



DEANSGATE

STYLE

CONNECTIONS

OPPORTUNITY

MANCHESTER

FLEXIBILITY

PEOPLE

LEISURE

SPACE

REFURBISHED OFFICE SUITES **TO LET**
2,300 SQ FT TO FLOORS OF 4,500 SQ FT

ENTER





QUALITY REFURBISHED OFFICES IN THE HEART OF THE CITY

39 Deansgate provides high quality refurbished office accommodation from within Manchester's vibrant retail core. Excellent retail and leisure amenities plus transport connectivity is all a short walk away.

SPACE TO ACCOMMODATE
15 - 50 STAFF

FLEXIBLE LEASE TERMS

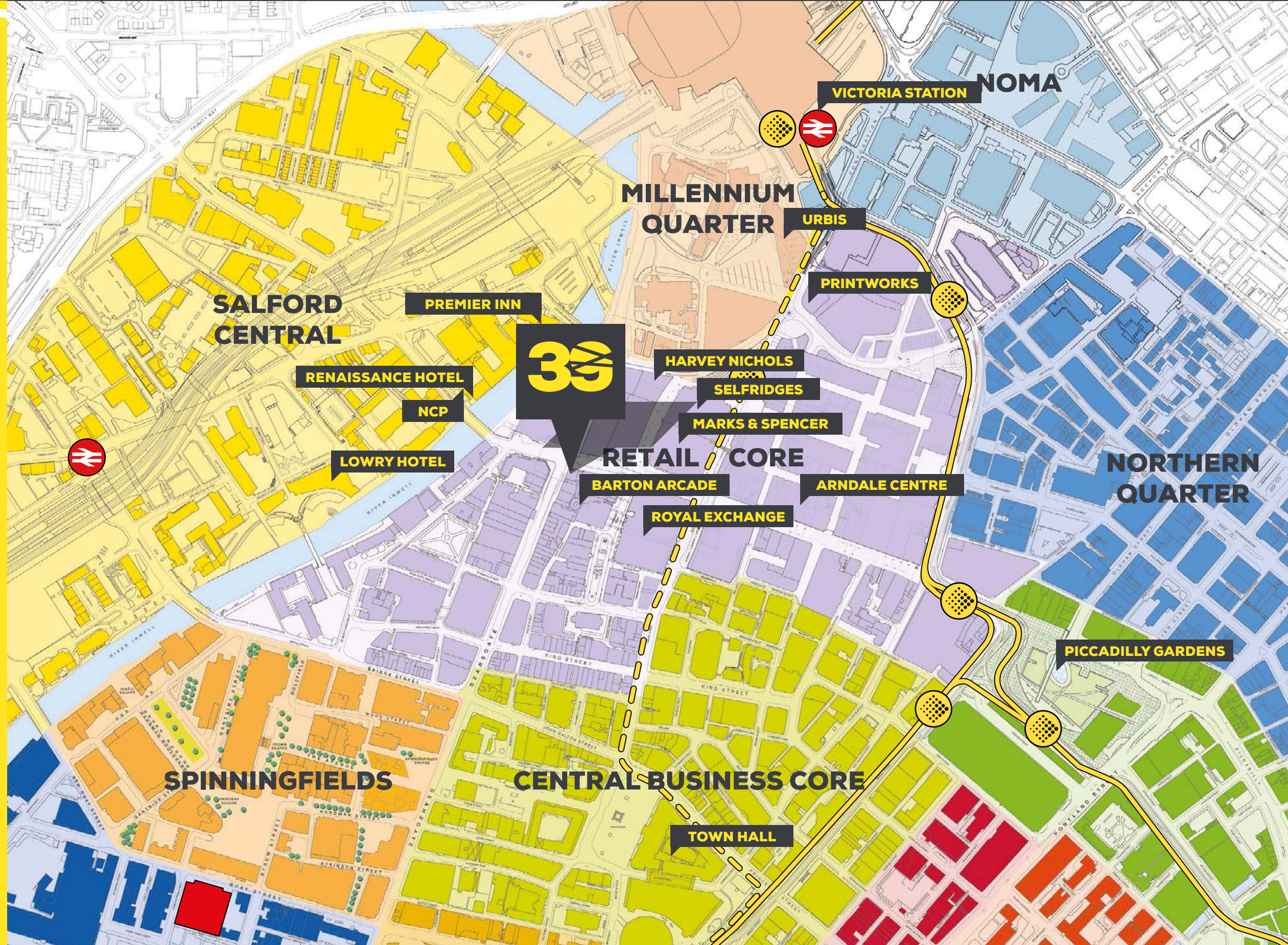
ON SITE CAR PARKING





Occupying a prominent position in the heart of the City, 39 Deansgate is the gateway to Manchester's principal thoroughfare and is located immediately adjacent to the busy retail street of St Mary's Gate.

