

THE APIARY

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

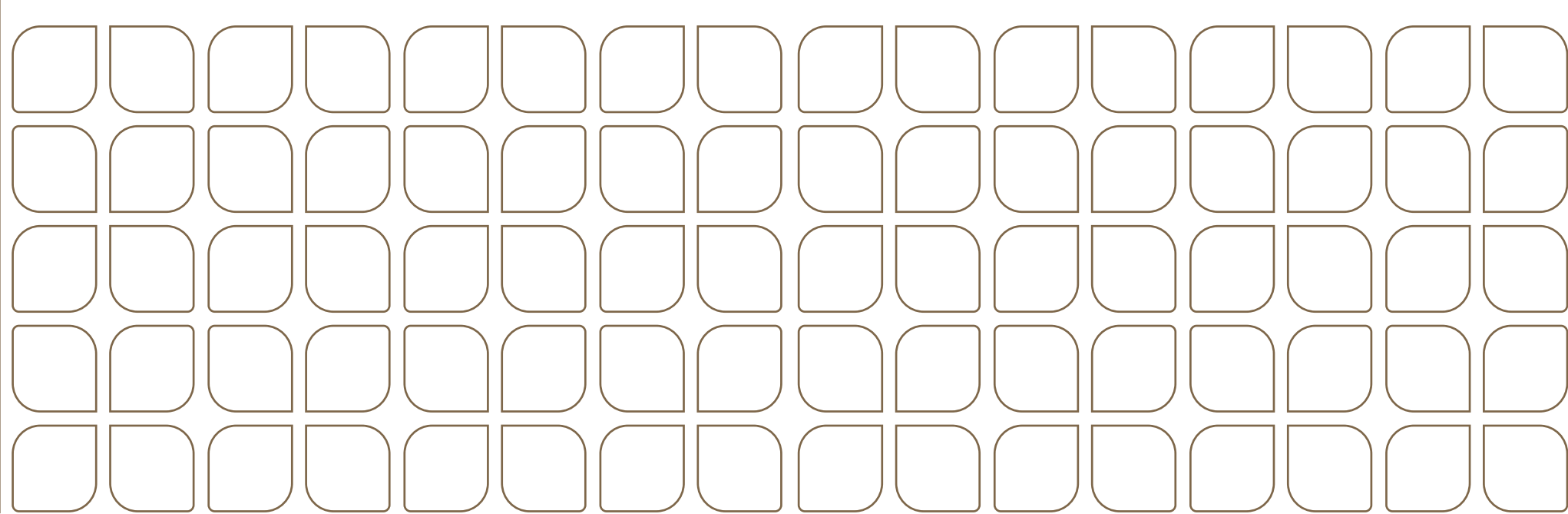
With Views of Parsonage Gardens

WORK | WELLNESS | LIFESTYLE

86 Deansgate, Manchester, M3 2ER

WWW.THEAPIARYMCR.COM

HIGH SPECIFICATION OFFICE SPACE IN THE HEART OF MANCHESTER CITY CENTRE



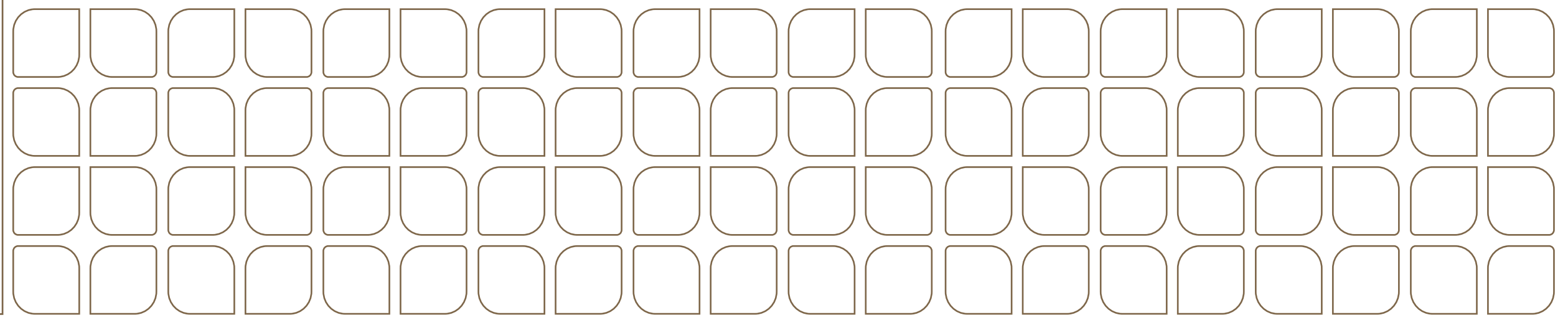
The Apiary provides fully refurbished Grade A office space in the heart of Manchester city centre. Situated on Deansgate, the building offers a prominent location within Manchester's main retail and leisure district with numerous amenities close by and is easily accessible by car, tram, train and bus.

