



COLWYN
CHAMBERS

4th Floor

3,924 SQ. FT.

Illustrative space plan

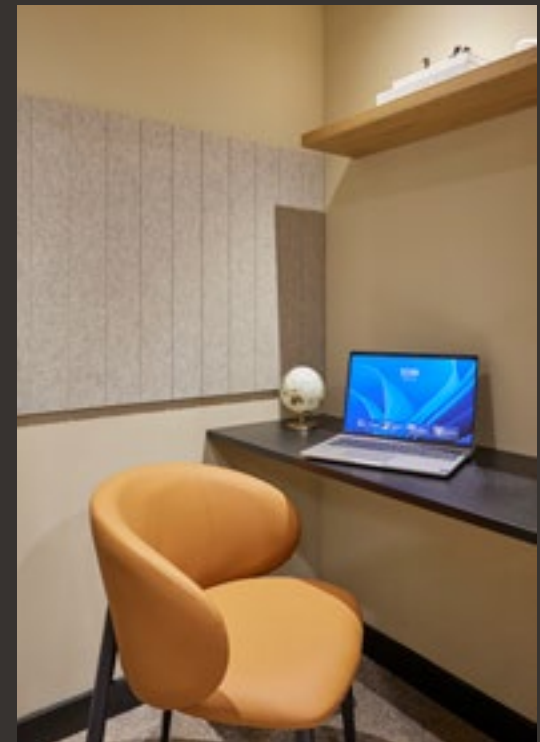
The opportunity to tailor a whole floor workspace is now available in Colwyn Chambers.

The 4th floor can be leased on flexible terms and acquired as an open plan CAT A space or alternatively as a fitted works space ready for furniture.

The illustrative plan provides for:

- 34 x workstations
- Welcome lounge
- 2 x zoom booth
- 6 person meeting room
- 8 person meeting room
- 4 person meeting room
- Collaboration zone
- Refreshment / Breakout





Indicative Finishes

Infrastructure support for sustainability and productivity.



100% renewable electricity



Pre Installed Hyperoptic fibre infrastructure



Meeting room hire



Building concierge

Peer up at its grand colonnades, domed octagonal turrets and you will see the entrances are supported by crouching atlantes in classic neo-baroque form.

OLWYN
LANDERS
LET
QUALITY
DITONED
SPACE

Amenities on your doorstep

FRANCO MANCA

SOUDOUGH PIZZA

A little piece of Italy

A short stroll to entertain a client or reward your team with a taste of Italy, Franco Manca occupies the same city centre block as Colwyn Chambers.

“ Sourdough pizza “as it should be” all made fresh on site, with daily specials – vegan & gluten free options what’s not to like! ”



Open for dine in, order & collect, grab yourself a pizza you are sure to love & share the love here on Instagram and Twitter.

www.francomanca.co.uk





Heading in to work taking the short stroll from the metro in St Peters Square or popping for that lunchtime stroll, Moose Coffee is literally a stone's throw from your lovely new studio/office at Colwyn Chambers, a great way to kick start the day.

“ Get along and support this proudly independent, family-owned business.”

American Canadian influenced comfort food inspired by our culinary experiences

www.moosecoffee.co/

well stacked sandwiches and a homemade specials board all wrapped up with an ethical approach to how food & coffee should be sourced.



Manchester's experimental coffee spot has arrived on your doorstep

Looking for somewhere to grab a quick coffee between meetings or meet a visiting client? Coffee Lab, located within Colwyn Chambers, serves expertly crafted speciality coffee in a sleek, modern setting — perfect for informal meetings or a quick caffeine fix during the day.