39 Deansgate is within a few minutes walk of all of the City's business, retail and recreational facilities as well as public transport facilities and car parking.





BARS / RESTAURANTS / CONVENIENCE STORES

- 1 East Z East
- 2 24 hour Spar
- 3 Tesco Express
- 4 Red Hot World Buffet
- 5 Greggs
- 6 Slug and Lettuce
- 7 The Moon Under Water
- 8 La Tasca
- 9 Botanist
- 10 The Living Room
- 11 Café Rouge
- 12 Las Iguanas
- 13 Barburrito
- 14 Caffe Nero
- 15 Subway
- 16 Rice Flame Bar & Grill
- 17 Patisserie Valerie
- 18 Bella Italia
- 19 Gaucho
- 20 Café Brasserie
- 21 Revolution
- 22 Bem Brasil
- 23 San Carlo
- 24 Cichetti
- 25 La Vina
- 26 Katsouris Deli Café
- 27 Bills Restaurant
- 28 Sainsbury's
- 29 Sawyers Arms
- 30 Byron Hamburgers
- 31 Restaurant Bar & Grill
- 32 Grill on the Alley



STYLE OPPORTUNITY FLEXIBILITY

39 Deansgate has recently undergone a comprehensive refurbishment to the common parts and office accommodation. This has included an extensive recladding of the external façade, redecorating and reconfiguring the frontages.

39 Deansgate is the gateway building in to Manchester from the North along Deansgate and benefits from air conditioning and raised floors with the office accommodation being served by 2 newly refurbished passenger lifts.

The office space is functional with excellent views across Deansgate and towards the Cathedral. The building is also DDA compliant and offers secure parking accessed via St Ann's Square.

Storage can also be provided within the mezzanine level if required.

- Single suites or floors available (15-50 staff)
- New plaster board ceiling with recessed LED lighting panels LG3
- New carpet tiles
- Full access raised floor
- Air conditioning
- Two refurbished eight person passenger lifts
- DDA compliant
- Secure on-site parking for 18 cars
- New WC's - modern finish
- Manned reception and dedicated building manager
- 24/7 access with zoned security and CCTV



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IN THE HEART OF MANCHESTER'S RETAIL CORE



