

THE  
 APIARY

Refurbished Office Suites from  
3,985 Sq Ft to 9,062 Sq Ft

With Views of Parsonage Gardens

Transformation Completes March 2025

WORK | WELLNESS | LIFESTYLE

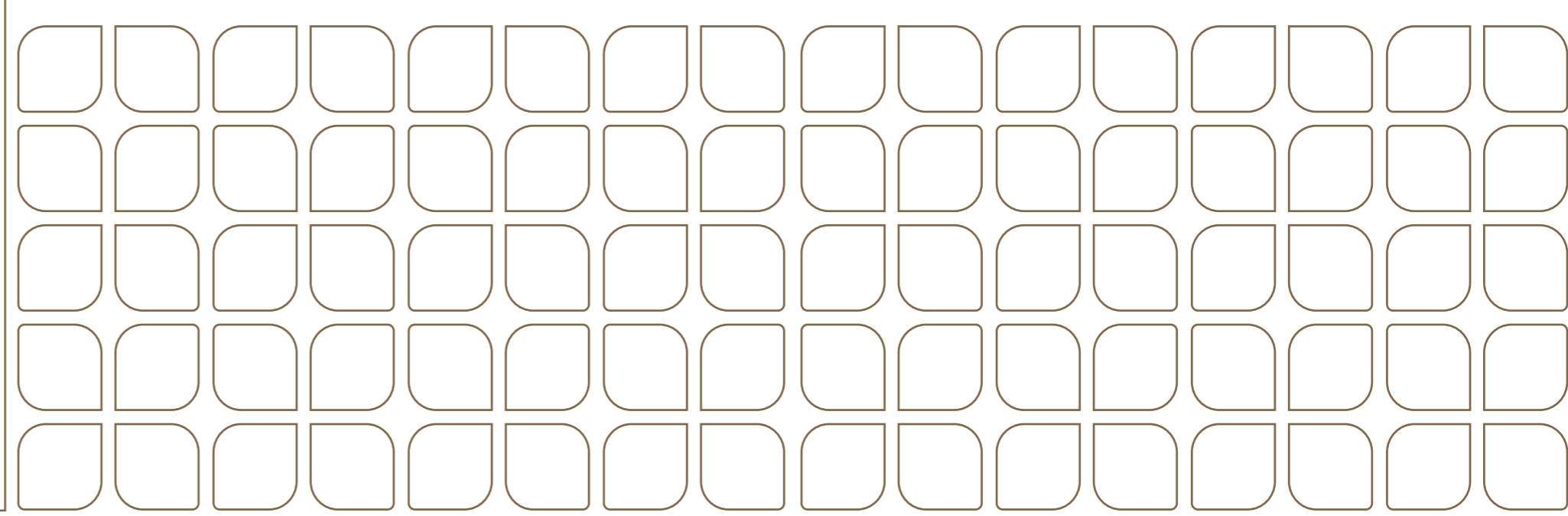
86 Deansgate, Manchester, M3 2ER

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YOUR PLACE  
ON THE PARK



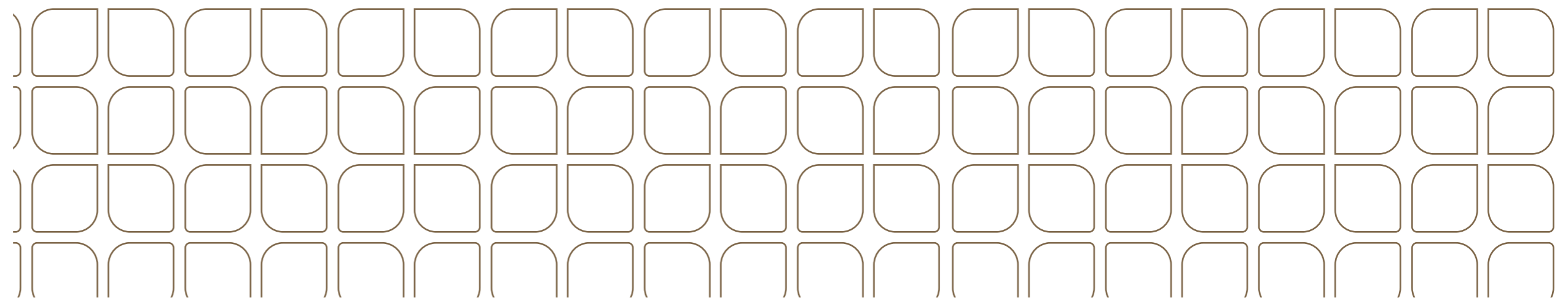
# HIGH SPECIFICATION OFFICE SPACE IN THE HEART OF MANCHESTER CITY CENTRE



The Apiary provides fully refurbished Grade A office space in the heart of Manchester city centre. Situated on Deansgate, the building offers a prominent location within Manchester's main retail and leisure district with numerous amenities close by and is easily accessible by car, tram, train and bus.

Unique views over Parsonage Gardens, one of Manchester city centre's few green, open spaces, are provided by full height glazing to the rear and the building benefits from a reworked double height reception.

# THE APIARY LIFESTYLE



Gym facilities including Yoga and wellness studio



Cycle facilities



Transport links



Coffee / Lunch spots



Leisure / entertainment



Retail

# THE TRANSFORMATION: CRAFTING SPACES FOR INNOVATION

The Apiary is currently undergoing an exciting overhaul due to complete in Q1 2025. The building will be transformed to provide high quality office space along with a reworked

reception and redesigned end of journey facilities. The building will benefit from an in-house gym, cycle hub and changing facilities.



