



TO LET
8,866 SQ FT - 20,357 SQ FT



ELLIOT
HOUSE

151 Deansgate,
Manchester **M3 3WD**



ELLIOT HOUSE IS A GRADE II LISTED BUILDING WITH A COMBINATION OF UNRIVALLED HERITAGE AND MODERN SPACE



DESIGNED TO MEET ALL THE NEEDS OF A MODERN BUSINESS WITH A UNIQUE FLOOR PLATE PROVIDING A LARGE AREA OF CONTEMPORARY OFFICE SPACE

On arrival you are greeted by ornate sandstone carvings and the buildings façade before entering the stylish reception with sweeping staircase, original stained glass windows and oak paneling.

The accommodation is designed to meet all the needs of a modern business with a unique floor plate providing a large area of contemporary office space with stunning meeting rooms and event spaces.

Elliot House is ideal for businesses who want to create themselves a presence in our vibrant city. This dynamic and inspiring workspace is available for both short and long term leasing, on flexible terms.



IN THE HEART OF MANCHESTER, ELLIOT HOUSE OFFERS A TRULY ENVIABLE ADDRESS FOR ANY BUSINESS, FRONTING DIRECTLY ON TO DEANSGATE, CONVENIENTLY LOCATED CLOSE TO THE WEALTH OF AMENITIES ON DEANSGATE AND WITHIN THE NEIGHBOURING SPINNINGFIELDS & ST MICHAEL'S DISTRICTS.

Elliot House is extremely well located for access to all the city centres public transport network with St Peters Square Metrolink interchange within a 3 minutes walk.



St Peter's Square	3 mins (walk)
Deansgate/Castlefield	3 mins
Exchange Square	4 mins
Market Street	5 mins
Manchester Piccadilly	8 mins
Victoria Station	9 mins
Manchester Airport	22 mins



Spinningfields	1 mins
Manchester Arndale	8 mins
Deansgate Train Station	8 mins
Salford Central Train Station	8 mins
Exchange Square Metrolink	10 mins
Victoria Train Station	12 mins
Shudehill Transport Interchange	15 mins
Piccadilly Train Station	18 mins



Manchester Airport	25 mins
Leeds	1 hr
Birmingham	2 hrs
London	4 hrs



THE BEST DINING, LEISURE AND PLEASURE AMENITIES THAT MANCHESTER HAS TO OFFER CAN BE FOUND ON THE DOORSTEP OF ELLIOT HOUSE.

Restaurants

- 1 Maray
- 2 Tampopo
- 3 Piccolino
- 4 My Thai
- 5 Rudy's Pizza
- 6 Australasia
- 7 Wagamama
- 8 Hawksmoor
- 9 The French
- 10 Fumo
- 11 Don Giovanni
- 12 Flat Iron
- 13 Sexy Fish

Lifestyle

- 1 Albert Hall
- 2 Central Library
- 3 Manchester Art Gallery
- 4 Opera House
- 5 The Bridgewater Hall
- 6 Royal Exchange Theatre
- 7 Odeon Cinema
- 8 Palace Theatre
- 9 HOME Theatre
- 10 Factory International

