



Cross Street

Manchester, M2 1WL

GRADE A CHARACTER FULLY FITTED AND FURNISHED

WORKSPACE AVAILABLE FROM **750 - 2,161** sq ft



6th floor

Introduction

26 Cross Street is the 1930s jewel of Manchester's commercial and retail heart. The building provides character workspace suitable for occupiers from a range of different sectors.

The building stands out amongst one of Manchester's most historic and lively streetscapes, with its existing Portland stone facade retained and restored. Sitting within the St Ann's Square conservation area, this is a tantalising blend of old and new. Inside, the building benefits from the highest quality finishes with a sophisticated feel.

Four suites are now available across the 2nd, 3rd, and 8th floors, totalling 6,097 sq ft and offering flexibility for a range of occupier sizes and requirements. The part 2nd floor (1,351 sq ft) is available immediately in refreshed, fitted condition. Two suites on the part 3rd floor offer contrasting options: a 1,835 sq ft suite available from October 2026 fully fitted and furnished, and a 750 sq ft suite available from December 2026, well suited to start-up and satellite requirements. On the 8th floor, 2,161 sq ft benefits from the best natural light and outlook in the building.

Everything you need

The building has been finished to a Grade A standard that comprises the following:



Full accessible
raised floors



Air
conditioning



LG7 light
fittings



2 x 8 person
passenger lifts



DDA compliant



Natural light
throughout



Male, Female,
Disabled WC's
on all floors



Fully fitted &
open plan
workspace



Drying room



Shower on
all floors



EPC rating
of C (55)



Bike racks





What's on offer

The available suite is fully fitted and furnished to a high specification providing a hassle free workspace solution.

The suite provides a self-contained character workspace with access to both its own WC and shower facilities.

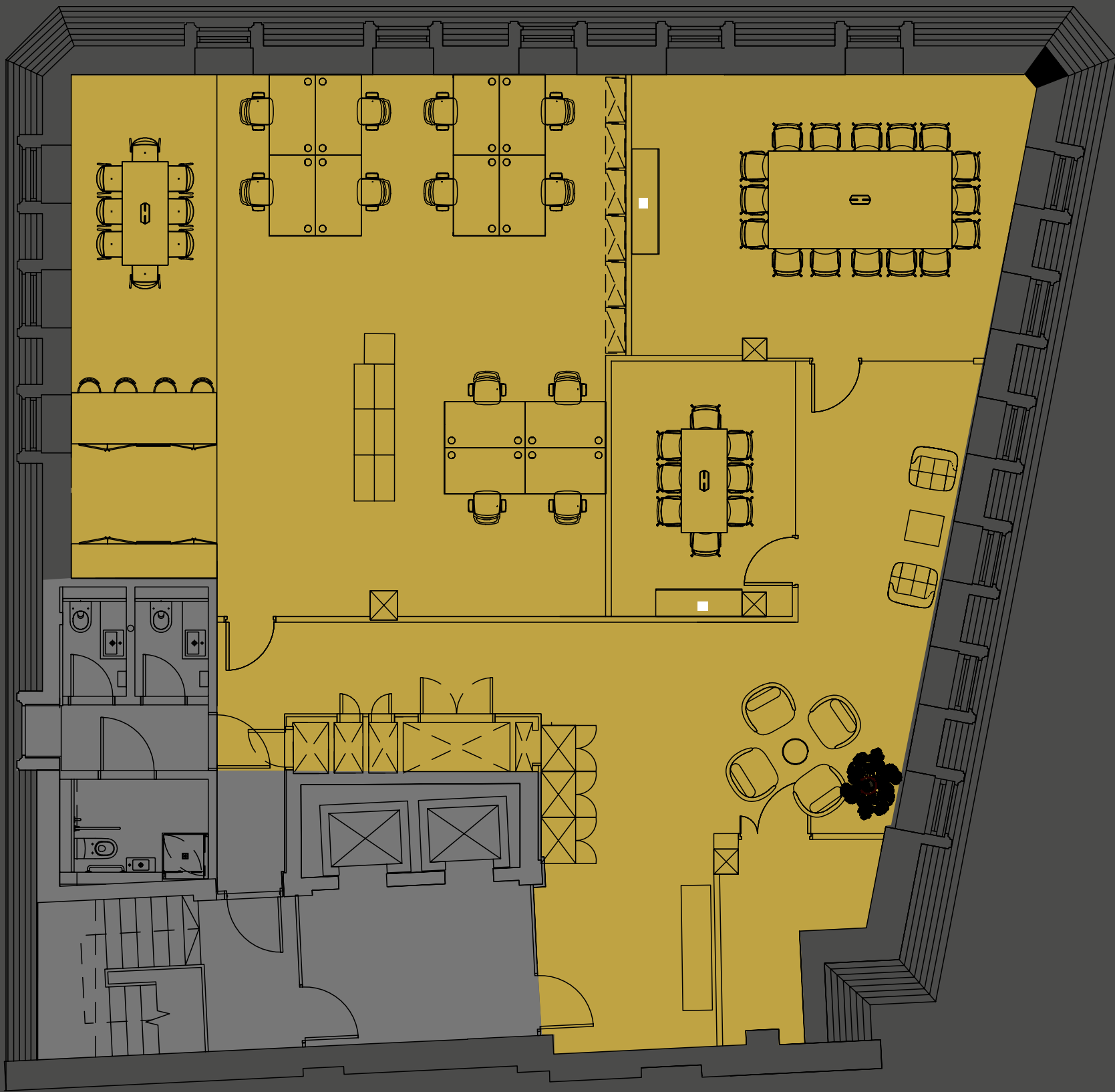
Accessed off the buildings main lift core, the space is highly efficient and can accommodate a range of occupational requirements including open plan and fully fitted and furnished solutions.