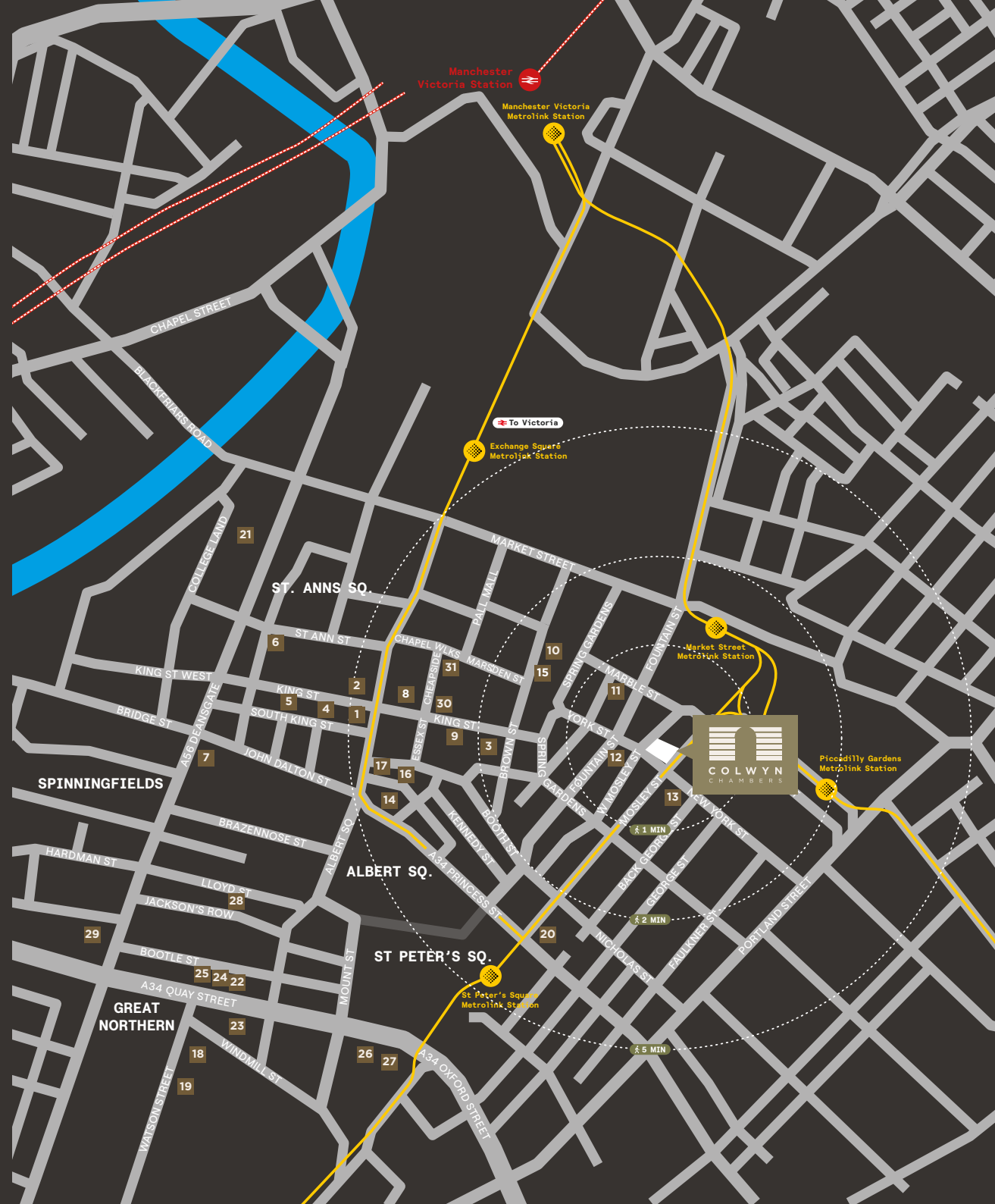
www.coffeelab.gr/en

“ Serving high-quality beans and precision-brewed coffee, Coffee Lab is a great addition to the Colwyn Chambers line-up. ”



In the heart of it all...

