

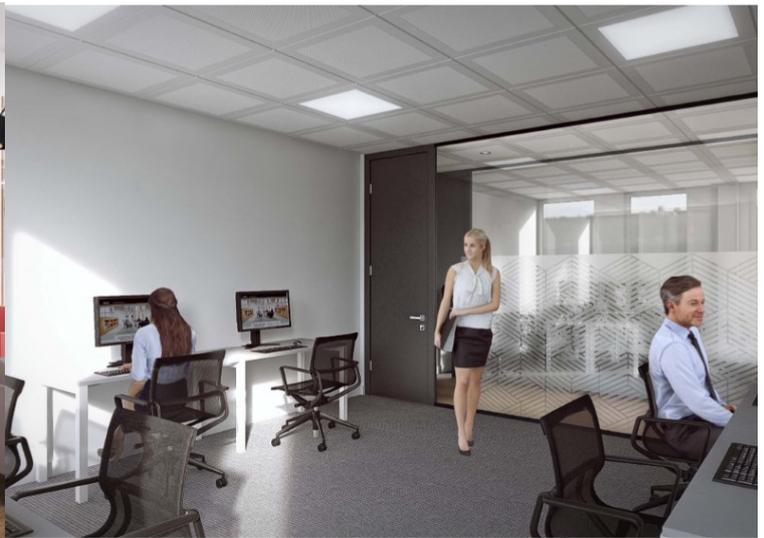
# TO LET - OFFICES

125 Deansgate Manchester  
Greater Manchester M3 2LH



## Prime Serviced Offices In Manchester City Centre.

- Located in the heart of Manchester City Centre.
- High Speed Business Fibre Optic Broadband.
- Various packages offered including, offices, virtual offices, co-working and meeting rooms.
- Within Close Proximity to St Peter's Square Tram Station and John Rylands Library Bus Stop.
- Flexible terms available.



## LOCATION

125 Deansgate is located in Deansgate in the heart of Manchester City Centre. This area is popular amongst professional occupiers as well as hotels, bars, cafes, casinos and shops.

Manchester City Centre has seen huge growth of its Transport Infrastructure over the last few years and this is set to continue in the future. The area is also undergoing redevelopment with new commercial and residential buildings under construction.

125 Deansgate has excellent transport links with St Peter's Square Tram Station and John Rylands Library Bus Stop being within close proximity. In addition, there is an abundance of multi-storey car parks within the immediate vicinity.

The nearest motorway is the A57 (M) which is only a few minutes' drive away.

## DESCRIPTION

125 Deansgate is the largest IWG site in the UK and is strategically located within the popular City Centre Deansgate District of Manchester. Offices range from one-man offices to entire floors supporting hundreds of staff.

Various packages are available including, office lets, co-working, meeting room hire and virtual offices. Terms are designed to be as flexible as possible in order to accommodate the needs of your business and support its growth.

All utility bills and related outgoings are included within the rent.

On site there is a café serving hot and cold drinks and snacks throughout the day, central lobby with co-working desks and TV and a manned reception.

There is high speed business broadband and telephone connectivity ensuring your business remains connected and you can even manage all of your needs through the onsite phone app.

Each office is customisable with a "Design Your Own" package which uses 3d floor planning technology to show you how your office will look with different styles of design.

Design your own enables tenants to pick their own furniture and colour schemes. Once you're happy the office can be kitted out to match your specification ready for your business moving in.

The offices will be ready for mid-2020 and can be reserved and built out ready for occupation.

## RENT

**Offices** - From £10 per day.

**Co-working** - From £8.50 per day.

**Virtual Office** - From £3.50 per day.

**Meeting Rooms** - POA

## RATES

To be assessed.

Rates are included within the rent.

## SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the ingoing tenant to satisfy themselves that services are in working order and can satisfy their needs.

## VAT

Prices quote are exclusive of VAT. VAT may be applicable at the prevailing rate.

## EPC

A full copy of the report can be made available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING INFORMATION

**MICHAEL HOLDEN COMMERCIAL**

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**The Enterprise Centre**

**Blackburn**

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Michael Holden FRICS Ltd for themselves and clients state that the marketing particulars are set out as a general guideline and are only for guidance, they do not in any way form part of a contract.