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

PARSONAGE GARDENS ON YOUR DOORSTEP



A MODERN BUILDING WITH HISTORIC ROOTS



THE NEWLY REFURBISHED
RECEPTION BLENDS
MODERN DESIGN WITH THE
BUILDING'S HISTORY.

86 Deansgate was once the home of Studio 6-7-8-9, one of Manchester's original cinemas and displays feature cinematic memorabilia throughout the reception.



THE TRANSFORMATION: CRAFTING SPACES FOR INNOVATION

THE BUILDING PROVIDES HIGH QUALITY
OFFICE SPACE AND BENEFITS FROM
AN IN-HOUSE GYM, CYCLE HUB AND
CHANGING FACILITIES.



FULLY FITTED
OFFICE SPACE
AVAILABLE



Boardroom



Office Reception



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



THE GYM & WELLNESS
CENTRE IS INCLUDED FOR
ALL TENANTS FREE OF
CHARGE AT THE APIARY

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

□ DAILY TOWEL SERVICE

□ PREMIUM TECHNOGYM
EQUIPMENT

□ HARMAN KARDON AUDIO SYSTEM



SECOND FLOOR
AVAILABILITY

2ND FLOOR PARSONAGE GARDENS 4,618 SQ FT (429 SQ M)
2ND FLOOR DEANSGATE 3,985 SQ FT (370 SQ M)

PARSONAGE GARDENS VIEW

DEANSGATE VIEW

SECOND FLOOR

SPECIFICATION - 2ND FLOOR DEANSGATE:

- 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

DEANS GATE VIEW



TYPICAL
SPACE PLAN

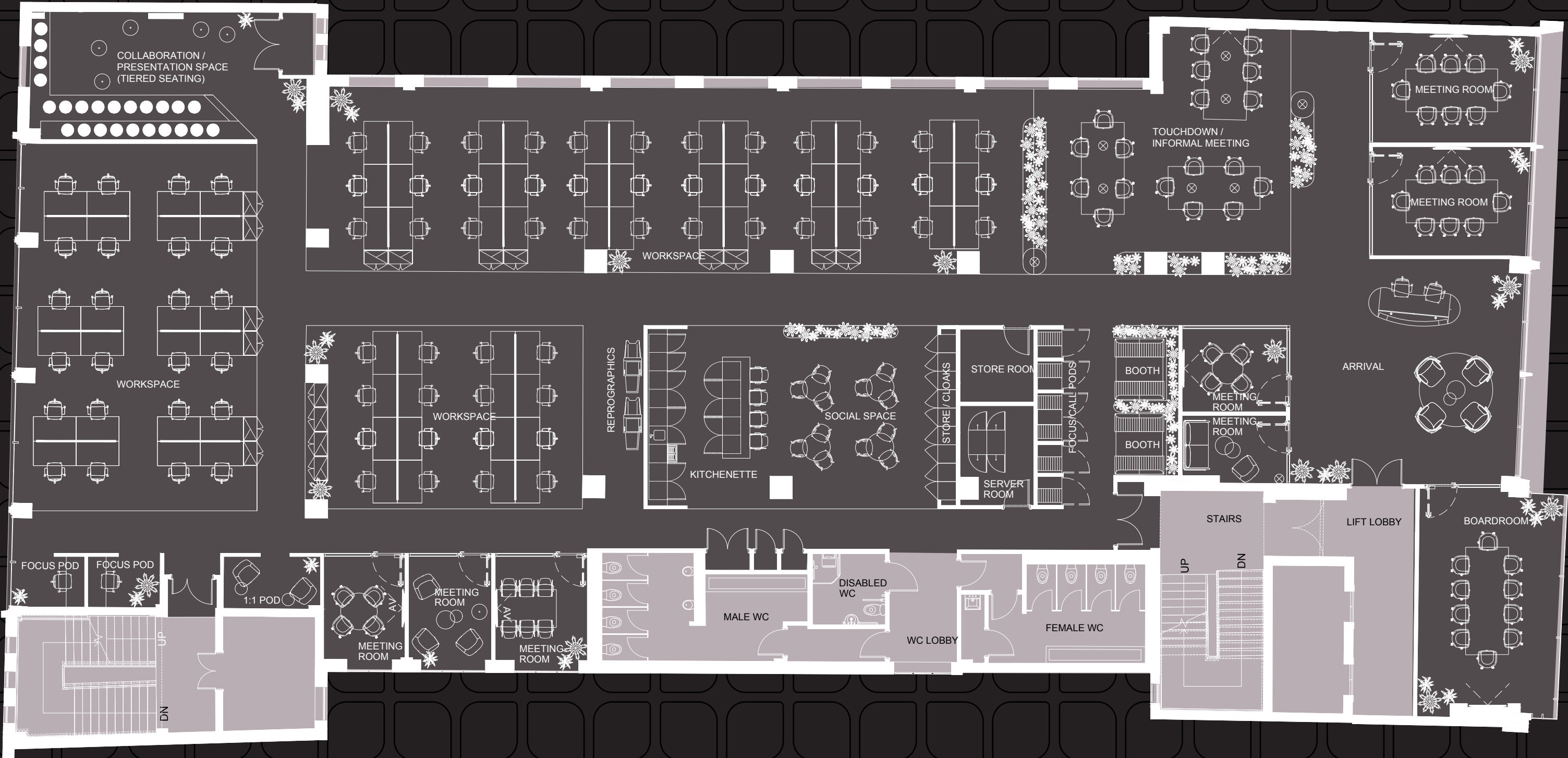
THIRD FLOOR
9,062 SQ FT (842 SQ M)