- 1 BLANK STREET COFFEE
- 2 FRANCO MANCA
- 3 FLIGHT CLUB
- 4 EL GATO NEGRO
- 5 GAIL'S BAKERY
- 6 BLACK SHEEP COFFEE
- 7 SIX BY NICO
- 8 MILLER & CARTER
- 9 PIZZA EXPRESS
- 10 CAFÉ BEERMOTH
- 11 MAKI & RAMEN
- 12 MOOSE COFFEE
- 13 THE ALCHEMIST
- 14 PICCOLINO CAFFÉ GRANDE
- 15 BLACK CAT CLUB
- 16 10 TIB LANE
- 17 BOLD STREET COFFEE
- 18 ALCOTRAZ
- 19 WHISTLE PUNKS
- 20 MCR ART GALLERY
- 21 ROXY BALL ROOM
- 22 ALBERT SCHLOSS
- 23 IMPOSSIBLE
- 24 NQ64
- 25 PEAKY BLINDERS
- 26 EXHIBITION
- 27 HAUNT MCR
- 28 SPEAK IN CODE
- 29 FEDERAL CAFE BAR
- 30 ORBIT SPACES
- 31 KING ST GYM



KING STREET GYM

Work out



Our gym is your gym.

Located at 55 King St, the King St. Gym is owned and run by the Emerson Group the ultimate parent company of Orbit Developments.

Locating your business within our city centre portfolio ensures your staff can enjoy preferential discounts.

Orbit

S P A C E S

**Orbit Spaces in Manchester City Centre
– Discounted rates for Orbit Tenants**

With flexible options tailored to meet your specific needs, booked by the hour and for a range of durations.

**Bookable Meeting Room in King Street,
coming soon to Colwyn Chambers**

[ORBITSPACES.CO.UK](https://orbitspaces.co.uk)



KING STREET MEETING ROOM

COLWYN CHAMBERS

19 York Street
M2 3BA



6 mins walk to
Piccadilly Train Station



1 min walk to
Metrolink



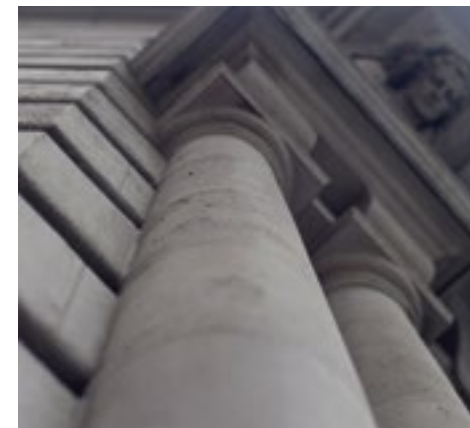
1 min walk to
nearest bus stop



On site
bike hub



On site
Shower





PICCADILLY

PICCADILLY GARDENS

OXFORD ROAD

ST. PETERS SQ

DEANSGATE-CASTLEFIELD

DEANSGATE

**COLWYN
CHAMBERS**

**Orbit
SPACES**

**KING STREET
GYM**

SALFORD CENTRAL

MARKET STREET

EXCHANGE SQUARE

SHUDEHILL INTERCHANGE

VICTORIA



**A vibrant always on the move
part of our great city.
Always has been. Always will be.**



COLWYN
CHAMBERS

W3W: FORK.BARS.FAKE

Further Information

To arrange a viewing please contact
Orbit Developments or one of our retained agents.



Adam Jackson

DL 01625 588 202

M 07764 502 708

E adam.jackson@emerson.co.uk



Daniel Lewis

M 07551671903

E Daniel.lewis@cushwake.com

Jenson Smith

DL 0161 236 9595

E jenson.smith@cushwake.com

Edwards.

Oliver Woodall

DL 0161 833 9991

E owoodall@edwardsprop.com

Ed Keany

M 07734 229 202

E ekeany@edwardsprop.com

Emerson House,
Heyes Lane,
Alderley Edge,
Cheshire SK9 7LF

www.orbit-developments.co.uk

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. (0526)