One Hundred & Ninety Six

NEWLY REFURBISHED OFFICE SPACE
FROM 2,000 SQ FT

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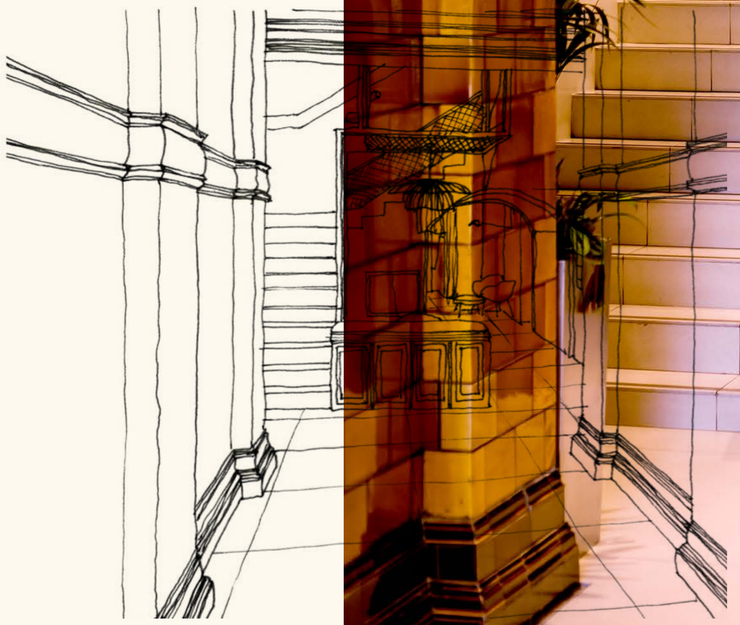
Erected 1908
Repurposed 1926
Realised 2021

THE STORY

A tale in every tile

Step out of the bustle of Manchester city centre into the gorgeous surroundings of 196 Deansgate. We offer the best of both worlds: the timeless feeling of the golden era of work blended with state-of-the-art spaces, cutting-edge design and flawlessly contemporary service.

Meticulously-restored features offer a classic feel in a thoroughly modern building. Find us in the thriving heart of the city, with bars, restaurants, coffeehouses and cultural hotspots right outside. From wood panelling and period tiling to hyperconnectivity and 21st-century amenities, every inch of this breathtaking building has a story to tell.