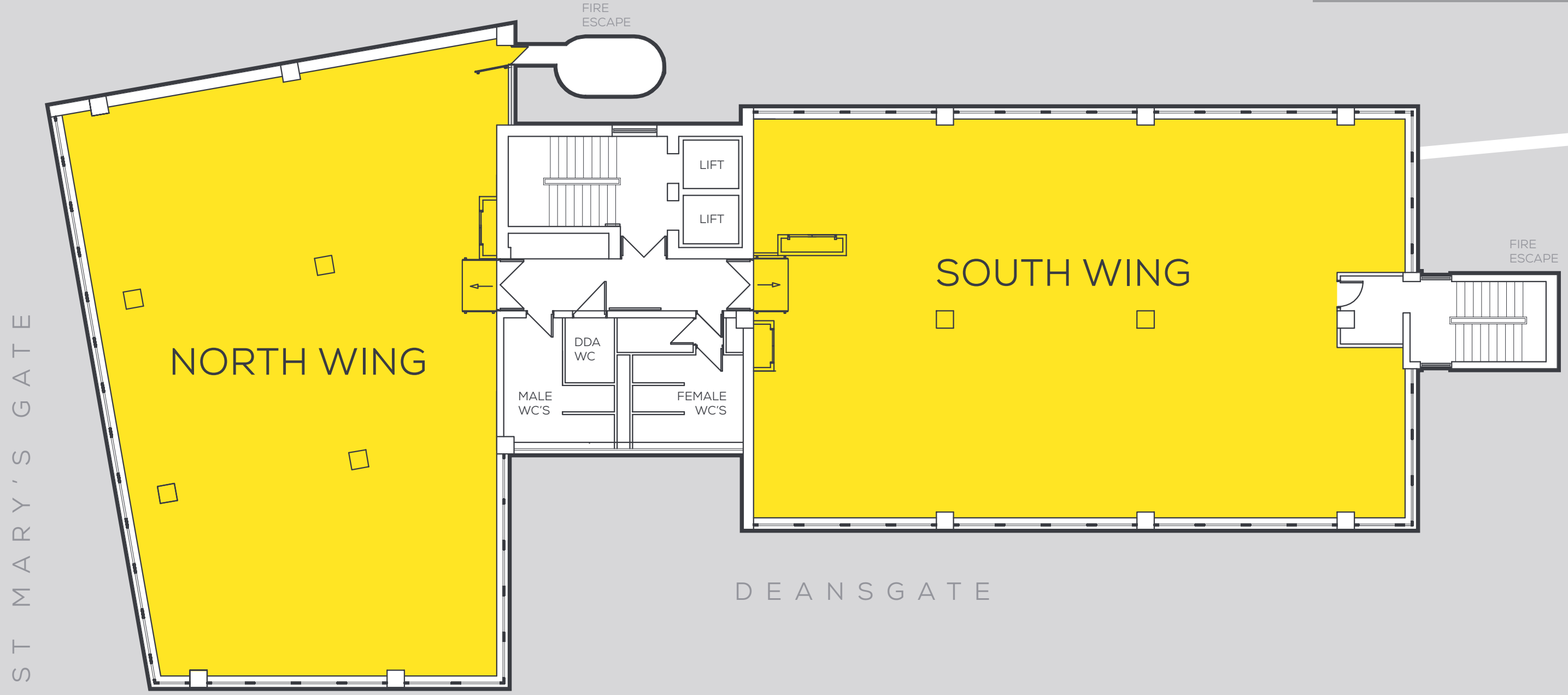
BOTANIST, DEANSGATE





TYPICAL FLOOR PLAN

- FLOOR PLAN** >
- SPACE PLAN - WHOLE** >
- SPACE PLAN - WINGS** >

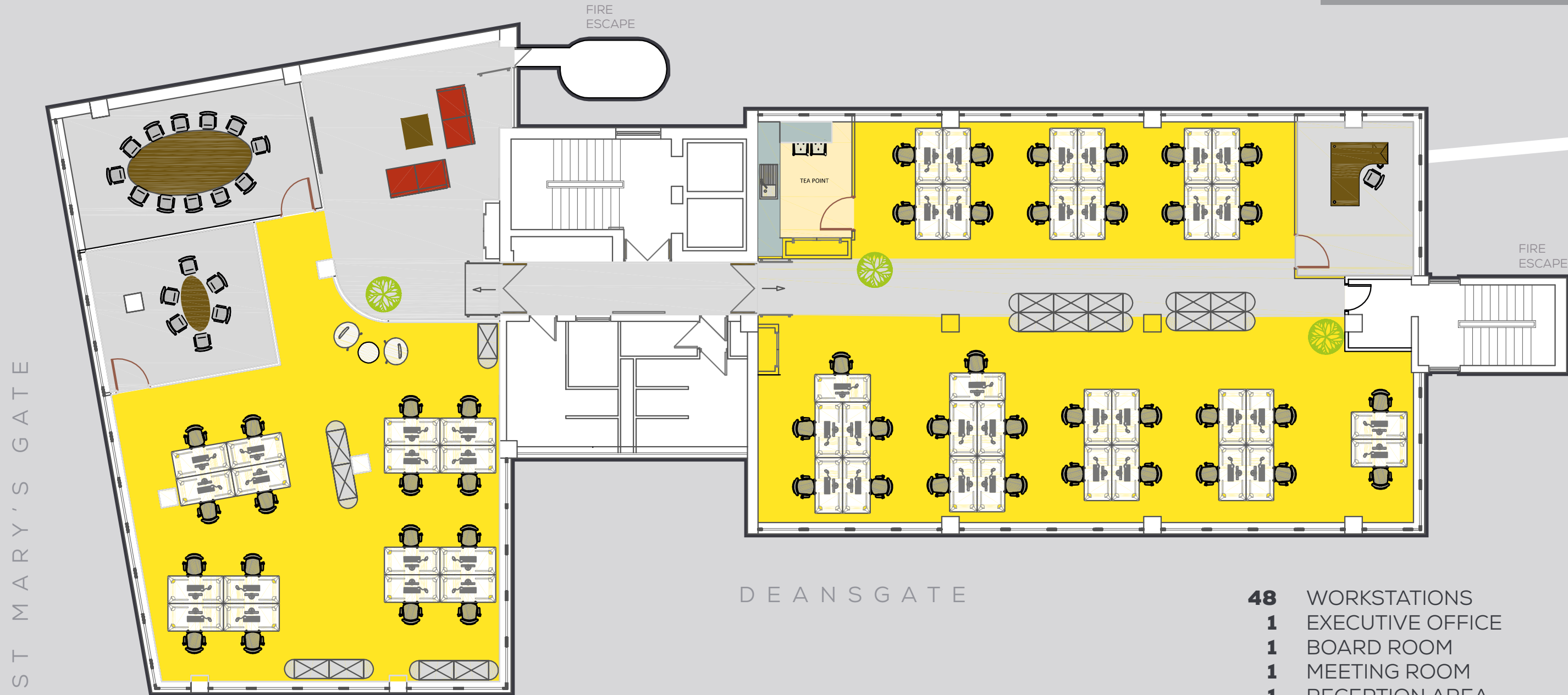




PROPOSED SPACE PLAN

WHOLE FLOOR OPTION

