

# 201

## DEANS GATE

MANCHESTER

Re-energised Grade A Workspace





# Re-energised Grade A workspace

for today and tomorrow's occupier...



Secure Cycle Facilities



Shower Facilities



Drying Room



Collaboration Spaces



Refreshment Facilities



Secure Parking



Biophilia

201 Deansgate sits in the heart of Manchester prominently opposite Spinningfields. Great attention to detail has been given in the refurbishment from the journey into the building to your new workspace, with modernised amenity and wellbeing in mind.



The brand new reception offers a stylish look and feel with a range of informal meeting and work spaces under an impressive full height atrium.

The design offers warm neutral tones, weaved timber panelling, hints of soft green and biophilia, to provide the perfect blend to relax, grab a coffee, and welcome both staff and visitors.



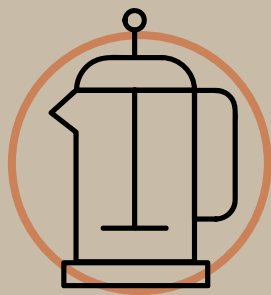
Bespoke feature lighting suspended across the impressive full height atrium



Further collaboration space and soft seating



Upholstered booth seating against glazed façade for private meeting space



Refreshment facilities within



# Revitalised Lobbys + Amenity



## Lift Lobbys

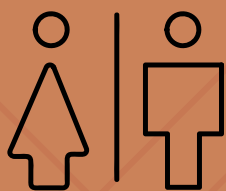
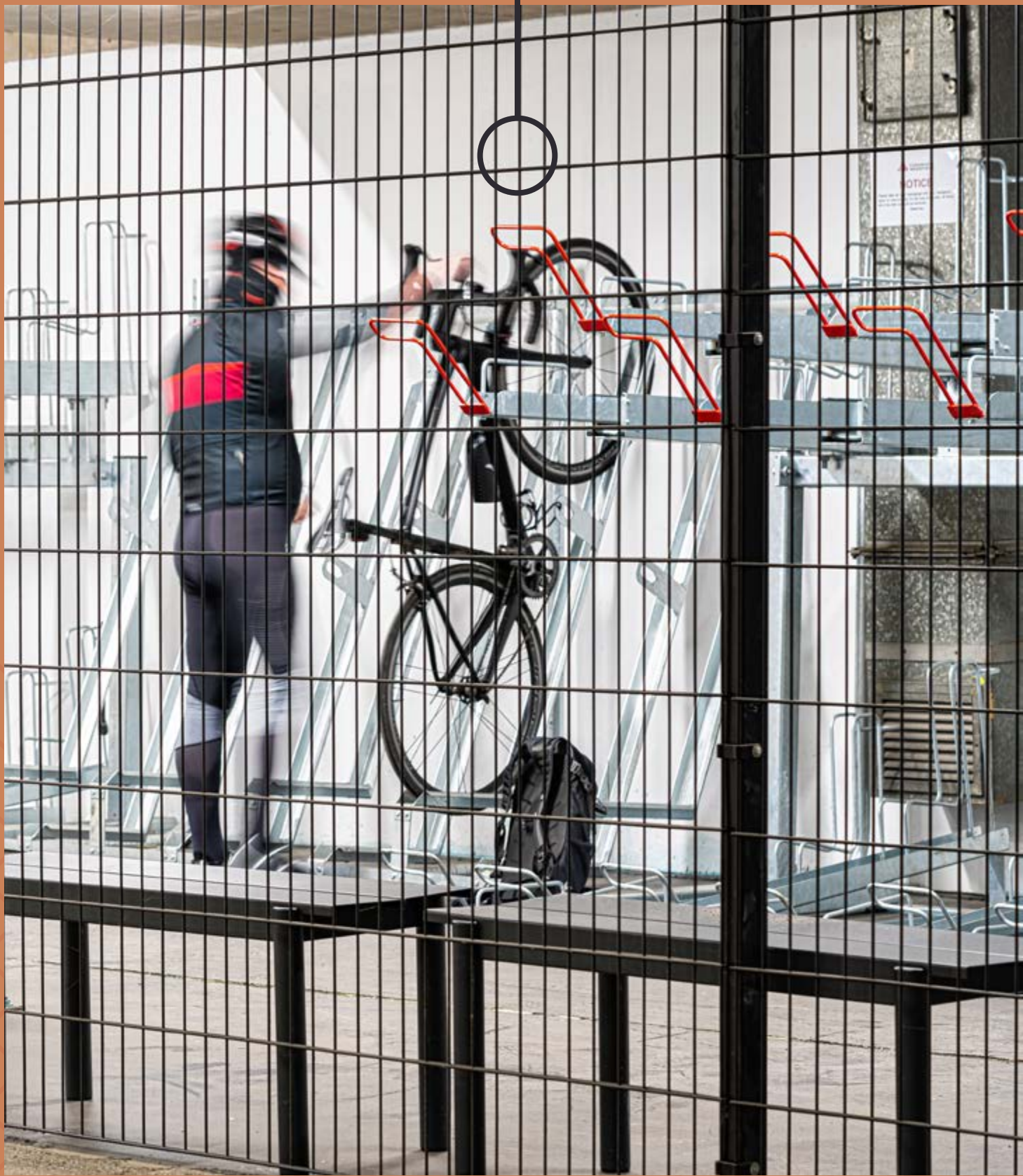
Moving from the reception to the lift lobby the timber effect, natural colours, and artwork, and biophilia are carried through.



