

THE
 APIARY

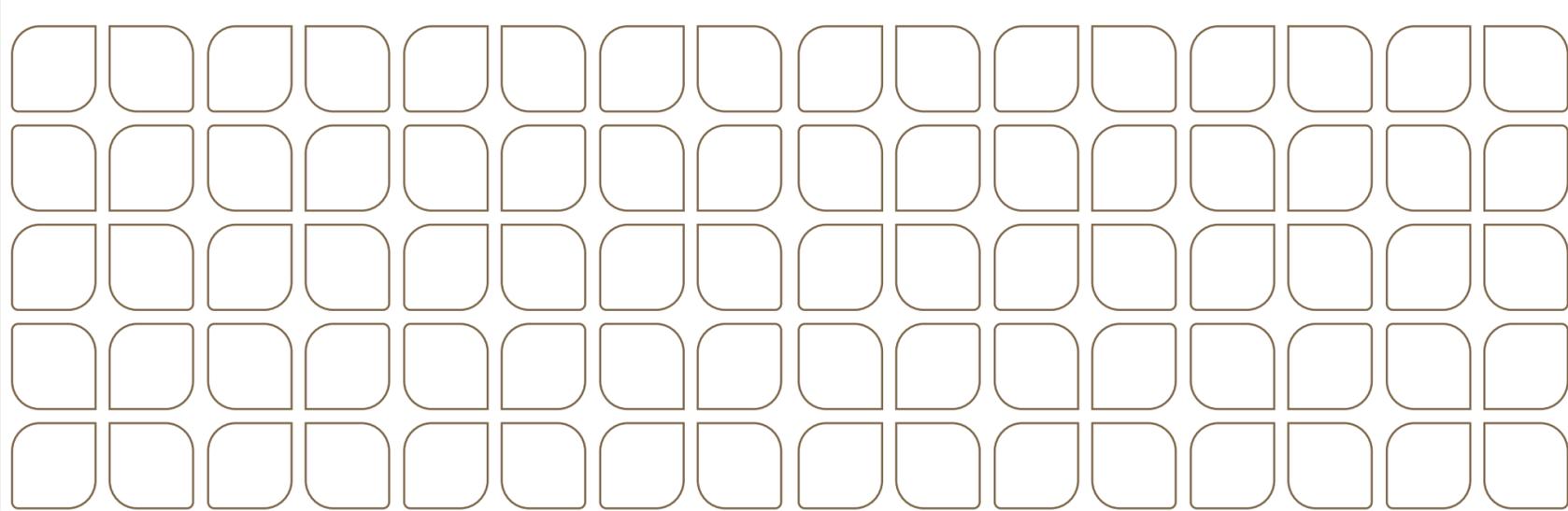
Refurbished Office Suites from
2,500 Sq Ft to 9,062 Sq Ft
With Views of Parsonage Gardens

WORK | WELLNESS | LIFESTYLE

86 Deansgate, Manchester, M3 2ER

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HIGH SPECIFICATION OFFICE SPACE IN THE HEART OF MANCHESTER CITY CENTRE



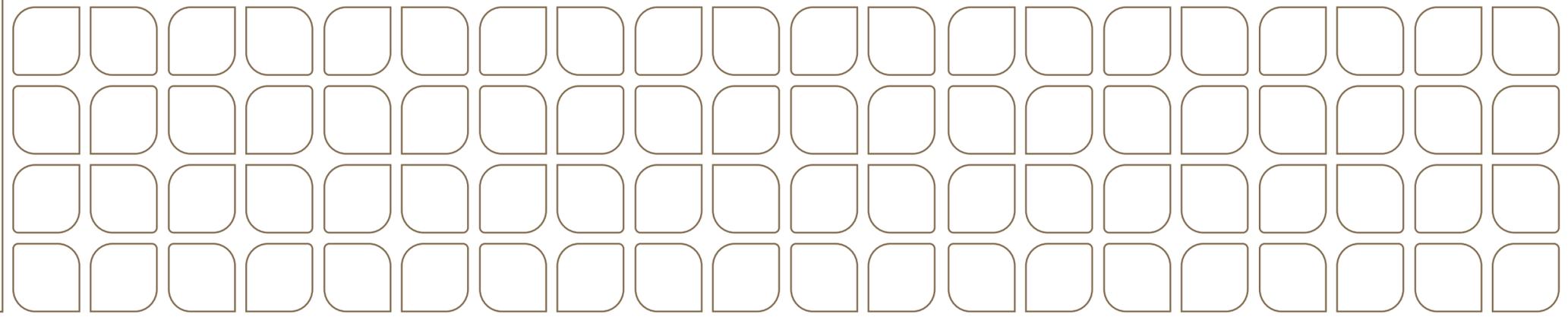
The Apiary provides fully refurbished Grade A office space in the heart of Manchester city centre. Situated on Deansgate, the building offers a prominent location within Manchester's main retail and leisure district with numerous amenities close by and is easily accessible by car, tram, train and bus.