- FLOOR PLAN >
- SPACE PLAN - WHOLE >
- SPACE PLAN - WINGS >



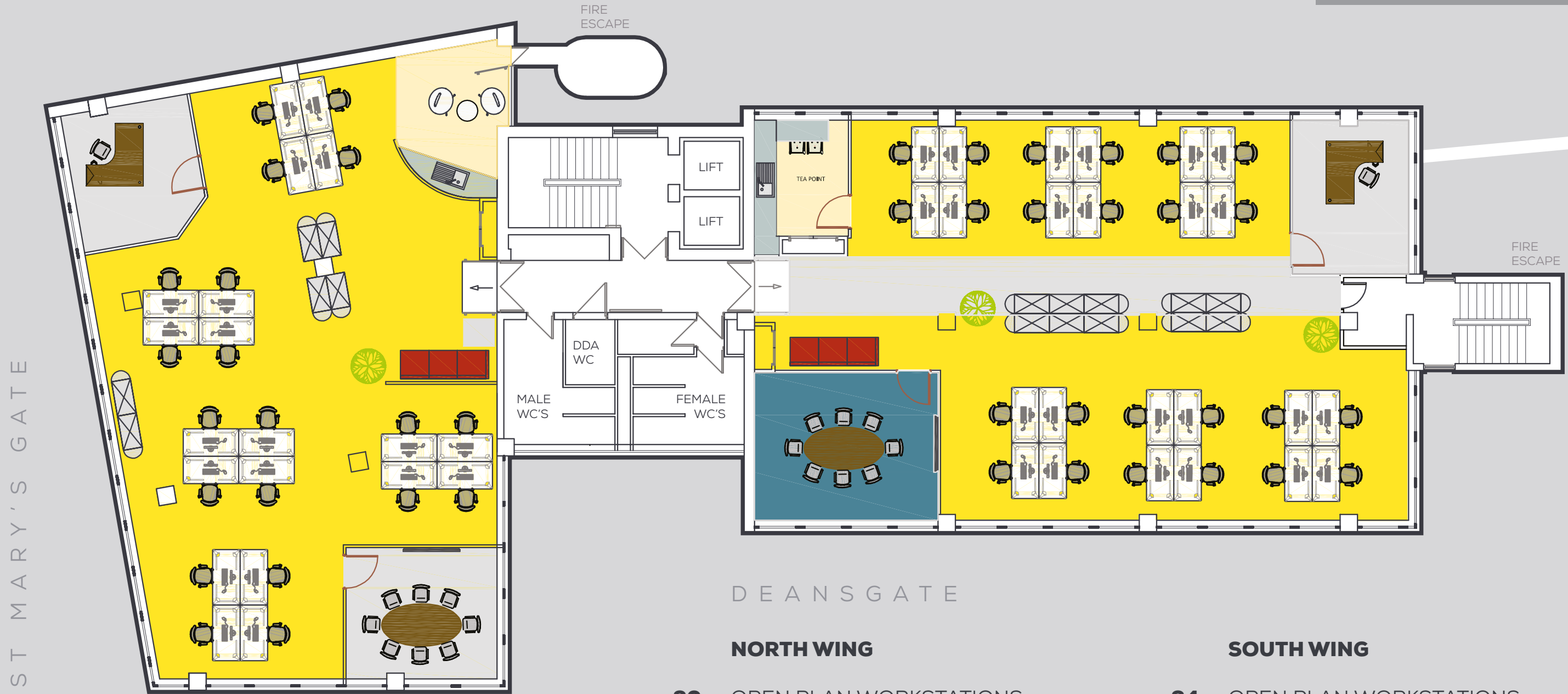
- 48** WORKSTATIONS
- 1** EXECUTIVE OFFICE
- 1** BOARD ROOM
- 1** MEETING ROOM
- 1** RECEPTION AREA
- 1** BREAKOUT AREA
- 1** KITCHEN AREA



