

**Deansgate**

MANCHESTER

NEWLY REFURBISHED  
HIGH QUALITY CITY  
CENTRE OFFICE  
ACCOMMODATION

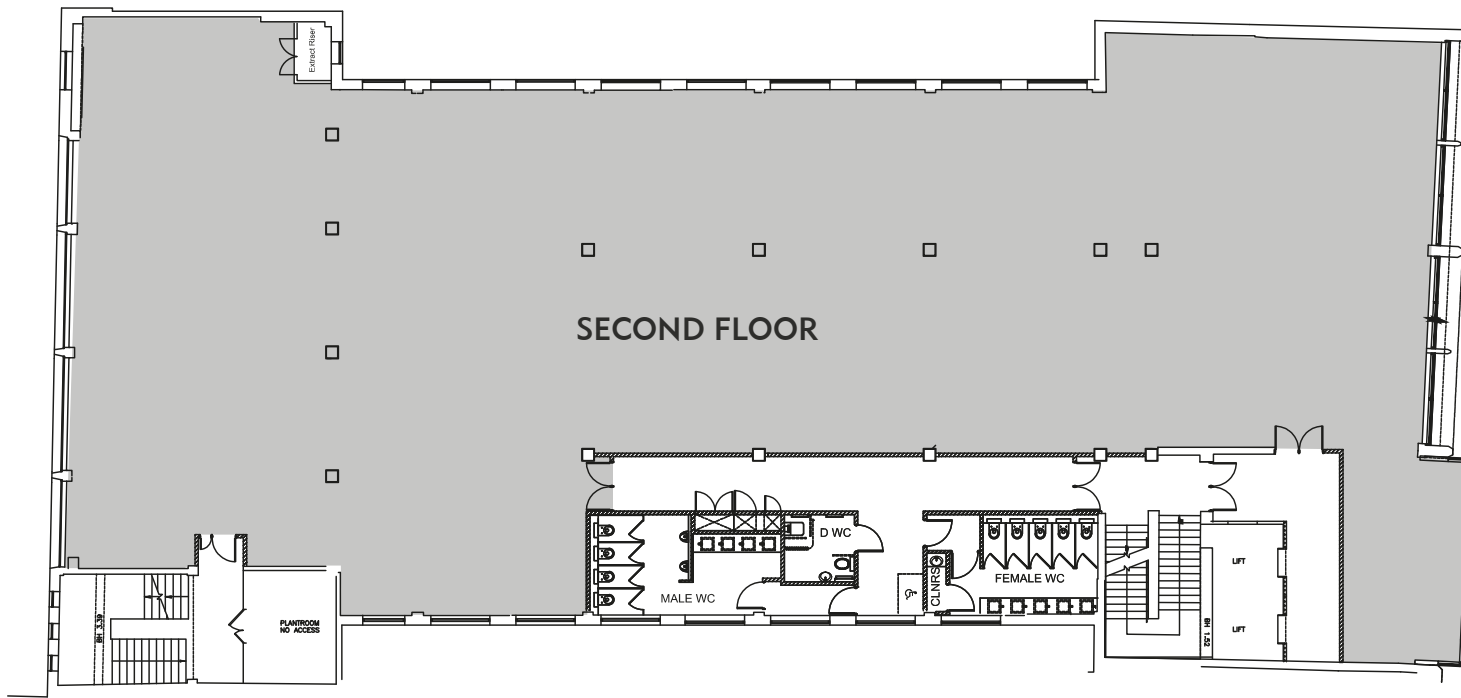


# HIGH SPECIFICATION OFFICE SPACE IN THE HEART OF MANCHESTER CITY CENTRE

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86 Deansgate provides fully refurbished Grade A office space in the heart of Manchester city centre. The building offers prominence within Manchester's main retail and leisure destination with numerous amenities close by and is easily accessible by car, tram, train and bus. Unique views over Parsonage Gardens, one of Manchester city centre's few green, open spaces, are provided by full height glazing to the rear and a recently remodelled entrance provides a double height reception.