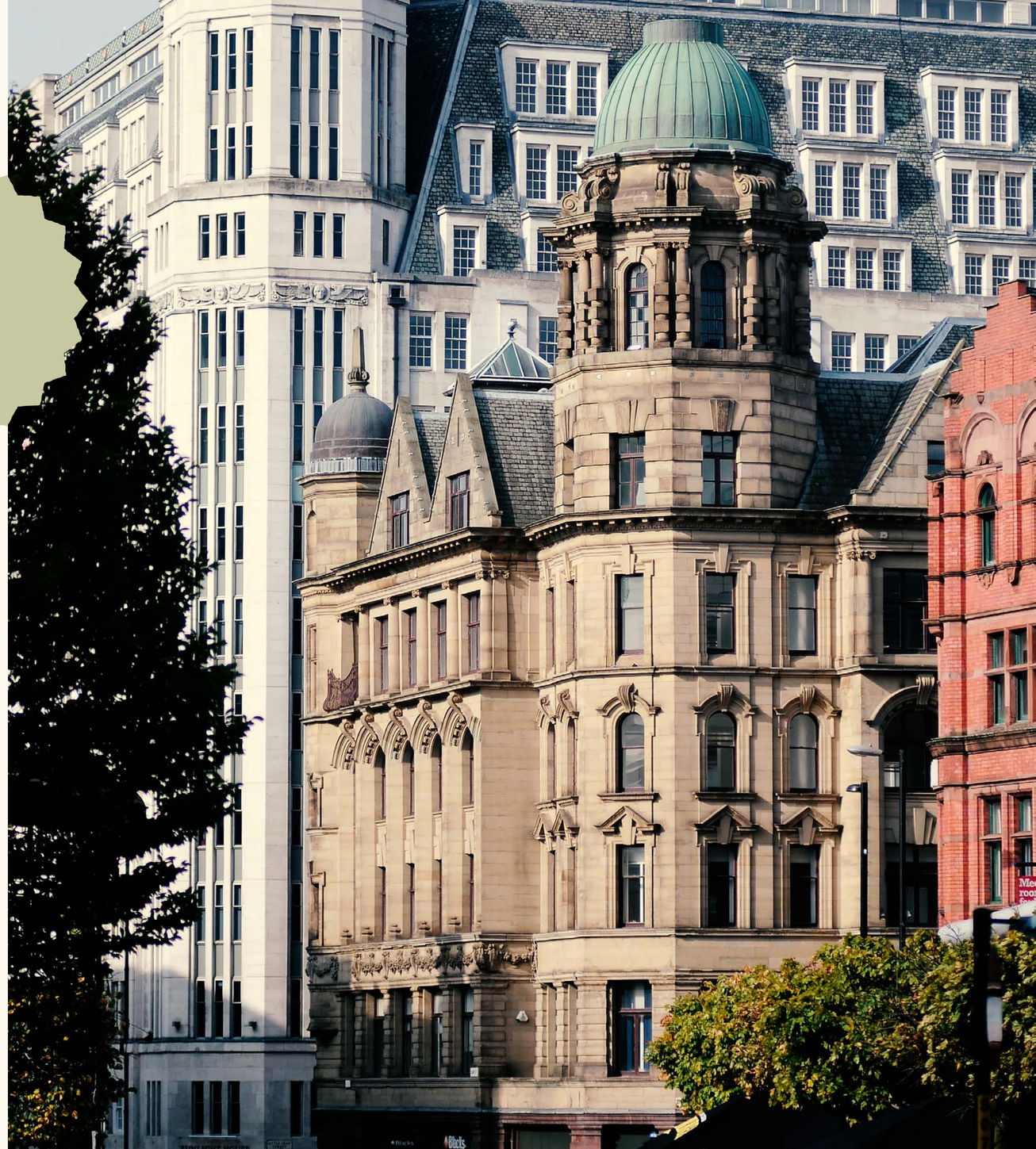


Modern with original roots

Where all things meet

At the intersection of Manchester’s liveliest streets, 196 Deansgate couldn’t be closer to the heart of things. Choose from our range of office spaces, meeting rooms and communal areas, and rub shoulders with like-minded people and businesses.

The location is perfect for Manchester’s best restaurants, bars and transport hubs. Oxford Road and Victoria Station are close and St. Peter’s Square Metrolink station is only a stone’s throw away. Even better, you’re only five minutes from the Northern Quarter, two from Market Street and one from Spinningfields. We even have our very own food and drink emporiums on the ground floor, Pieminister and Federal, Manchester’s iconic anglo-antipodean coffeehouse.