NEW RECEPTION  
AREA



FULLY FITTED  
OFFICE SPACE



NEW STATE OF  
THE ART GYM &  
YOGA STUDIO

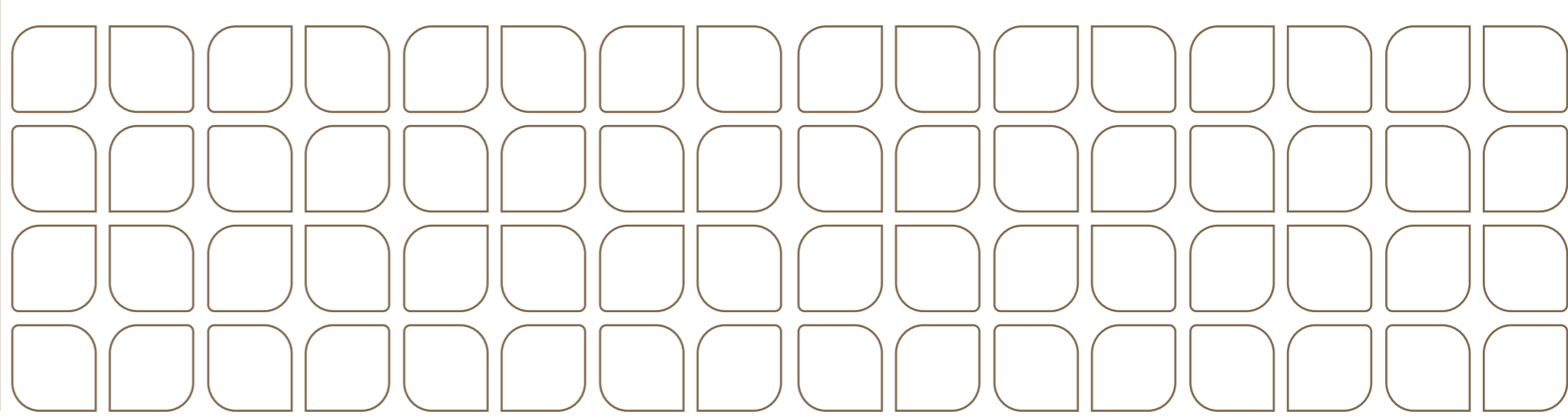


NEW CYCLE  
HUB



FULLY FITTED  
OFFICE SPACE  
AVAILABLE

# A SPACE TO IMPRESS: TAILORED FOR SUCCESS




## BUILDING SPECIFICATION




MANNED  
RECEPTION



FULL HEIGHT  
GLAZING



TWO PASSENGER  
LIFTS



10GB HIGH  
SPEED INTERNET  
CONNECTION




HIGH QUALITY  
FINISHES  
THROUGHOUT



SECURE BASEMENT  
PARKING



SECURITY  
ACCESS SYSTEM  
THROUGHOUT THE  
BUILDING



LED  
LIGHTING



VRV AIR  
CONDITIONING  
SYSTEM INSTALLED



NEW REPOSITIONED  
LADIES, GENTS &  
DISABLED WCS



FULL ACCESS  
RAISED FLOORS



ELECTRIC WATER  
HEATING




NEW CYCLE HUB  
WITH SHOWERS



REFURBISHED  
COMMON AREAS



EPC RATING  
OF B



EV CHARGING  
POINTS



A VIEW FOR  
SERENITY



# FIRST FLOOR AVAILABILITY

FIRST FLOOR 8,547 SQ FT (794 SQ M)

