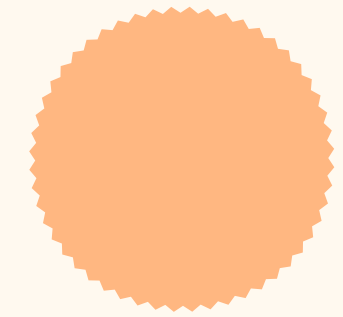


One Hundred & Ninety Six

HIGH QUALITY CHARACTER SPACE FROM 945 SQ FT

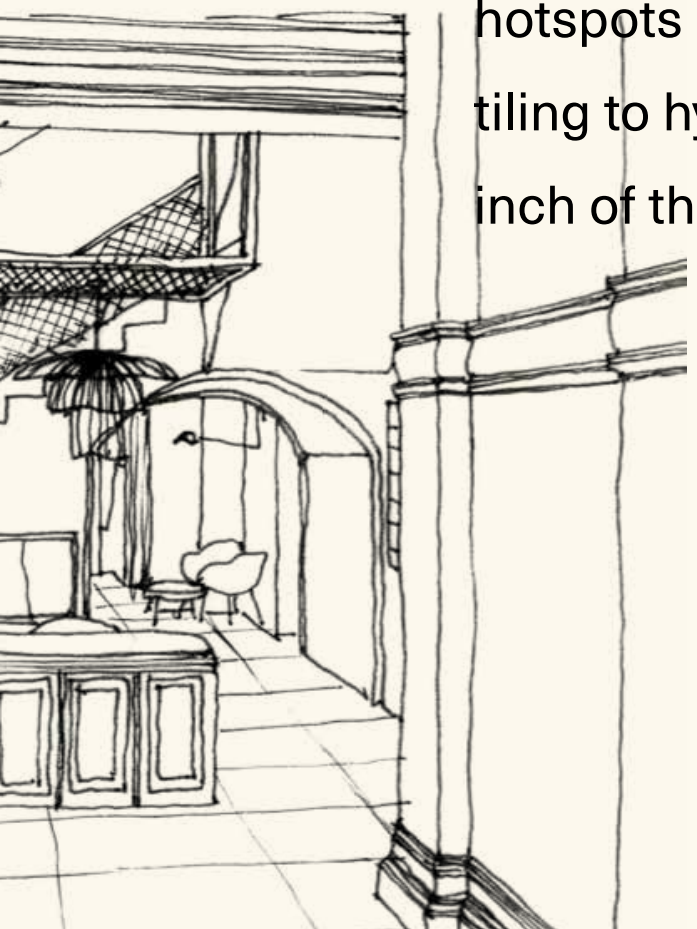


THE STORY

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



FULLY FITTED AND FURNISHED SUITES
READY FOR IMMEDIATE OCCUPATION



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



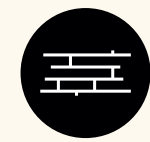
Secure bike storage



2 passenger lifts with maximum capacity of 8 person/ 630 kg



Fully controllable air conditioning