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



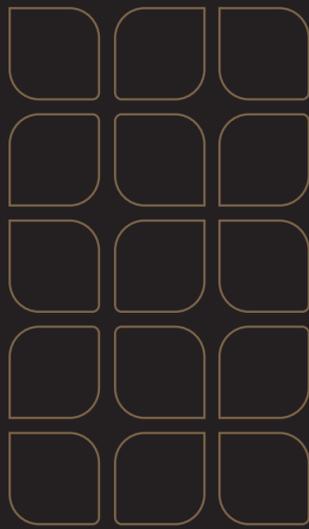
THE NEWLY REFURBISHED RECEPTION BLENDS MODERN DESIGN WITH THE BUILDING'S HISTORY.

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



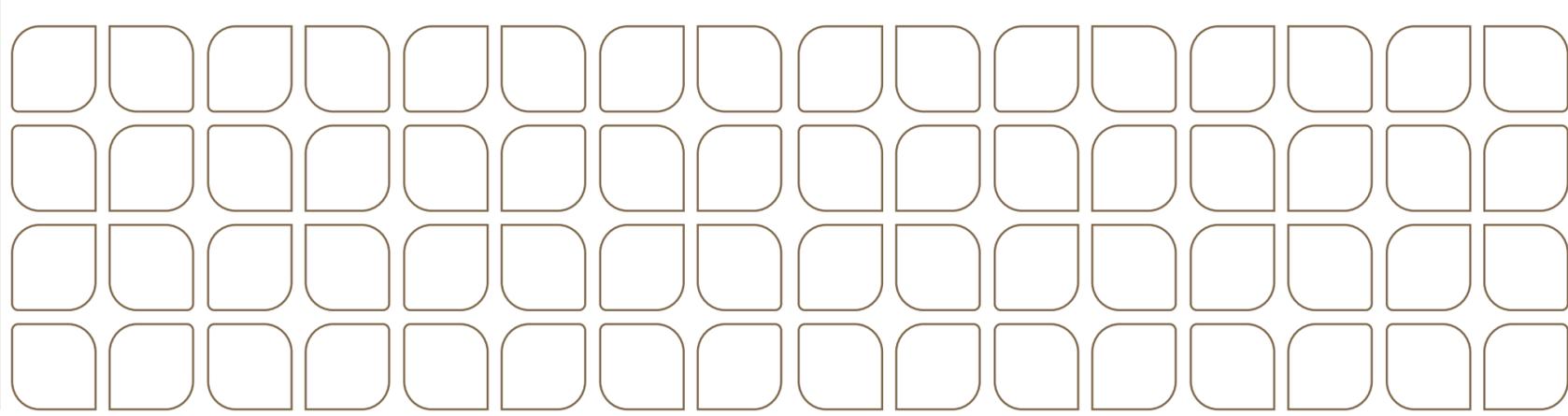
Boardroom



Office Reception



A SPACE TO IMPRESS: TAILORED FOR SUCCESS



BUILDING SPECIFICATION

| | | | |
|--|--|--|--|
|  <p>MANNED RECEPTION</p> |  <p>FULL HEIGHT GLAZING</p> |  <p>TWO PASSENGER LIFTS</p> |  <p>10GB HIGH SPEED INTERNET CONNECTION</p> |
|  <p>HIGH QUALITY FINISHES THROUGHOUT</p> |  <p>SECURE BASEMENT PARKING</p> |  <p>SECURITY ACCESS SYSTEM THROUGHOUT THE BUILDING</p> |  <p>LED LIGHTING</p> |
|  <p>VRV AIR CONDITIONING SYSTEM INSTALLED</p> |  <p>NEW REPOSITIONED LADIES, GENTS & DISABLED WCS</p> |  <p>FULL ACCESS RAISED FLOORS</p> |  <p>ELECTRIC WATER HEATING</p> |
|  <p>NEW CYCLE HUB WITH SHOWERS</p> |  <p>REFURBISHED COMMON AREAS</p> |  <p>EPC RATING OF B</p> |  <p>EV CHARGING POINTS</p> |





