

**TO LET**

Newly refurbished boutique office suites from  
**1,116 to 3,385 sq ft**

92

Deansgate

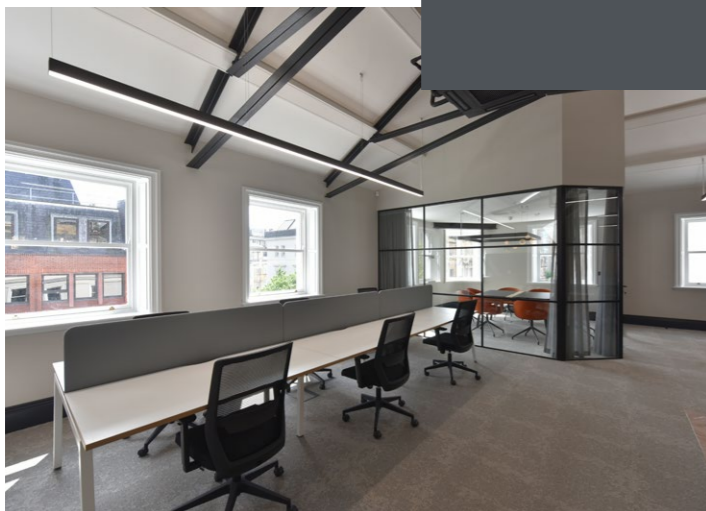
Manchester City Centre, **M3 2QG**

# 92

Deansgate

## Overview

92 Deansgate presents an excellent opportunity for businesses to take advantage of best-in-class workspace in an unparalleled office location.