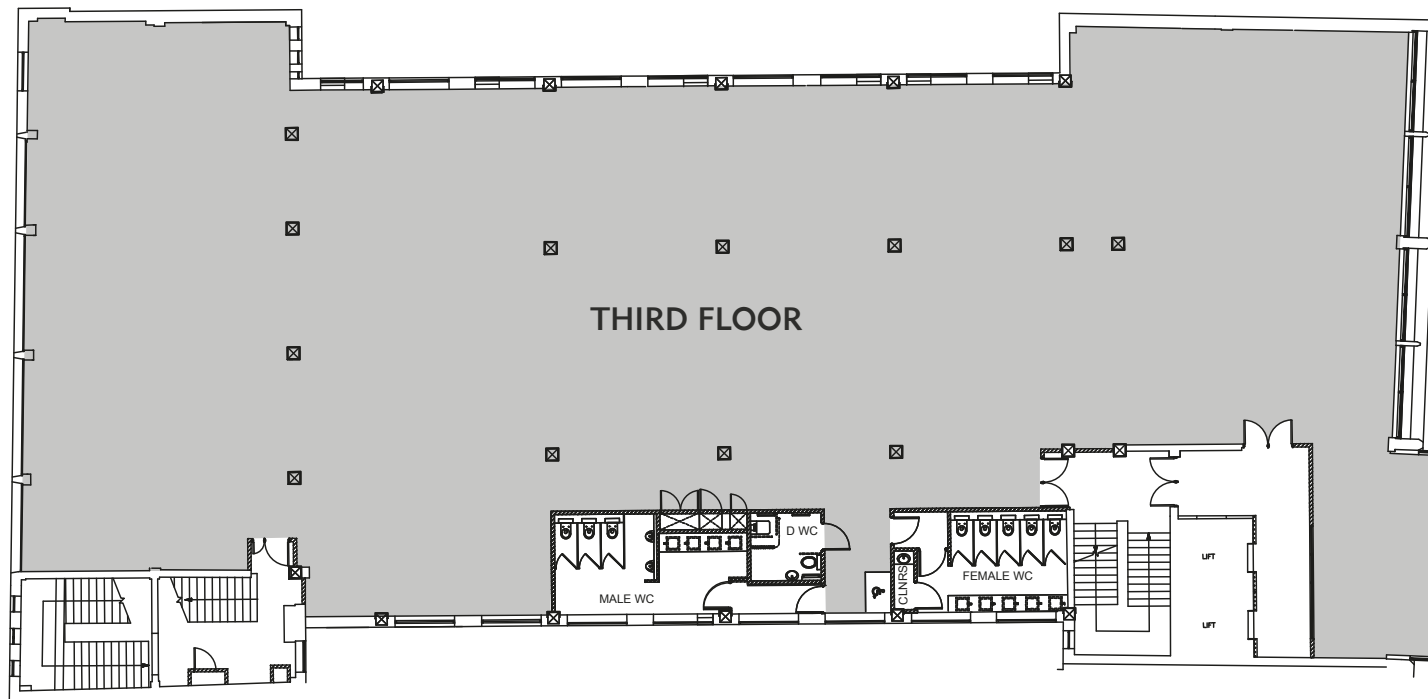


## SECOND FLOOR

## AVAILABILITY

FLOOR	SQ FT	SQ M
First Floor	2,285	212
Second Floor	8,600	799
Third Floor	8,469	787

[VIEW SPACE PLANS](#)