Convenience

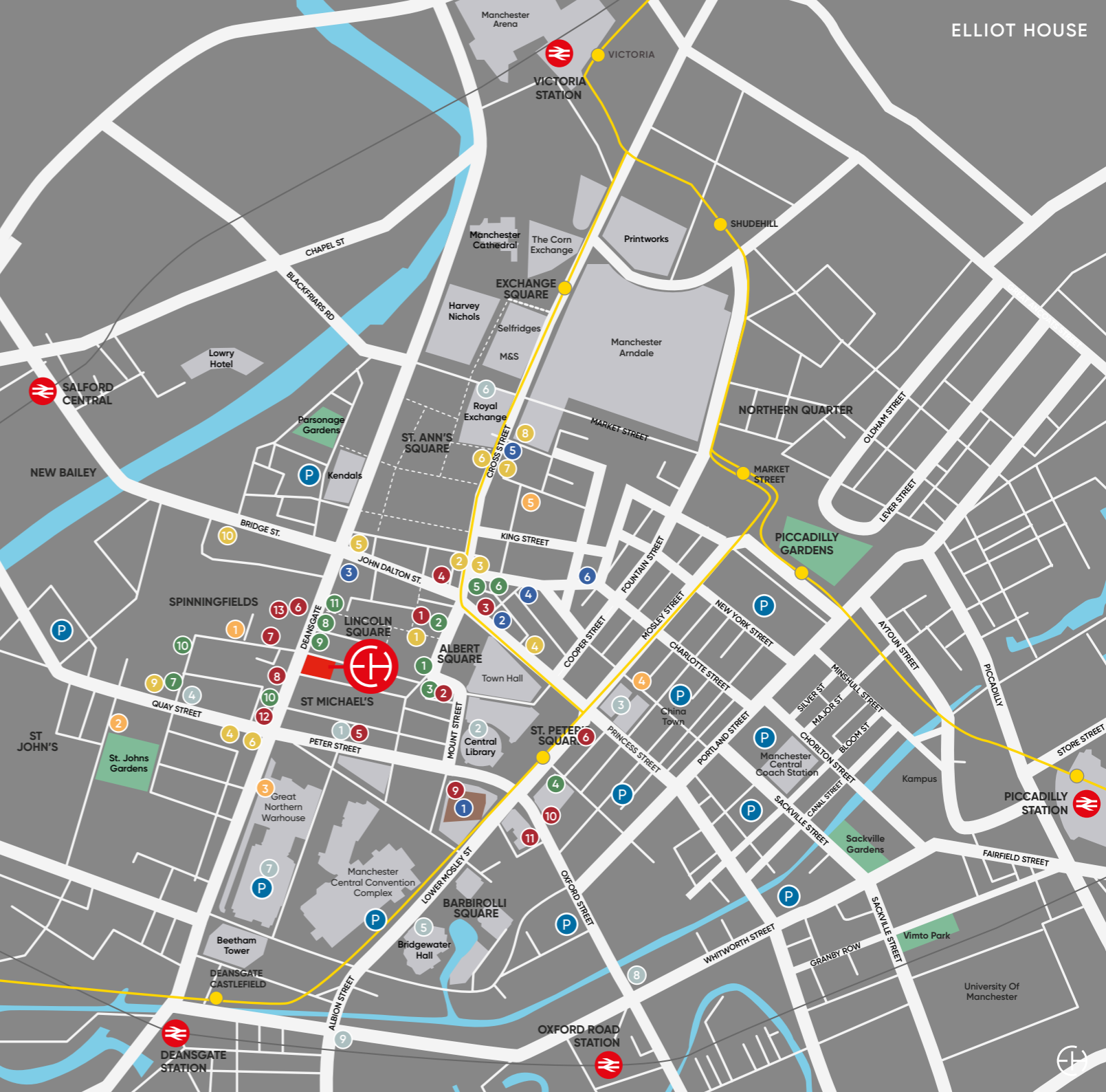
- 1 Greggs
- 2 Wright's Fish & Chips
- 3 Subway
- 4 Tesco Express
- 5 Katsouris Deli
- 6 Sainsbury's Local
- 7 Pret A Manger
- 8 Boots
- 9 M&S Food
- 10 Co-Op Food

Gym

- 1 Pure Gym
- 2 Barry's
- 3 Gym Group
- 4 Vibe
- 5 King Street Gym

Cafes and Bars

- 1 Slug & Lettuce
- 2 Founders Hall
- 3 Fountain House
- 4 The Anthologist
- 5 Bold Street Cafe
- 6 Town Hall Tavern
- 7 20 Stories
- 8 Starbucks
- 9 Caffé Nero
- 10 Federal
- 11 BOX





SPINNINGFIELDS

ST. MICHAEL'S



ST JOHN'S (AVIVA STUDIOS)



ALBERT SQUARE

IN A STRATEGIC LOCATION

Elliot House is centrally located and close to/adjacent to the city's most exciting developments including St Michaels, Spinningfields and St John's together with the newly refurbished & remodeled Town Hall and Albert Square.