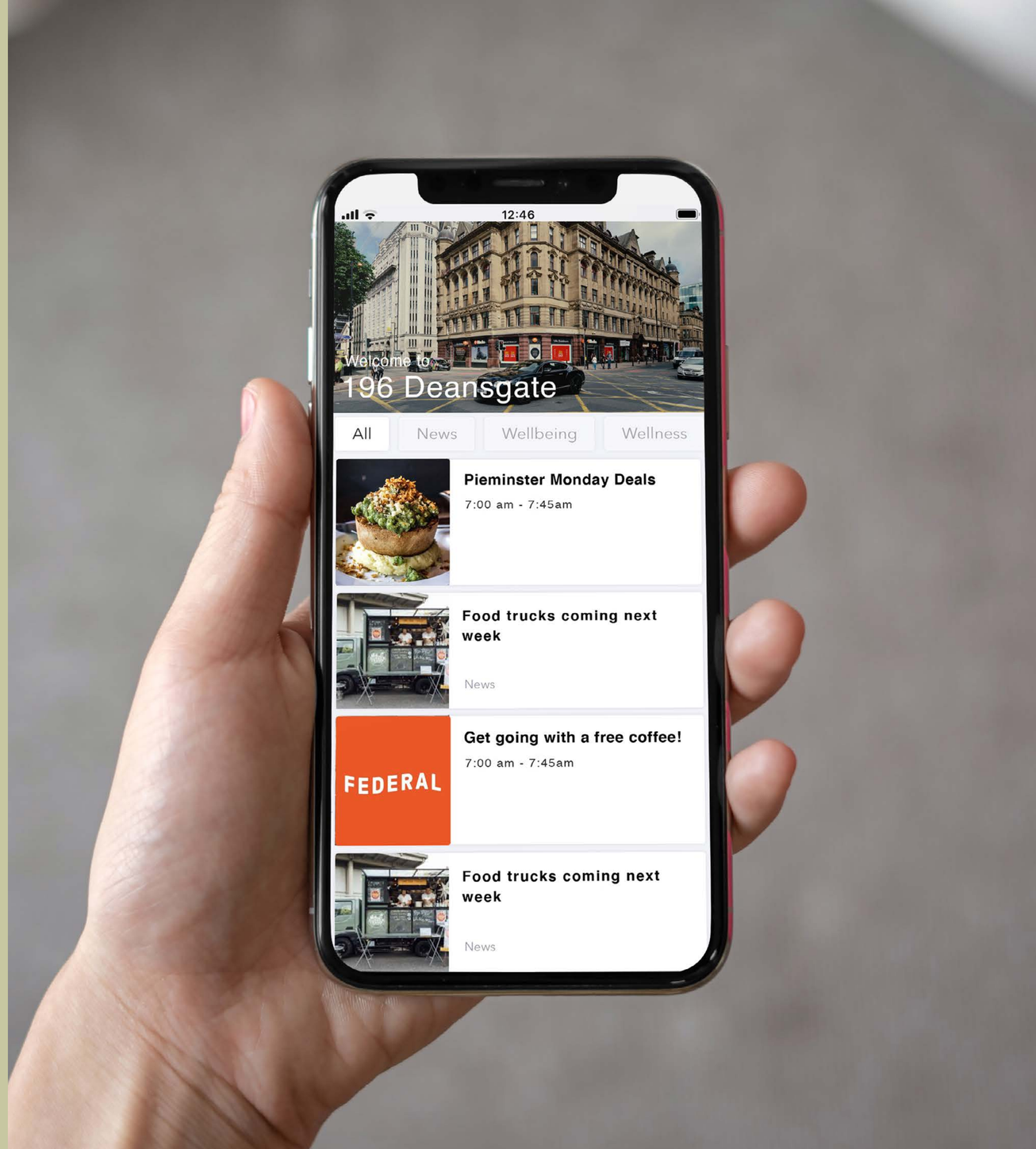


FULLY FITTED OUT
SUITES READY TO GO

Life at 196 Deansgate

We believe in a healthy work-life balance. LIFE is not all about work, we want 196 Deansgate to feel like a home from home, a place for wellbeing. Community is at the heart of 196, which is why we deliver a comprehensive programme of events and classes designed to encourage engagement between you, your team, and your neighbours.

Helping tenants, building staff and local businesses to connect, our LIFE app helps you to customise your day at the touch of a button. Simply open the app, check out the latest café deals, book into the next gym class or attend one of our curated events. Come and learn new skills, get to know your neighbours, and enjoy LIFE at 196 Deansgate.



Choose what suits your business

It’s a cliché, but it’s true. The world is changing rapidly. And so is the way we need and want to work. That’s why we want to offer a new approach to managing your workspace. The challenges we’ve all faced have shown where our priorities need to be. Right at the top: stay flexible.

A

Let Ready Go

All our fully-fitted workspaces are ready to move into right away. And because they are available on short leases everything is a lot easier to plan and manage. It all just means we’re ready when you are.

B

Custom

We don’t know how you like to work, so you can fit each space out the way that makes you feel most at home. There’s no upfront cost, you just choose the furniture you need to be relaxed and productive and we’ll take care of the rest. Your workspace, your way.