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

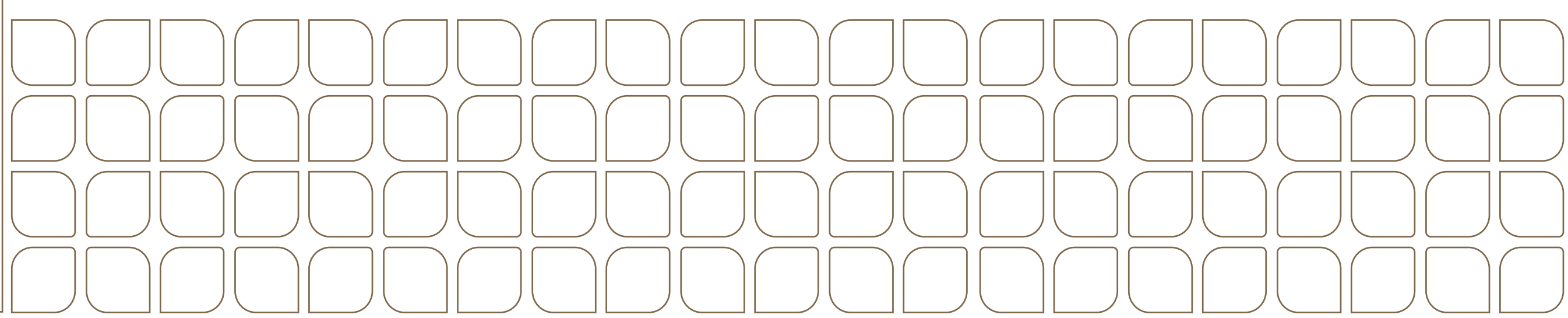
- Reception area
- 1x Boardroom
- 2x 8 person meeting rooms
- 5x 4 - 6 person meeting rooms
- Extensive collaboration space
- 5x Zoom Booths
- 78 workstations
- Kitchen and breakout area
- Print hub
- Auditorium space
- Variety of quiet areas

PARSONAGE GARDENS VIEW

DEANS GATE VIEW



CAT A SPACE AVAILABLE





VICTORIA
STATION

MANCHESTER ARNDALE SHOPPING CENTRE

EXCHANGE
SQUARE

SHUDEHILL

MARKET
STREET

PICCADILLY
GARDENS

PICCADILLY
TRAIN STATION

ST PETER'S
SQUARE

GREAT NORTHERN

BEETHAM TOWER

THE LOWRY HOTEL

THE
APIARY

ST ANN'S SQUARE

KING STREET

DEANSGATE

SPINNINGFIELDS

ST JOHN'S QUARTER

ENTERPRISE CITY

LOCAL GEMS: MANCHESTER'S FINEST AT YOUR DOORSTEP



Barton Arcade



King Street



New Cathedral Street



The Ivy, Spinningfields



Exchange Square

The Apiary commands a prominent position in Manchester City Centre and is well situated to benefit from all of Manchester City Centre's amenities.

RETAIL & LEISURE

In the immediate vicinity there are numerous bars, cafés and restaurants, shops and leisure making it a truly central City Centre building. The main shopping areas of King Street, Market Street and the Arndale Centre are all within a short walk, as well as of course St Ann's Square and Barton Arcade opposite.

TRAIN & METROLINK

The building is easily accessible from both Piccadilly and Victoria railway stations as well as Salford Central railway station.

The Metrolink can also be reached at both Exchange Square and St Peter's Square, just a few minutes walk from The Apiary.