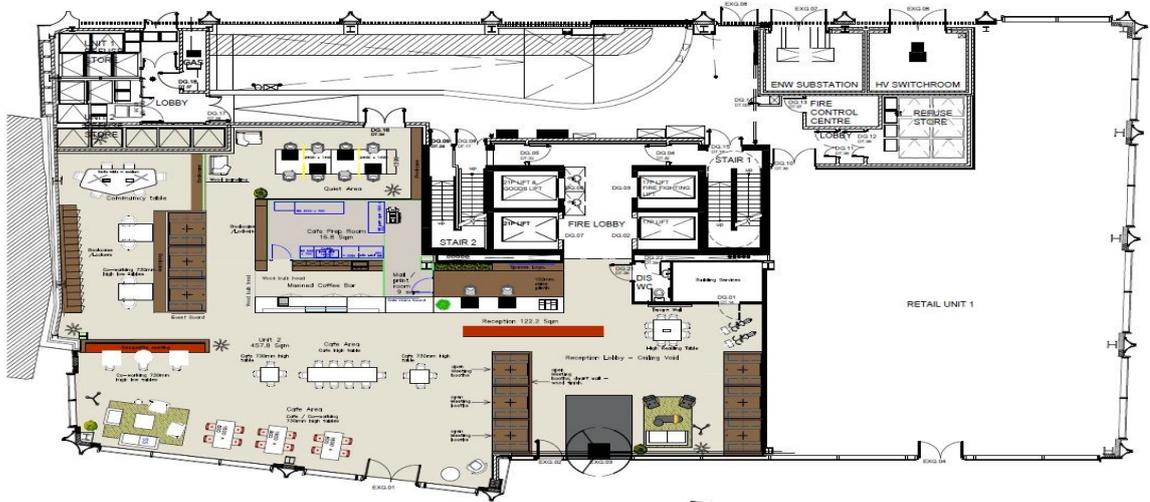
All information including dimensions are provided without acceptance of responsibility and prospective tenants and purchasers should make their own investigations and satisfy themselves.

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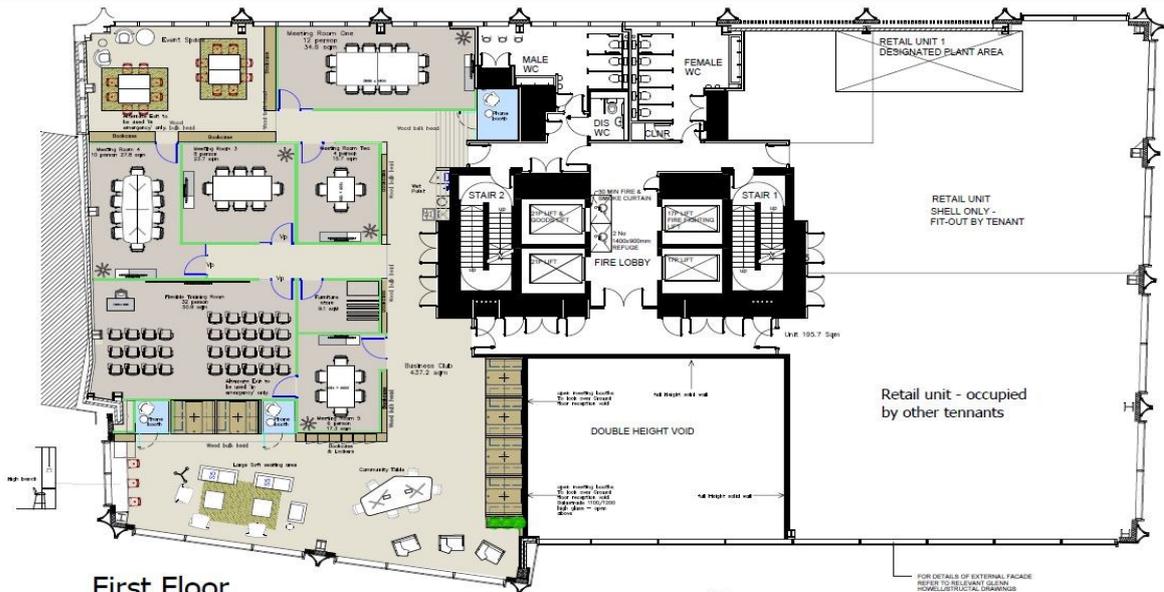
## Additional Photographs