C

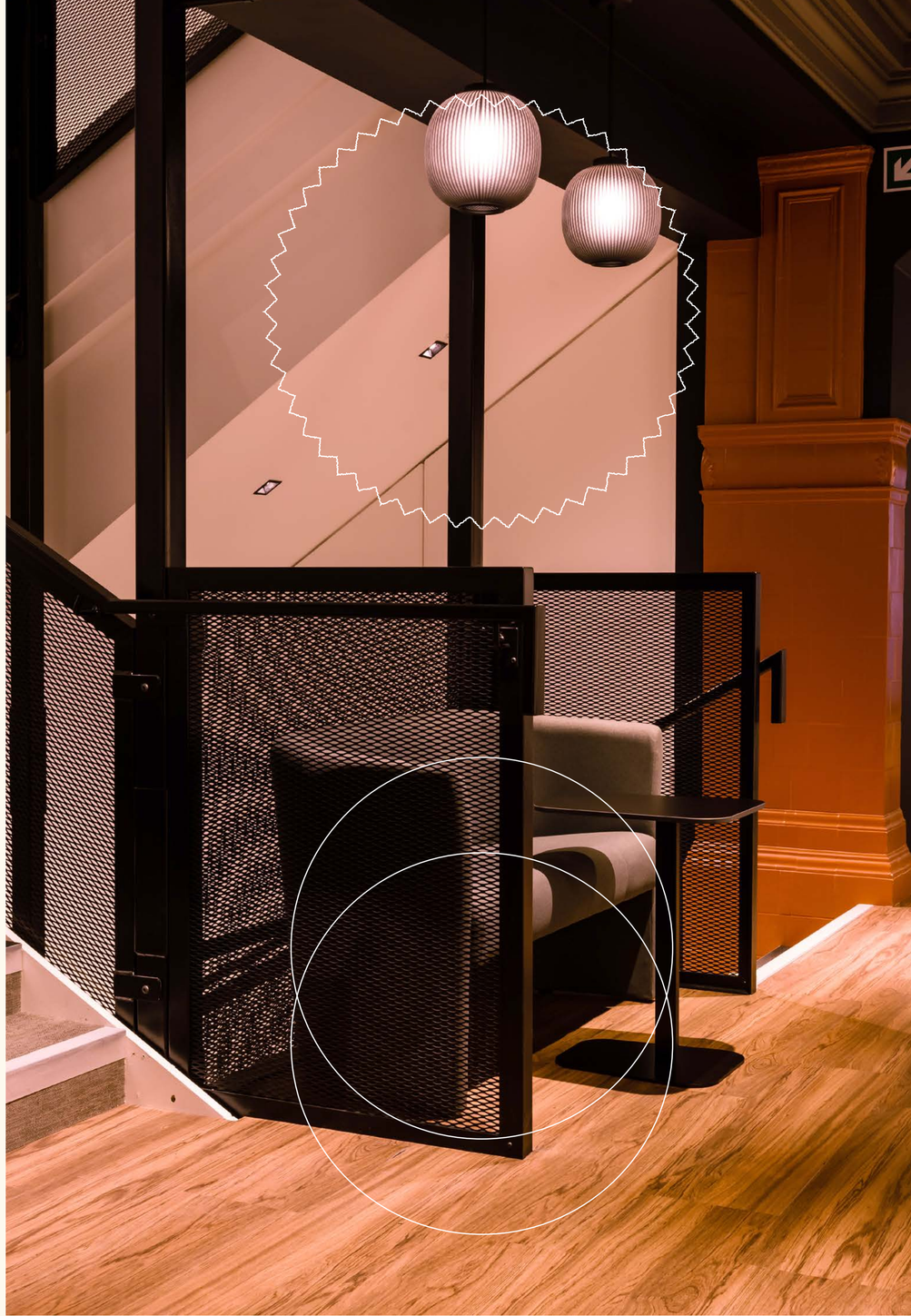
Complete

You have enough on your plate with business finances. So we give you one easy-to-manage bill, with everything included. If you want we can bundle the complete service onto your Let Ready or Fit-Out lease, saving you both time and money, and reducing your liability too.

Focused in history, sights set on future

Welcome to 196 Deansgate, where timeless charm meets contemporary character. Opened in 1908 as the Royal London Friendly Society, our beautifully-restored Edwardian building is the perfect place to work, connect and thrive.

- Feature reception area
- Onsite café
- High quality Shower and changing facilities
- 24 hour building access through card led access control system
- Secure bike storage
- 2 passenger lifts with maximum capacity of 8 person/ 630 kg
- Fully controllable air conditioning
- Raised access floor
- LED lighting
- Newly refurbished suites with high quality kitchen, breakout and meeting room facilities



A place for sustainability

We are continuing to improve the green credentials of our buildings through a number of national initiatives. We believe small changes everyday make a big difference over time. We see our tenants as partners in our journey to make the built environment a more sustainable place.