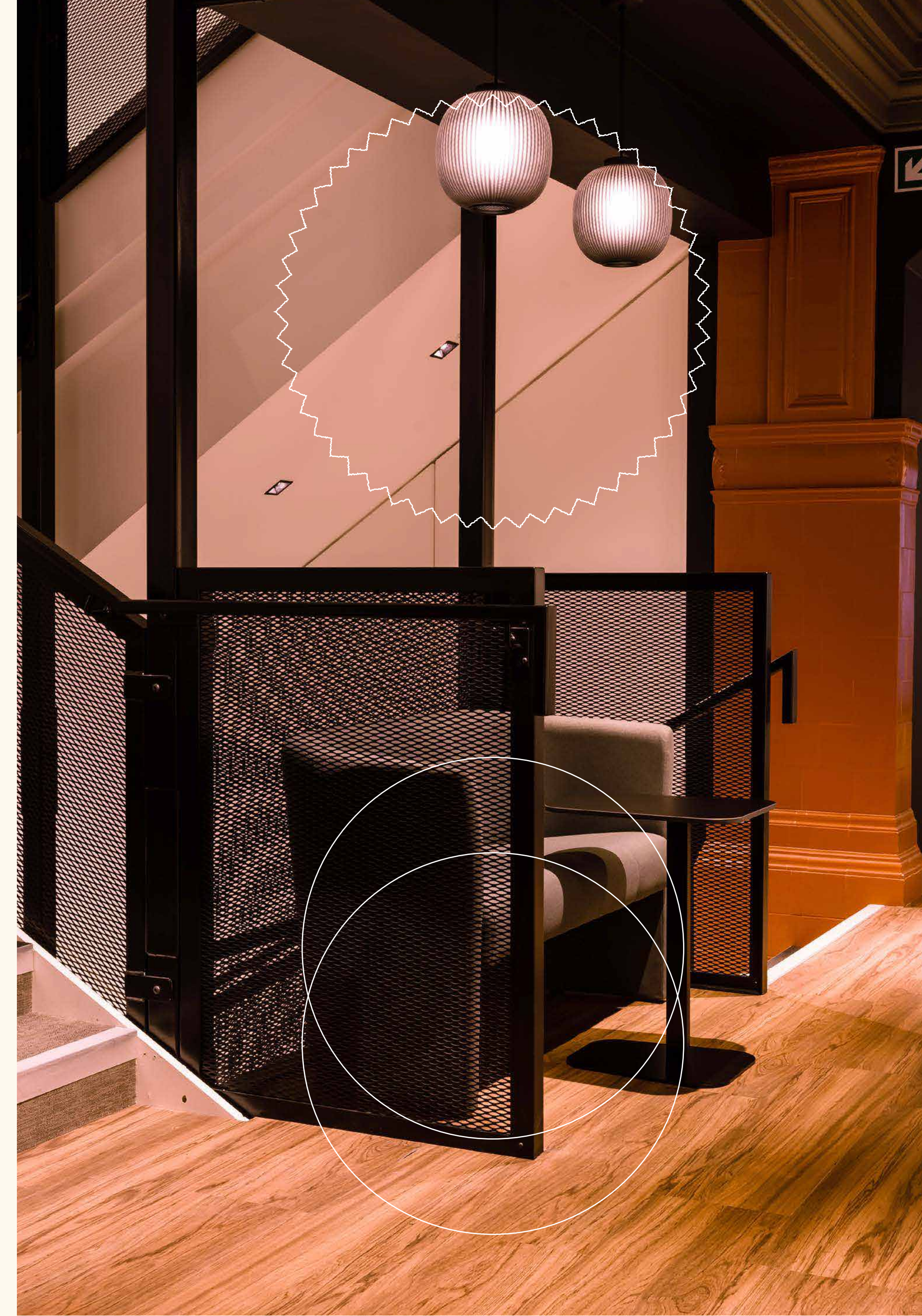
Raised access floor



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 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.



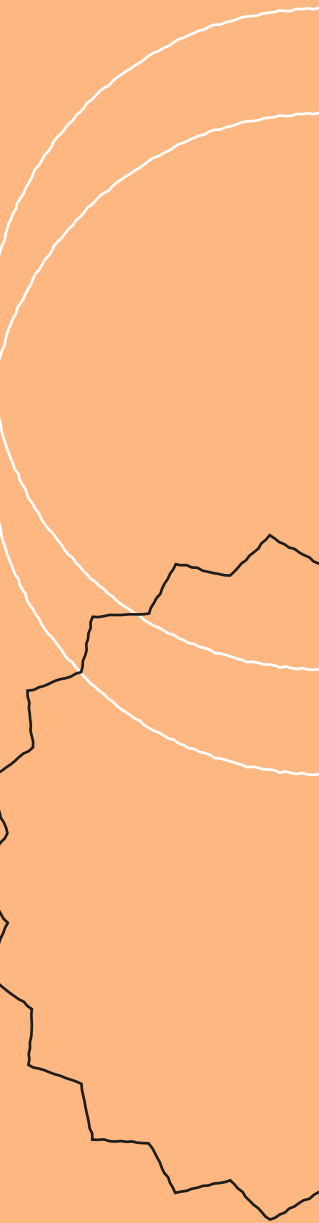
Waste management is an important aspect of our sustainability strategy. We are on track to hit our target of 100% diversion from landfill, and recycle as much of our waste as possible. 67% recycling rate achieved at present.



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.