PARSONAGE GARDENS VIEW

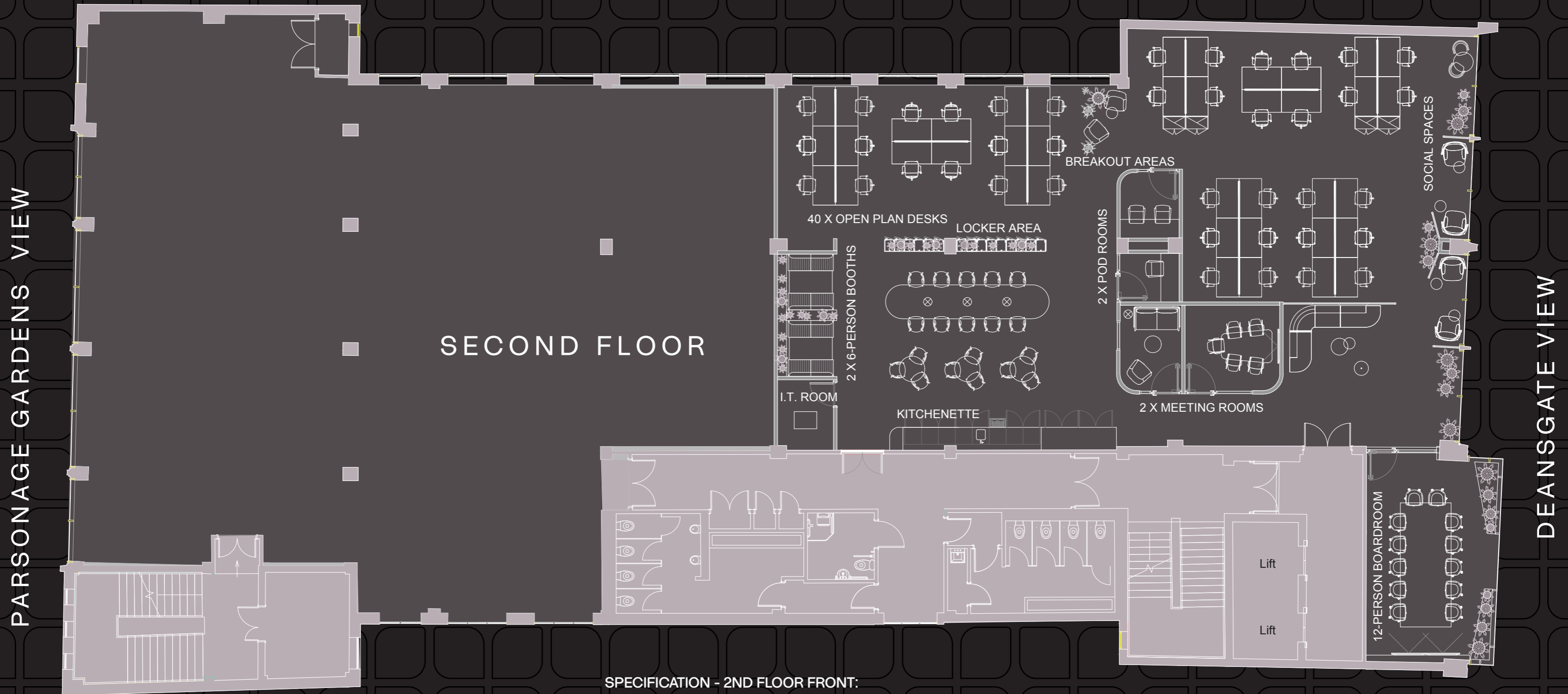
DEANSGATE VIEW





# SECOND FLOOR AVAILABILITY

SECOND FLOOR REAR 4,618 SQ FT (429 SQ M)  
SECOND FLOOR FRONT 3,985 SQ FT (370 SQ M)



### SPECIFICATION - 2ND FLOOR FRONT:

- 40 x open plan desks
- 2 x 6-person booths
- 2 x pod rooms
- 2 x meeting rooms