ST PETERS SQUARE



ELLIOT HOUSE



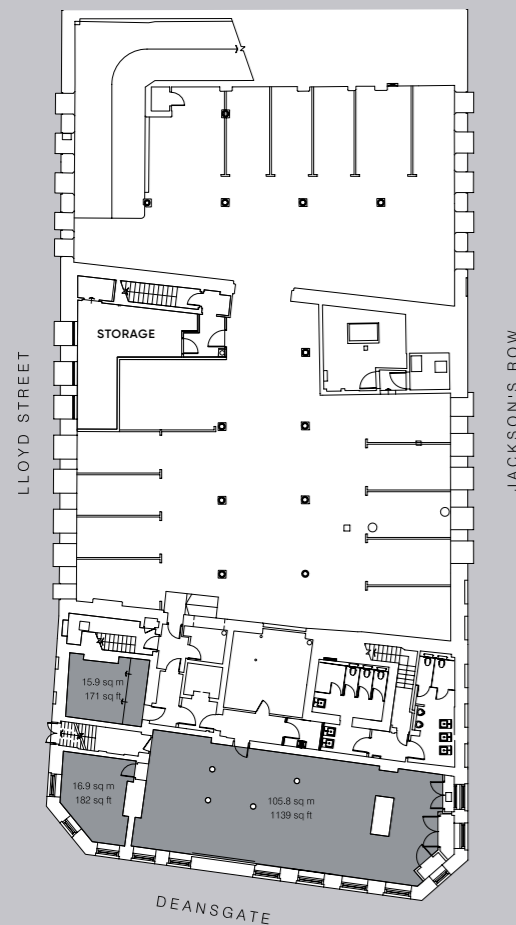
ORIGINALLY BUILT IN 1878, GRADE II LISTED ELLIOT HOUSE IS STEEPED IN HISTORY AND IS WIDELY REGARDED AS ONE OF MANCHESTER'S FINEST PERIOD PROPERTIES.



ELLIOT HOUSE

THE DESIGN AND LAYOUT OF ELLIOT HOUSE MEANS IT IS IDEAL FOR A SINGLE OCCUPIER LOOKING FOR A SELF-CONTAINED HEADQUARTERS WITH AN IMPRESSIVE DEDICATED ENTRANCE.

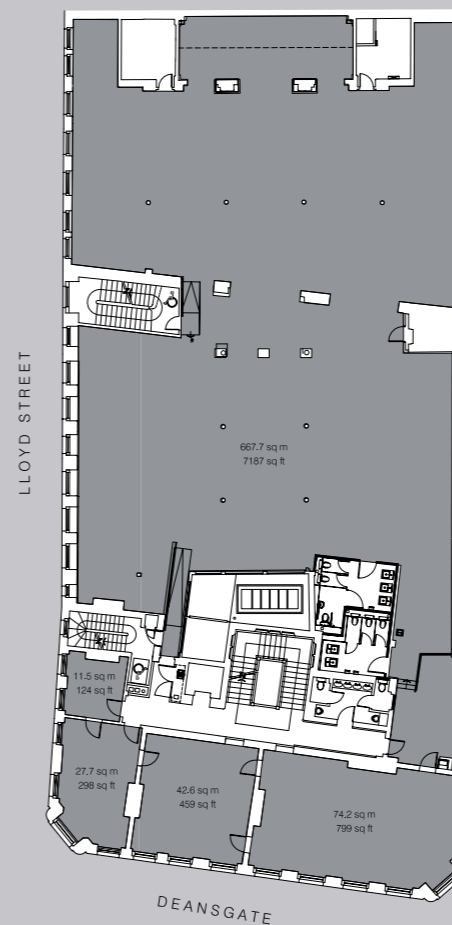
LOWER GROUND FLOOR (CAR PARK)
1,816 SQ FT