Waste management is an important aspect of our sustainability strategy. We are on track to hit our target of 100% diversion from landfill, and recycle as much of our waste as possible. 67% recycling rate achieved at present.

An important part of our landlord funded events calendar is our sustainability series. We believe every tenant is an ambassador of our building, we're invested in supporting small changes at work and home to support a better environment sector.

Reducing our tenants daily travel footprint is an important part of our refurbishment strategy. We provide free bike hire in several of our employment sites, as well as enhanced bike storage and shower facilities in most sites. This helps to encourage cycling to work.

CEG have moved to a 100% renewable electricity tariff in order to minimise our environmental impact and encourage the renewable.

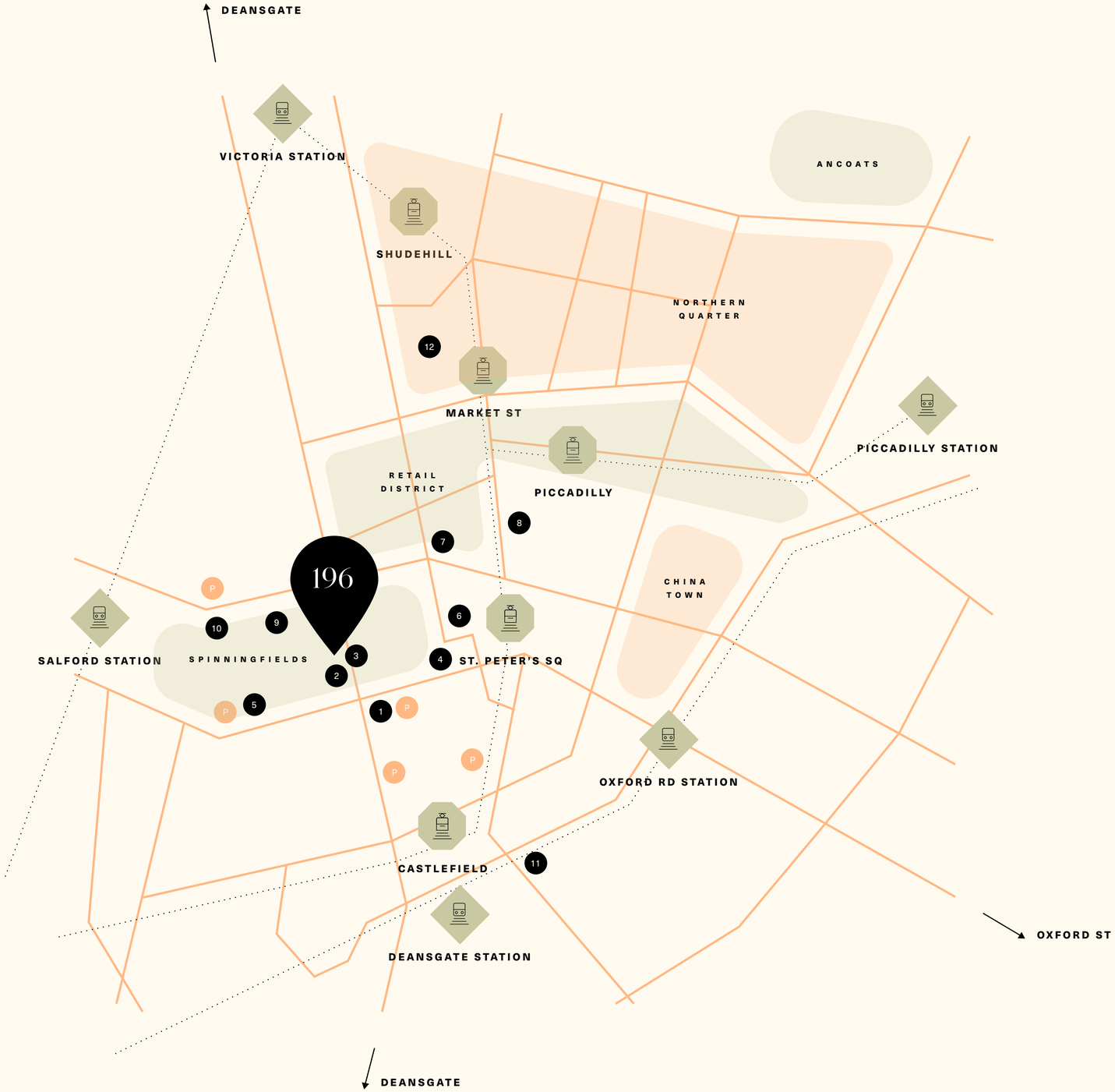
WHERE IS 196?