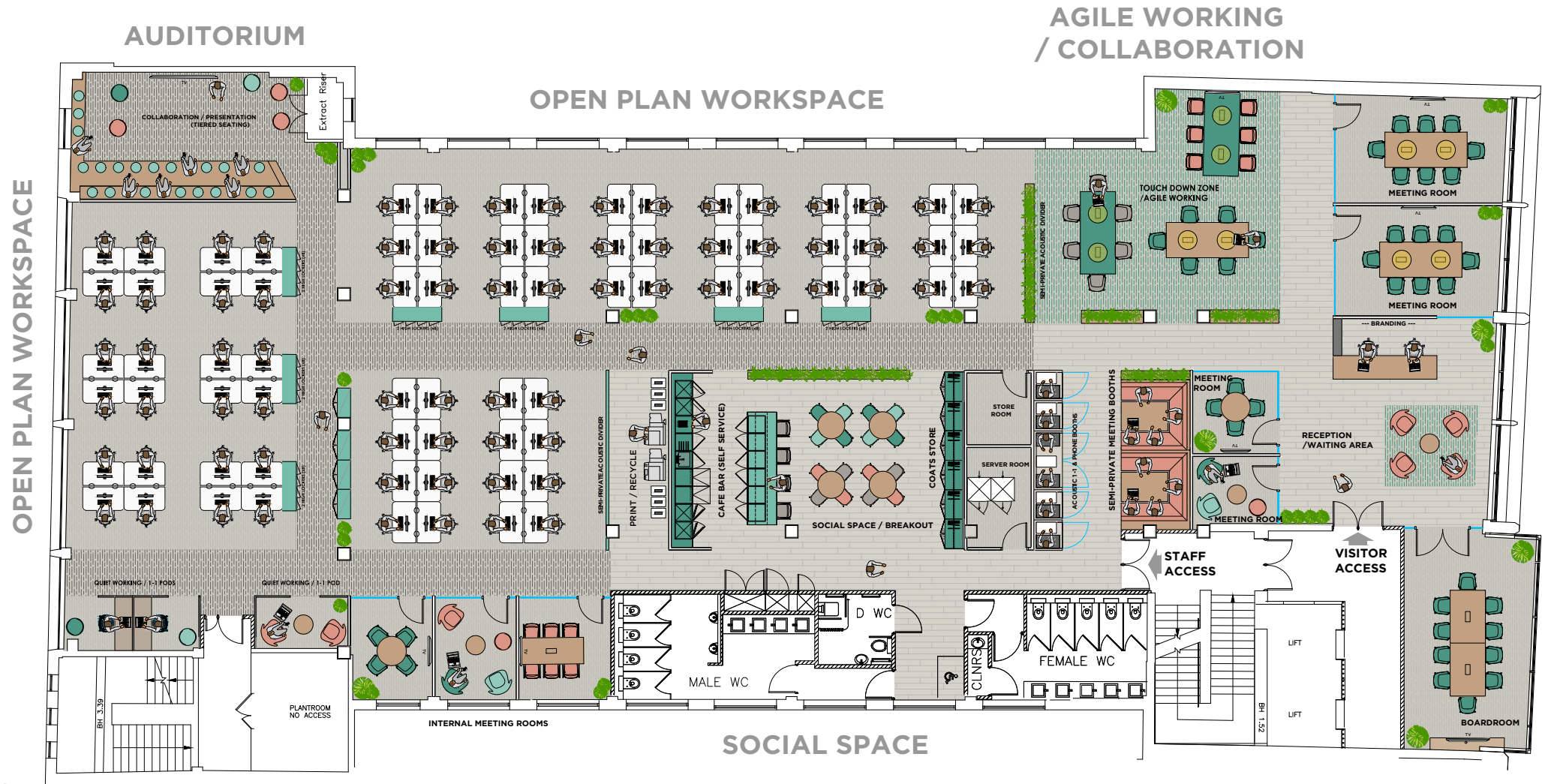


## THIRD FLOOR



# SECOND FLOOR SPACE PLAN

PARSONAGE GARDENS



MEET AND GREET / FORMAL MEETINGS

DEANSGATE

## QUIET WORKING / INTERNAL MEETINGS

**Occupancy:**  
 Open plan workspace with 78 desks (inc. 2 reception positions)  
 + 32 alternative working positions with power

