

TO LET

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

92

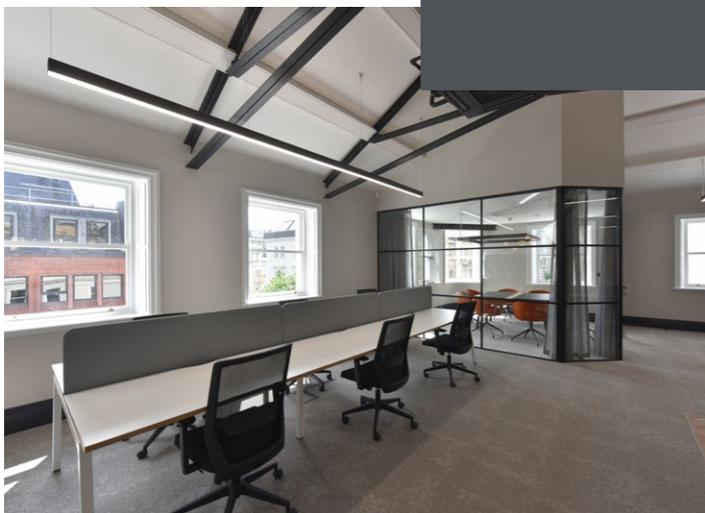
Deansgate

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

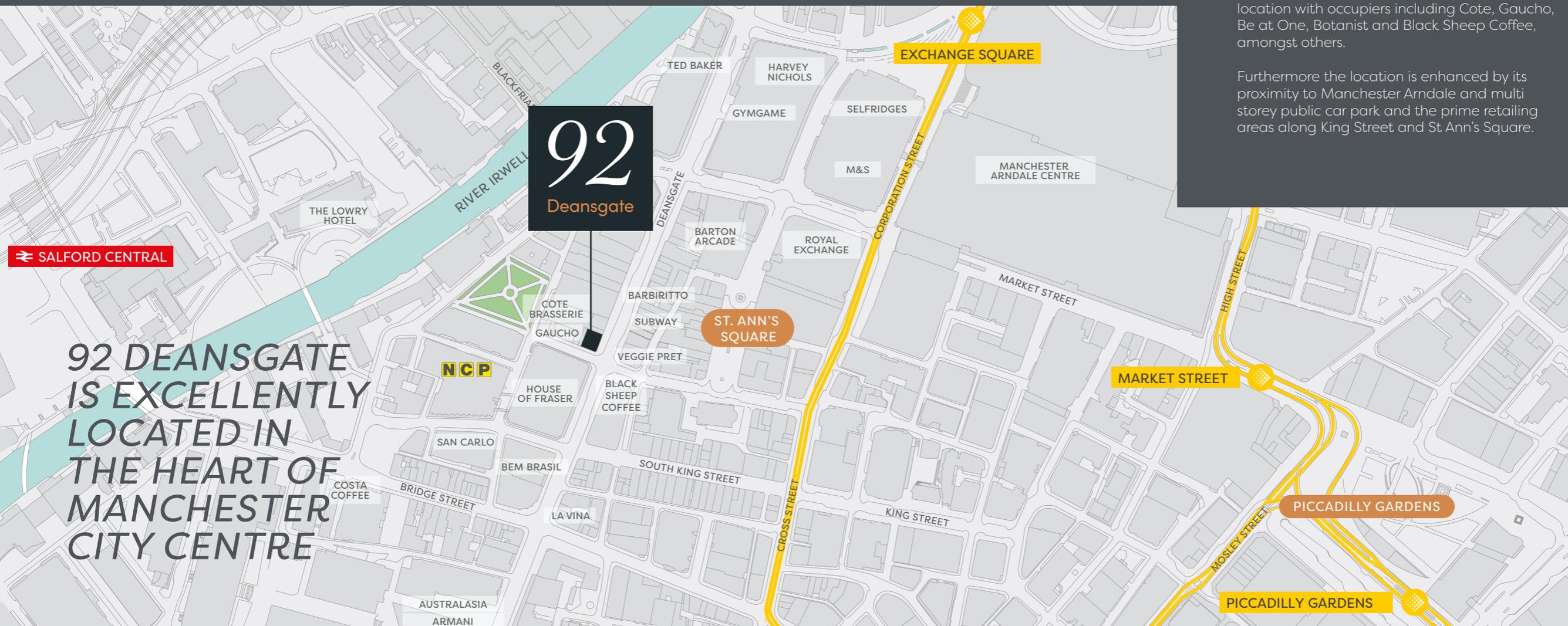


Location

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

⇌ SALFORD CENTRAL

92

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.

