



To Let

Fully-Fitted &
Furnished Office

2,500 sq. ft



Suite 5B Centurion House
129 Deansgate
Manchester M3 3WR

SW

Sanderson
Weatherall

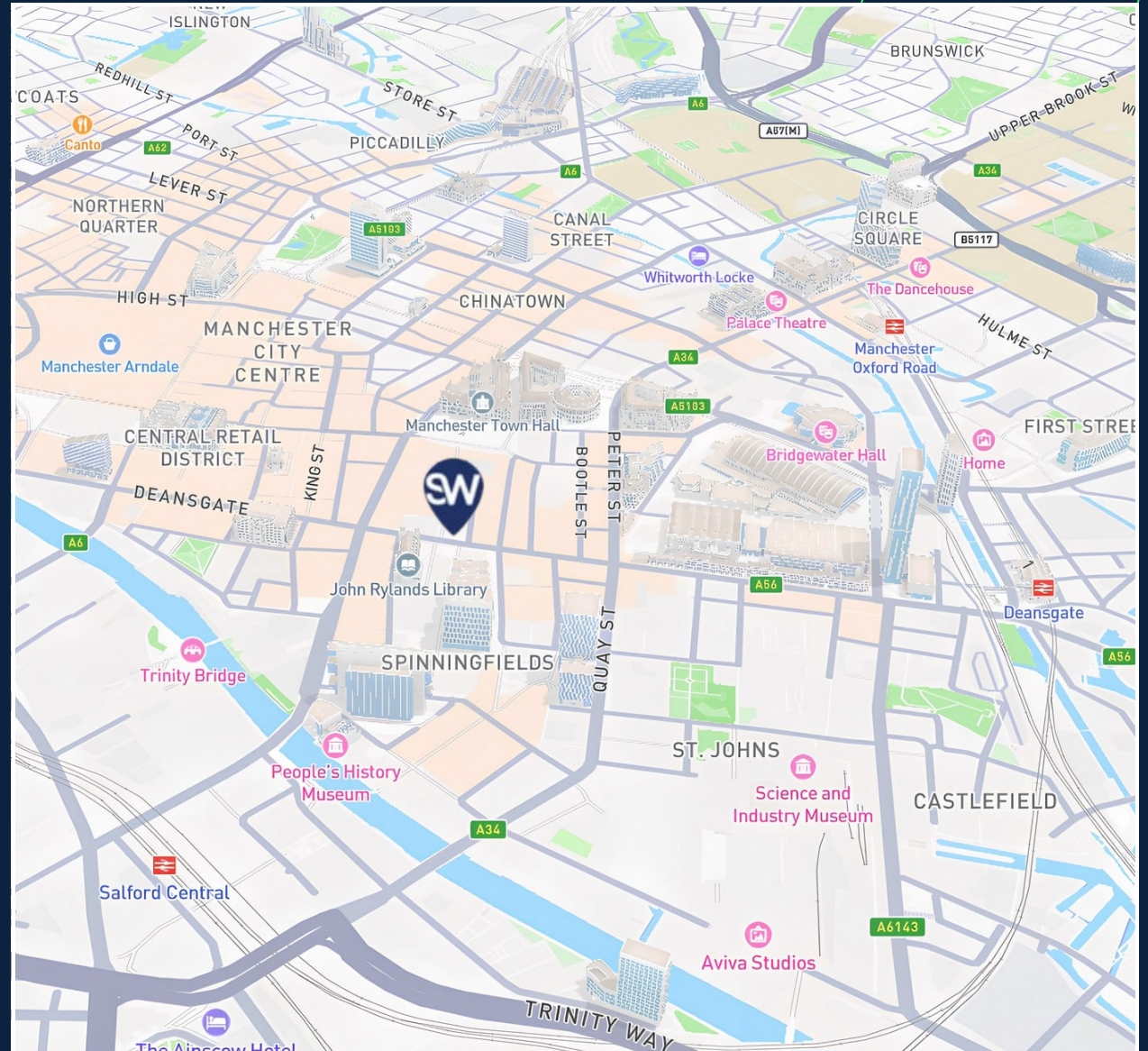
Location

Centurion House occupies a prominent position on Deansgate, one of Manchester city centre's most established and sought-after business locations.

The property is ideally positioned for access to the city's extensive retail, leisure and dining amenities, with St Peter's Square, Spinningfields and Manchester's central business district all within easy walking distance.

Deansgate and nearby transport links provide excellent connectivity across the city and beyond, while Manchester Deansgate, Victoria and Oxford Road railway stations are all readily accessible.

The location combines a well-connected central business address with the vibrant amenity offer of Manchester city centre, making Centurion House an attractive choice for occupiers seeking a high-profile and convenient office location.



Centurion House

Located on Deansgate, Centurion House is positioned proudly in the heart of Manchester's business district.

And more than just a great location that provides access to countless city-centre amenities, Centurion House also offers state of the art meeting rooms designed to the highest spec. There is also a newly refurbished customer lounge that you can use at your leisure, all with our helpful staff on-hand to offer advice and support.

With access to the wider Bruntwood community and opportunities to attend events at neighbouring Bruntwood buildings, you can meet and mingle with like-minded businesses and create new connections. Not only that, you'll have access to an award-winning FORM studio, where employees can focus on their wellness and wellbeing.