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

EXTENDED OPENING HOURS
6AM - 8PM

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



FIRST FLOOR AVAILABILITY

FIRST FLOOR SUITES AVAILABLE BETWEEN 2,500 – 8,547 SQ FT

PARSONAGE GARDENS VIEW

DEANSGATE VIEW



THIRD FLOOR AVAILABILITY

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

PARSONAGE GARDENS VIEW



DEANSGATE VIEW

TYPICAL SPACE PLAN

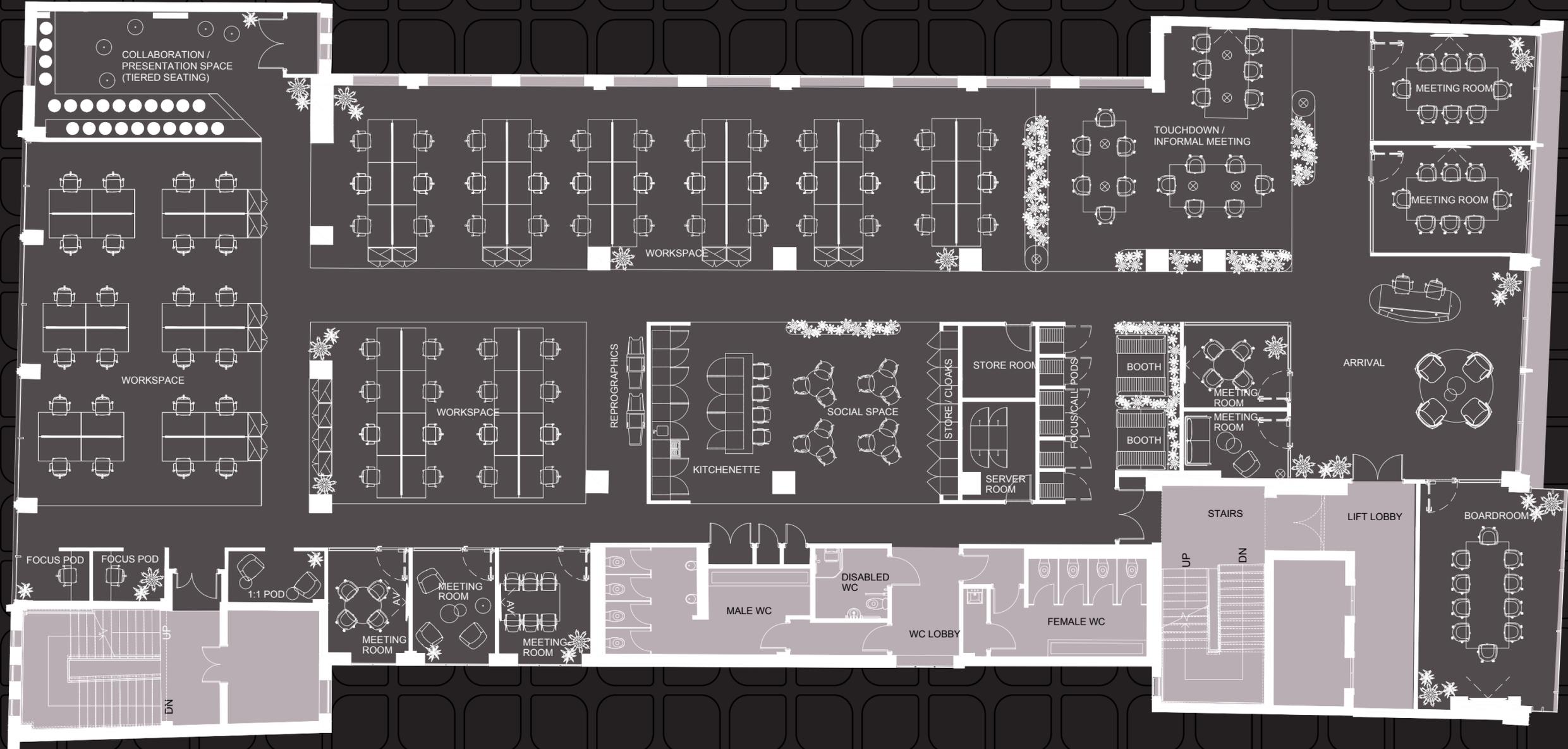
THIRD FLOOR 9,062 SQ FT (842 SQ M)

