



125

DEANSGATE · MANCHESTER

GRADE A OFFICE SPACE TO LET
10,000 SQFT TO 54,535 SQFT



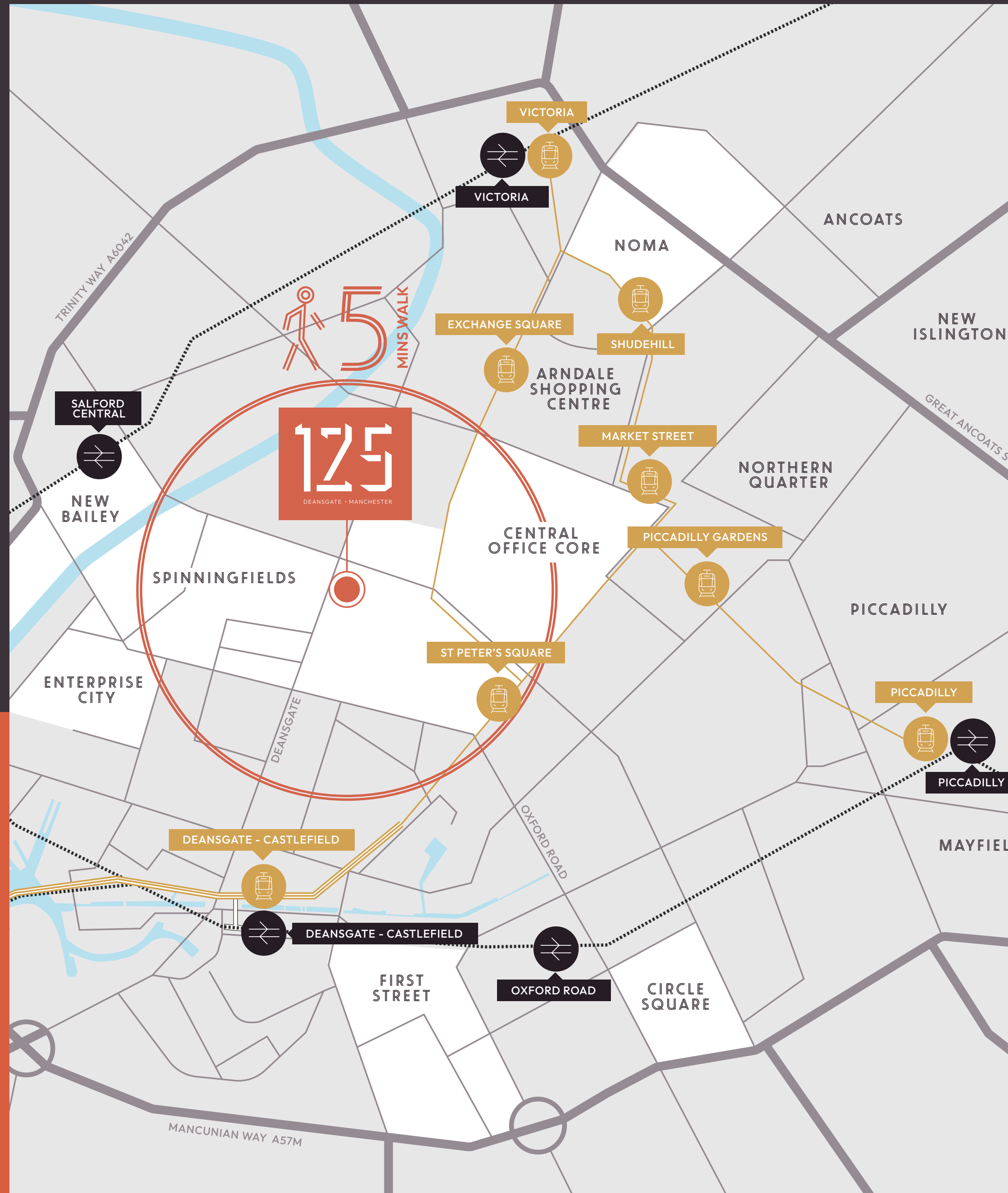
125 DEANSGATE OFFERS A RANGE OF CONVENTIONAL, MANAGED AND FULLY SERVICED OFFICE SOLUTIONS OVER 12, **COLUMN-FREE, GRADE A FLOORS**

WORK & PLAY IN THE HEART OF DEANSGATE

Occupiers benefit from best in class building amenities with two floors of communal business lounge and a dedicated, basement wellness hub. Perfectly positioned, the building sits in the middle of Deansgate, opposite Spinningfields, and is surrounded by an abundance of bars, restaurants and shops, making it the perfect space to work and play.



PLAY FILM



WITH THE ST. PETER'S SQUARE METROLINK STOP A SHORT WALK AWAY, **THE CITY IS YOURS FOR THE TAKING.**



METROLINK

Piccadilly Station	6 mins
Old Trafford	9 mins
Victoria Station	12 mins
Manchester Airport	30 mins

CENTRAL LOCATION



WALK

Spinningfields	1 mins
St. Peter's Square Metrolink	4 mins
Deansgate Rail/Metrolink	6 mins
Arndale Shopping Centre	10 mins
Piccadilly Gardens	12 mins
Oxford Road Station	13 mins
Piccadilly Station	16 mins





WITH A PROMINENT POSITION OPPOSITE SPINNINGFIELDS, 125 DEANSGATE IS MANCHESTER'S IDEAL LOCATION TO WORK AND PLAY.

THE IVY

AUSTRALASIA MANCHESTER

THE ALCHEMIST

SEXY FISH

BOX

20. STORIES

RESTAURANTS & BARS

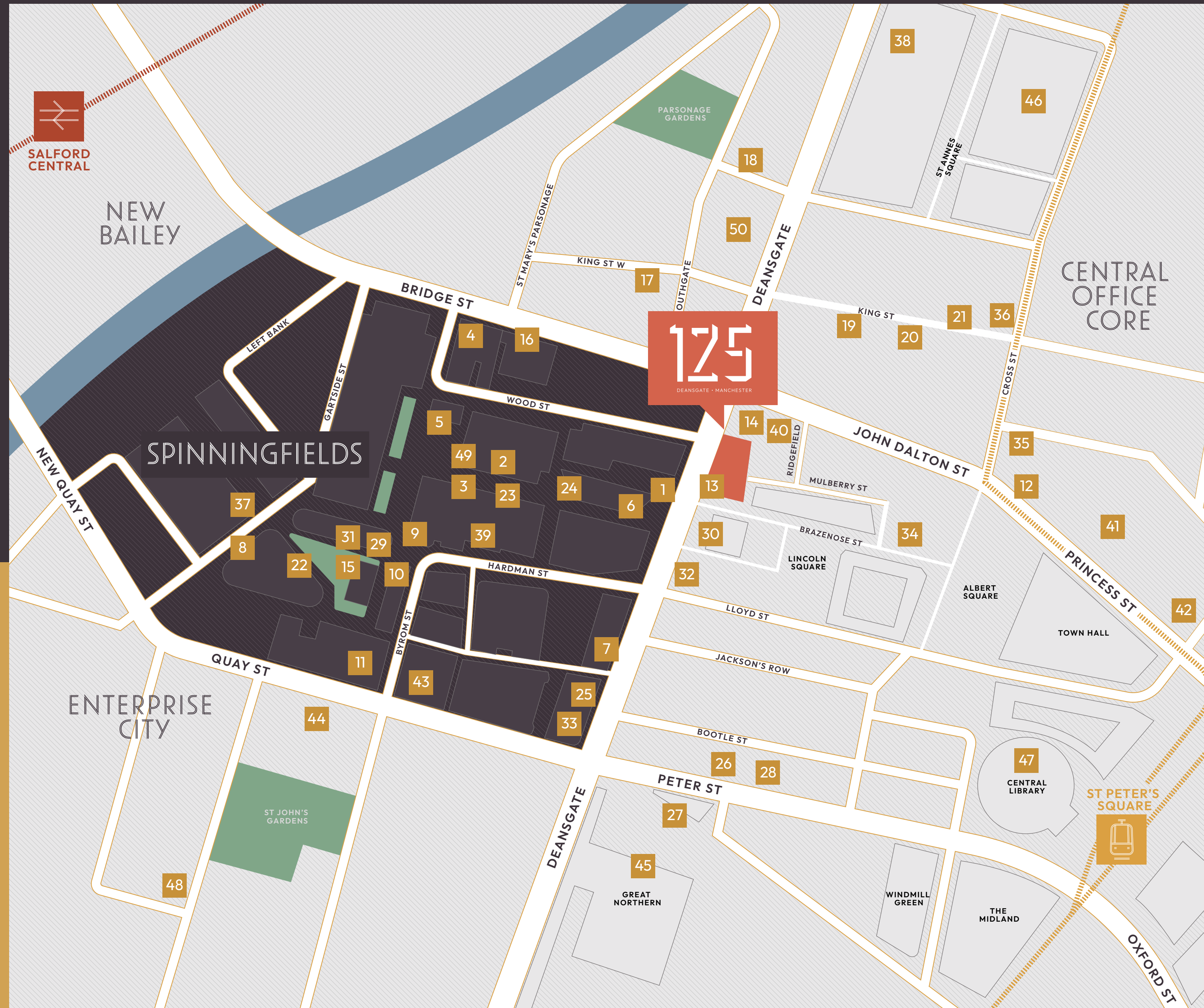
- 1. Australasia
- 2. Fazenda
- 3. Thaihun
- 4. Neighbourhood
- 5. The Oast House
- 6. Sexy Fish
- 7. Hawksmoor
- 8. Tattu
- 9. The Alchemist
- 10. The Ivy
- 11. 20 Stories
- 12. Piccolino
- 13. The Box
- 14. Motley
- 15. The Lawn Club
- 16. Dishoom
- 17. San Carlo
- 18. Gaucho
- 19. Tast Catala
- 20. El Gato Negro Tapas
- 21. Franco Manca Pizza
- 22. Bills
- 23. Comptoir Libanais
- 24. Sunset by Australasia
- 25. Manhatta
- 26. Revolucion de Cuba
- 27. Impossible
- 28. Albert's Schloss