## Bike Storage

New secure bike store with drying lockers and bike repairs facilities.

47 bike spaces / 16 drying lockers



## Showers & Changing Rooms

The showers and changing areas offer stylish new timber finishes, secure lockers and joinery dressing areas to provide a soft calm atmosphere.

6 shower/changing room facilities








# Space That Works

3rd Floor: 15,304 sq ft



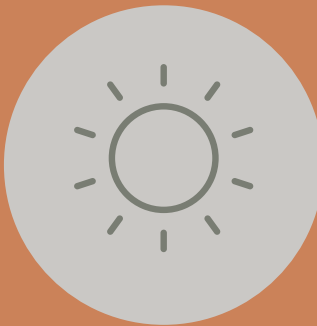
## Space Plan Key

-  138 Workspaces
-  Kitchen + Breakout Space
-  Touchdown Spaces
-  Meeting Rooms
-  Focus Rooms

## Specification



LED compliant lighting



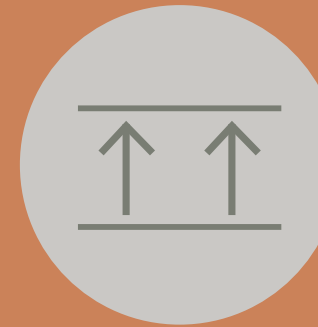
Impressive lightwell



Metal tile suspended ceilings



DDA compliant



Full access raised floors



Air conditioning



4 Passenger lifts



Extensive secure Car & Bike storage







Join The Community

FIFTH FLOOR

EXCHANGE  
CHAMBERS

FOURTH FLOOR



THIRD FLOOR

Available – 15,304 sq ft