- 12-Person boardroom
- Locker area
- Social spaces
- Kitchenette
- I.T. Room
- Breakout areas

THIRD FLOOR  
AVAILABILITY

THIRD FLOOR 9,062 SQ FT (842 SQ M)

PARSONAGE GARDENS VIEW



DEANSGATE VIEW

# TYPICAL SPACE PLAN

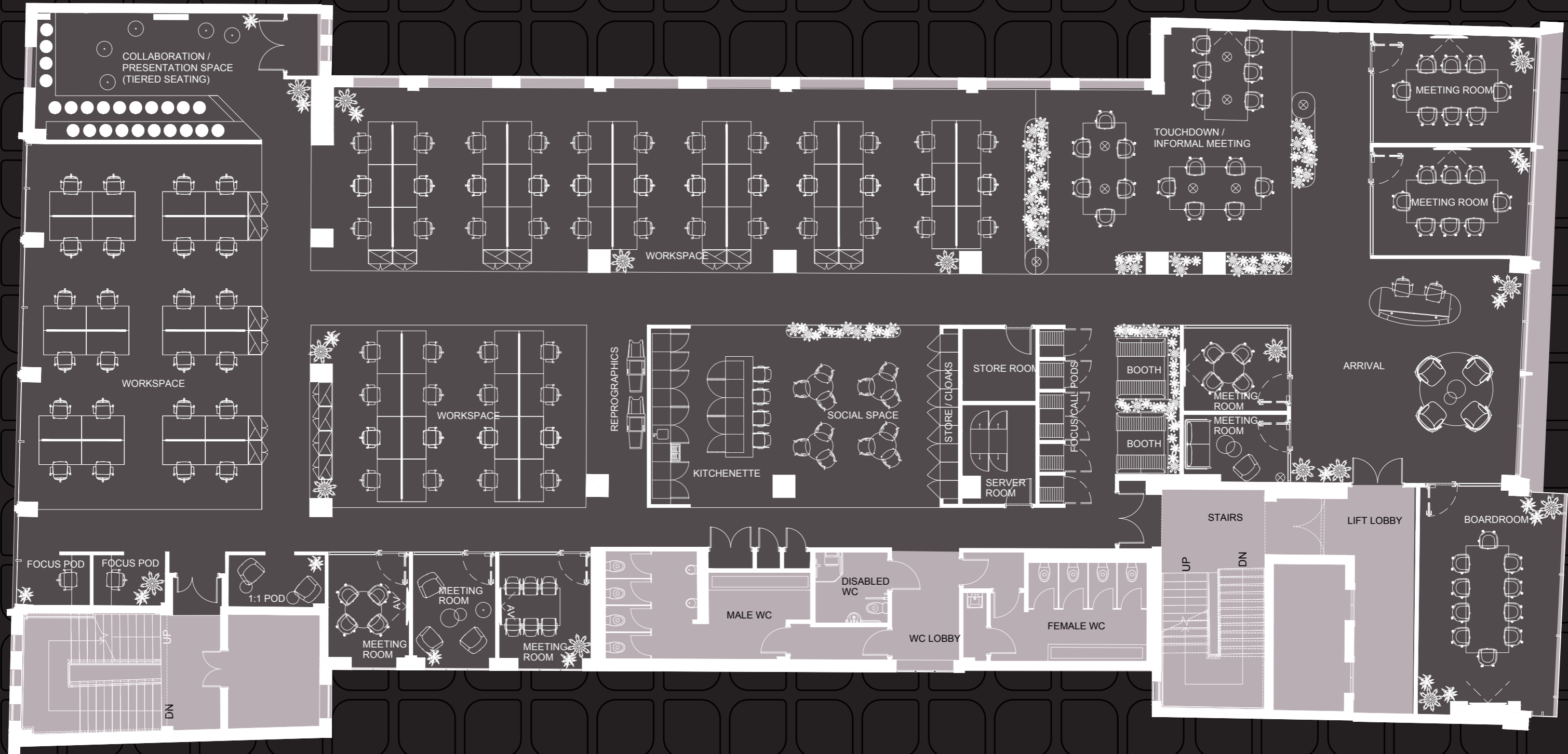
## THIRD FLOOR 9,062 SQ FT (842 SQ M)