CAFES

- 29. Pret A Manger
- 30. Starbucks
- 31. Black Sheep Coffee
- 32. Cafe Nero
- 33. Federal Cafe
- 34. Ditto Coffee
- 35. Bold Street Coffee
- 36. Knoop's Chocolate Cafe
- 37. Itsu
- 38. Pot Kettle Black

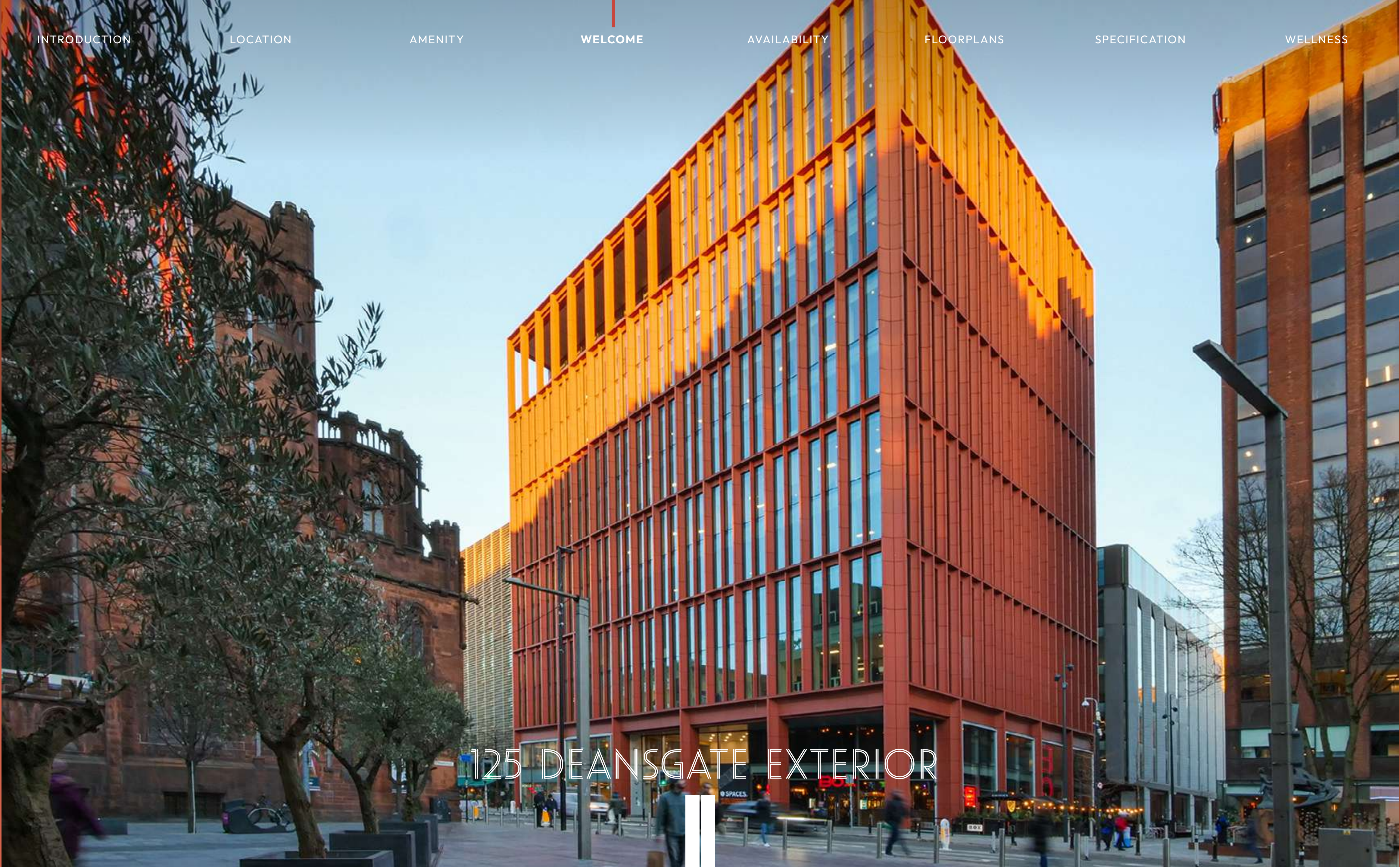
LEISURE & FITNESS

- 39. Pure Gym
- 40. TRIB3 Gym
- 41. King Street Gym
- 42. VIBE Gym Mosley Street
- 43. Manchester Opera House
- 44. Everyman Cinema
- 45. Lane7 Bowling
- 46. Royal Exchange Theatre
- 47. Manchester Central Library
- 48. The Crystal Maze Live Experience
- 49. Flannels
- 50. House of Fraser



125

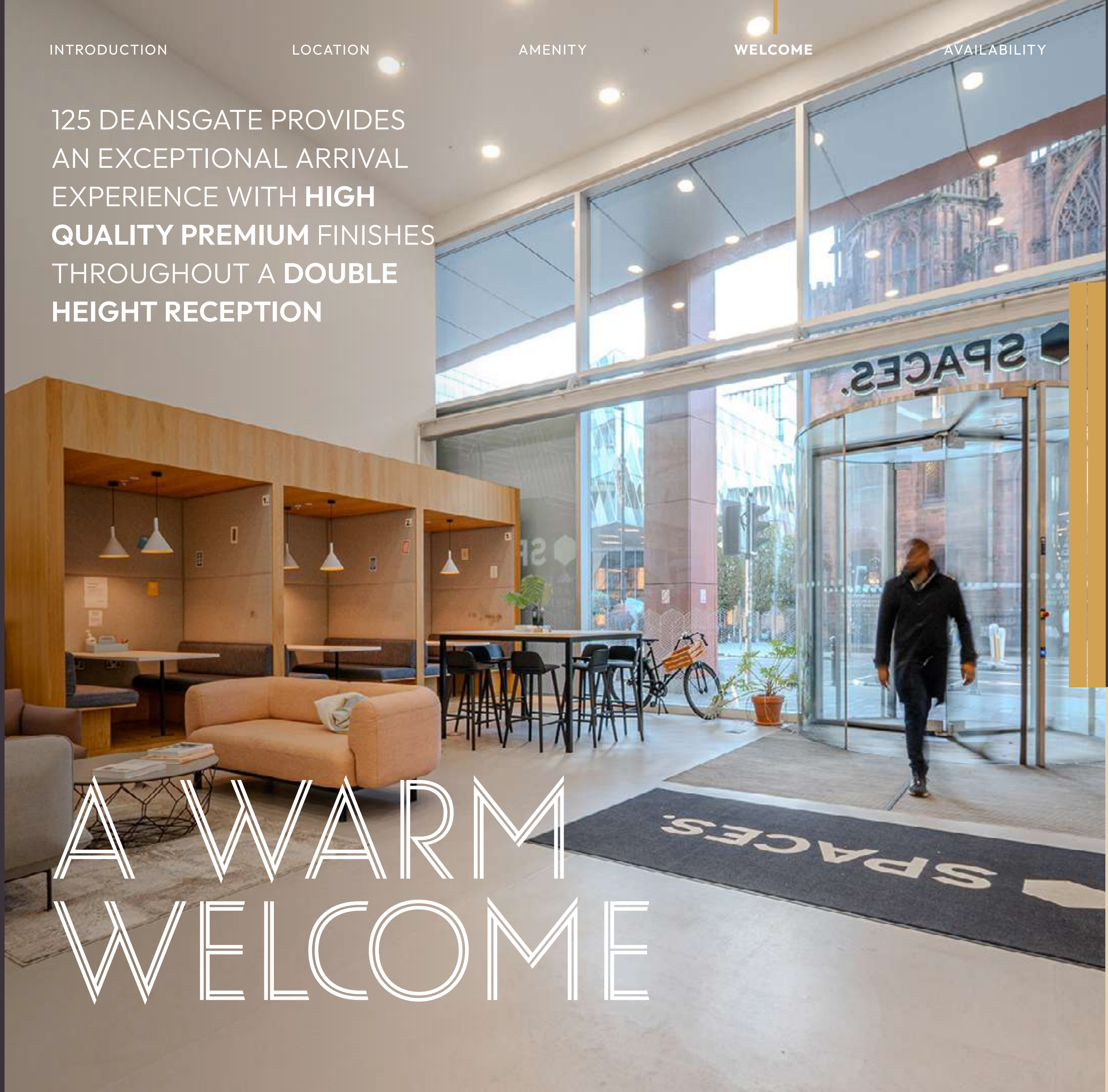
125 DEANSGATE EXTERIOR



125 DEANSGATE PROVIDES AN EXCEPTIONAL ARRIVAL EXPERIENCE WITH **HIGH QUALITY PREMIUM FINISHES** THROUGHOUT A **DOUBLE HEIGHT RECEPTION**