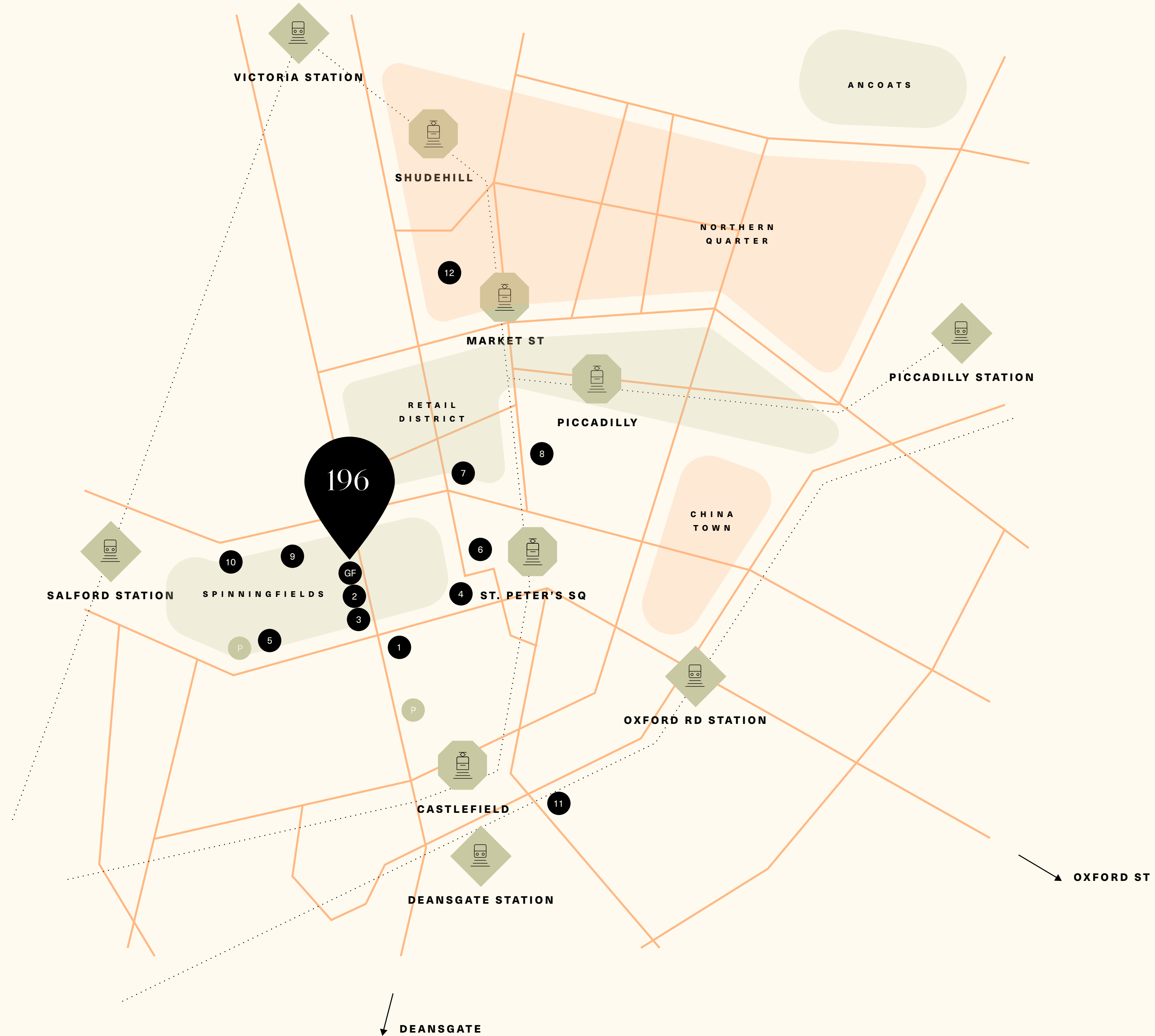
EPC Rating B



WHERE IS 196?

The Local Area

GF	Flat Iron
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 Shopping Centre
Metro	
Walk Time	
Castlefield	5 mins
St. Peter's Square	5 mins
Train	
Walk Time	
Deansgate Station	5 mins
Salford central	10 mins
Oxford Road Station	10 mins
Manchester Victoria	13 mins
Piccadilly	18 mins





ROSA'S

THAIC
Register Office
Town Hall & ...
Manchester Central
Cathedral
John Rylands Library
Deansgate
Manchester Square
Levenshulme
City Centre
St. Ann's Church
St. Ann's Square

