



Marshall
Building

A RENEWED
CLASSIC, BRACED
FOR THE FUTURE

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

2 ST ANNS PLACE
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. Marshall Building offers high quality amenity and a user-experience focussed workspace.

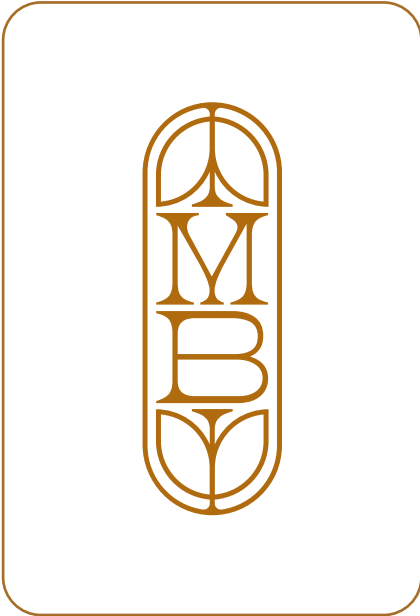
Change to embrace the future



The external façade has been carefully restored, complemented by a stylish and welcoming new reception area, as well as thoughtfully designed event and meeting spaces. At Marshall Building, wellness has been integrated into every aspect of the design, with user experience placed firmly at the heart of the occupier journey. The introduction of a dedicated wellness studio further demonstrates our commitment to creating an environment that prioritises the wellbeing of its users, delivering a workplace centred 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.

Made to work 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 (ABOVE)



IMAGE:
Above Main Entrance (ABOVE)



IMAGE:
Event Space (ABOVE)



IMAGE:
Biophilic Design (ABOVE)

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:
Cafe Bar G (ABOVE)
Wellness Studio LG (BELOW)



Welcome to your adaptable workspace

EVENT SPACE / AUDITORIUM	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 (ABOVE)



IMAGE:
Lower Ground Floor (ABOVE)



IMAGE:
Fitness Studio (ABOVE)



IMAGES:
Changing Rooms
Showers



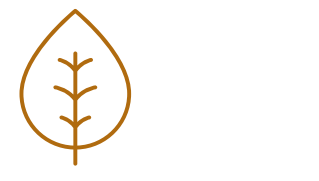
Availability

FITTED & FURNISHED WORKSPACE

5th Floor
5,077 SQ FT



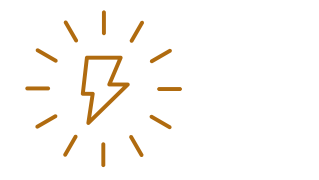
Refurbished WCs



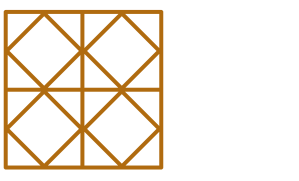
Targeting
EPC B



New VRF air
conditioning



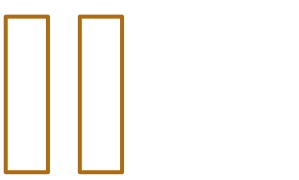
All on floor
electric



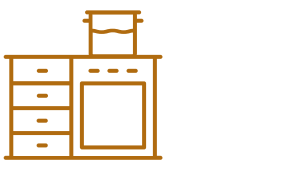
Raised Access
Floors



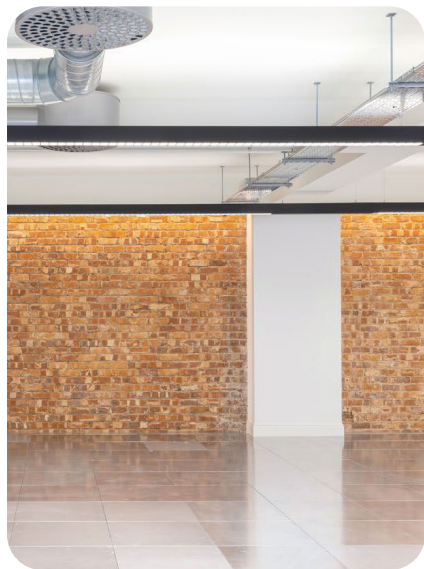
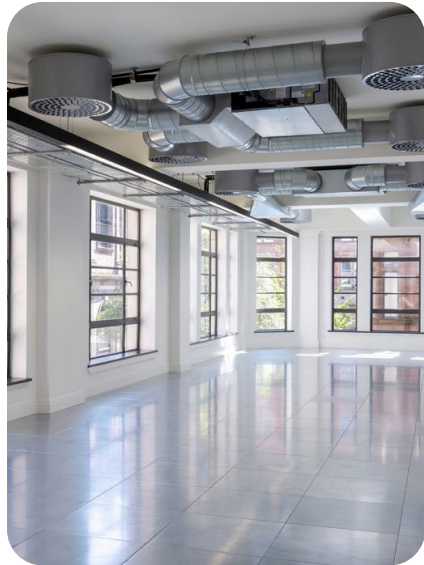
LED Pendant
Lighting