OCCUPANCY:

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

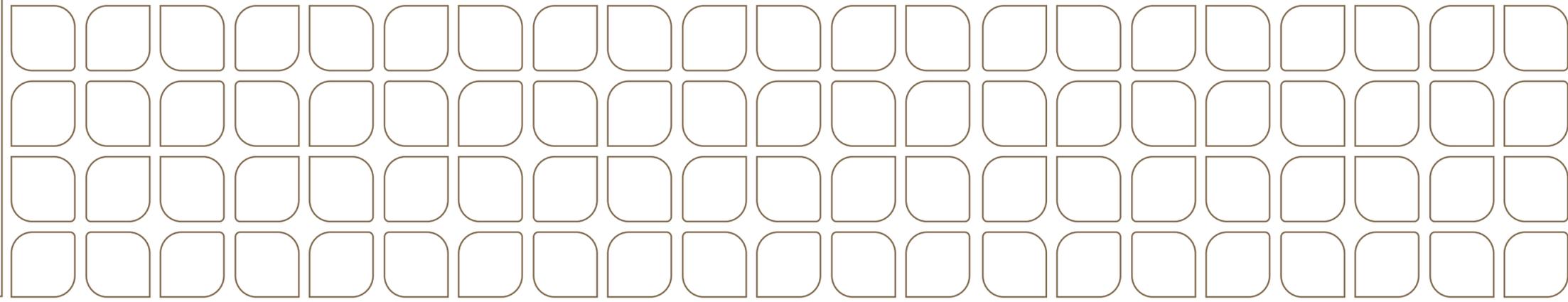
- Reception area
- 1x Boardroom
- 2x 8 person meeting rooms
- 5x 4 - 6 person meeting rooms
- Extensive collaboration space
- 5x Zoom Booths
- 78 workstations
- Kitchen and breakout area
- Print hub
- Auditorium space
- Variety of quiet areas

PARSONAGE GARDENS VIEW



DEANSGATE VIEW

CAT A SPACE AVAILABLE





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

DEANSGATE

ST PETER'S SQUARE

SPINNINGFIELDS

GREAT NORTHERN

ST JOHN'S QUARTER

BEETHAM TOWER

ENTERPRISE CITY

LOCAL GEMS: MANCHESTER'S FINEST AT YOUR DOORSTEP



Barton Arcade



King Street



The Ivy, Spinnigfields

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.



