



DEANSGATE

STYLE

CONNECTIONS

OPPORTUNITY

FLEXIBILITY

PEOPLE

MANCHESTER

SPACE

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

QUALITY FITTED & 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

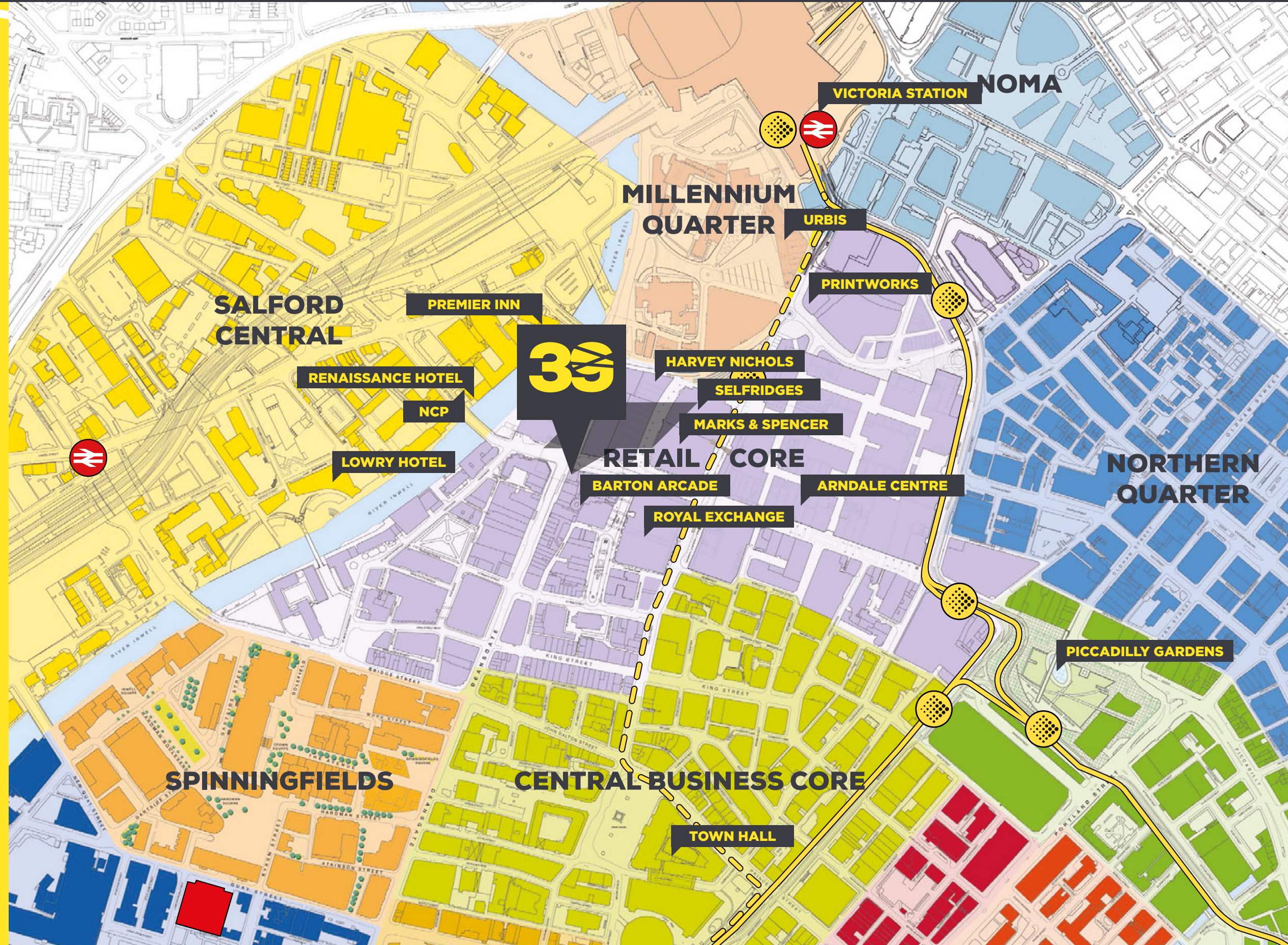
FLEXIBLE LEASE TERMS

39 Deansgate provides recently refurbished Fitted and Furnished workspace that can accommodate 15 - 50 People available on flexible lease terms.