The Local Area

1	Great Northern NCP
2	Federal Bar & Cafe
3	Pieminster
4	Rudys Pizza
5	20 Stories
6	Mancehster Central Library
7	Manchester Town Hall
8	Manchester Art Gallery
9	Australasia
10	Dishoom
11	HOME
12	Arndale Shoppping Centre

The building is prominently situated at the busy junction of Deansgate, Quay Street and Peter Street in the heart of Manchester city centre.

196 Deansgate is in the perfect position for easy access to both Victoria and Deansgate Rail Stations, while St Peter's Square Metrolink Station is approximately 300 metres from the building.

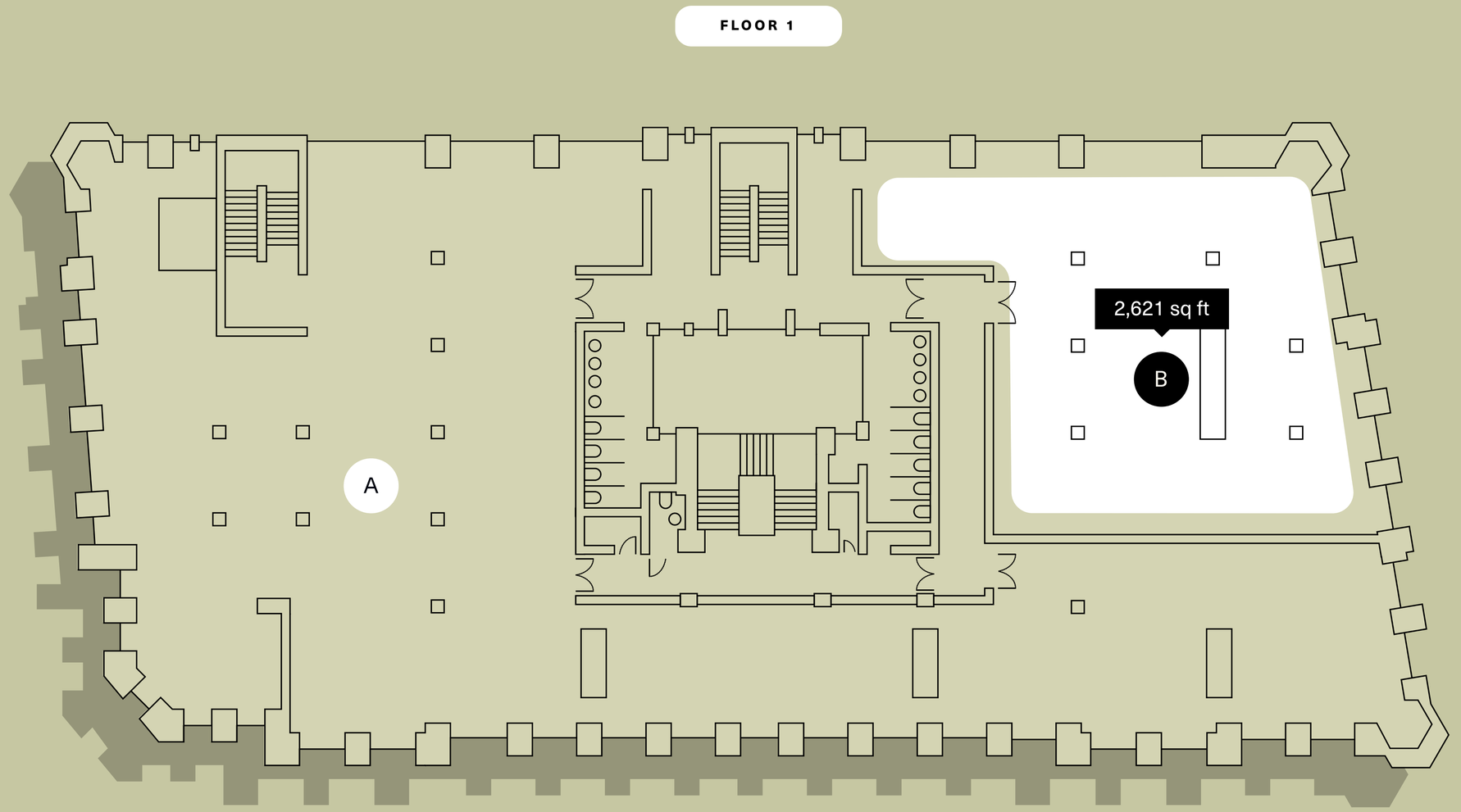


196
ROSA'S

VACANCIES

Explore floor by floor

FLOOR 1B	2,621 SQ FT
FLOOR 2B	2,600 SQ FT



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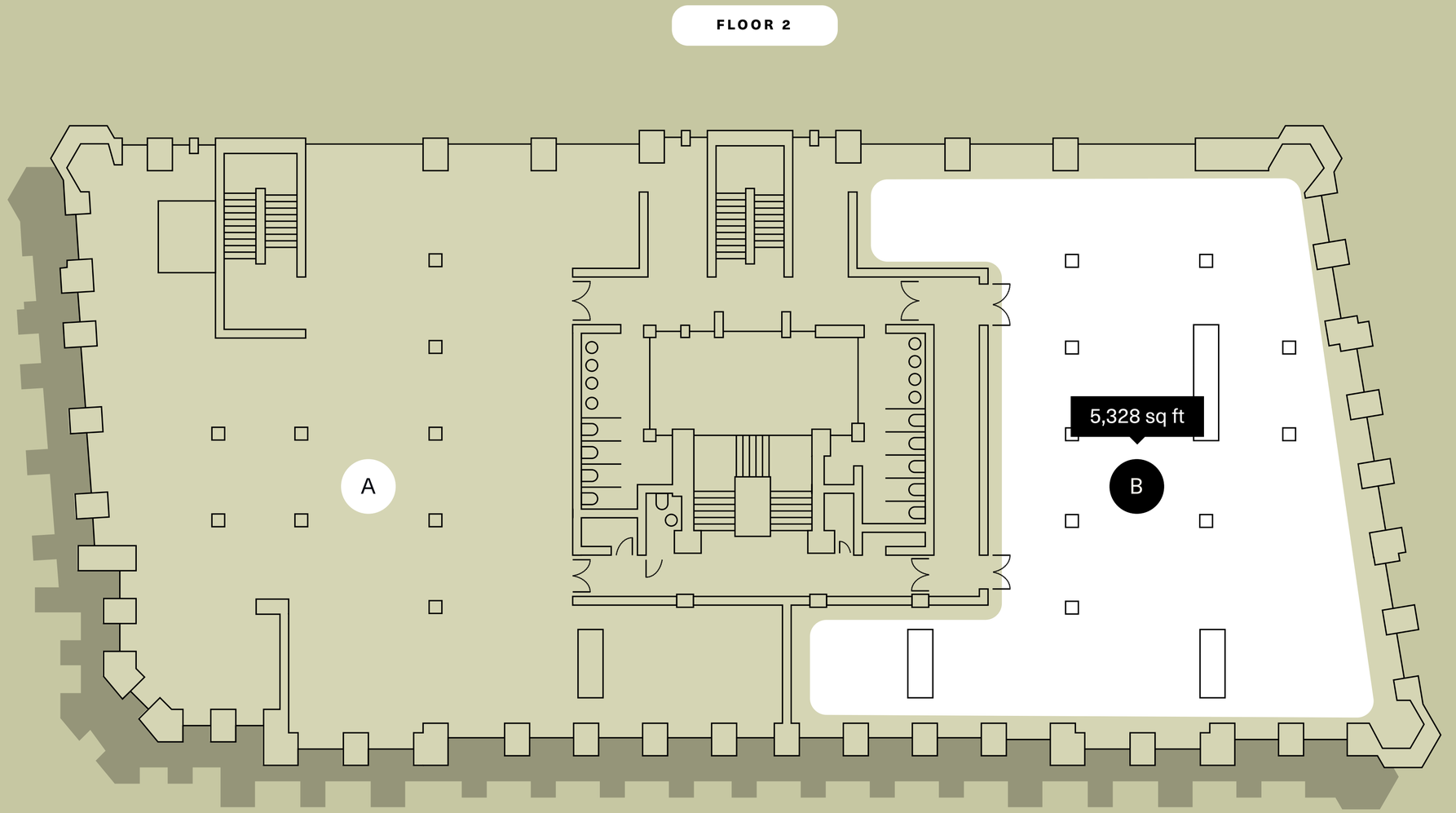