SECOND FLOOR



FIRST FLOOR

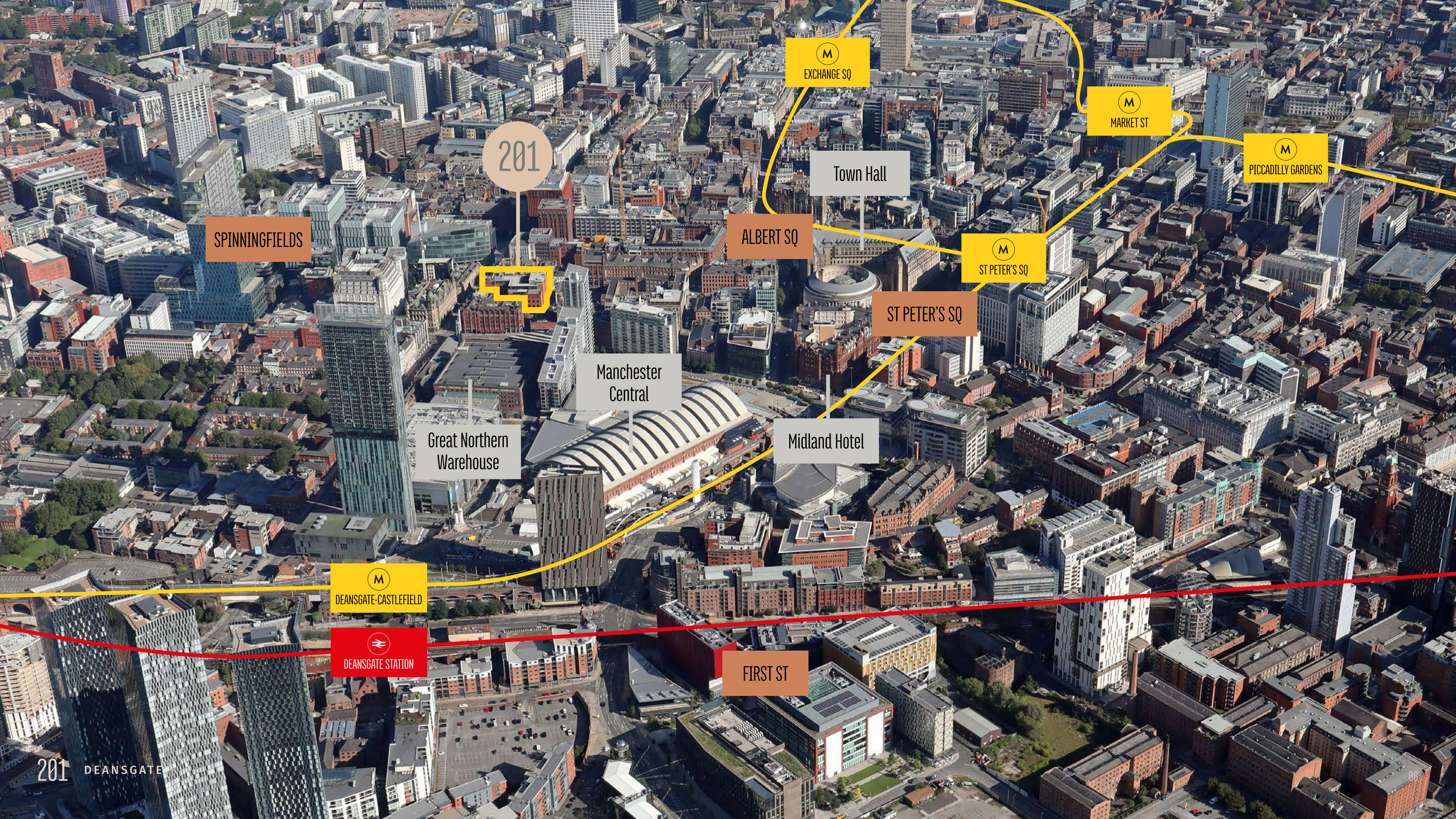


GROUND FLOOR

EVANS CYCLES







201

SPINNINGFIELDS

M  
EXCHANGE SQ

M  
MARKET ST

M  
PICCADILLY GARDENS

Town Hall

ALBERT SQ

M  
ST PETER'S SQ

ST PETER'S SQ

Manchester Central

Great Northern Warehouse

Midland Hotel

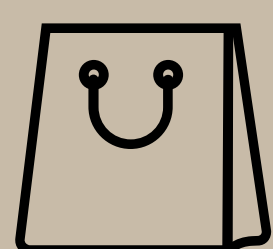
M  
DEANSGATE-CASTLEFIELD

DEANSGATE STATION

FIRST ST



Prominently located on Deansgate, the building is perfectly located with a wealth of amenity on the doorstep of Manchester city centre.



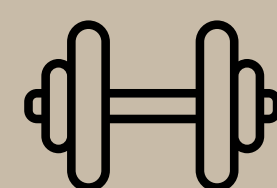
### Retail

A wealth of shopping spot on Deansgate, Spinningfields, Selfridge, and the Arndale Centre



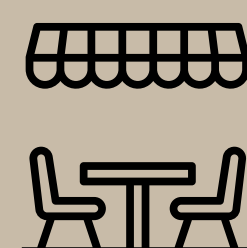
### Coffee Shops

Whether it's your morning pickup or opportunity for a quick meeting, there are plenty of spots to grab a coffee.



### Fitness

For the fitness gurus, there are a number of gym facilities close by.