PROPOSED SPACE PLAN

SEPARATE WINGS OPTION

- FLOOR PLAN >
- SPACE PLAN - WHOLE >
- SPACE PLAN - WINGS >



DEANSGATE

NORTH WING

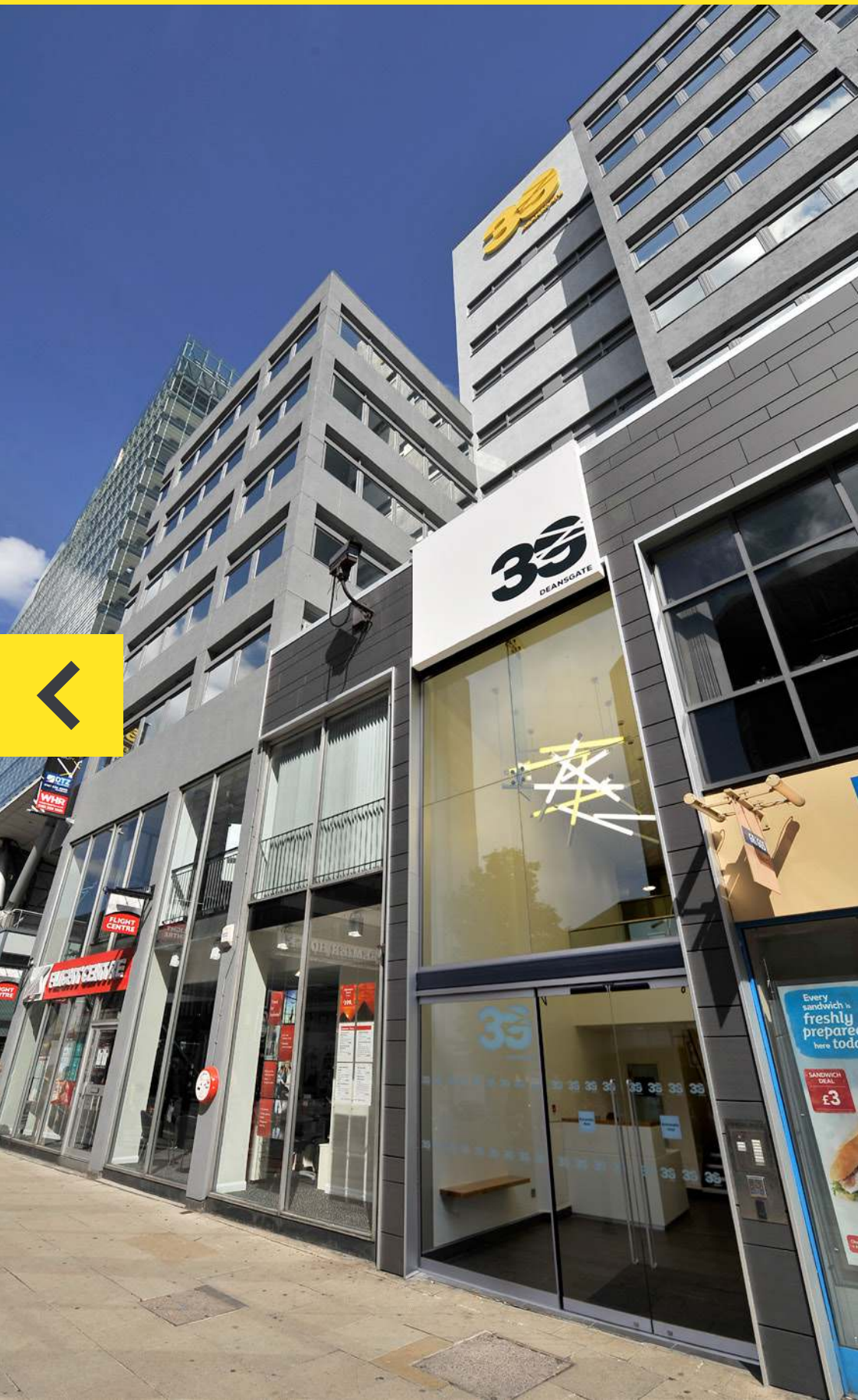
- 20** OPEN PLAN WORKSTATIONS
- 1** EXECUTIVE OFFICE
- 1** MEETING ROOM
- 1** BREAKOUT AREA