Floor	Occupancy	
8 TH	AVAILABLE (2,161 SQ FT)	
7 TH	CLUTTONS LLP	
6 TH	UNDER OFFER	
5 TH	REPUBLIC OF MEDIA	
4 TH	REPUBLIC OF MEDIA	
3 RD	AVAILABLE (750 SQ FT)	AVAILABLE (1,835 SQ FT)
2 ND	MAYORAL UK	AVAILABLE (1,351 SQ FT)
1 ST	3D REID	ACTA GROUP

8th Floor

2,161 SQ FT

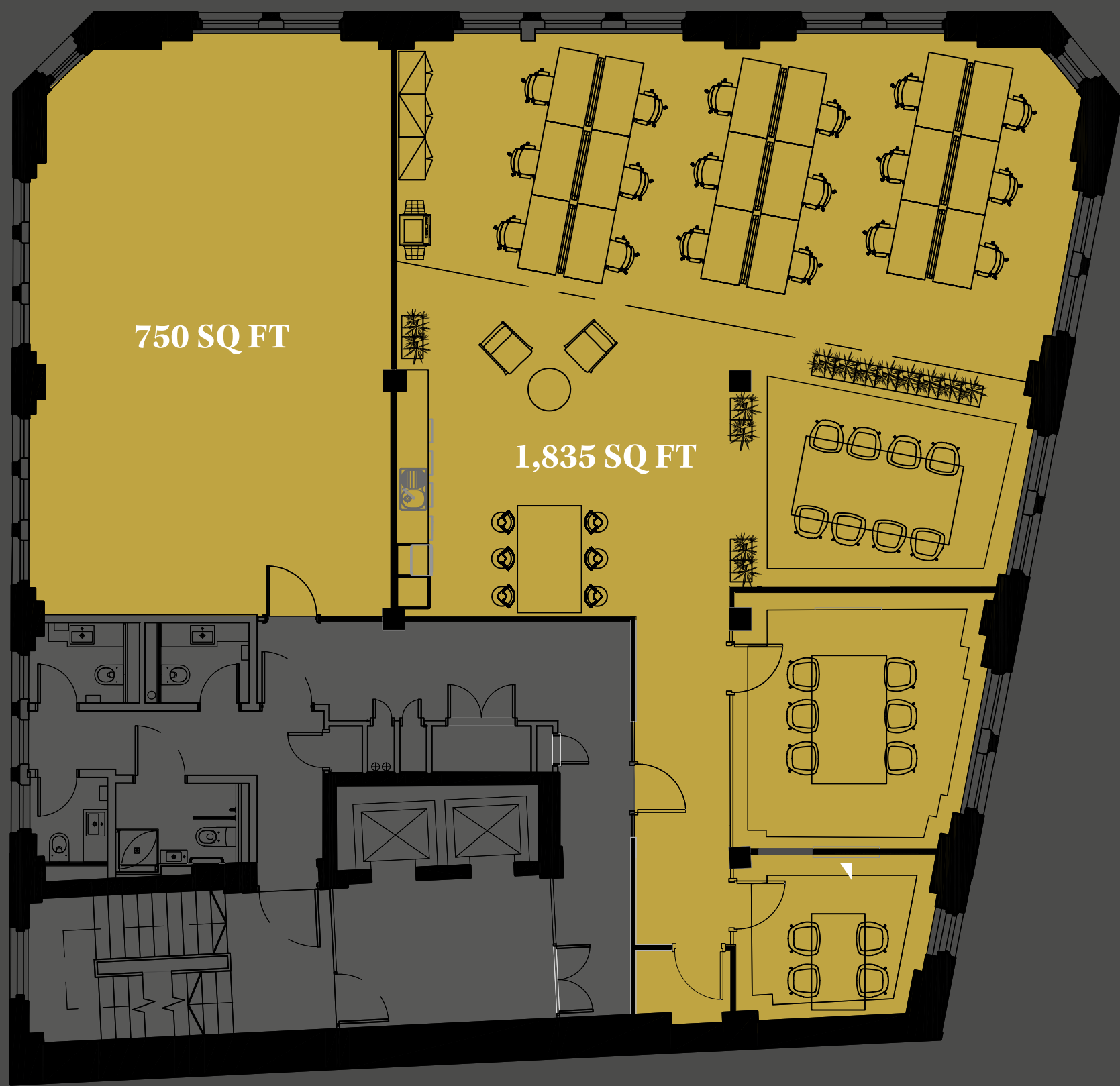
FLOOR PLAN



Part 3nd Floor

750 SQ FT	1,835 SQ FT
-----------	-------------

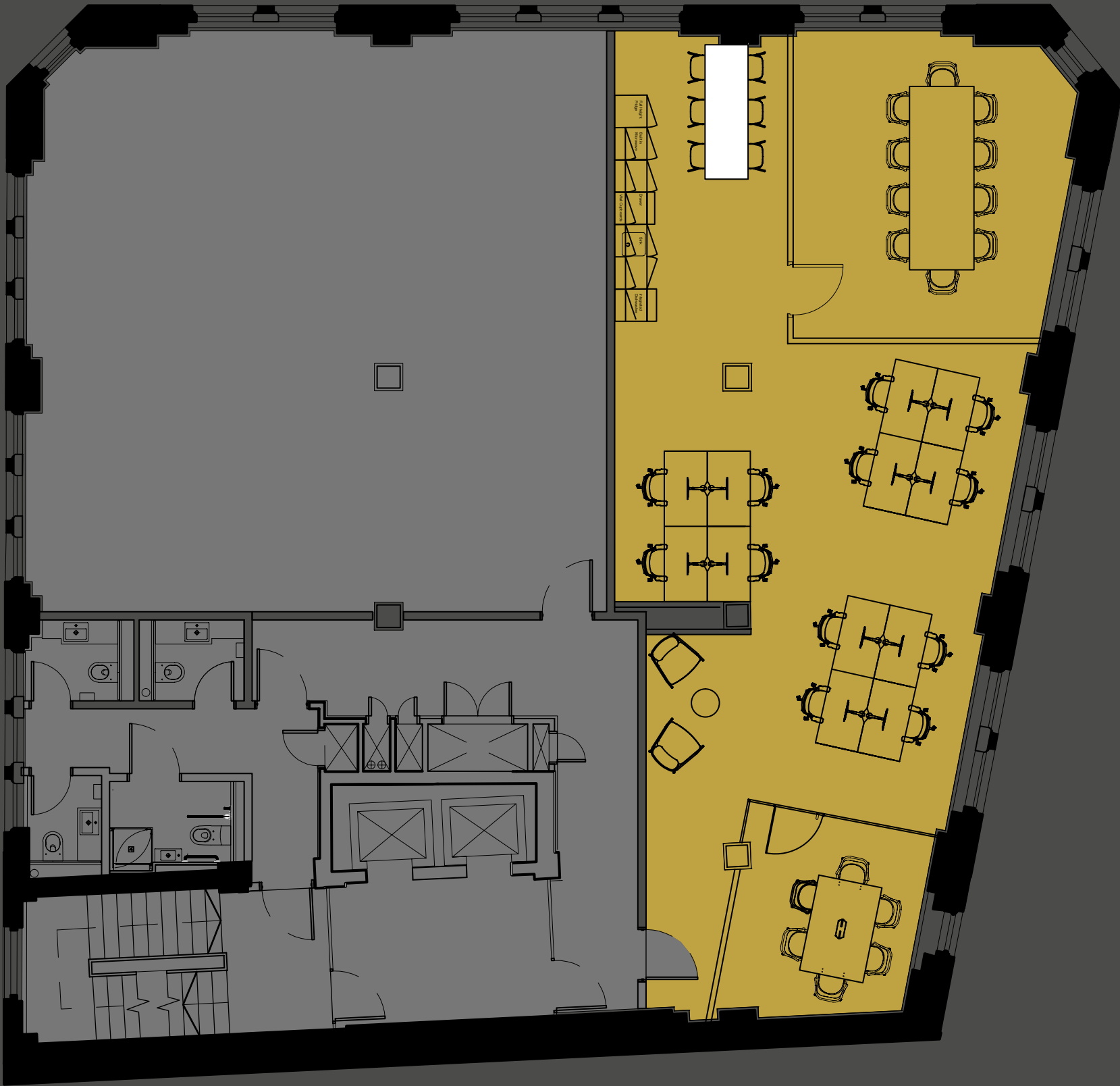
FLOOR PLAN



Part 2nd Floor

1,351 SQ FT

FLOOR PLAN







Well Connected

Cross Street. The clue is in the name. Bisecting Manchester's buzzing commercial core, with Deansgate and the Spinningfields district to the west and the historic office/civic core and the Market Street retail area to the east; Cross Street is one of the city's most important thoroughfares, at the beating heart of Manchester.

26 Cross Street is surrounded by a number of UK and international professional service businesses located in and around the financial core. Manchester's top hotels, such as Hotel Gotham and King Street Town House; and leading restaurants, such as Tast and San Carlo, are all within a five minute stroll.

All the shops, from the familiar chains we all rely upon to the niche boutiques of King Street, are right on your doorstep. Also there is the award-winning Royal Exchange Theatre, and seasonal markets in St. Ann's Square and Albert Square nearby.

Simply put, it is an ideal location. With Metrolink tram services available at St. Peter's Square, the location is well served by public transport, and Piccadilly, Deansgate and Victoria mainline railway stations are also within easy reach.