LOCATED IN A PRIME  
CORNER POSITION  
ON DEANSGATE AT ITS  
JUNCTION WITH ST  
MARYS STREET

# 92 Deansgate

92 Deansgate, Manchester City Centre, M3 2QG

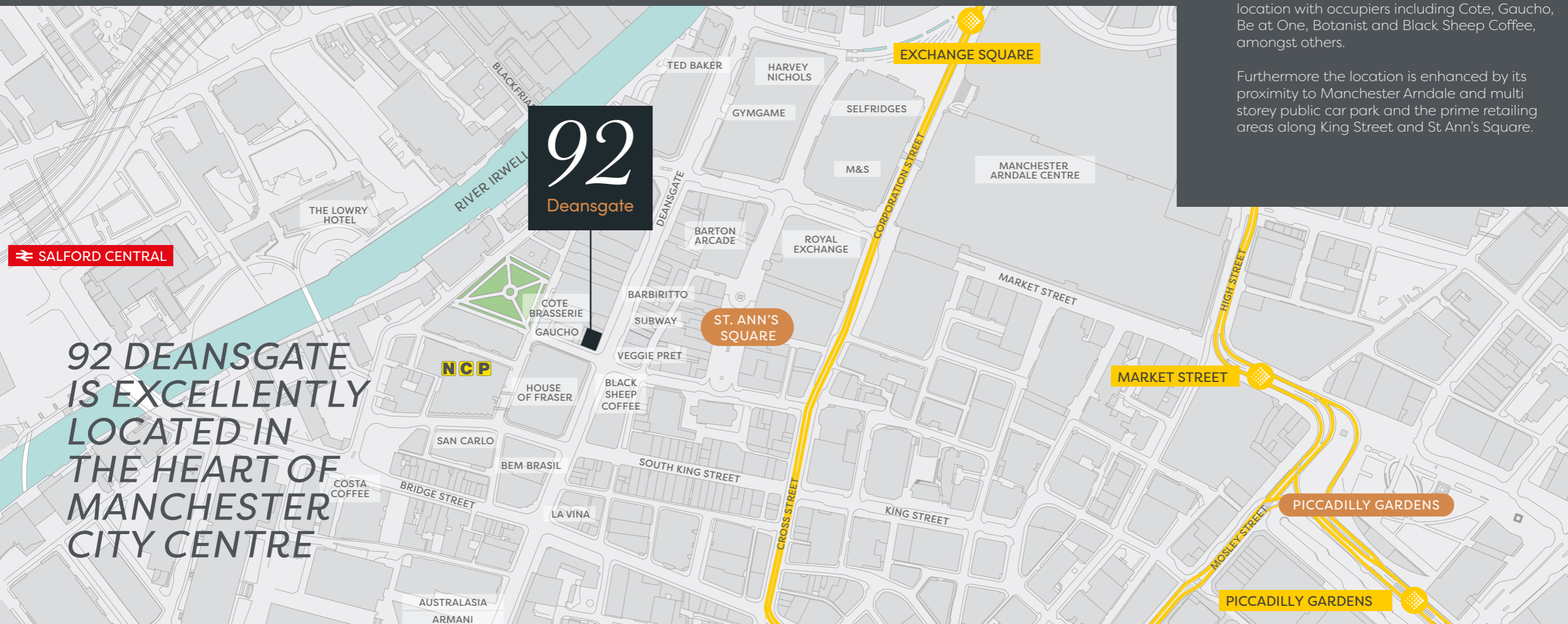


## Location

The property occupies one of the most prominent trading locations in the heart of Manchester City Centre, located in a prime corner position on Deansgate at its junction with St Marys Street.

Deansgate, which runs the length of the City Centre, is considered Manchester's prime leisure location with occupiers including Cote, Gaucho, Be at One, Botanist and Black Sheep Coffee, amongst others.

Furthermore the location is enhanced by its proximity to Manchester Arndale and multi storey public car park and the prime retailing areas along King Street and St Ann's Square.



92 DEANSGATE IS EXCELLENTLY LOCATED IN THE HEART OF MANCHESTER CITY CENTRE

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## Deansgate

Manchester Arndale

Market Street

Piccadilly Gardens

Piccadilly Station

Manchester Town Hall

Manchester Central Convention Complex

Beetham Tower

Retail and Leisure Core

# 92

Deansgate

St Peter's Square

Albert Square

Spinningfields

New Bailey

Victoria Station

Lowry Hotel

Salford Central Station

St John's

Deansgate Station

## Situation

92 Deansgate is close to Manchester's extensive Metrolink tram network with the closest stop being at Exchange Square an 8 minute walk away. Victoria train station and the Shudehill transport interchange within a 10 minute walk. Piccadilly Station is a short tram journey away. Both stations offer national rail links to the whole of the UK. Manchester Airport is 9 miles south of the city centre, a 26 minute drive or 45 minute tram/train journey.