125

A WARM WELCOME



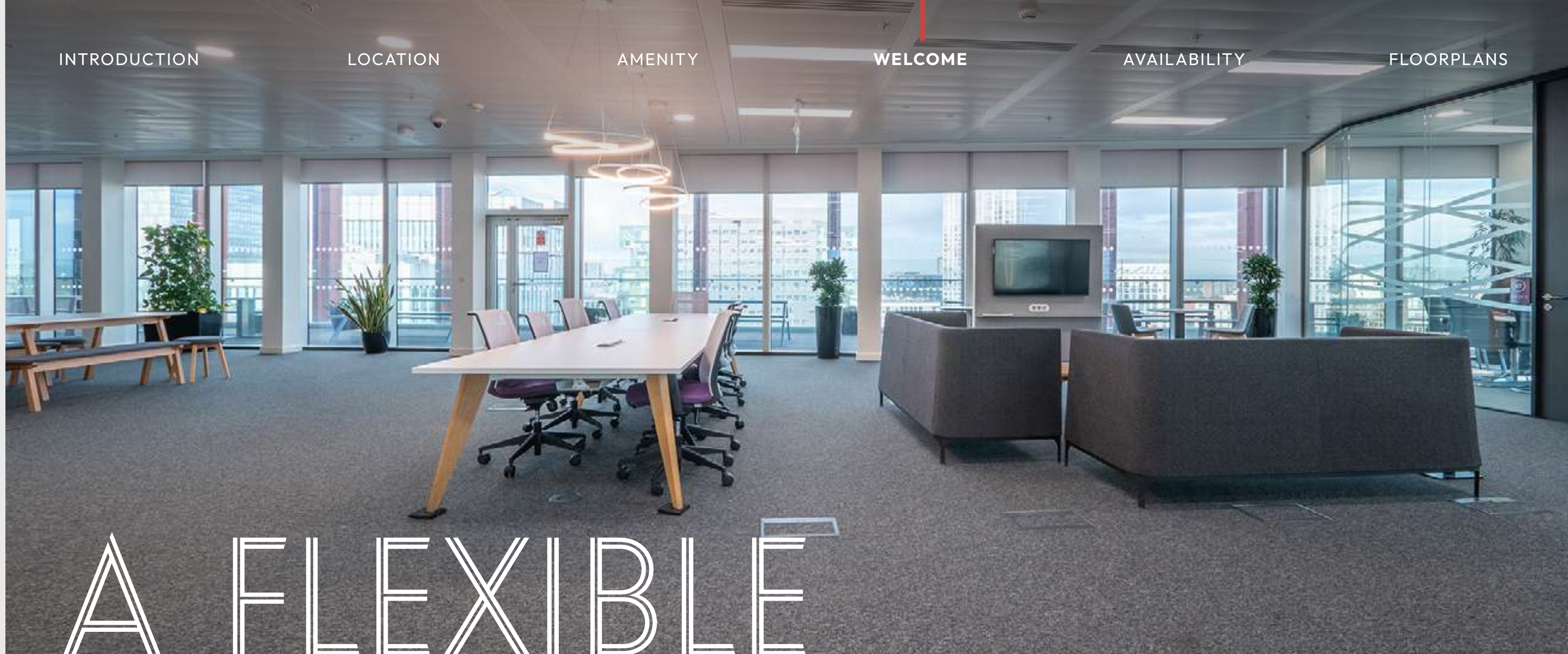
BUSINESS LOUNGE

THE BUILDING ALSO PROVIDES OCCUPIERS WITH **22,000 SQ FT OF COMMUNAL BUSINESS LOUNGE** OFFERING A **CAFE** AND A RANGE OF **CO WORKING, MEETING AND BREAKOUT SPACES.**



125





A FLEXIBLE

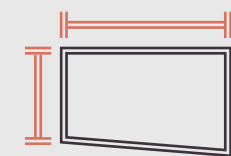
OFFERING



SERVICED

Flexible, monthly rolling contracts available for pre-fitted space on all inclusive rents.

1 desk - 300 desks



CONVENTIONAL

Full floors available with existing high quality fit out and furniture available on conventional lease terms



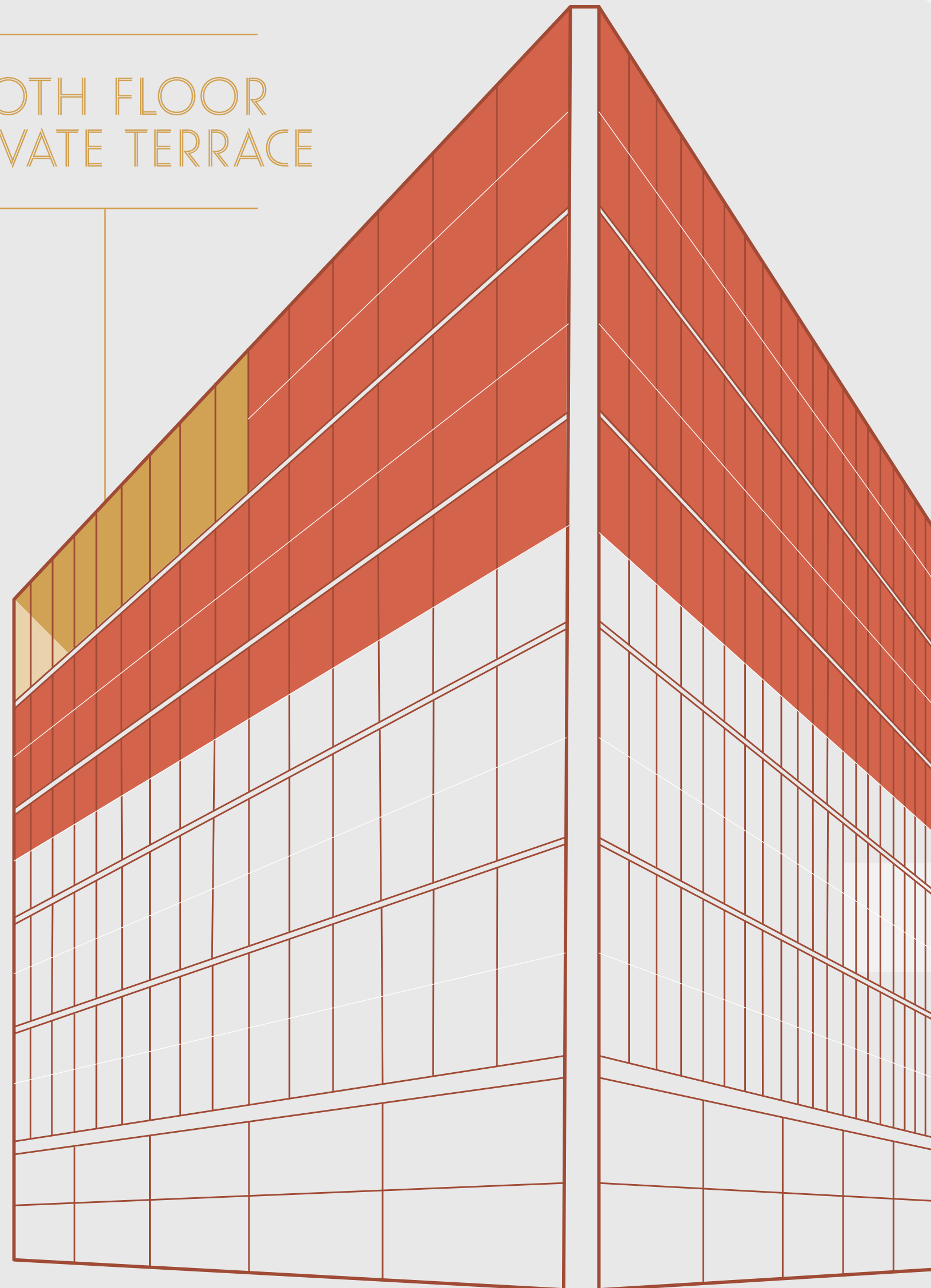
MANAGED

Made to measure contracts offering services bespoke to your specific requirements. Offers all necessary amenities and services whilst eliminating the hassle of property management