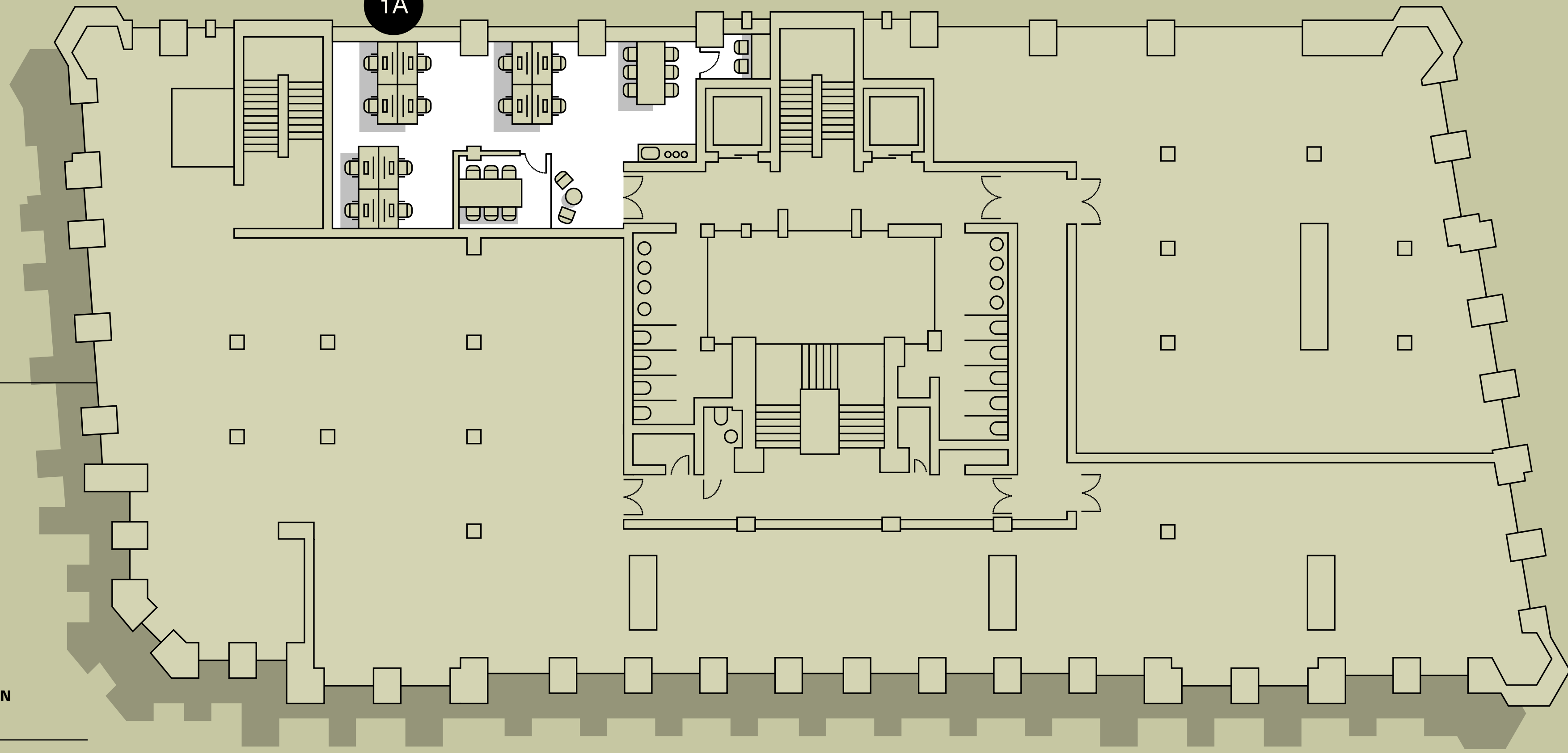
ATKINSON

925 sq ft

1A

VACANCIES

Explore floor by floor



SUITE SIZE (SQ FT) CONDITION

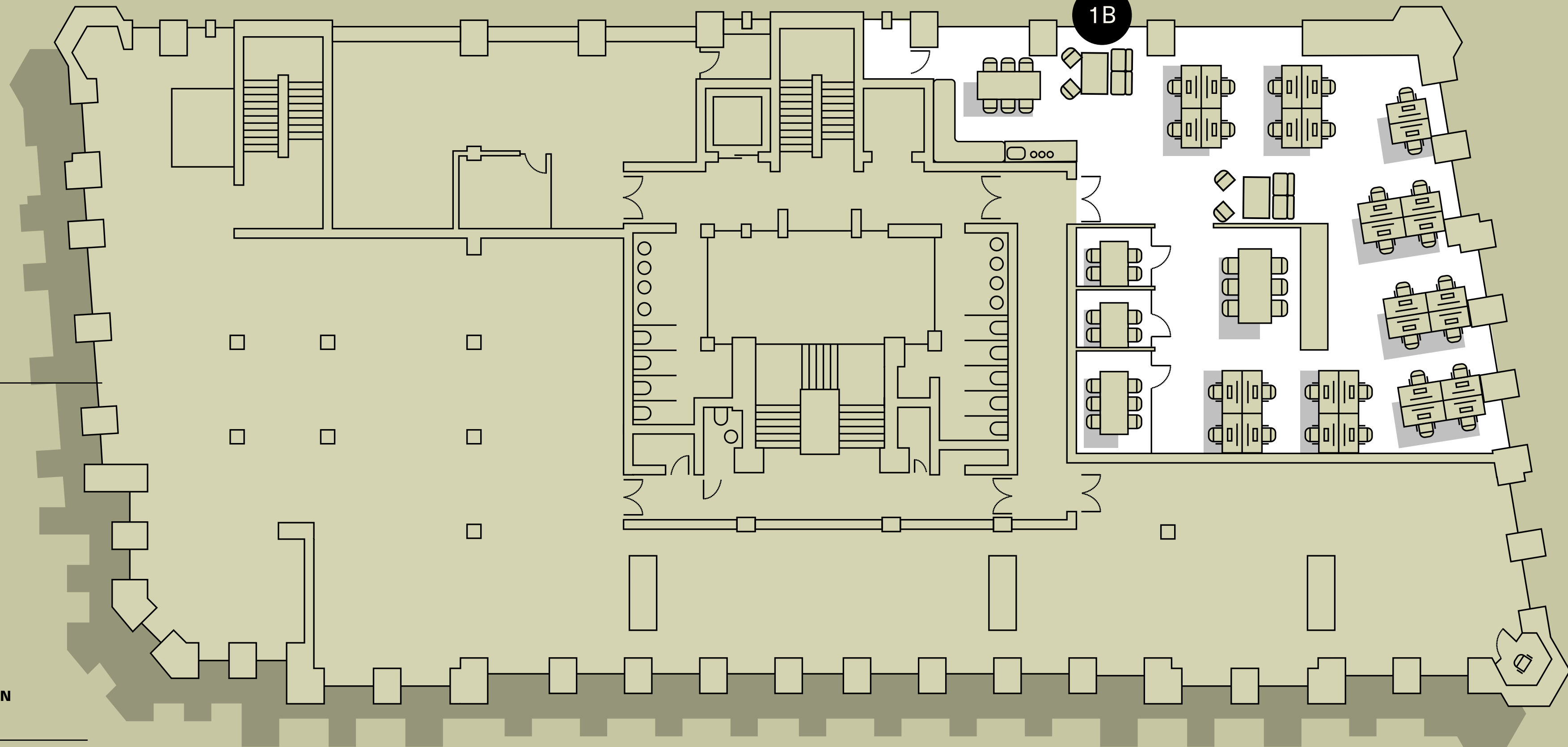
SUITE	SIZE (SQ FT)	CONDITION
1A	925 - 12 WORKSTATIONS	FITTED & FURNISHED
1B	2,588 — 30 WORKSTATIONS	FITTED & FURNISHED
2B	5,101 — 56 WORKSTATIONS	FITTED & FURNISHED
4TH	4,747	CAT A
5TH	4,259	CAT A
5TH	1,626	CAT A