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 Cosmo
- 5 Greggs
- 6 Slug and Lettuce
- 7 The Moon Under Water
- 8 Roxy Ball Room
- 9 Botanist
- 10 Be At One
- 11 Yours Restaurant & Bar
- 12 Las Iguanas
- 13 Wok to Walk
- 14 Subway
- 15 KFC
- 16 Veggie Pret
- 17 Black Sheep Coffee
- 18 Bisous Bisous
- 19 Gaucho
- 20 Côte Manchester
- 21 Revolution
- 22 Bem Brasil
- 23 San Carlo
- 24 Cichetti
- 25 La Vina
- 26 Katsouris Deli Café
- 27 Gails Bakery
- 28 Sainsbury's
- 29 Sawyers Arms
- 30 Motley



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)
- Recessed LED lighting panels
- New carpet tiles
- Full access raised floor
- Air conditioning
- Two eight person passenger lifts
- DDA compliant
- New WC's - modern finish
- Manned reception and dedicated building manager
- 24/7 access with zoned security and CCTV
- Fully fitted suites
- Full power and data cabling installation



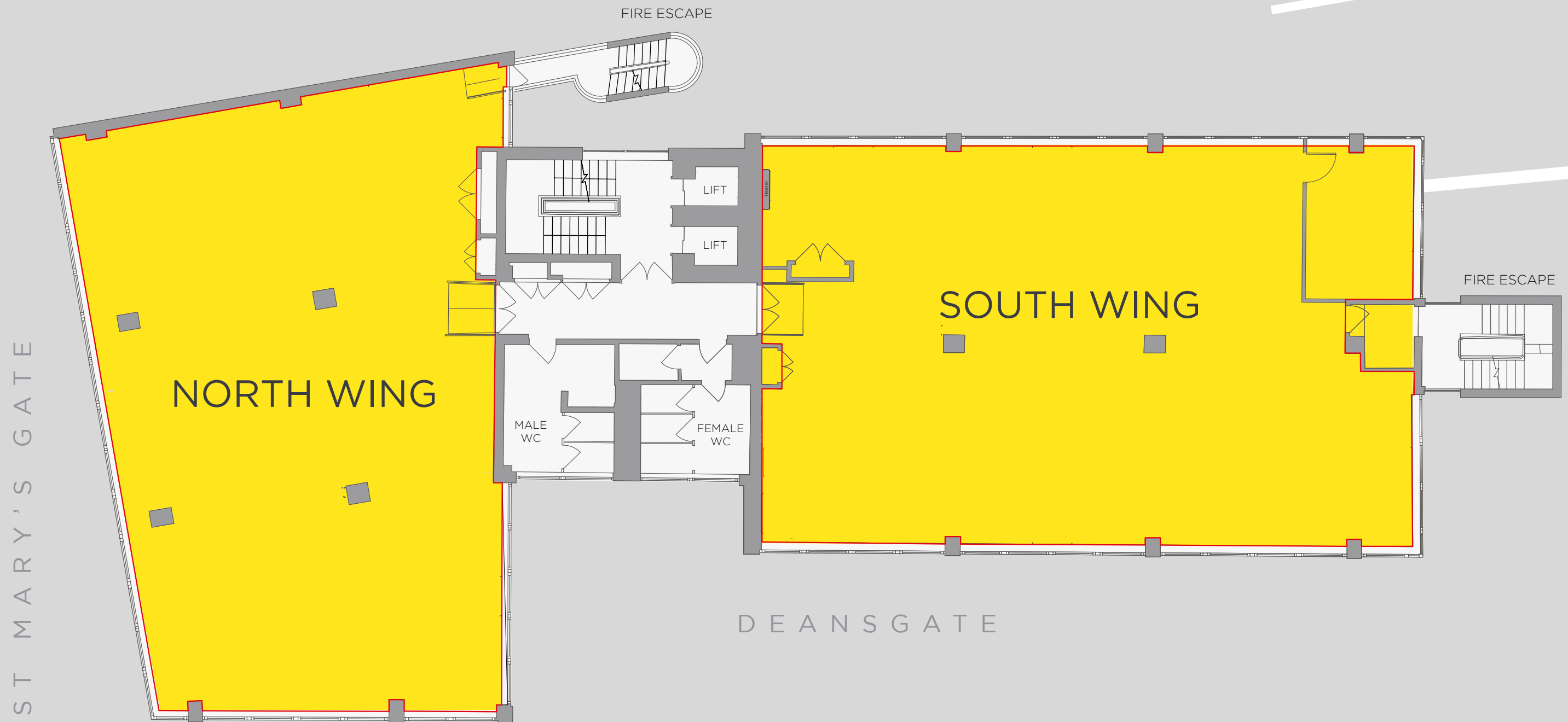
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IN THE HEART OF MANCHESTER'S RETAIL CORE