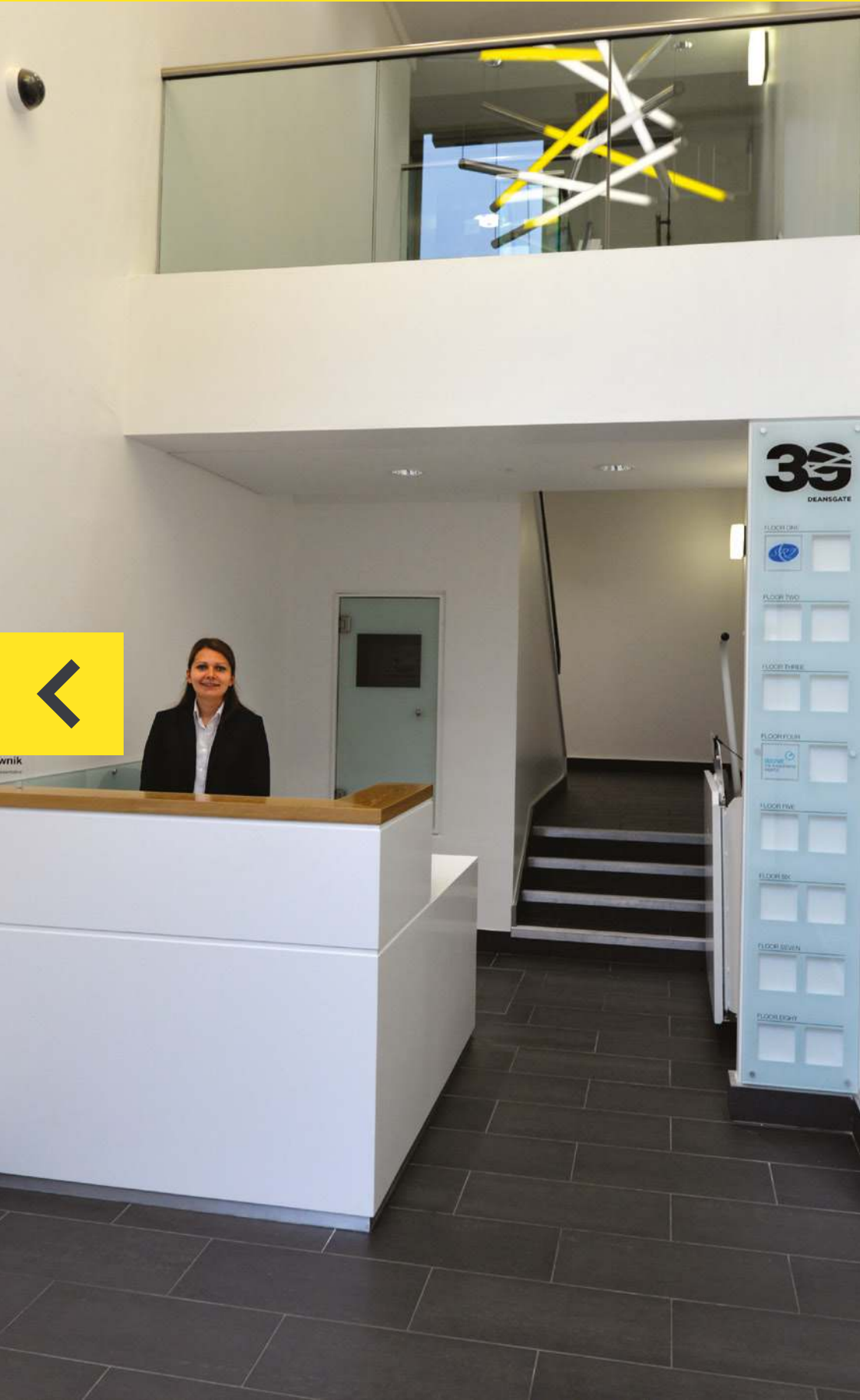
SOUTH WING

- 24** OPEN PLAN WORKSTATIONS
- 1** EXECUTIVE OFFICE
- 1** MEETING ROOM
- 1** BREAKOUT AREA

ST MARY'S GATE











TERMS

The offices are available by way of a new, full repairing and insuring lease for a term of years to be agreed.

FURTHER INFORMATION

Strictly by appointment with the joint letting agents Edwards & Co. and Avison Young.

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