10TH FLOOR TEAM TABLES & ENTRANCE TO PRIVATE TERRACE

10TH FLOOR
PRIVATE TERRACE



AVAILABILITY

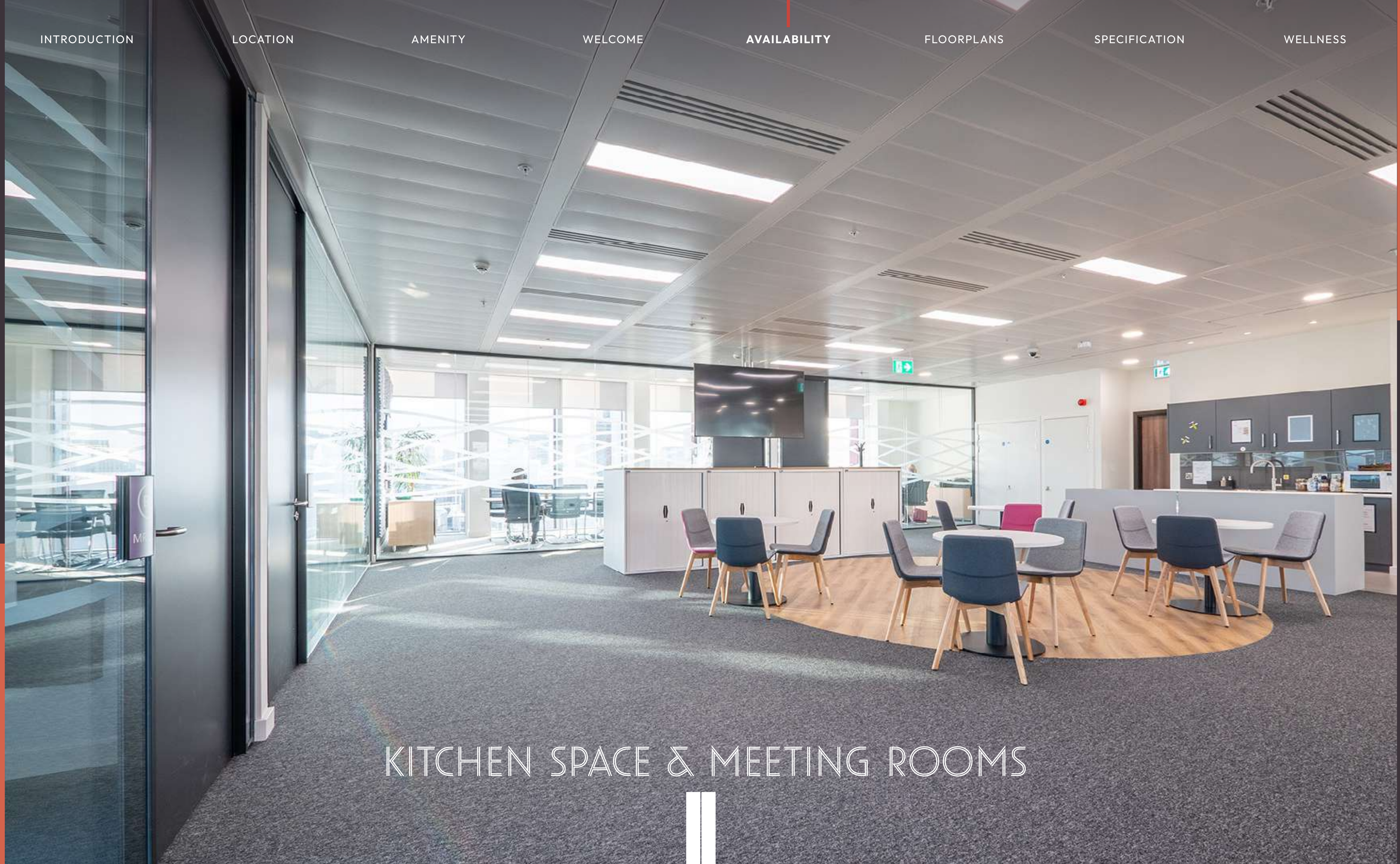
54,535 SQ FT CONSECUTIVE FLOORS

FLOOR 11	10,148 SQ FT	FITTED & FURNISHED
FLOOR 10 (PRIVATE TERRACE)	10,148 SQ FT	FITTED & FURNISHED
FLOOR 09	11,422 SQ FT	FITTED & FURNISHED
FLOOR 08	11,300 SQ FT	FITTED & FURNISHED
FLOOR 07	11,517 SQ FT	FITTED & FURNISHED

SMALLER SUITES SERVICED SPACE FROM 2 - 250 DESKS

SUITE A	8,094 SQ FT	FITTED & FURNISHED
SUITE B	3,379 SQ FT	FITTED & FURNISHED
SUITE C	2,066 SQ FT	FITTED & FURNISHED

10TH FLOOR
PRIVATE TERRACE



KITCHEN SPACE & MEETING ROOMS



10TH FLOOR BOARDROOM



FLOOR 07

11,517 SQ FT

x84 Workstations (1400 x 800mm)

x7 Small Formal Meeting Rooms

x144 Personal Lockers

x44 Tambour Units 1000wide (x3 Shelves - Total 132 LM)

x2 Breakout Areas

x1 Open Collaboration Area (Table 4800 x 1200mm, Semi enclosed writing walls)

x9 Collaboration Team Tables (3000 x 1200mm)

x8 4 PAX Work Booths

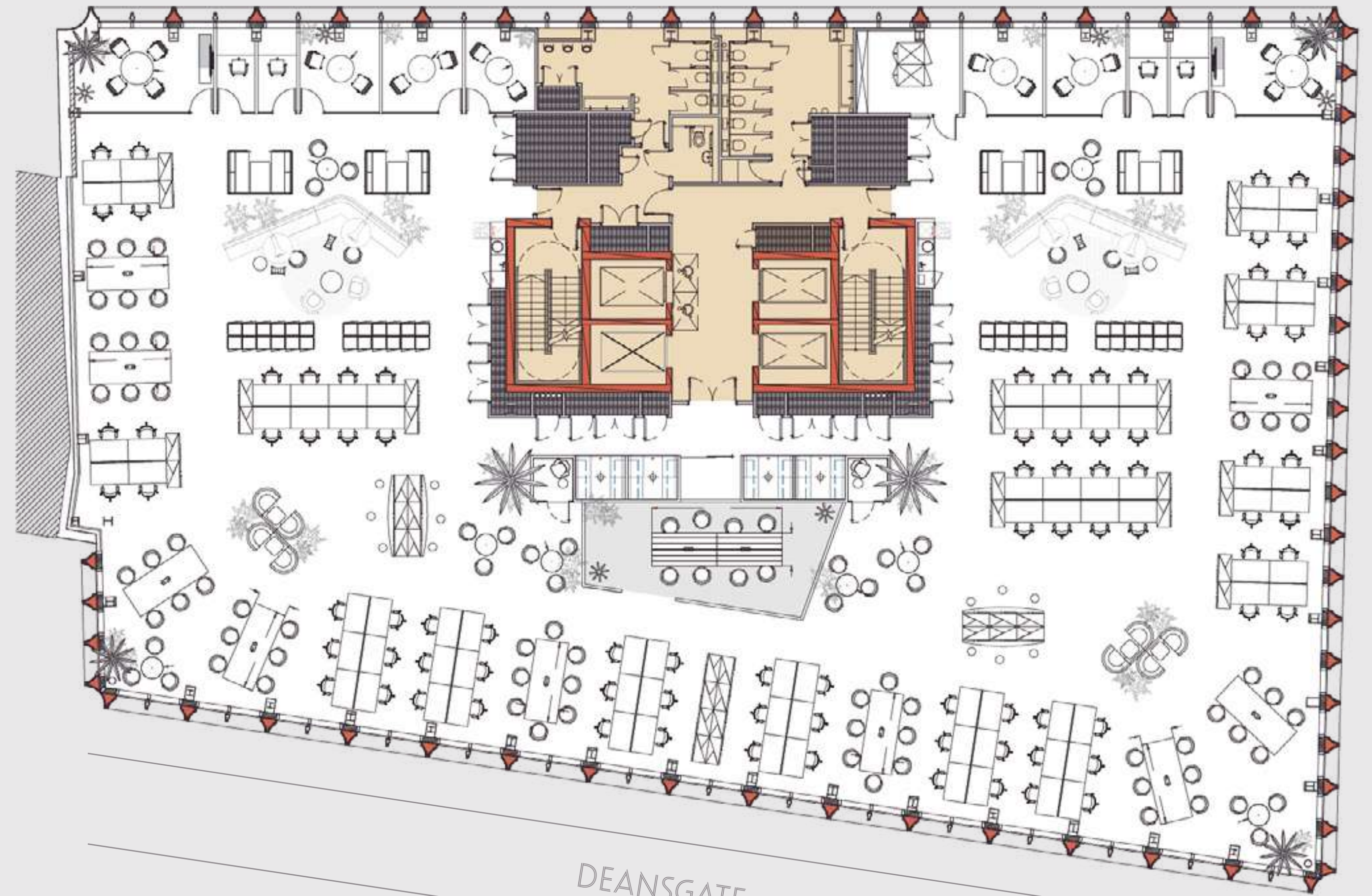
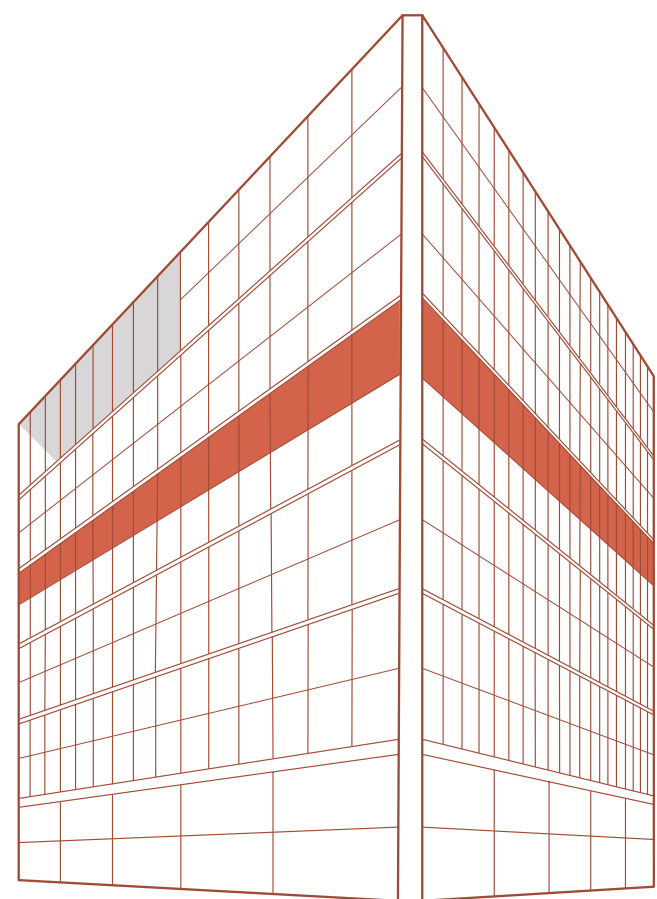
x4 2 PAX Work Booths