ROYAL EXCHANGE

ARNDALE SHOPPING CENTRE

ST. ANN'S SQUARE

26

Cross Street
Manchester

CROSS STREET

ALBERT SQUARE

MOSLEY STREET

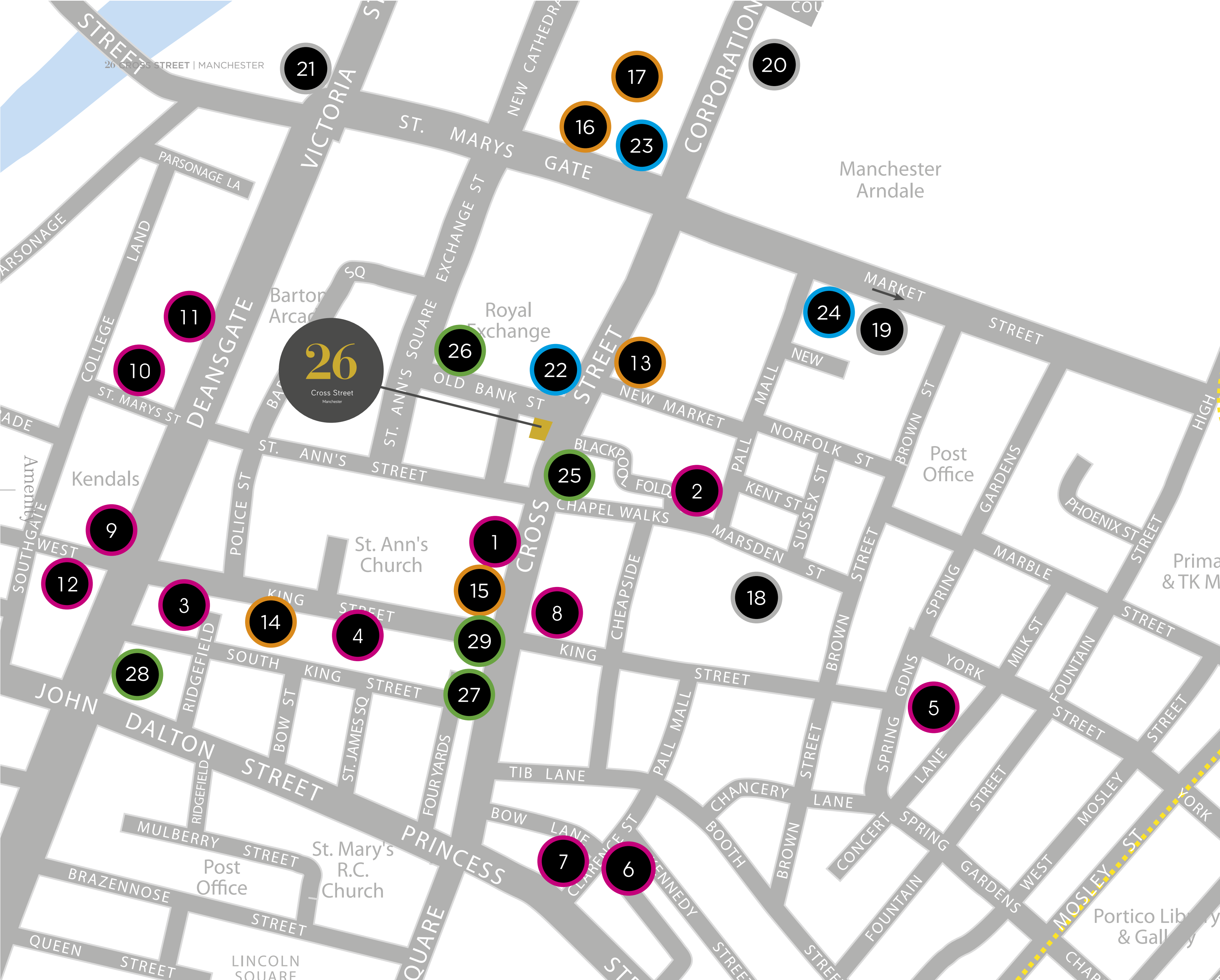
PRINCESS STREET

TOWN HALL

MANCHESTER LIBRARY

ST. PETER'S SQUARE

Location



On your doorstep

Leisure

- 1 Mr Thomas's Chop House
- 2 Sam's Chop House
- 3 Tast
- 4 El Gato Negro
- 5 Rosso
- 6 Croma
- 7 Piccolino
- 8 Miller & Carter
- 9 Cicchetti
- 10 Gaucho
- 11 The Botanist
- 12 San Carlo

Retail

- 13 Boots
- 14 Charles Tyrwhitt
- 15 Patagonia
- 16 M&S
- 17 Selfridges

Health & Wellbeing

- 18 King Street Gym
- 19 Pure Gym
- 20 Nuffield Gym
- 21 Pollen Club

Food

- 22 Sainsburys
- 23 M&S
- 24 Tesco

Cafés

- 25 Pret A Manger
- 26 Starbucks
- 27 Knopps Chocolate
- 28 Katsouris Deli
- 29 Blank Street Coffee



26 CROSS STREET | MANCHESTER



24 | 27



Amenity



Contact Us

ALL ENQUIRIES:



Claudia Barnes
cbarnes@obiproperty.co.uk
07552 473 128

Harry Fox
hfox@obiproperty.co.uk
07502 223 542



James Dickinson
07876 654062
james@canningoneill.com

Daniel Lewis
daniel@canningoneill.com
0744 535 0602

OBI 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 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. Jan 2026. 0161 237 1717