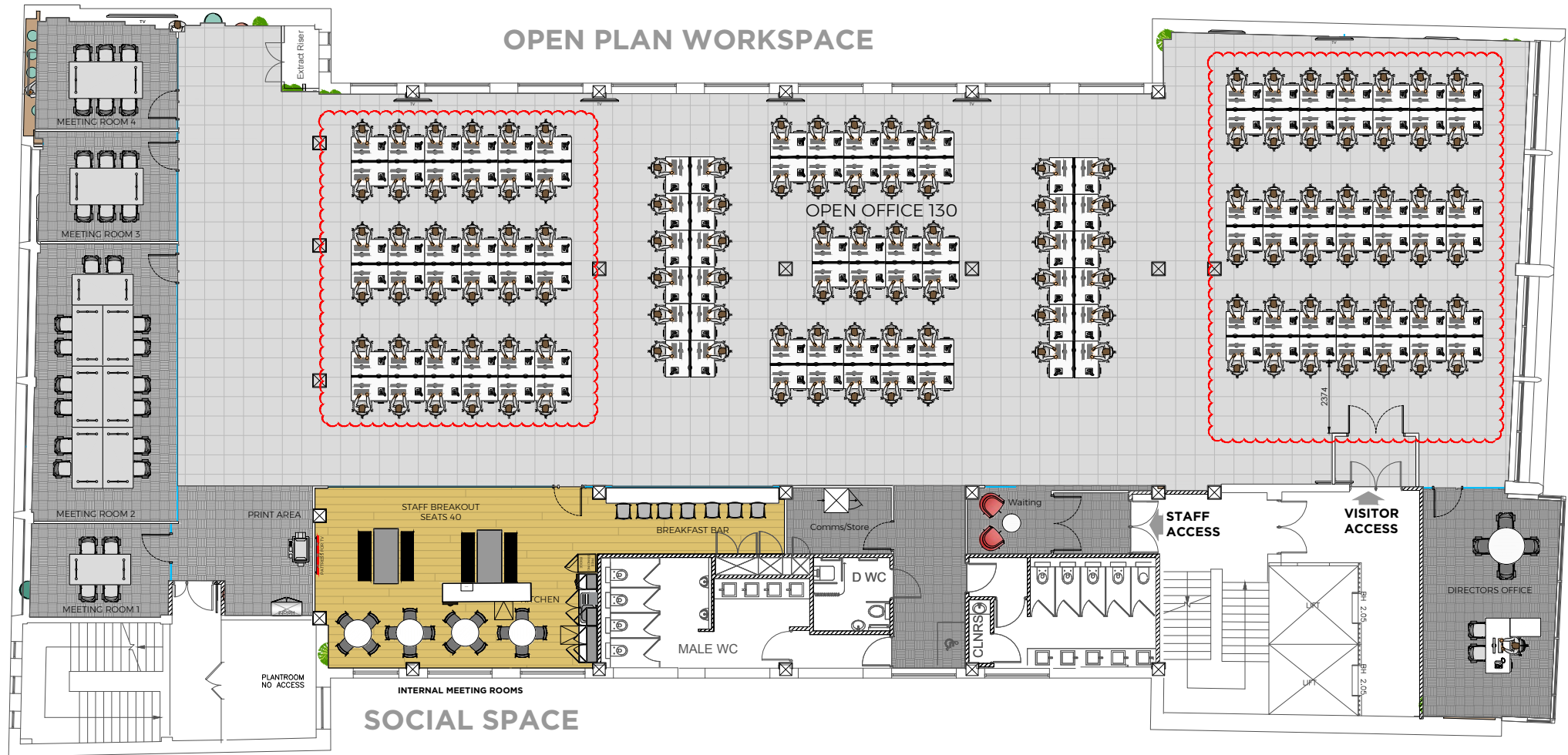
- 1 Reception / Waiting area
- 8 Meeting rooms
- 8 Informal meeting / collaboration areas
- 8 Quiet working pods (including acoustic booths)
- 1 Social space for 20 people
- 1 Print hub
- 1 Server room
- 1 Store room

VIEW THIRD FLOOR SPACE PLAN

# THIRD FLOOR SPACE PLAN

PARSONAGE GARDENS

MEETING ROOMS



DEANSGATE

**Occupancy:**  
Open plan workspace with 130 desks

- 130 open plan desks
- 1 Reception / Waiting area
- 4 Meeting rooms
- 1 Directors office
- Kitchen / Breakout area
- 1 Print hub
- 1 Server room
- 1 Store room

VIEW SECOND FLOOR SPACE PLAN

## OFFICE SPECIFICATION

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- Double height entrance reception with feature balcony.
- Full height glazing.
- Two passenger lifts.
- New VRV air conditioning system installed.
- New repositioned ladies, gents & disabled WCs
- Full access raised floors.
- High quality finishes throughout.
- Secure basement parking.
- Security access system throughout the building.
- Manned reception desk.
- New basement cycle hub with showers.
- Refurbished common areas







## LOCATION

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86 Deansgate commands a prominent position on Manchester City Centre's busiest arterial route. The property is well situated to benefit from all of Manchester City Centre's amenities and is within a short walk of both Victoria and Salford Central train stations, with Piccadilly train station being within 10 minutes walk.

[VIEW MAP](#)