x2 Phone Booths

x4 Individual Booths

x1 Central Print Hub

125



FLOOR 08

11,300 SQ FT

x68 Workstations (1400 x 800mm)

x7 Small Formal Meeting Rooms

x128 Personal Lockers

x28 Tambour Units 1000wide (x3 Shelves - Total 132 LM)

x2 Breakout Areas

x1 Open Collaboration Area (Table 4800 x 1200mm, Semi enclosed writing walls)

x12 Collaboration Team Tables (3000 x 1200mm)

x8 4 PAX Work Booths

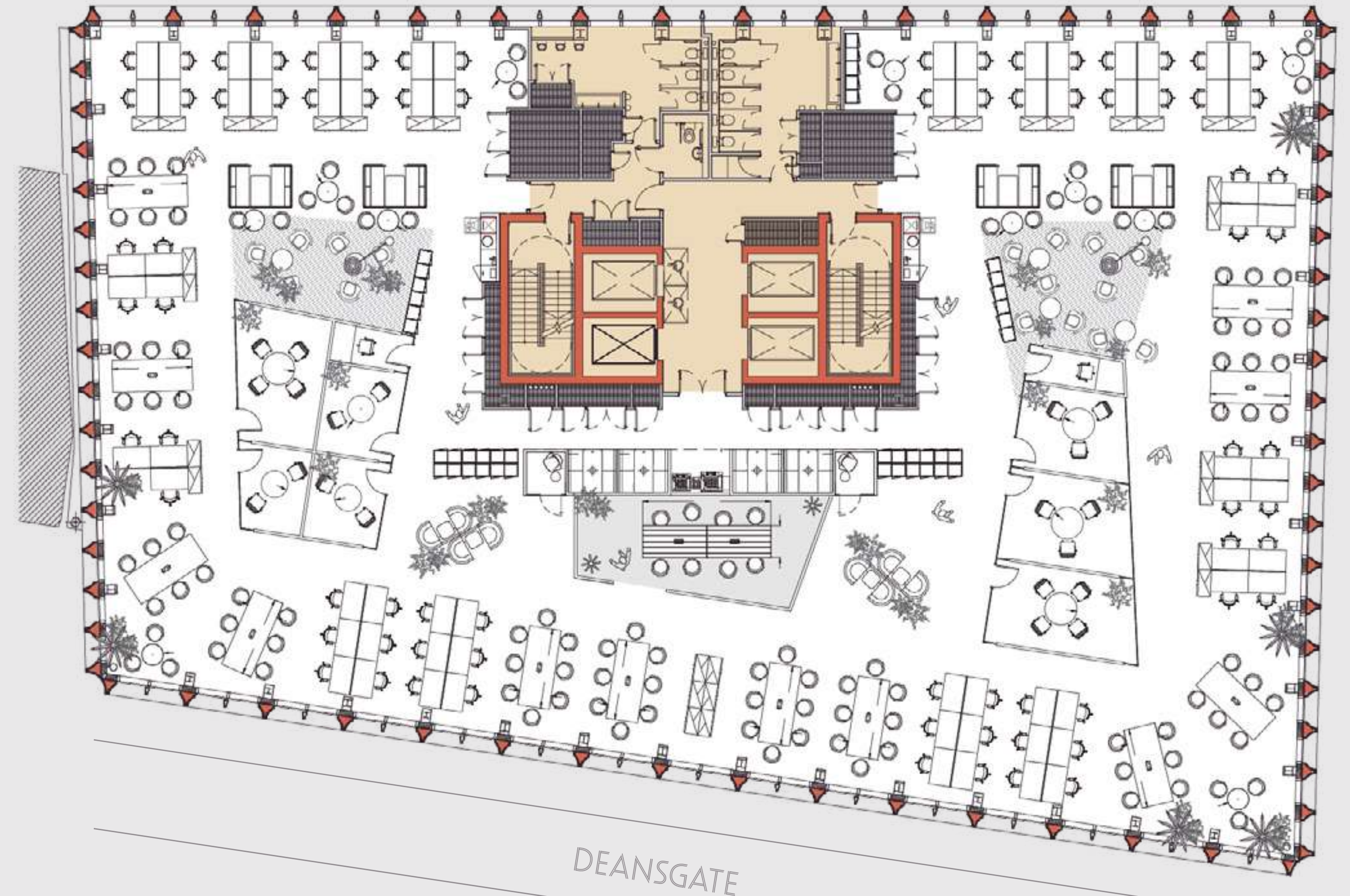
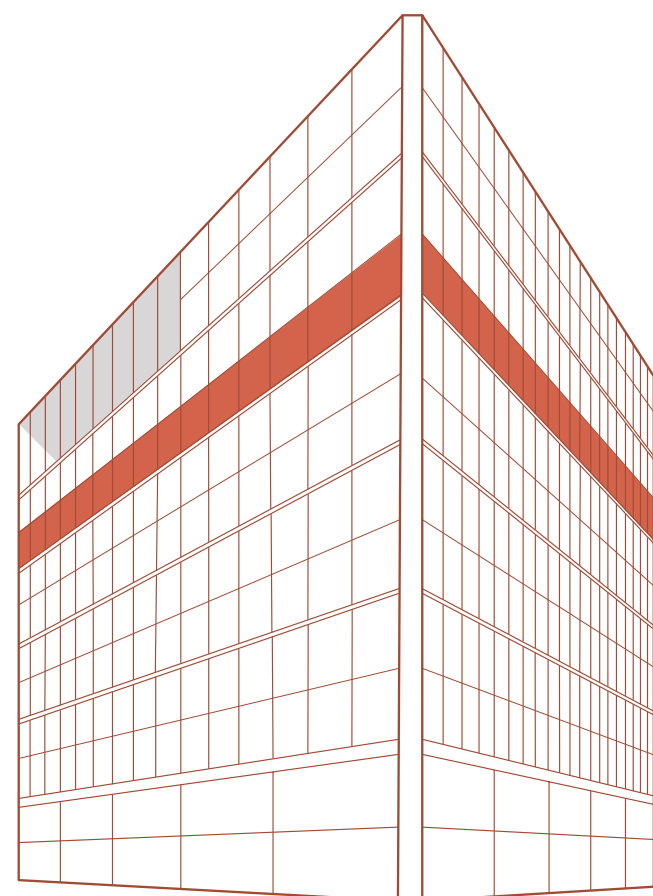
x4 2 PAX Work Booths

x2 Phone Booths

x2 Individual Booths

x1 Central Print Hub

125



FLOOR 09

11,422 SQ FT

x84 Workstations (1400 x 800mm)

x8 Small Formal Meeting Rooms

x144 Personal Lockers

x44 Tambour Units 1000wide
(x3 Shelves - Total 132 LM)

x2 Breakout Areas

x1 Open Collaboration Area (Table 4800
x 1200mm, Semi enclosed writing walls)

x9 Collaboration Team Tables
(3000 x 1200mm)