### OCCUPANCY:

Open plan workspace with 78 desks  
(inc. 2 reception positions)  
+ 32 alternative working positions with power

- Reception area
- 1x Boardroom
- 2x 8 person meeting rooms
- 5x 4 - 6 person meeting rooms
- Extensive collaboration space
- 5x Zoom Booths
- 78 workstations
- Kitchen and breakout area
- Print hub
- Auditorium space
- Variety of quiet areas

PARSONAGE GARDENS VIEW



DEANSGATE VIEW

# WELLNESS AT WORK: A GYM THAT INSPIRES BALANCE

CUSTOMIZABLE VIRTUAL  
CLASSES AND A FULLY FITTED  
GYM AT THE WELLNESS STUDIO

□ FULLY FITTED GYM WITH  
CARDIO MACHINES AND  
WEIGHTS AREA

□ CYCLE STORAGE

□ SHOWERS & LOCKERS

□ CHANGING CUBICLES

□ PILATES AND YOGA CLASSES



VICTORIA STATION

MANCHESTER ARNDALE SHOPPING CENTRE

EXCHANGE SQUARE

SHUDEHILL

MARKET STREET

PICCADILLY GARDENS

THE LOWRY HOTEL

THE APIARY

ST ANN'S SQUARE

KING STREET

PICCADILLY TRAIN STATION

ST PETER'S SQUARE

DEANSGATE

SPINNINGFIELDS

GREAT NORTHERN

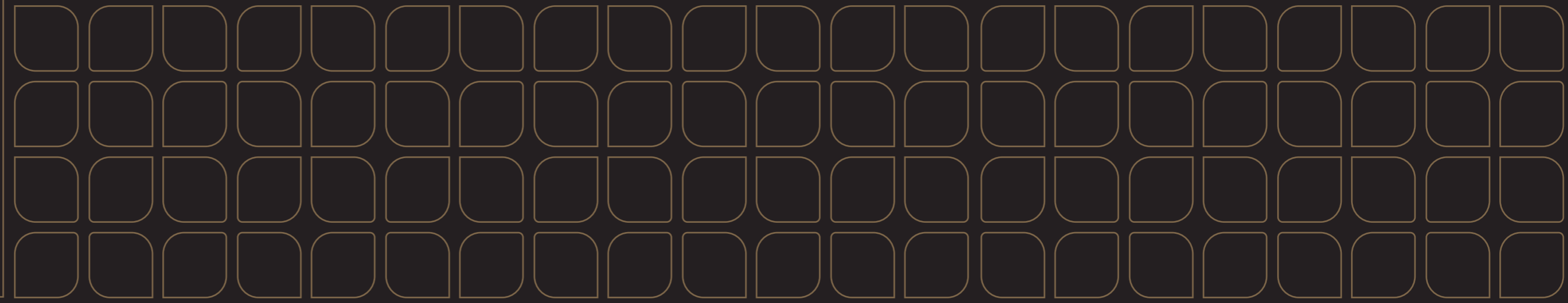
ST JOHN'S QUARTER

BEETHAM TOWER

ENTERPRISE CITY