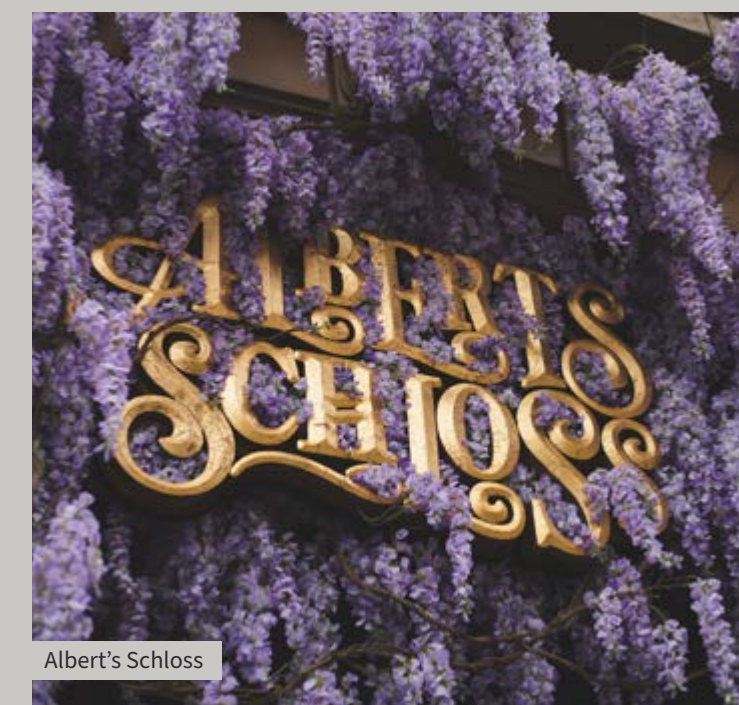


### Restaurants & Bars

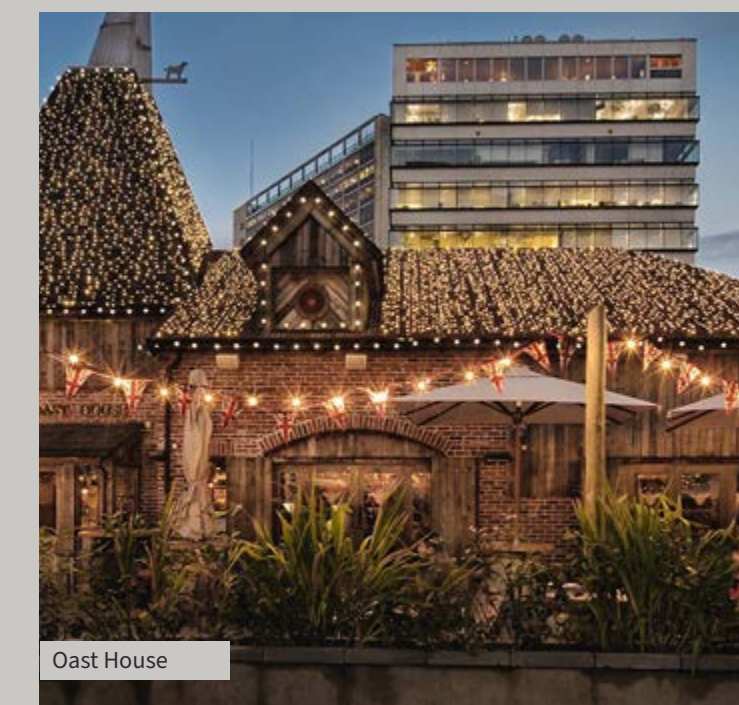
Some of the most exclusive restaurants such as Hawksmoor, Tattu, 20 Stories, The Ivy, on your doorstep.