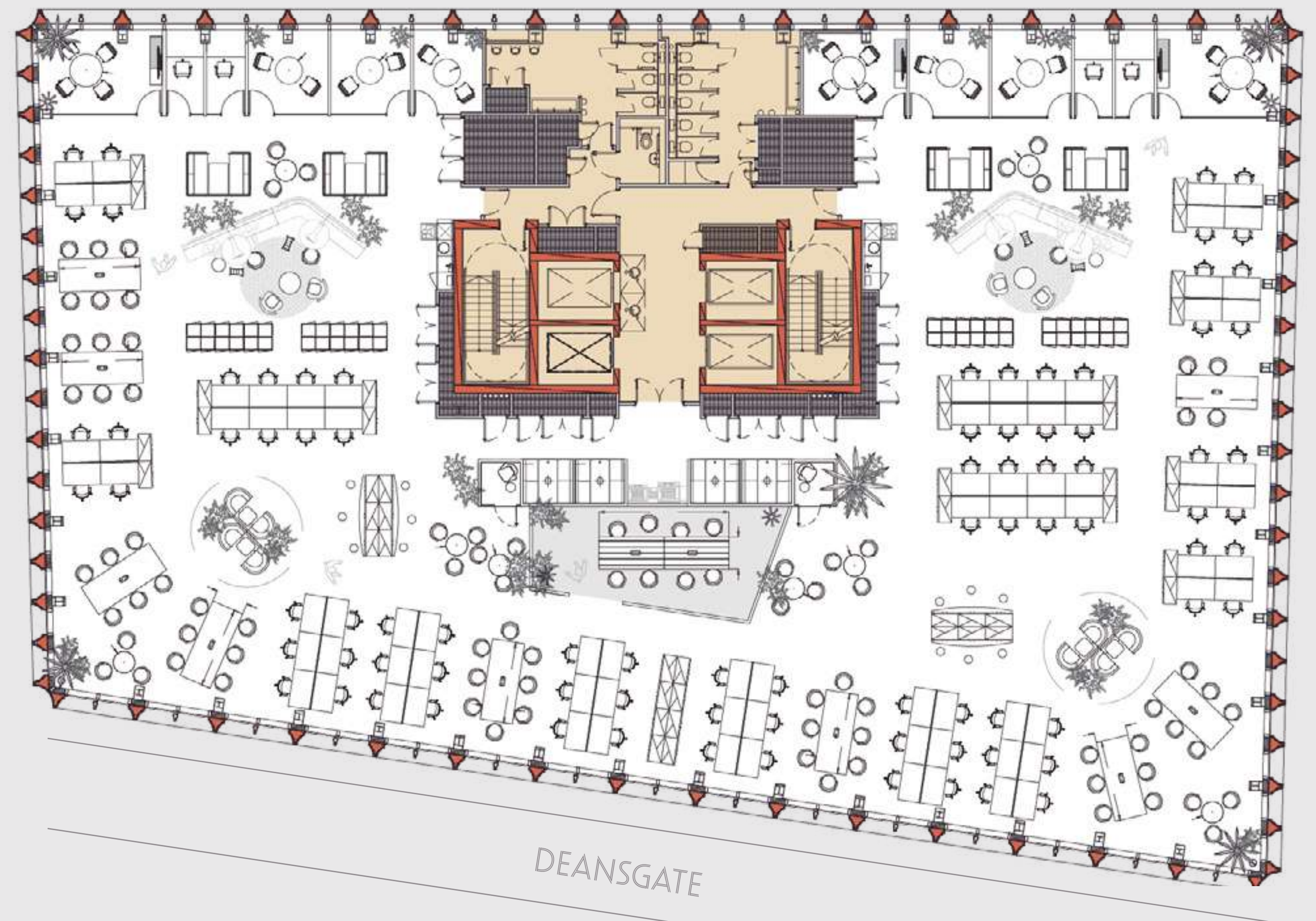
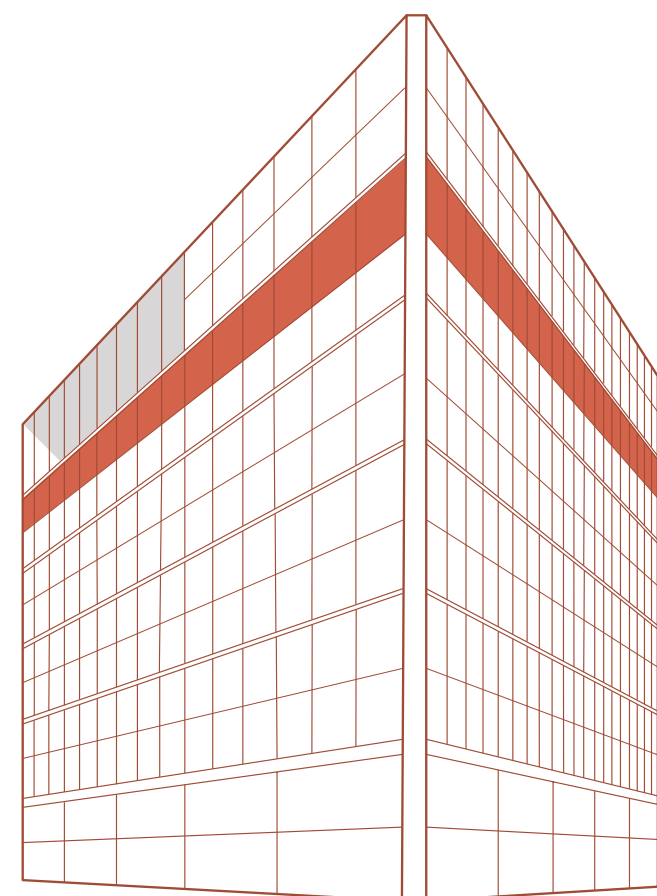
x8 4 PAX Work Booths

x4 2 PAX Work Booths

x2 Phone Booths

x4 Individual Booths

x1 Central Print Hub



FLOOR 10

10,148 SQ FT

PRIVATE TERRACE

x44 Workstations (1400 x 800mm)

x3 Small Formal Meeting Rooms

x5 Large Meeting Rooms

x84 Personal Lockers

x33 Tambour Units 1000wide
(x3 Shelves - Total 99 LM)

x2 Breakout Areas

x2 Open Collaboration Area (Table 4800
x 1200mm, Semi enclosed writing walls)

x5 Collaboration Team Tables
(3000 x 1200mm)

x8 4 PAX Work Booths

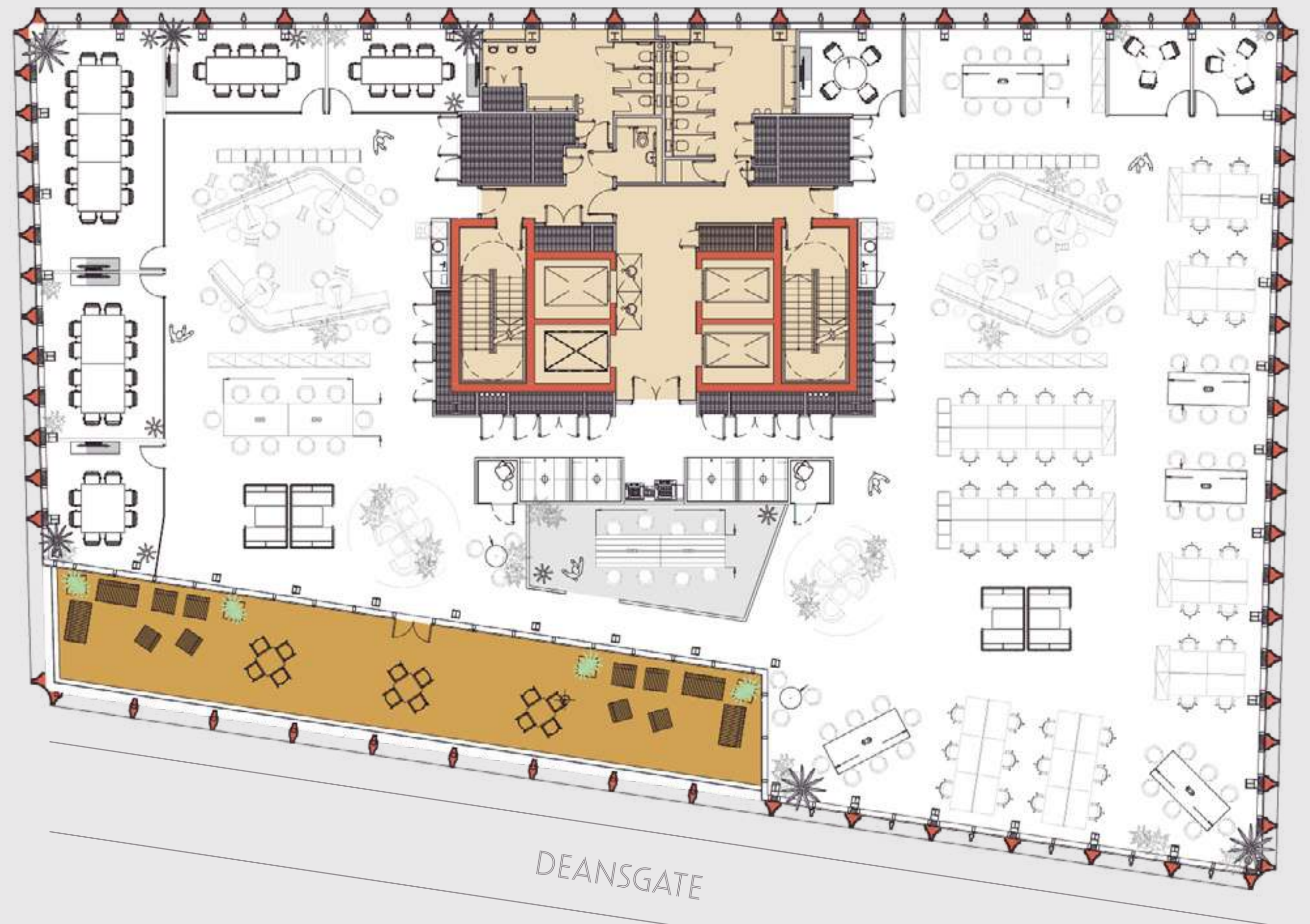
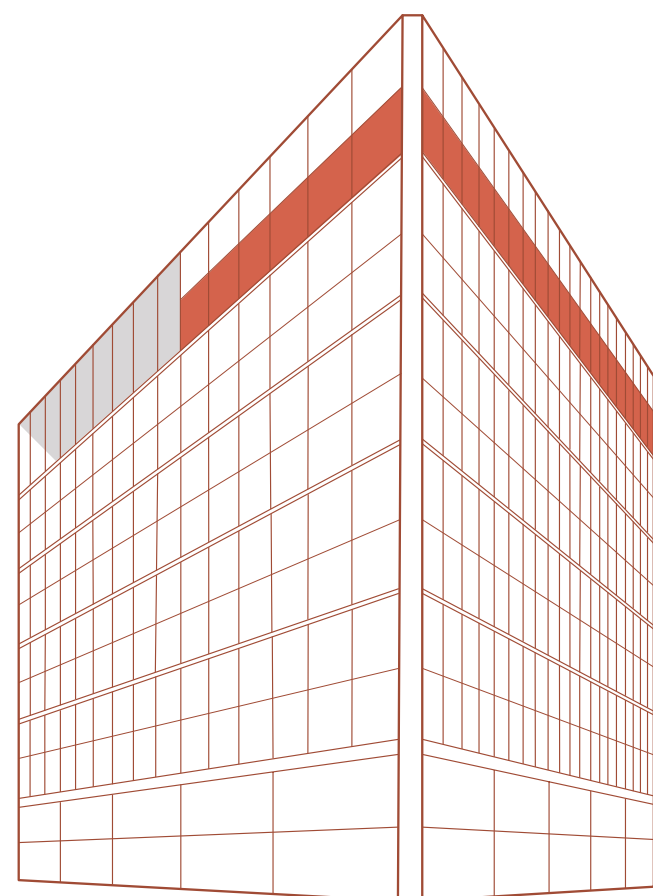
x4 2 PAX Work Booths