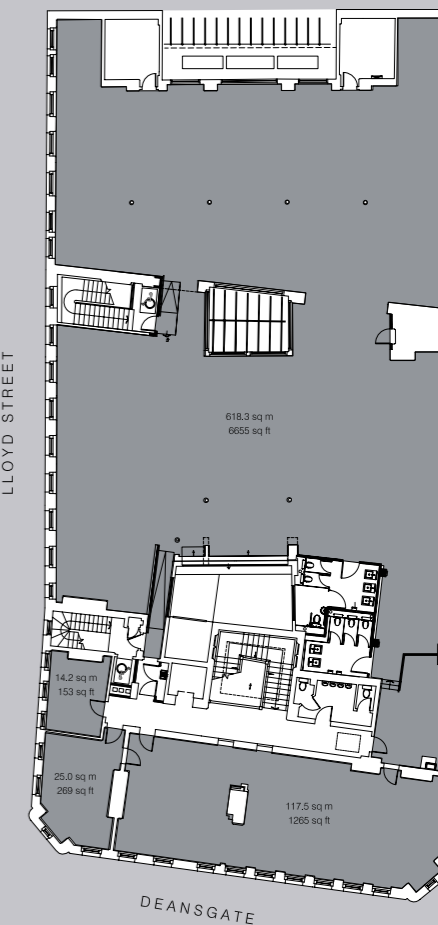
GROUND FLOOR
1,333 SQ FT



1ST FLOOR
8,866 SQ FT



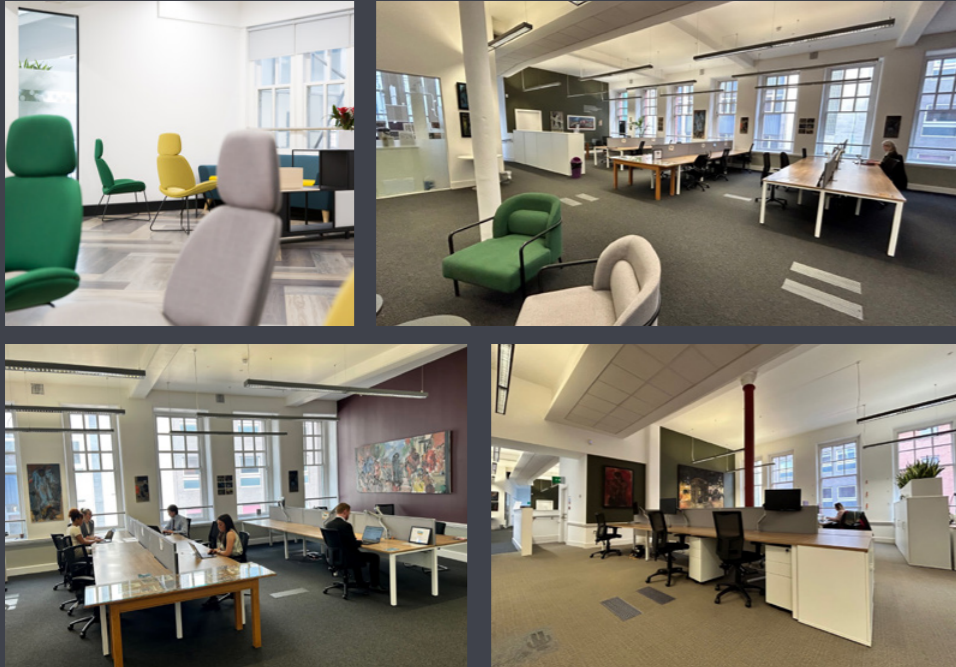
2ND FLOOR
8,342 SQ FT



THE BUILDING PROVIDES 20,357 SQ FT OF HIGH QUALITY OFFICE SPACE SPLIT OVER THREE FLOORS, AVAILABLE IN SINGLE FLOORS FROM 8,866 SQ FT THAT CAN BE INDIVIDUALLY LET.

With the added benefits of secure underground car parking and a dedicated customer service team to manage the reception area and ensure the smooth operation of the building, Elliot House presents an ideal opportunity for your business to move into Manchester's financial and professional heartland.

ELLIOT HOUSE IS A SUPERB EXAMPLE OF CLASSIC PERIOD ARCHITECTURE COMBINED WITH ALL THAT IS BEST ABOUT A MODERN BUSINESS WORKING ENVIRONMENT.



1st Floor
Illustrative floor plan

SPECIFICATION

- Air conditioning (capable of accommodating a capacity of 1.8 sq m)
- Feature lighting throughout
- Raised access floor
- Secure onsite car-parking
- 24 – hour access
- Bicycle storage
- Shower facilities
- DDA compliant
- Concierge reception

ACCOMMODATION

LOWER GROUND FLOOR (OFFICES/ STORAGE)	1,816 SQ FT
GROUND FLOOR	1,333 SQ FT
1 ST FLOOR	8,866 SQ FT
2 ND FLOOR	8,342 SQ FT
TOTAL	20,356 SQ FT

THE UNIQUE FLOOR PLAN PROVIDES A LARGE AREA OF CONTEMPORARY OFFICE SPACE WITH STUNNING MEETING ROOMS AND CONFERENCE SPACE ON THE DEANSGATE FRONTAGE.



 ELLIOT HOUSE SEAMLESSLY COMBINES STUNNING PERIOD ARCHITECTURE WITH CONTEMPORARY OFFICE SPACES, OFFERING A PERFECT BLEND OF ORIGINAL CHARACTER AND MODERN WORKSPACE.





⊕ SPLENDID MEETING ROOMS & ORIGINAL FEATURES ADORN THE BUILDING





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FURTHER INFORMATION

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