2,588 sq ft

1B

VACANCIES

Explore floor by floor



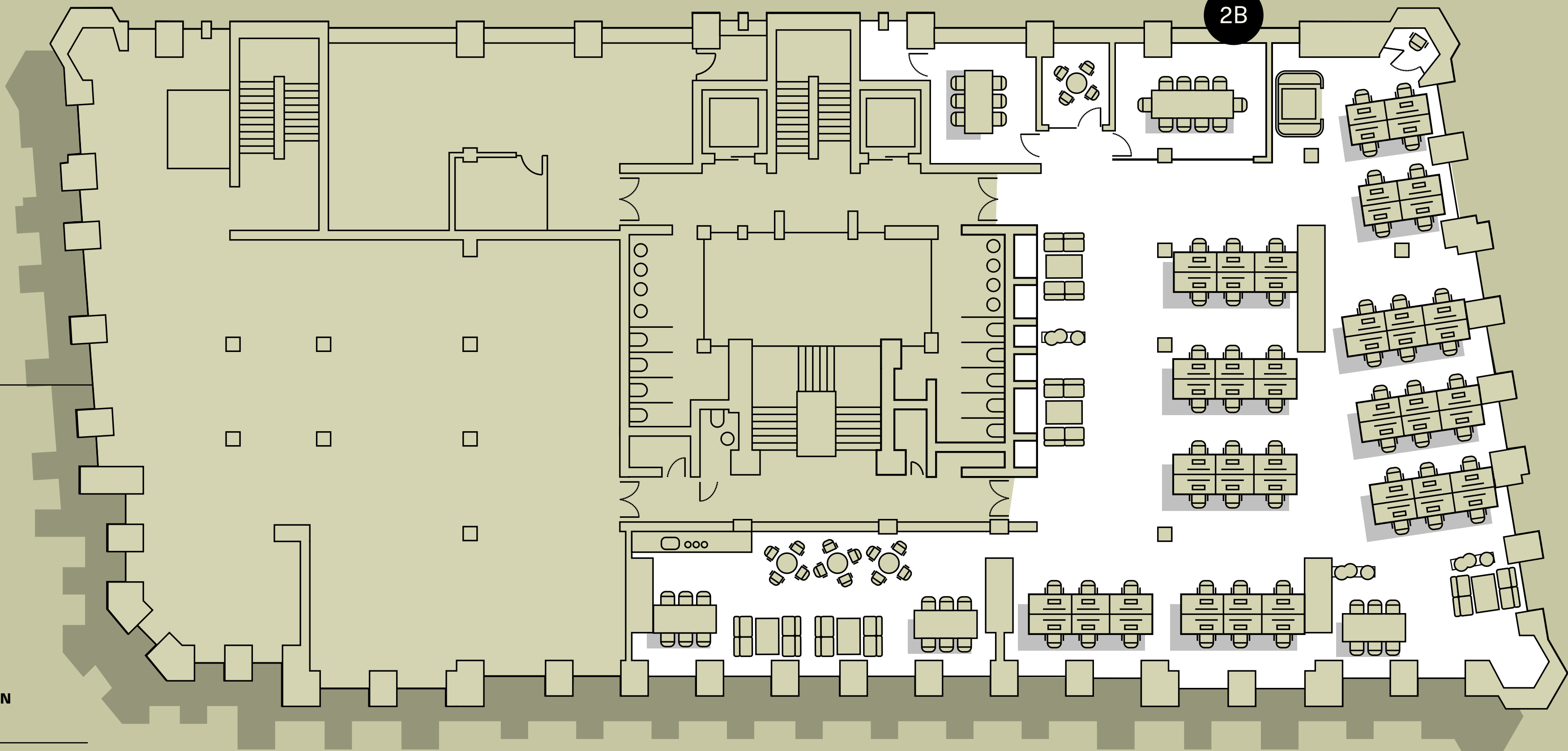
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4TH	4,747	CAT A
5TH	4,259	CAT A
5TH	1,626	CAT A

5,101 sq ft

2B

VACANCIES

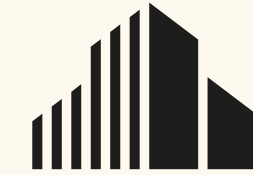
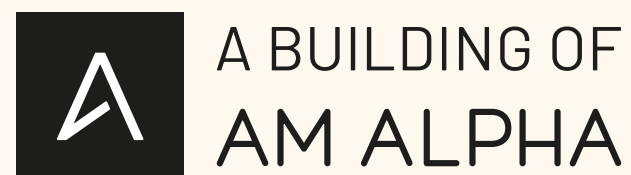
Explore floor by floor



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5TH	1,626	CAT A

One Hundred & Ninety Six

DEVELOPED BY:



**CUSHMAN &
WAKEFIELD**

TO DISCOVER MORE PLEASE CONTACT THE AGENTS:

CANNING O'NEILL
THE NORTH WEST'S SPECIALIST OFFICE AGENTS

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

Contact & Enquiries

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

CUSHMAN & WAKEFIELD

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Toby.Nield@cushwake.com

CANNING O' NEILL

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www.studiotreble.com

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