x2 Phone Booths

x2 Individual Booths

x1 Central Print Hub

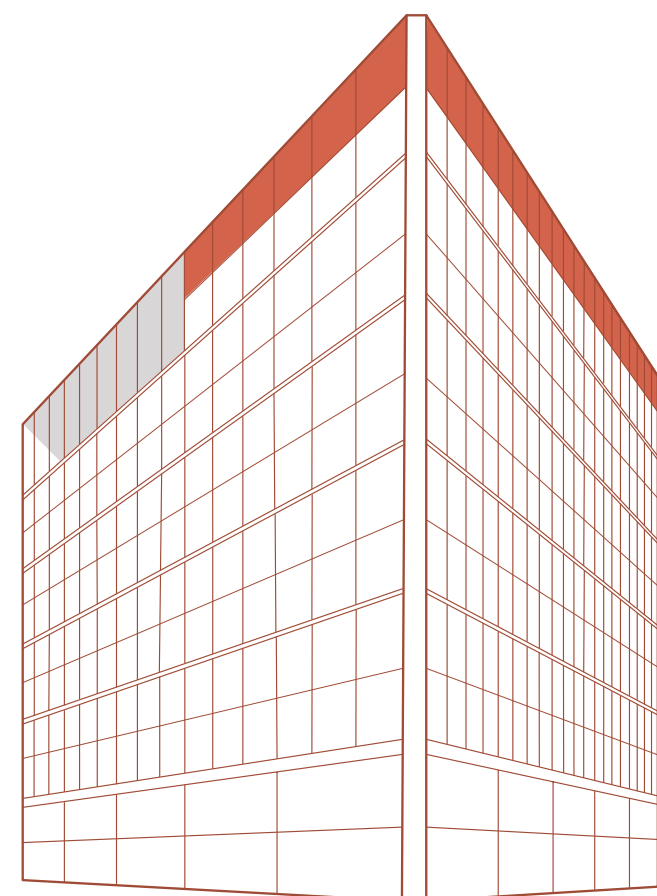
125



FLOOR 11

10,148 SQ FT

125



- x88 Workstations (1400 x 800mm)

- x8 Small Formal Meeting Rooms

- x114 Personal Lockers

- x49 Tambour Units 1000wide
(x3 Shelves - Total 147 LM)

- x2 Breakout Areas

- x1 Open Collaboration Area (Table 4800
x 1200mm, Semi enclosed writing walls)