92

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



92

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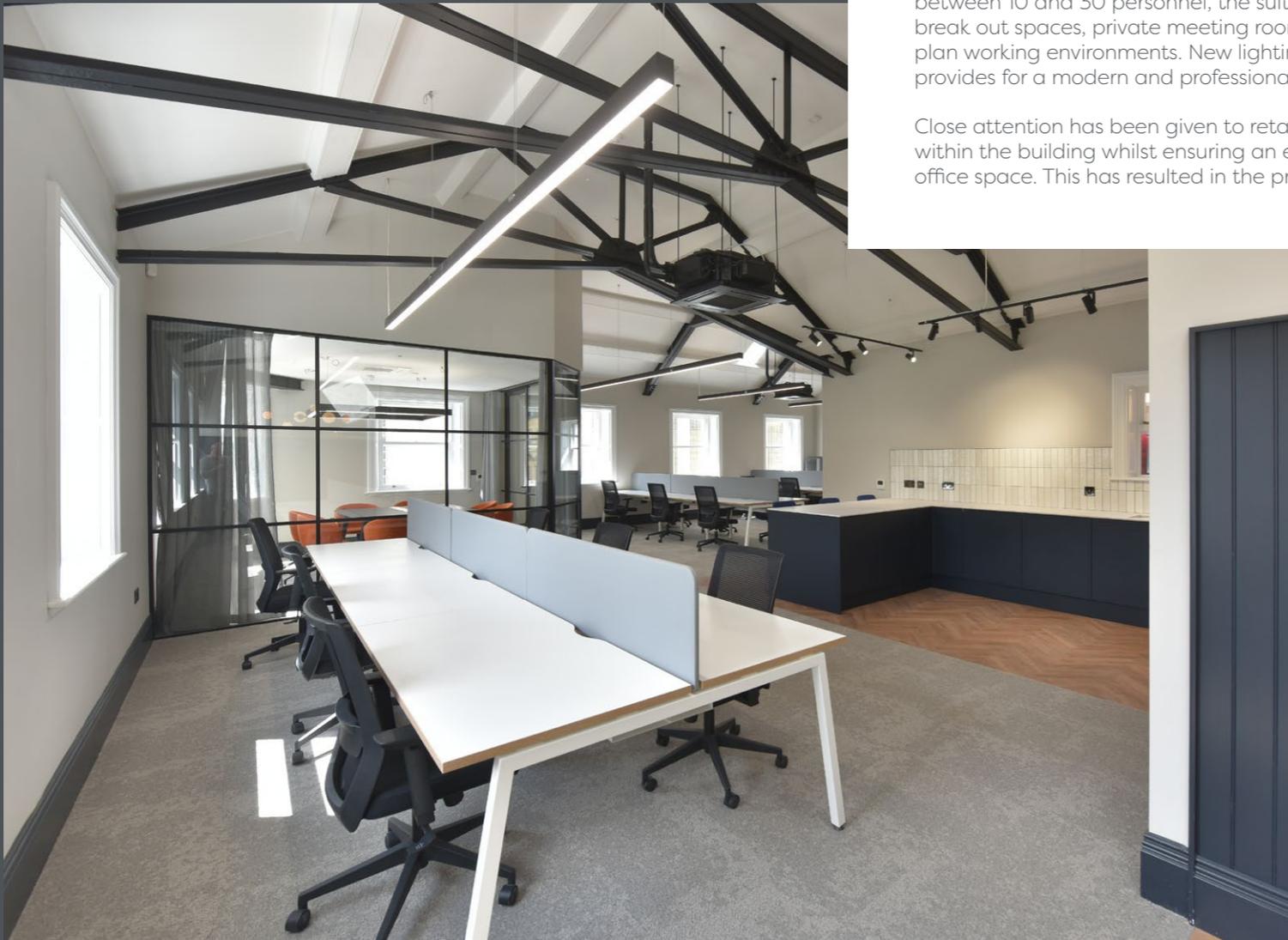
Description

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 businesses 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 securing an EPC Rating of A.

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



Highly sustainable building
with EPC A secured.

92

Deansgate

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

92 Deansgate



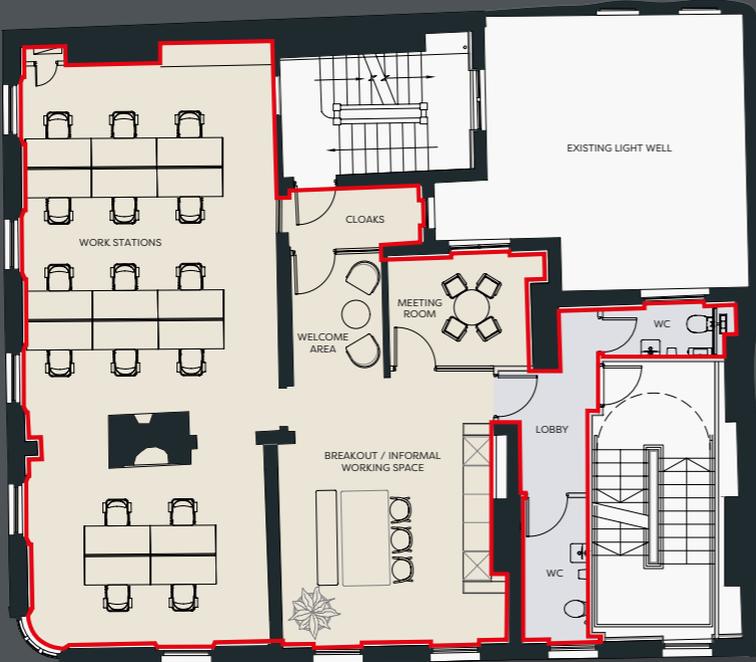
Specification

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 of 'A'
-  Inset floor boxes with power and data installation
-  Ultra-Fast WIFI – Telcom pre-connected
-  High acoustic performance
-  Full access control and intercom system installed
-  Excellent natural daylight
-  Cycle storage facilities
-  Furniture packages available

92

Deansgate



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

92

Deansgate



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
Rated A

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.

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