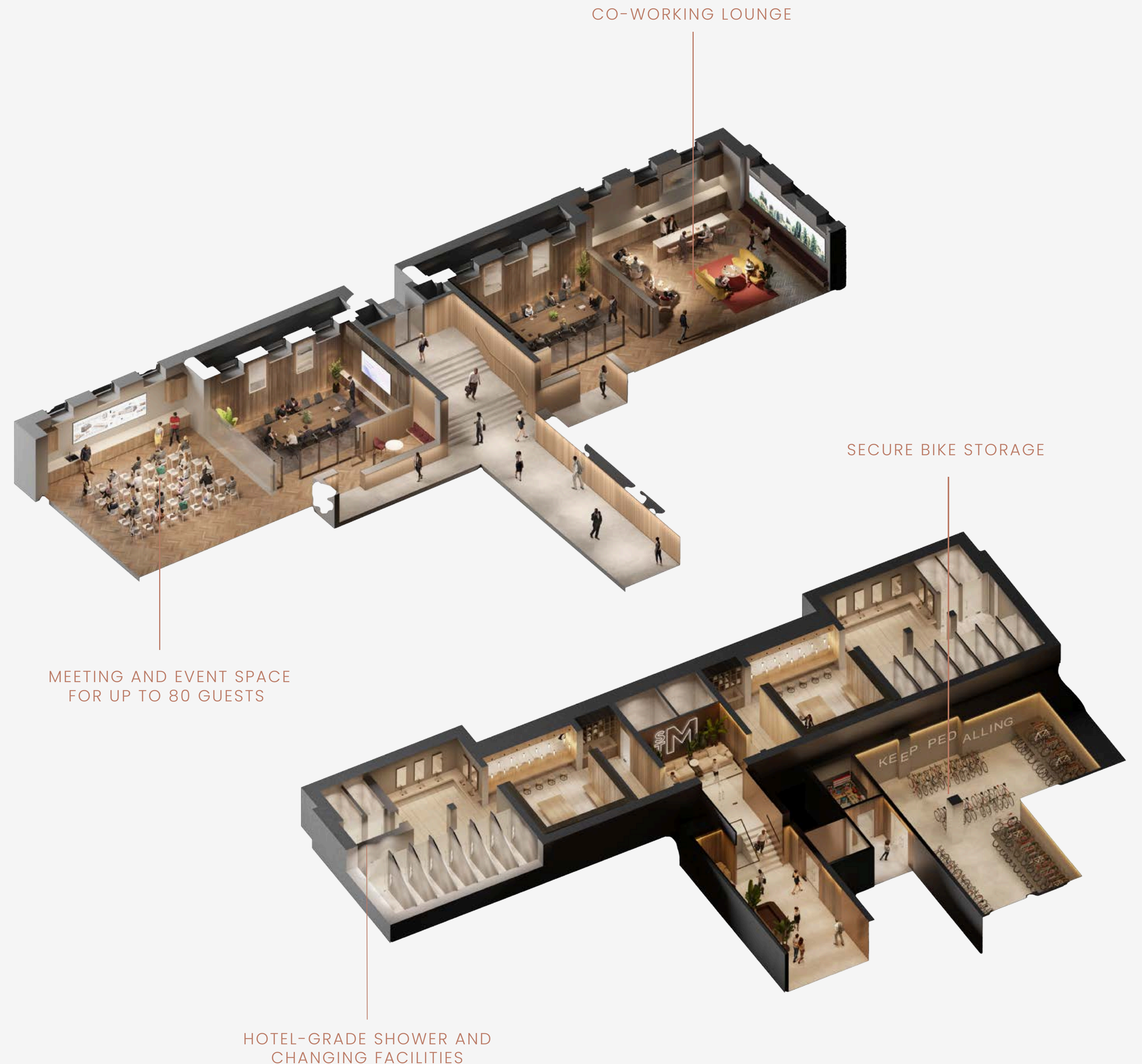


Circolo popolare



CHOTTO MATTE

IMAGE RIGHTS BELONG TO GRIND, CIRCOLO POPOLARE, AND CHOTTO MATTE RESPECTIVELY.



CLUB HOUSE. ILLUSTRATIVE PURPOSES ONLY.  
IMAGE RIGHTS BELONG TO RELENTLESS GROUP AND ST MICHAEL'S.



## GILBANKS AT NO.1 ST MICHAEL'S

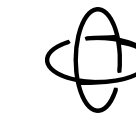
**2 - 100 DESK OFFICE SUITES  
AVAILABLE NOW**



## PRIVATE SERVICED OFFICES BY GILBANKS

Premium, contemporary and flexible workspace solutions tailored for professional services and professional creative businesses.

Meticulously designed to foster productivity and bolster success, with a class-leading hospitality service, state-of-the-art facilities and a steadfast commitment to workplace wellbeing. We firmly believe that businesses and teams thrive when provided with the tools to focus on what they do 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.



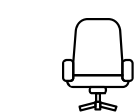
#### MEETING ROOMS

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 including sit/stand desks throughout, as well as Humanscale task chairs.



#### 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



Cavendish



## INCLUDED IN PRICE

10 Gbps fibre internet with 1 Gbps satellite backup

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Building utilities including heating, water and electricity

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Service charges

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Business rates

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Building, public liability and products liability insurance

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Office set-up costs

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

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Reception service

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Mail handling

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Cleaning

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Unlimited refreshments

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## EXTRA COSTS

Contents insurance

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

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Printing and scanning

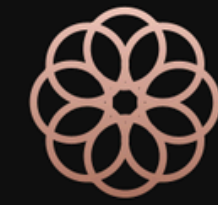
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Franking and postage

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Outgoing phone calls

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Gilbanks.

For further information and current availability, please contact:

[enquiries@gilbanks.com](mailto:enquiries@gilbanks.com)

0161 566 3730

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