# Floor Plans



**RETAIL UNIT 2**  
Ground Floor

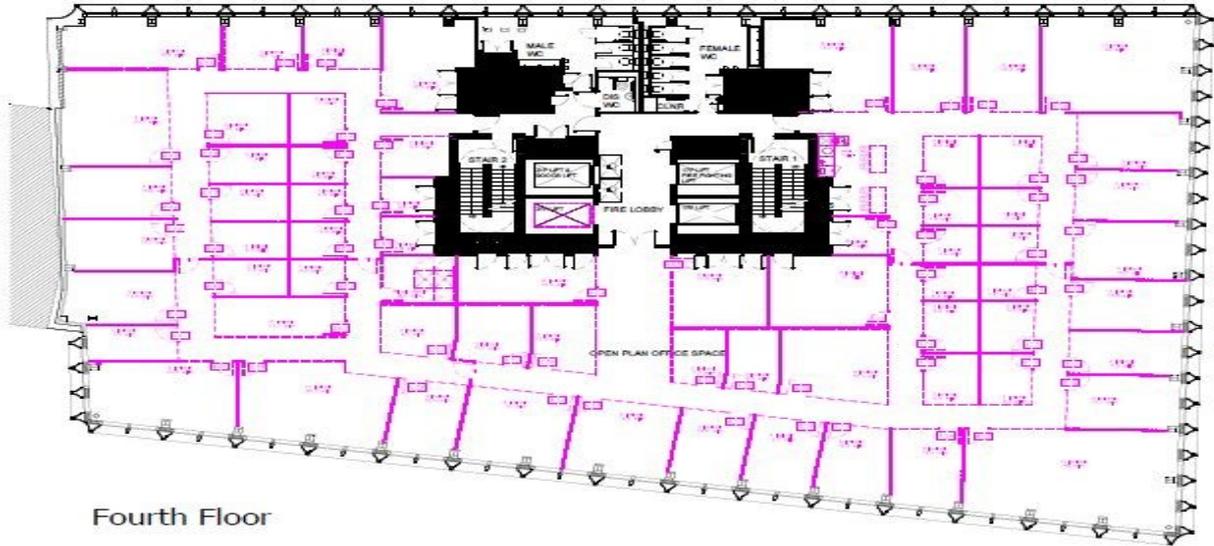


**First Floor**

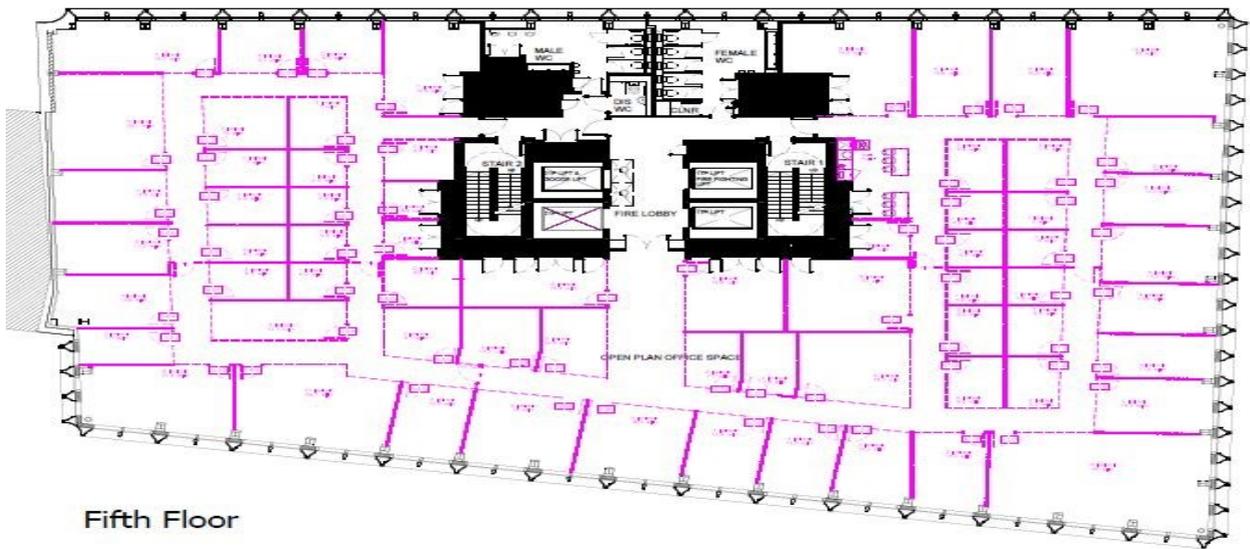


**Second Floor**

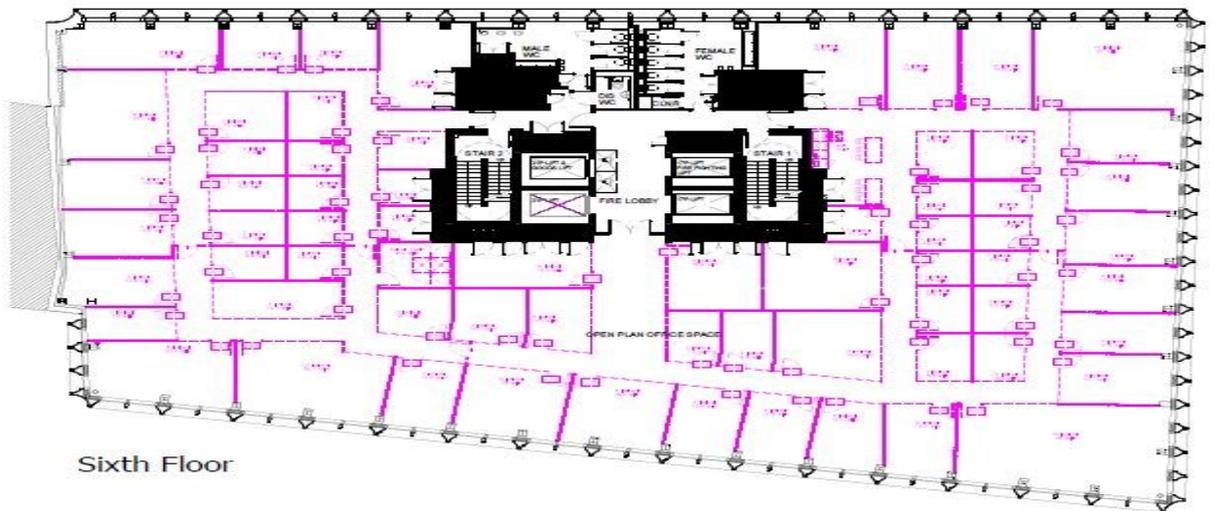
# Floor Plans



Fourth Floor

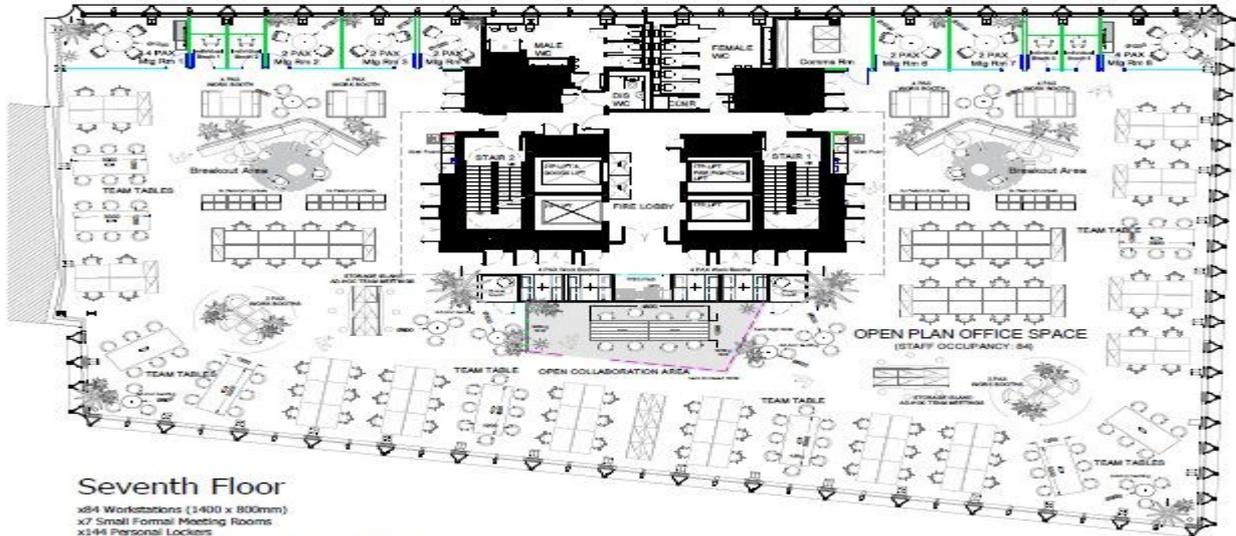


Fifth Floor



Sixth Floor

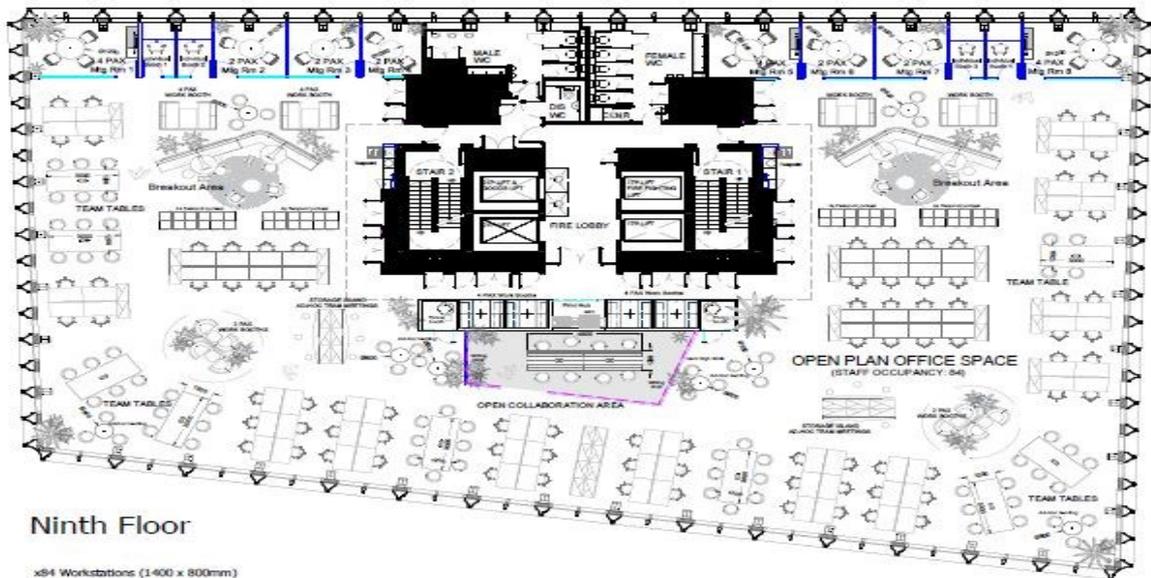
# Floor Plans



**Seventh Floor**  
 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



**Eighth Floor**  
 x88 Workstations (1400 x 800mm)  
 x7 Small Formal Meeting Rooms  
 x128 Personal Lockers



**Ninth Floor**  
 x84 Workstations (1400 x 800mm)  
 x8 Small Formal Meeting Rooms  
 x144 Personal Lockers  
 x44 Tambour Units 1000wide (x3 Shelves - Total 132 LM)

# Floor Plans



## Tenth Floor

- x14 Workstations (1400 x 800mm)
- x3 Small Formal Meeting Rooms
- x5 Large Meeting Rooms
- x84 Personal Lockers
- x23 Tambour Units 1000wide (x3 Shelves - Total 99 LM)
- x2 Breakout Areas
- x2 Open Collaboration Area (Table 4800 x 1200mm, Semi enclosed writing walls)