St Ann's Square

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
- 24 Yours
- 25 Las Iguanas

CONVENIENCE STORES

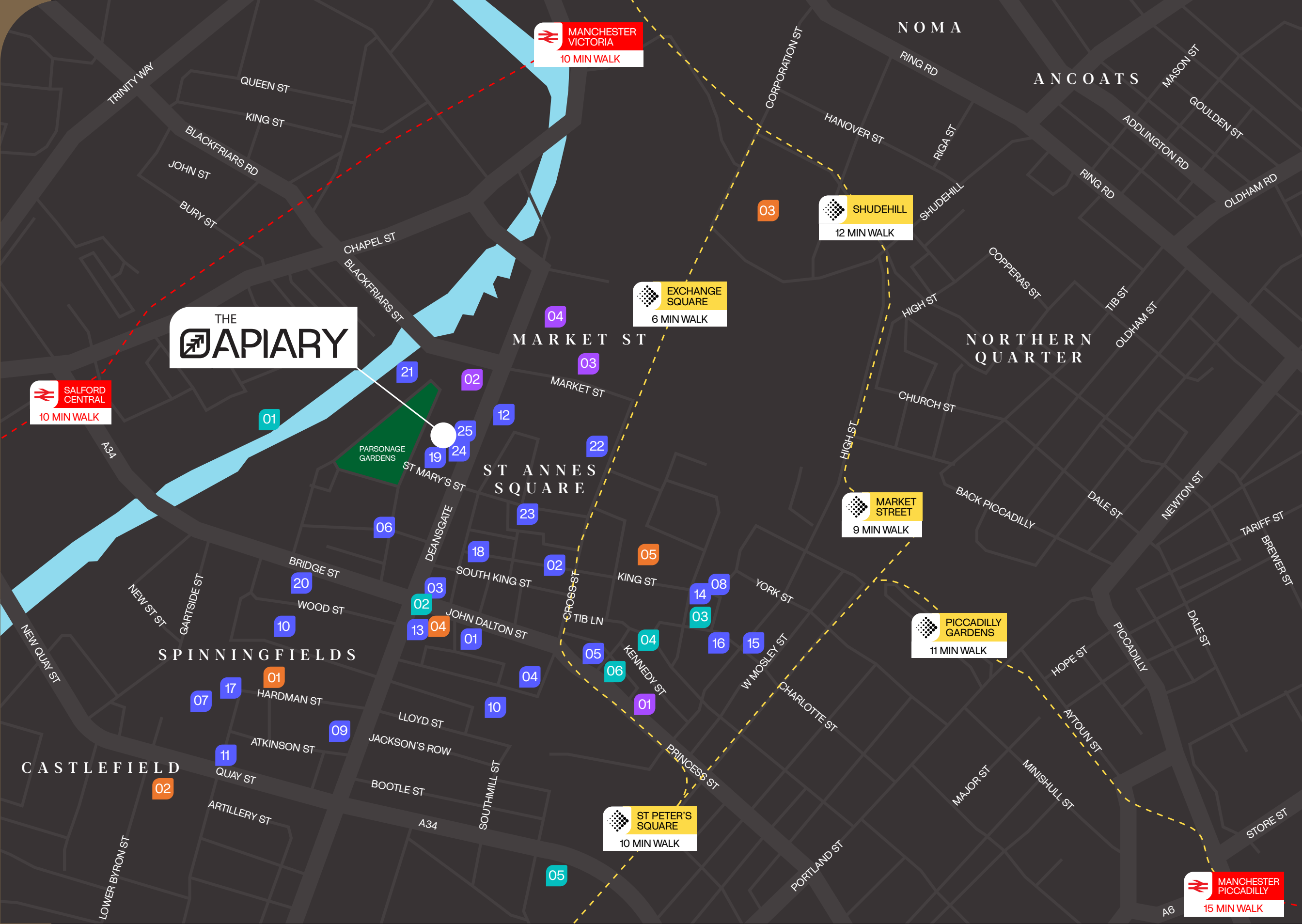
- 01 Tesco
- 02 Tesco Express
- 03 M&S
- 04 Selfridges

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. EV charging 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.

savills.co.uk


savills

0161 236 8644

RICHARD LOWE
07870 999 774
rclowe@savills.com

OLIVER LUCKMAN
07815 032 115
oliver.luckman@savills.com

Sixteen.

sixteenrealestate.com

0161 461 1616

SCOTT SHUFFLEBOTTOM
07715 683 369
scott@sixteenrealestate.com

ROSIE VEITCH
07746 249 920
rosie@sixteenrealestate.com

IMPORTANT NOTICE: Savills and Sixteen Real Estate gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published May 2025.

Designed by:
 Blaze
Marketing
0161 387 7252





WWW.THEAPIARYMCR.COM