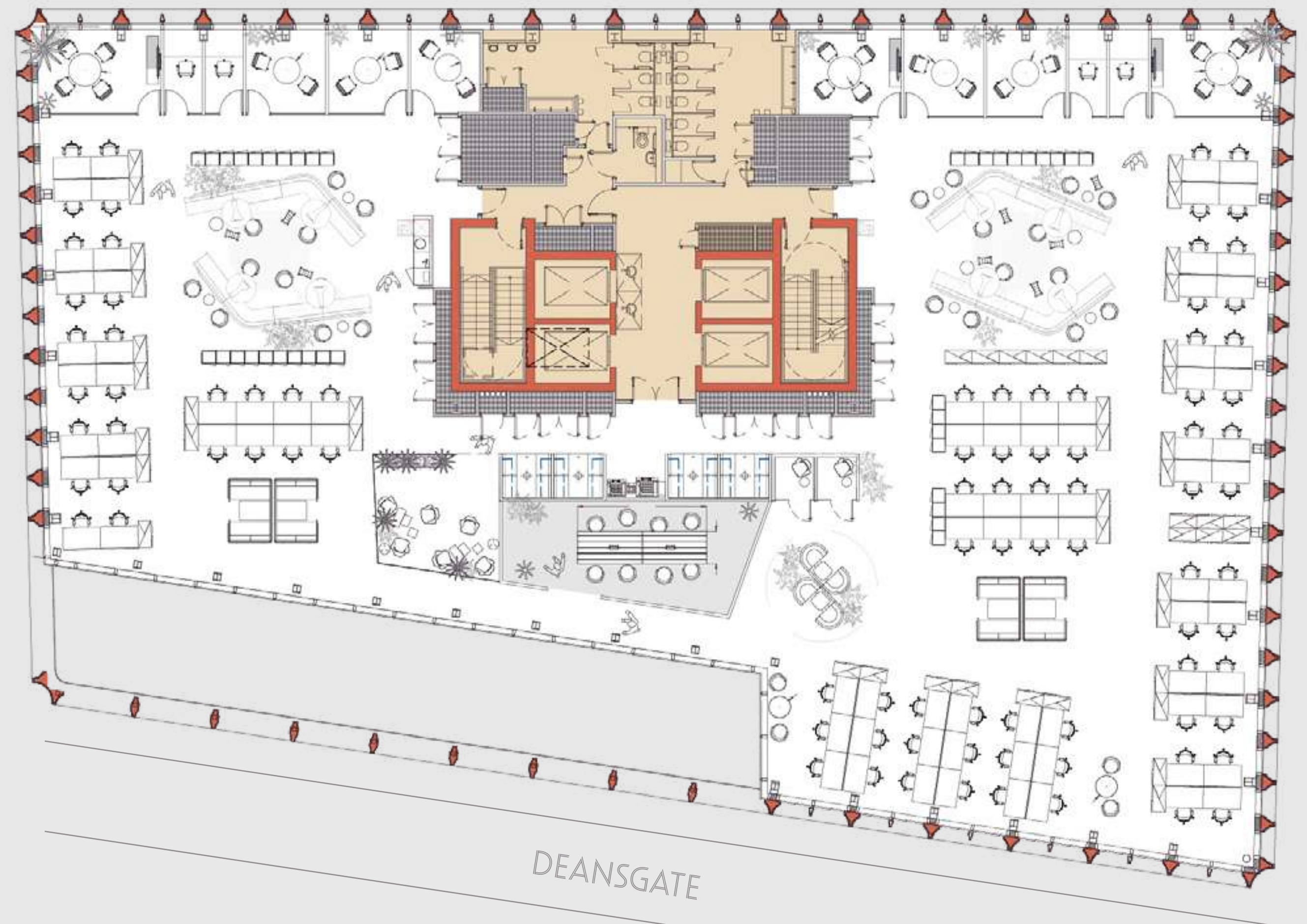
- x8 4 PAX Work Booths

- x2 2 PAX Work Booths

- x4 Phone Booths

- x4 Individual Booths

- x1 Central Print Hub





7TH FLOOR COLLABORATION AREA

INTRODUCTION

LOCATION

AMENITY

WELCOME

AVAILABILITY

FLOORPLANS

SPECIFICATION

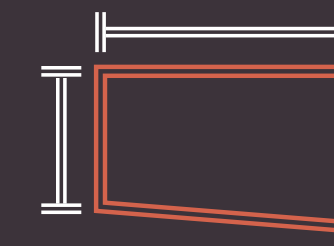
WELLNESS



EPC RATING
A



OFFICE FLOOR TO
CEILING HEIGHT OF 2.8M



LARGE OPEN COLUMN-FREE
FLOORPLATES UP TO 11,590 SQ FT



LED
LIGHTING



FULL HEIGHT FLOOR
TO CEILING GLAZING



4 PIPE FAN COIL AIR
CONDITIONING

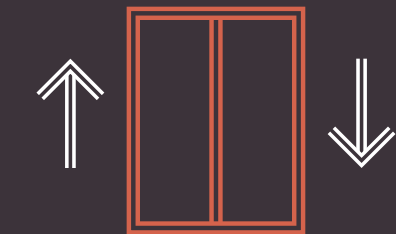
SPECIFICATION

BREEAM
☆☆☆☆☆

DESIGNED TO BREEAM
'EXCELLENT' RATING



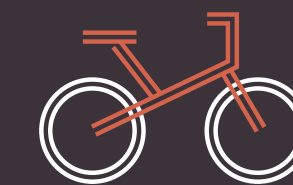
150MM FULLY ACCESSIBLE
RAISED FLOOR



2 X 17 AND 2 X 21 PERSON
PASSAGER LIFTS



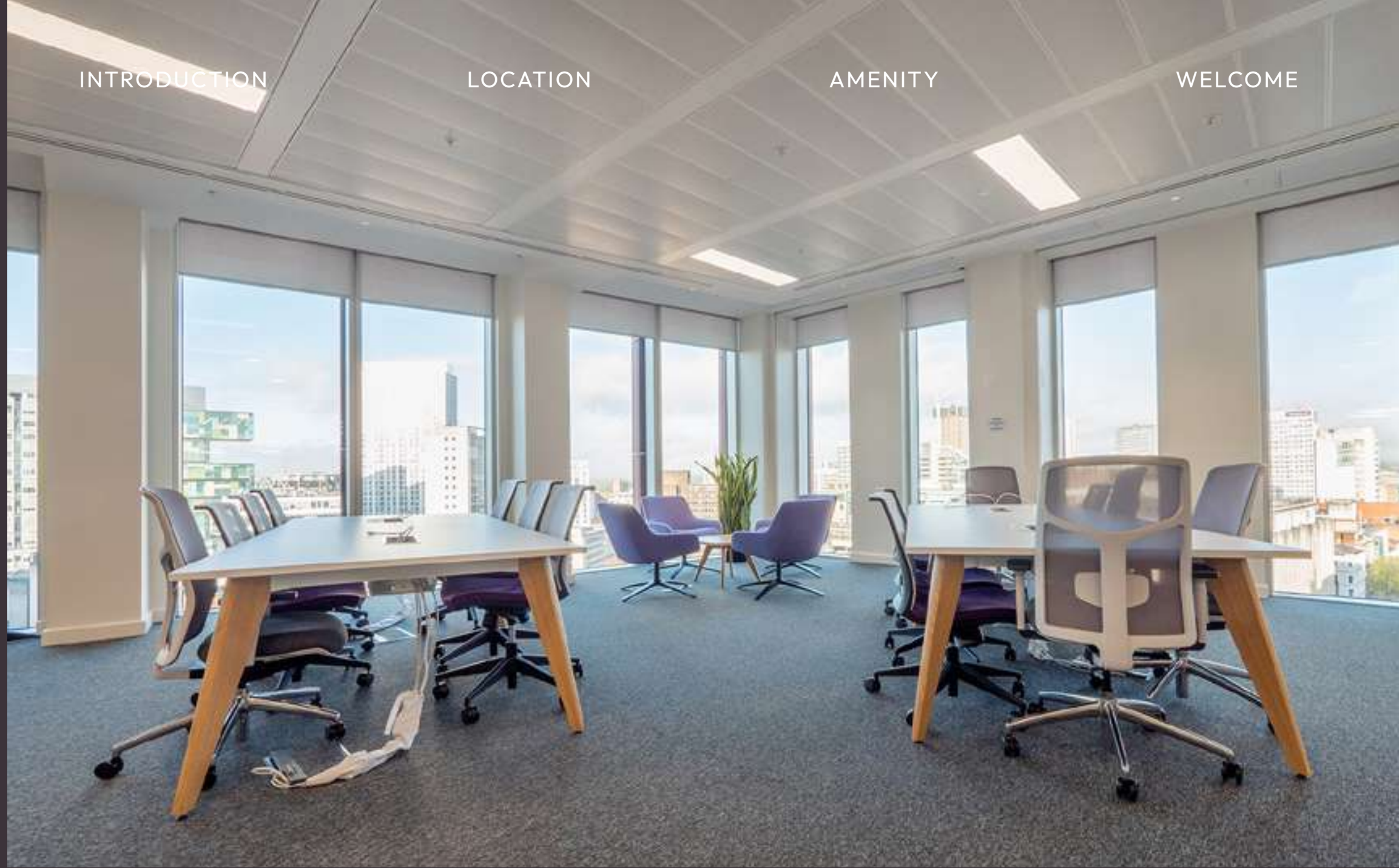
19 SECURE BASEMENT CAR
PARKING SPACES & 5 ELECTRIC
CHARGING POINTS



EXTENSIVE BASEMENT CYCLE
STORAGE, SHOWER & LOCKER
FACILITIES

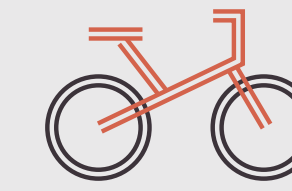


WIRESCORE
PLATINUM RATING

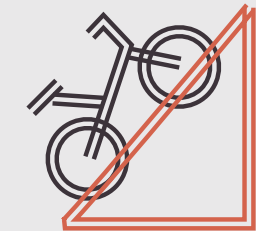




BASEMENT CAR PARK & CYCLE REPAIR HUB



CYCLE HUB



97 SECURE BIKE RACKS

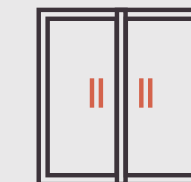


CYCLE REPAIR STATION

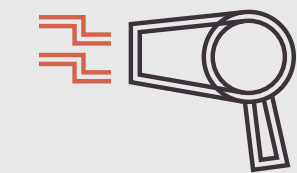


ACCESSIBLE SHOWERS

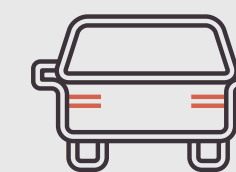
WELLNESS



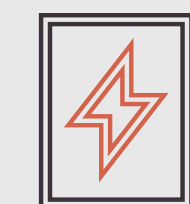
80 LOCKERS



DRYING ROOM

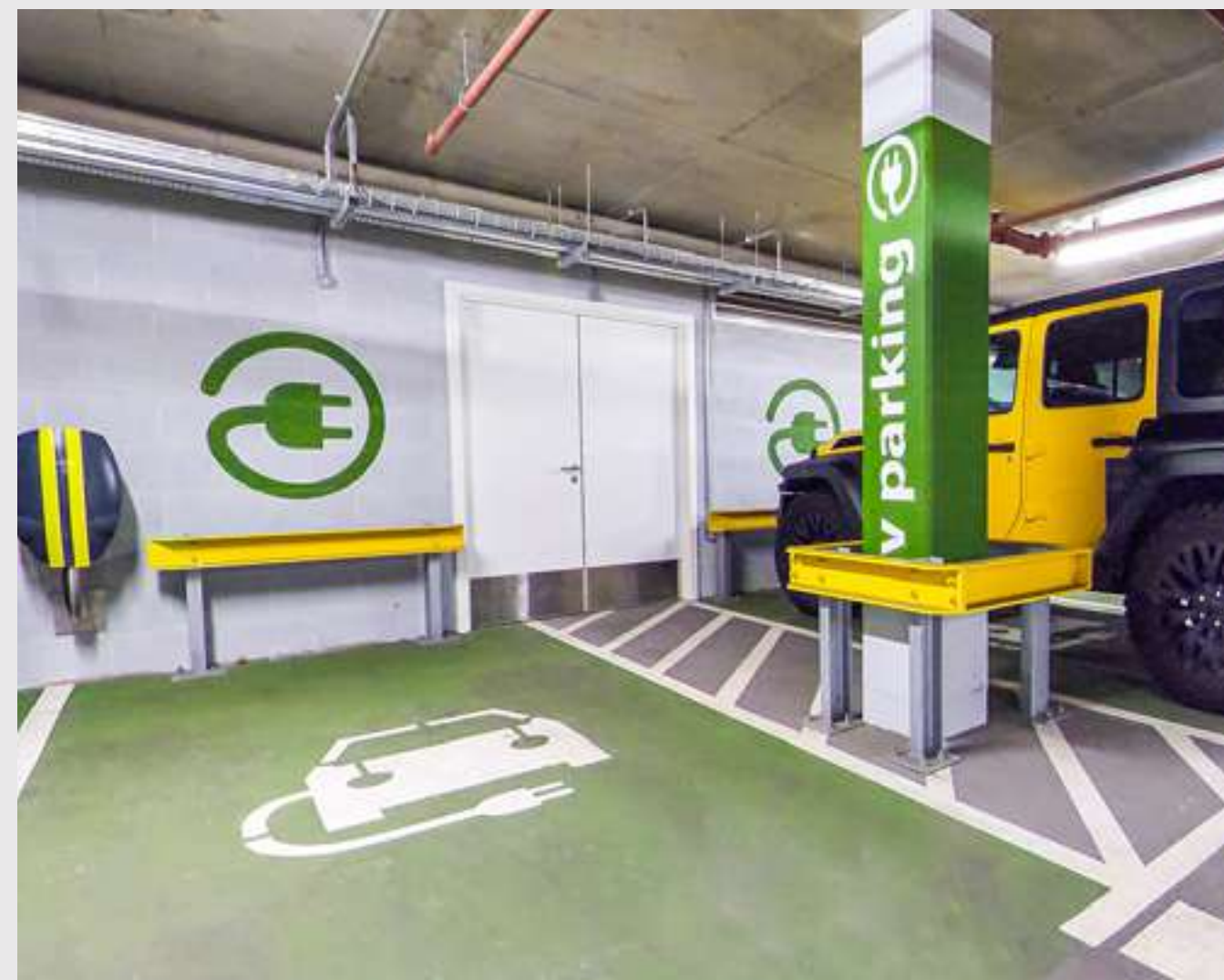


CAR PARKING



EV CHARGING POINT

125





CONTACT

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ARRANGE A VIEWING

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