Feature
Columns



Feature open kitchen
and breakout space



Images are indicative and
taken from other floors



SCHEDULE OF ACCOMMODATION:

52 Workstations (1400x800mm)	2 No. Fixed Booths
1 No. Boardroom	Collaboration Space
1 No. 8 Person Meeting Rooms	Client / Waiting Area
2 No. 4 Person Meeting Rooms	Kitchen
2 No. Focus Rooms	

King Street and St Ann’s Square

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

King Street is widely regarded as Manchester’s premier upmarket shopping destination, distinguished by a curated mix of premium fashion, jewellery, art, and lifestyle retailers set within striking 18th and 19th-century architecture. This historic backdrop gives the street a boutique, intimate character quite different from the

impersonal feel of modern shopping developments, and it continues to attract both international fashion names and long-established independent specialists.

Food and beverage has grown into an increasingly central part of the street’s appeal, with a broad range of dining options from casual coffee spots to destination restaurants housed in former bank buildings complementing the retail offer and extending the street’s draw into the evening.

IMAGE:
King Street (BELOW)



IMAGE:
Gail's (RIGHT)
Pizzeria de Michele (ABOVE)



IMAGE:
Loake & Belstaff (LEFT)
Cibo (ABOVE)

The best of Manchester on its doorstep



Food

- 1. EL GATO NEGRO
- 2. THE IVY
- 3. DISHOOM
- 4. 10 TIB LANE
- 5. PICCOLINO
- 6. MILLER & CARTER
- 7. SAM’S CHOP HOUSE
- 8. CHOTTO MATTE
- 9. MARAY
- 10. HAWKSMOOR



Drink

- 11. BOLD STREET
- 12. GAILS
- 13. PRET A MANGER
- 14. KNOOPS
- 15. BLANK STREET
- 16. SPEAK IN CODE
- 17. MR THOMAS’S CHOP HOUSE
- 18. STERLING
- 19. SCHOFIELD’S
- 20. CLAUDE’S SKYVIEW



Shopping

- 21. PATAGONIA
- 22. SELFRIDGES
- 23. LULULEMON
- 24. END
- 25. BELSTAFF
- 26. BOODLES
- 27. VIVIENNE WESTWOOD
- 28. & OTHER STORIES
- 29. DAVID M ROBINSON
- 30. CHRISTOPHER JAMES





Show up
on time,
wherever
you need to.

St Ann's Square sits right at the centre of Manchester's civic and commercial life, making it one of the most accessible locations in the city. Just steps from the Royal Exchange and Market Street, with Deansgate, King Street and the Cathedral Quarter all within a short walk, and Manchester Piccadilly and Victoria stations comfortably reachable on foot.

IMAGE:
Manchester's Trams (RIGHT)



MARSHALL
BUILDING TO:

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



ST PETER'S
SQUARE TO:

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



PICCADILLY
STATION TO:

- 0 HOURS
 - Wilmslow
 - Manchester Airport
 - Crewe
 - Liverpool
- 1 HOUR
 - Chester
 - Birmingham
 - London
- 2 HOURS
 -
 -
 -
- 3 HOURS
 - Edinburgh
- 4 HOURS
 -



Manchester and Beyond

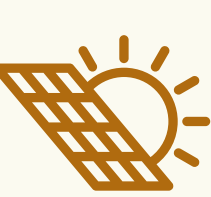
Not only will you have the best of Manchester on your doorstep, you will also have easy access to Manchester's Train Stations and tram network. Getting you as far as Edinburgh in just three hours.

IMAGE:
Victoria (LEFT)
Piccadilly (BELOW)

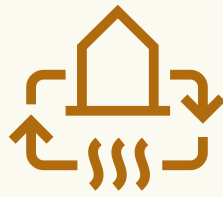


Sustainability

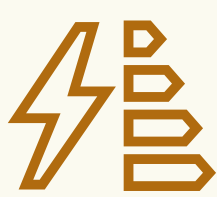
Energy Efficient and Environmentally Conscious



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.



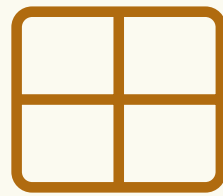
Decommissioning of gas-fired boilers.



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.

Payable Value

The rateable value will require to be assessed.

Lease Terms and Rent

Further details available on request.

Legal Costs

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

VAT

All figures VAT exclusive

Viewing and Further info

Please contact the agent

Send an Enquiry:



Andrew Cowell

acowell@obiproperty.co.uk
07584 990 976
0161 237 1717

Josh Hancock

jhancock@obiproperty.co.uk
07435 926 351
0161 237 1717



Daniel Barnes

dbarnes@savills.com
07870 186 410
0161 236 8644

Oliver Luckman

oliver.luckman@savills.com
07815 032 115
0161 236 8644

OBI and Savills give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by OBI or Savills has any authority to make any representation or warranty whatsoever in relation to this Property. These details are believed to be correct at the time of compilation, but may be subsequent amendment. Brochure designed and produced by OBI. July 2026. 0161 237 1717