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## Deansgate



IN CLOSE PROXIMITY TO  
MANCHESTER ARNDALE  
& THE PRIME RETAILING  
AREAS ALONG KING STREET  
AND ST ANN'S SQUARE

92 Deansgate, Manchester City Centre, **M3 2QG**

## WALKING DISTANCES

**5 MINS**

walk to  
Spinningfields

**5 MINS**

walk to  
Salford Central  
Station

**6 MINS**

walk to  
Market Street

**8 MINS**

walk to  
Exchange Square  
Metrolink

**12 MINS**

walk to  
St Peter's Square  
Metrolink

**12 MINS**

walk to  
Victoria Station



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## Deansgate

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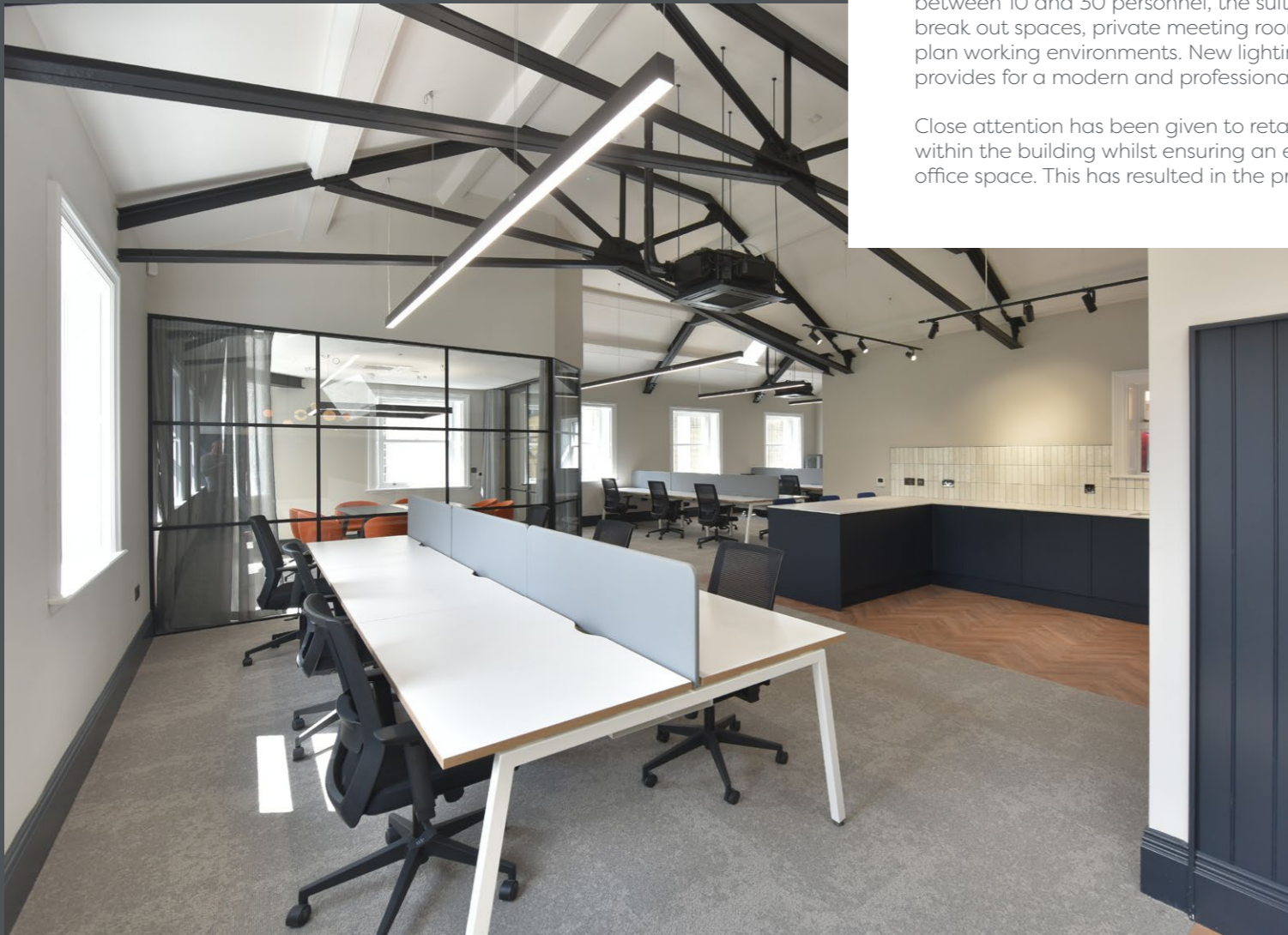
### Description

92 Deansgate provides best in class, self contained office suites perfect for small businesses who wish to be located in the heart of the city centre. The three available suites comprise a Grade A office specification having been subject to a comprehensive refurbishment to include new fenestration, new WC's and fully refurbished office suites.

Offering boutique suites suitable for business looking to accommodate between 10 and 30 personnel, the suites benefit from fitted kitchens with break out spaces, private meeting rooms and carefully curated open plan working environments. New lighting and Air Conditioning throughout provides for a modern and professional working environment.

Close attention has been given to retaining and restoring the period features within the building whilst ensuring an efficient and sustainably responsible office space. This has resulted in the product targeting an EPC Rating of A.

**GRADE A  
SELF-CONTAINED  
OFFICE SUITES  
PROVIDING  
OCCUPIERS WITH  
THEIR OWN  
FRONT DOOR**



Highly sustainable building  
with EPC A targeted.

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**‘PLUG AND PLAY’  
SPACES AVAILABLE  
WITH THE BUILDING  
PRE-CONNECTED  
WITH TELCOM IT  
INFRASTRUCTURE**

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## Deansgate



### Specification

The suites are available in either a full fitted 'plug and play' specification or Cat A+ to include a fully fitted kitchen, board room, break out spaces and self-contained WC's.



Brand new VRF  
Air Conditioning



New glazing providing  
excellent temperature control



Ultra efficient LED lighting



Highest Energy Performance  
Rating targeting 'A'



Inset floor boxes with power  
and data installation



High acoustic performance



Ultra-Fast WIFI –  
Telcom pre-connected



Full access control and  
intercom system installed



Excellent natural daylight



Cycle storage facilities



Furniture packages available

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**SECOND FLOOR**  
1,116 SQ FT (103.67 SQ M)