# AMENITIES

- 1 Co-Op
- 2 Hawksmoor
- 3 Gaucho
- 4 House of Fraser
- 5 Oast House

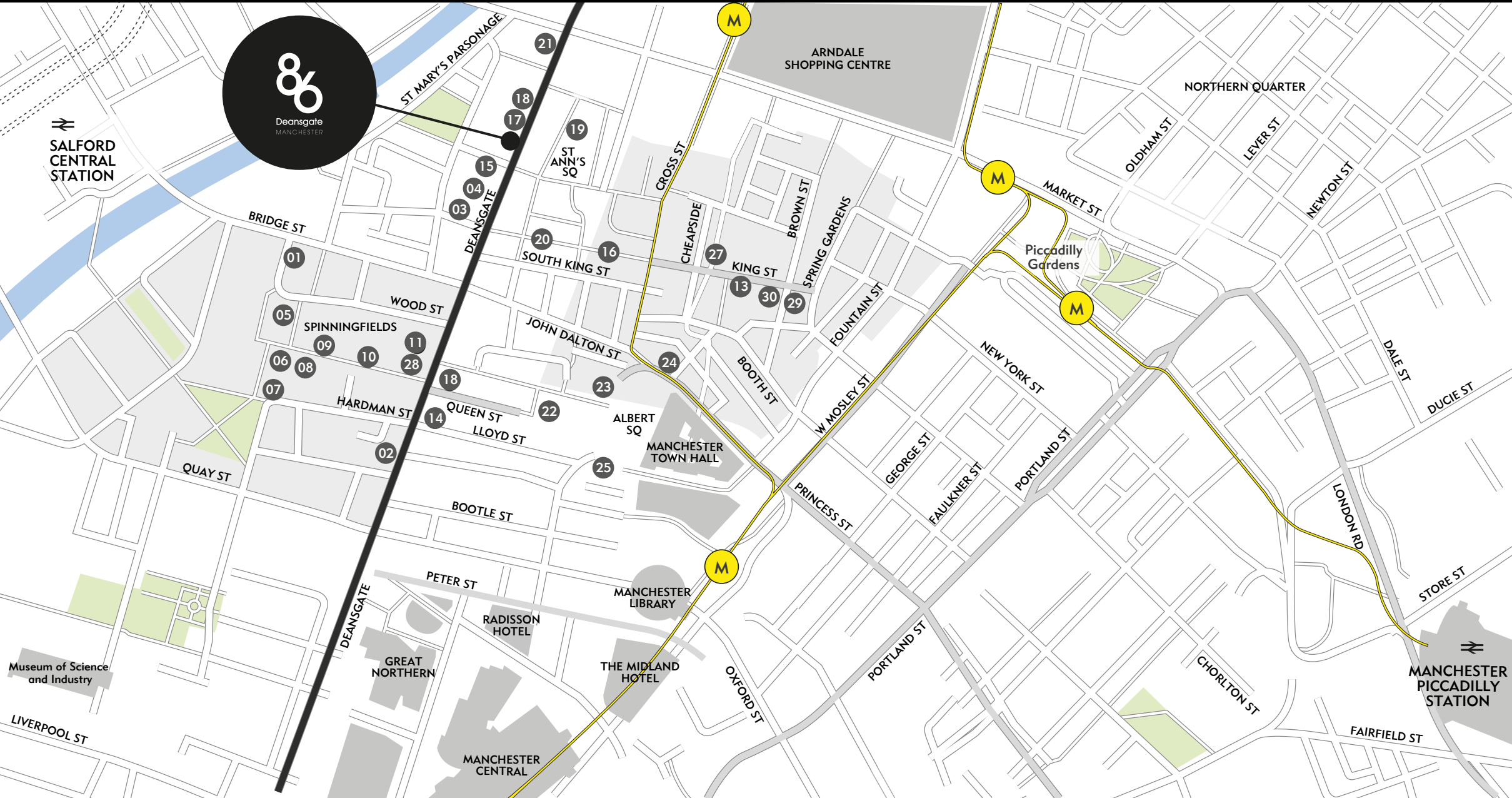
- 6 Ibérica
- 7 Alchemist
- 8 Thaikhun
- 9 Fazenda
- 10 Grand Pacific

- 11 Australasia
- 12 Sainsbury's
- 13 Pizza Express
- 14 Caffè Nero
- 15 San Carlo

- 16 El Gato Negro
- 17 Be At One
- 18 La Tasca
- 19 Pot Kettle Black
- 20 Tast

- 21 Tesco
- 22 Wing's
- 23 Duttons
- 24 Piccolinos
- 25 Tampopo

- 26 Radisson Hotel Steak & Lobster
- 27 Miller & Carter
- 28 Sexy Fish
- 29 Rosso
- 30 Lucky Cat



# GALLERY

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# GALLERY



# GALLERY

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# GALLERY

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# GALLERY



## FURTHER INFORMATION

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### CAR PARKING

Secure basement parking is available.

### TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed

### LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to any transaction.

### CONTACT

For further information to view the accommodation please contact the joint letting agents.



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