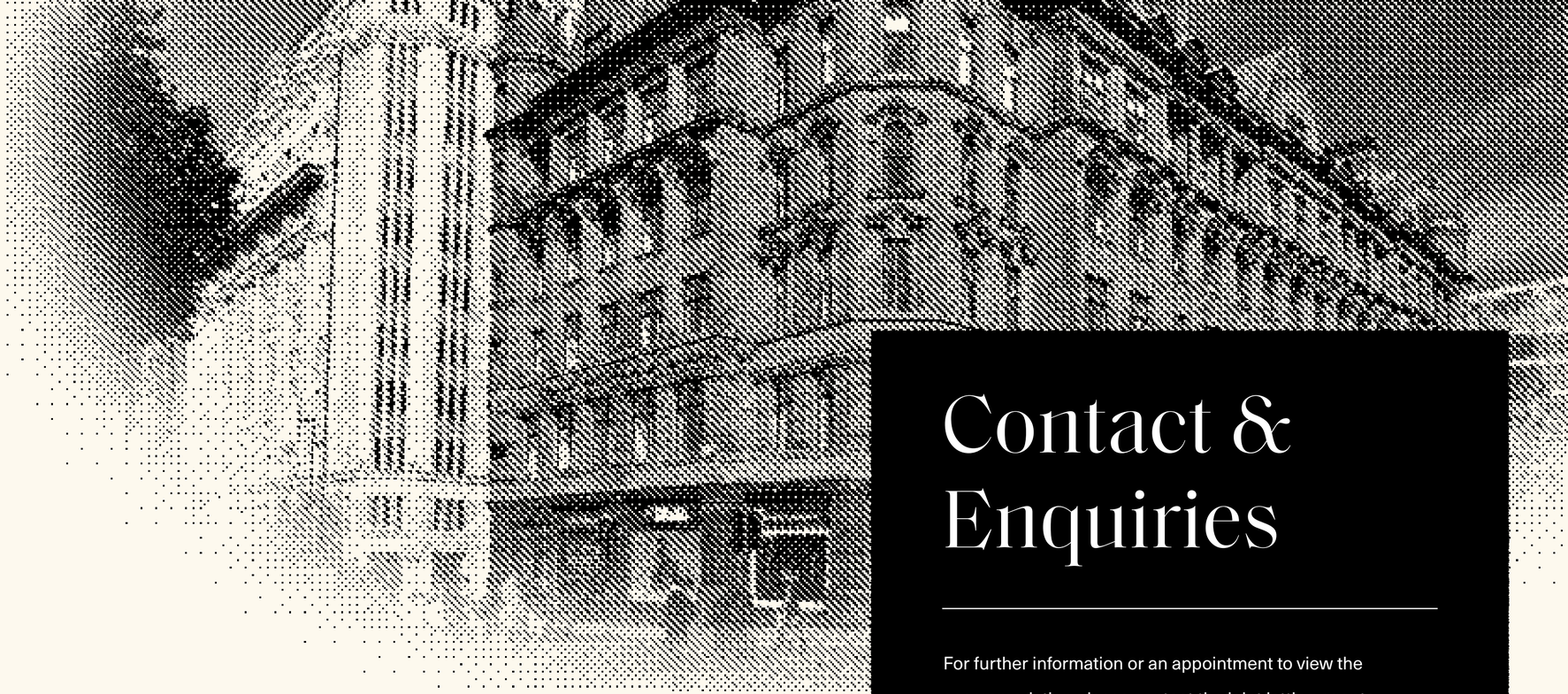

One Hundred & Ninety Six

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Contact & Enquiries

For further information or an appointment to view the accommodation please contact the joint letting agents, Avison Young or Canning O'Neill.

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