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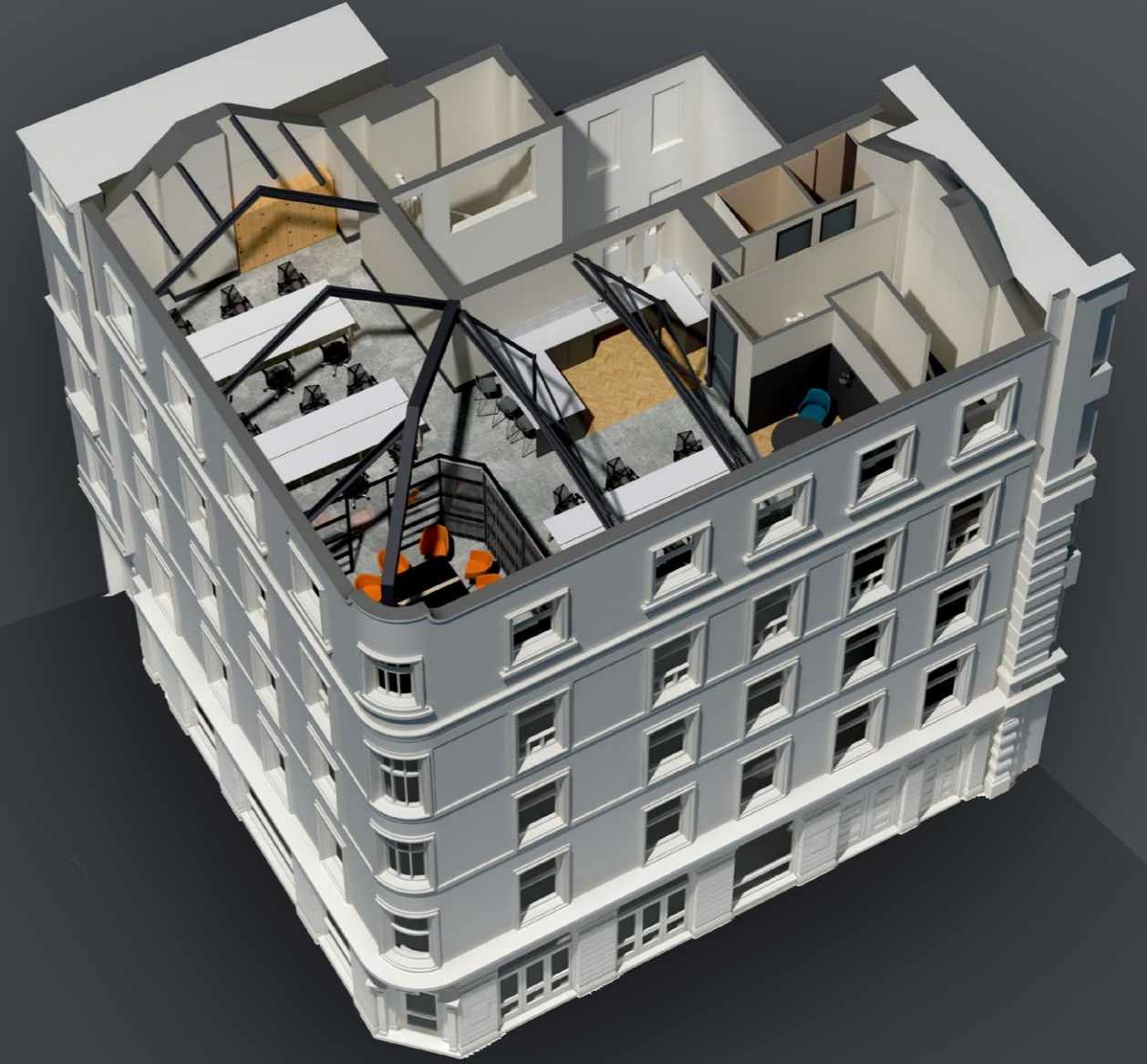


**THIRD FLOOR**

1,153 SQ FT (107.11 SQ M)

# 92

Deansgate



**FOURTH FLOOR**

1,116 SQ FT (103.67 SQ M)

# 92

Deansgate



**GET IN TOUCH  
FOR FURTHER  
DETAILS AND  
TO ARRANGE  
A VIEWING**

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## Further Information

### EPC

Energy Performance Asset  
Targeting A rating.

### VAT

Unless otherwise stated,  
all prices/rents are quoted  
exclusive of VAT.

### Legal Costs

Each party to be responsible  
for their own legal and  
professional costs incurred in  
this transaction.

### Terms

Flexible lease terms  
available.

## Contact



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