Suite 5B Centurion House

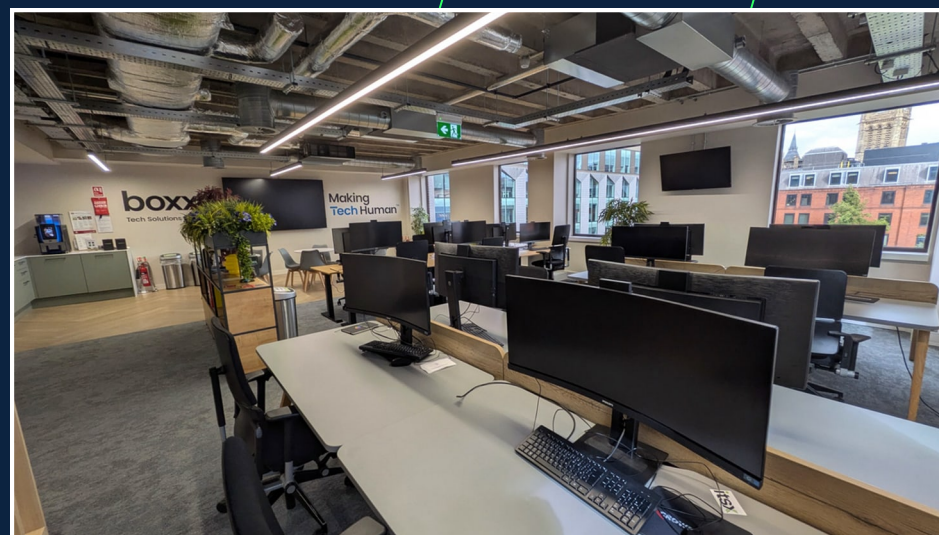
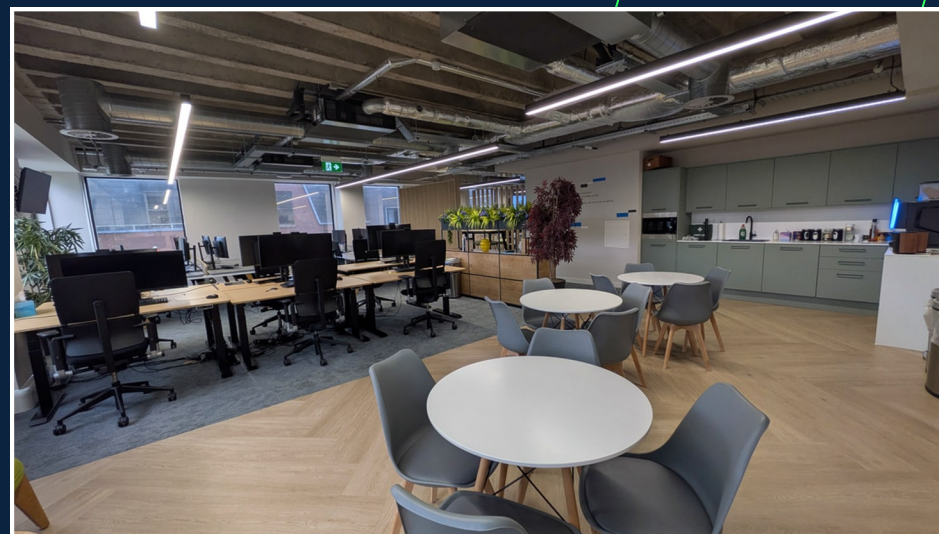
Suite 5B, located on the 5th Floor, has been fit-out to a Grade A specification as below:-

- Fully-Fitted & Furnished Suite (2,500 sq ft)*
- Open-Plan Office with 22 Workstations
- Kitchen / Breakout area
- 3 x Meeting Rooms (4, 6 & 8 person)
- Informal Meeting Area (8 person)
- Breakout Booth Seating (4 person)
- 2 x Private Call Booths
- Ground Floor Manned Reception
- Customer Lounge (newly refurbished)
- Communal WCs (fully enclosed cubicles)
- On-Site Showers & Changing Facilities
- 3 x Passenger Lifts
- 24/7 Building Access

*Furniture available by way of separate negotiation

Accommodation

Accommodation	Sq M	Sq Ft
Suite 5B	232	2,500







Lease Terms

The property is available by way of an Assignment of an existing lease or a Sub-Lease for a term of years to be agreed.

The existing lease expires 21 April 2030, subject to a tenant break clause and Rent Review in April 2028.

Alternatively, the Landlord may consider a new lease on terms to be agreed.

Further details available upon request.

Rent

The Passing Rent under the existing Lease is £86,250 per annum, exclusive (£34.50 per sq ft).

Rent is exclusive of vat, service charge, insurance, rates utilities, and any other outgoings.

Service Charge

There is a service charge payable for the services provided by the Landlord.

Further details available upon request.

Rateable Value

£50,500 (2026 Rating List)

EPC

The property is assessed with a rating of 'C',

VAT

VAT applicable at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant or purchaser.



Sanderson
Weatherall

Viewings

For further information or to
arrange a viewing please contact
the sole letting agents:

► **Adam Marshall**
0161 259 7027
adam.marshall@sw.co.uk

► **Tom Parker**
0161 259 7021
tom.parker@sw.co.uk

sw.co.uk



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