The Ivy, Spinningfields



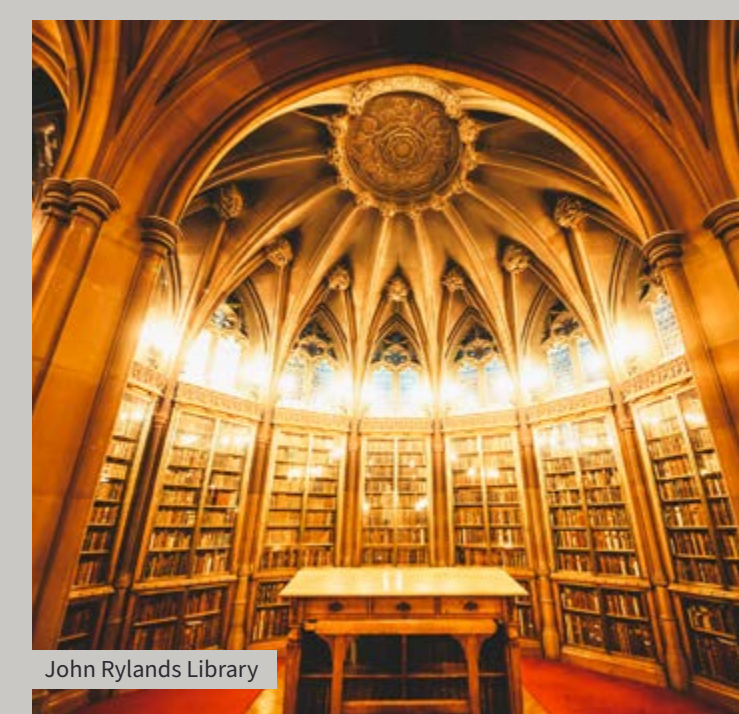
Albert's Schloss



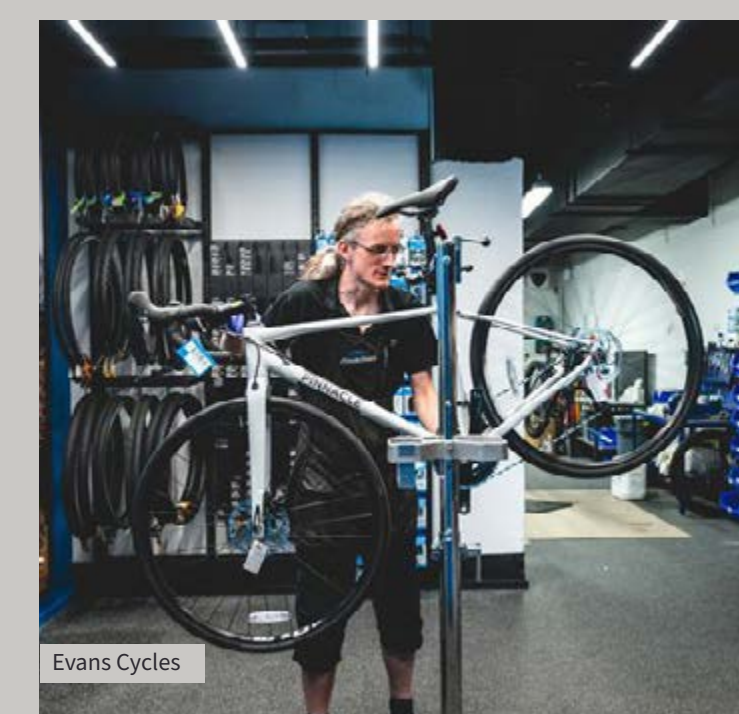
Oast House



Banatyne Health Club



John Rylands Library



Evans Cycles



Flannels



20 Stories



Starbucks



# All You Need



## Restaurant + Bars

- 1 Australasia
- 2 Fazenda
- 3 Thaikhun
- 4 The Oast House
- 5 Hawksmoor
- 6 Tattu
- 7 Albert's Schloss
- 8 The Ivy
- 9 20 Stories



## Cafes

- 10 Cafe Nero
- 11 Starbucks
- 12 Itsu
- 13 Pret A Manger



## Leisure & Retail

- 14 John Rylands Library
- 15 Flannels
- 26 Evans Cycles
- 27 Tesco Express
- 28 Sainsburys Local
- 29 Odeon Cinema



## Fitness

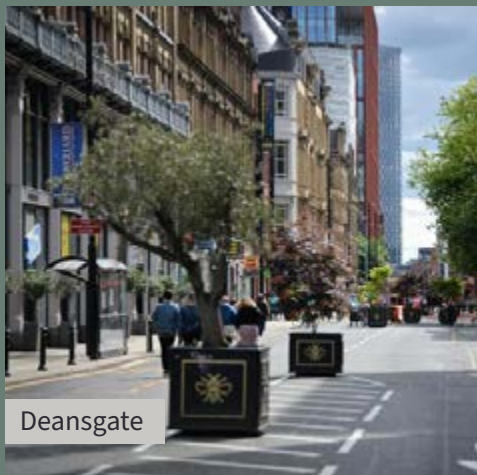
- 20 Bannatyne Health Club
- 21 Pro-Balance Person Training
- 22 PureGym