# IN GREAT COMPANY



## BARS & RESTAURANTS

- 01 92 Degrees
- 02 El Gato Negro
- 03 Katsouris
- 04 Maray
- 05 Piccolinos
- 06 San Carlo
- 07 Australasia
- 08 CIBO
- 09 Hawksmoor
- 10 Fazenda Rodizio
- 11 20 Stories
- 12 Pot Kettle Black
- 13 Motley
- 14 Lucky Cat
- 15 Double Zero
- 16 Six By Nico
- 17 The Ivy
- 18 Gails Bakery
- 19 Gaucho
- 20 Dishoom
- 21 Climat
- 22 Pret
- 23 Starbucks

## CONVENIENCE STORES

- 01 Tesco
- 02 Tesco Express
- 03 M&S
- 04 Selfridges

## HOTELS

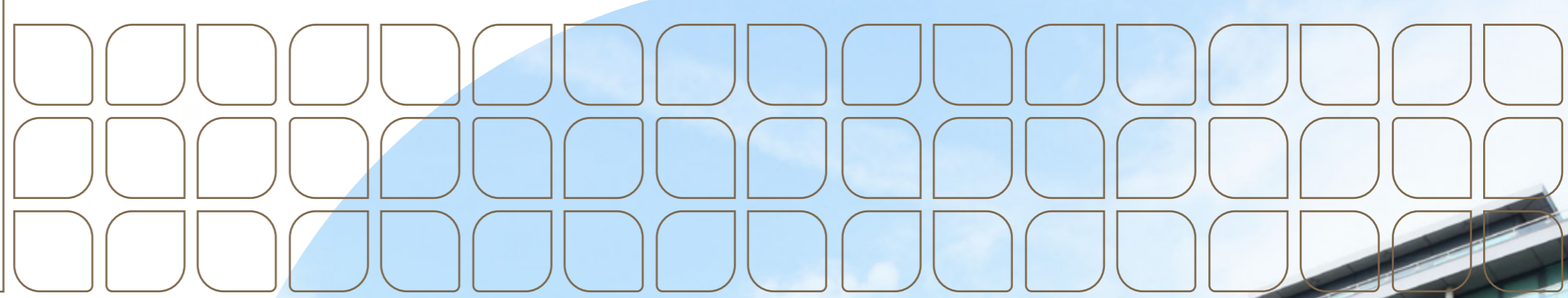
- 01 Lowry Hotel
- 02 Yotel
- 03 Hotel Gotham
- 04 King St Townhouse
- 05 The Midland
- 06 Malmaison

## GYMS

- 01 PureGym
- 02 Barry's Gym
- 03 Nuffield (at Printworks)
- 04 TRIB3
- 05 King St Gym



# FURTHER INFORMATION



## CAR PARKING

Secure basement parking is available.

## TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to any transaction.

## EPC

EPC Rating B – certificate available upon request.

## CONTACT

For further information to view the accommodation please contact the joint letting agents.



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