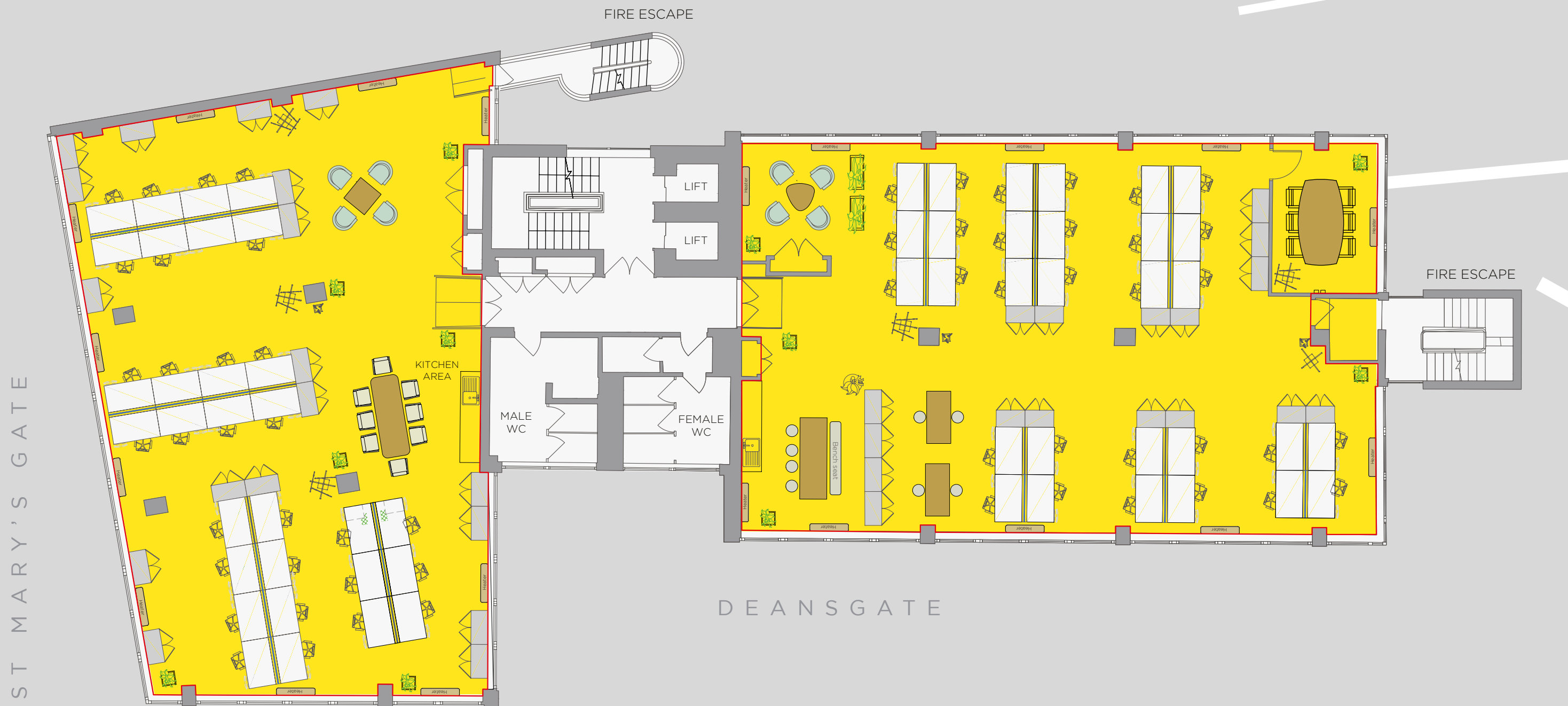
BOTANIST, DEANSGATE

TYPICAL FLOOR PLAN



PROPOSED SPACE PLAN

WHOLE FLOOR OPTION













TERMS

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

Short term, flexible leases are available.

FURTHER INFORMATION

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

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