Spinningfields



St Peter's Sq



Deansgate



Thaikhun



Albert Square



PureGym





# Feel Connected



Metro/Rail

M<sup>2</sup> St Peter's Square – 5 MIN WALK

M<sup>1</sup> Deansgate Station – 9 MIN WALK

Manchester Oxford Rd – 10 MIN WALK

Salford Central – 10 MIN WALK

M<sup>3</sup> Piccadilly Gardens – 12 MIN WALK



## Journey Times from Manchester Piccadilly



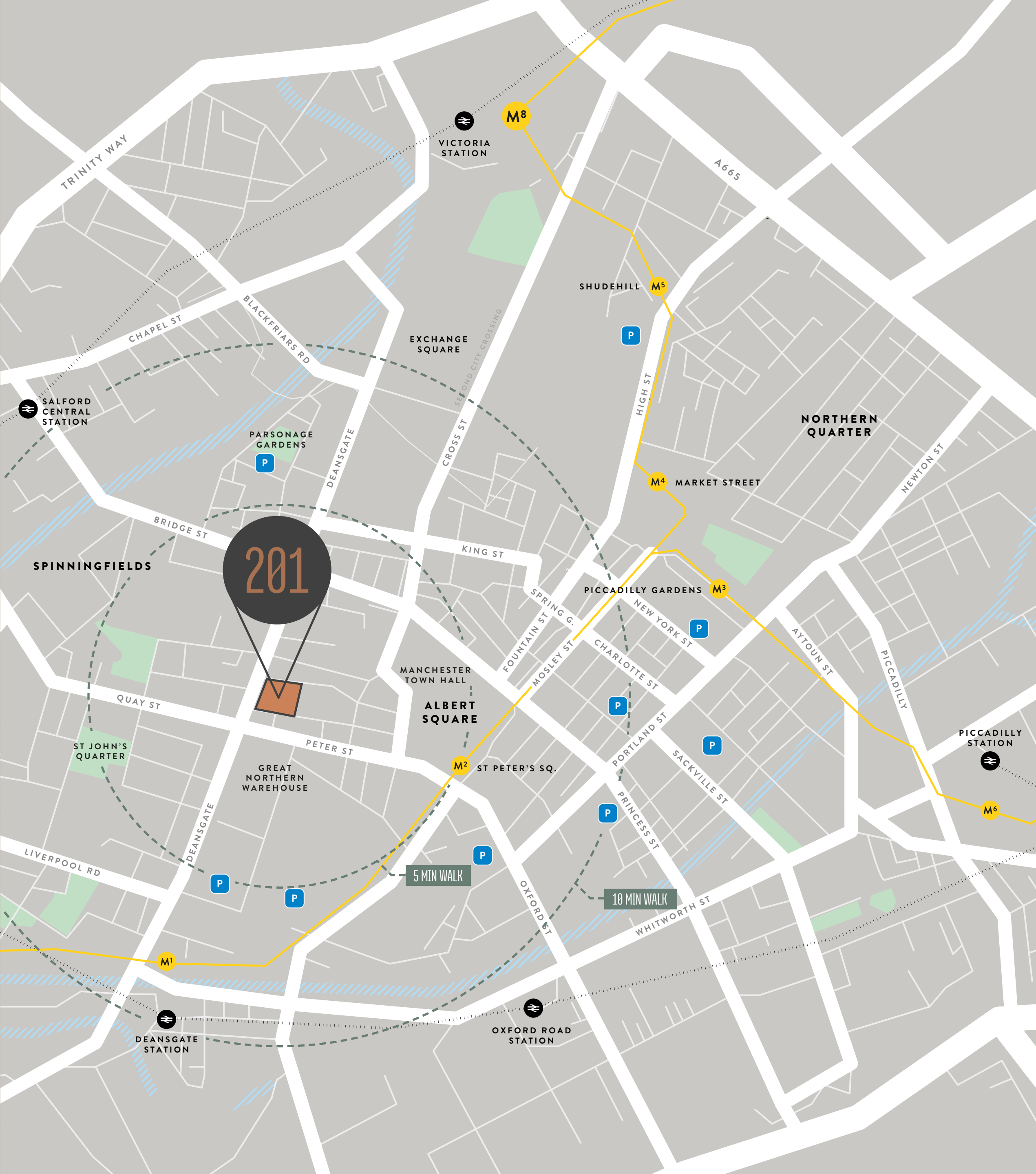
201 DEANSGATE



M<sup>4</sup> Market Street – 13 MIN WALK

M<sup>8</sup> Victoria Station – 15 MIN WALK

M<sup>6</sup> Piccadilly Station – 18 MIN WALK





For further information, or to arrange a viewing,  
please contact the joint letting agents



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