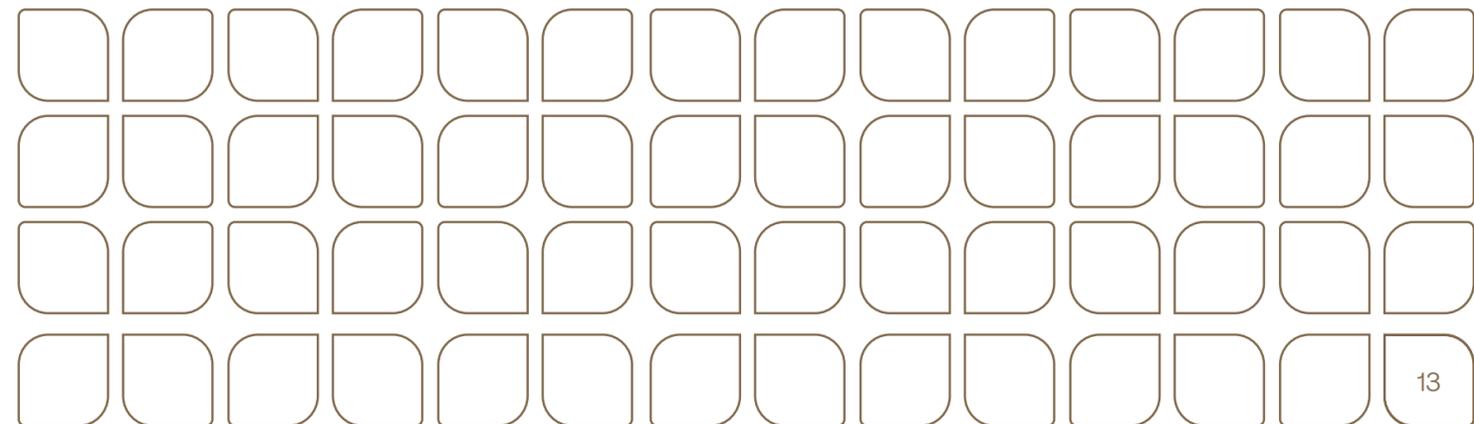
New Cathedral Street



Exchange Square



St Ann's Square



IN GREAT COMPANY



Coffee / Lunch spots



Leisure / entertainment



Transport links

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

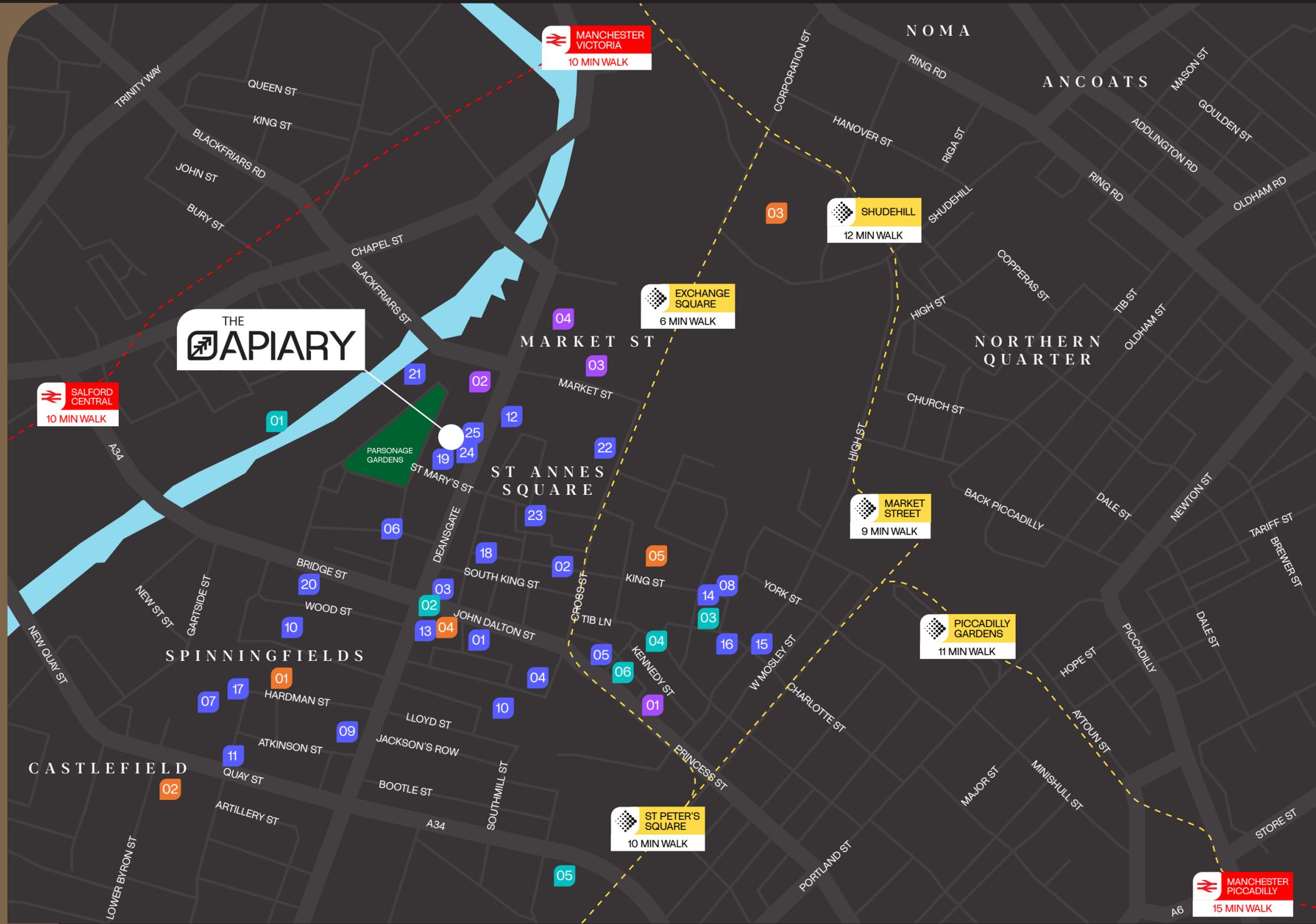
- 01 Tesco
- 02 Tesco Express
- 03 M&S
- 04 Selfridges

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.



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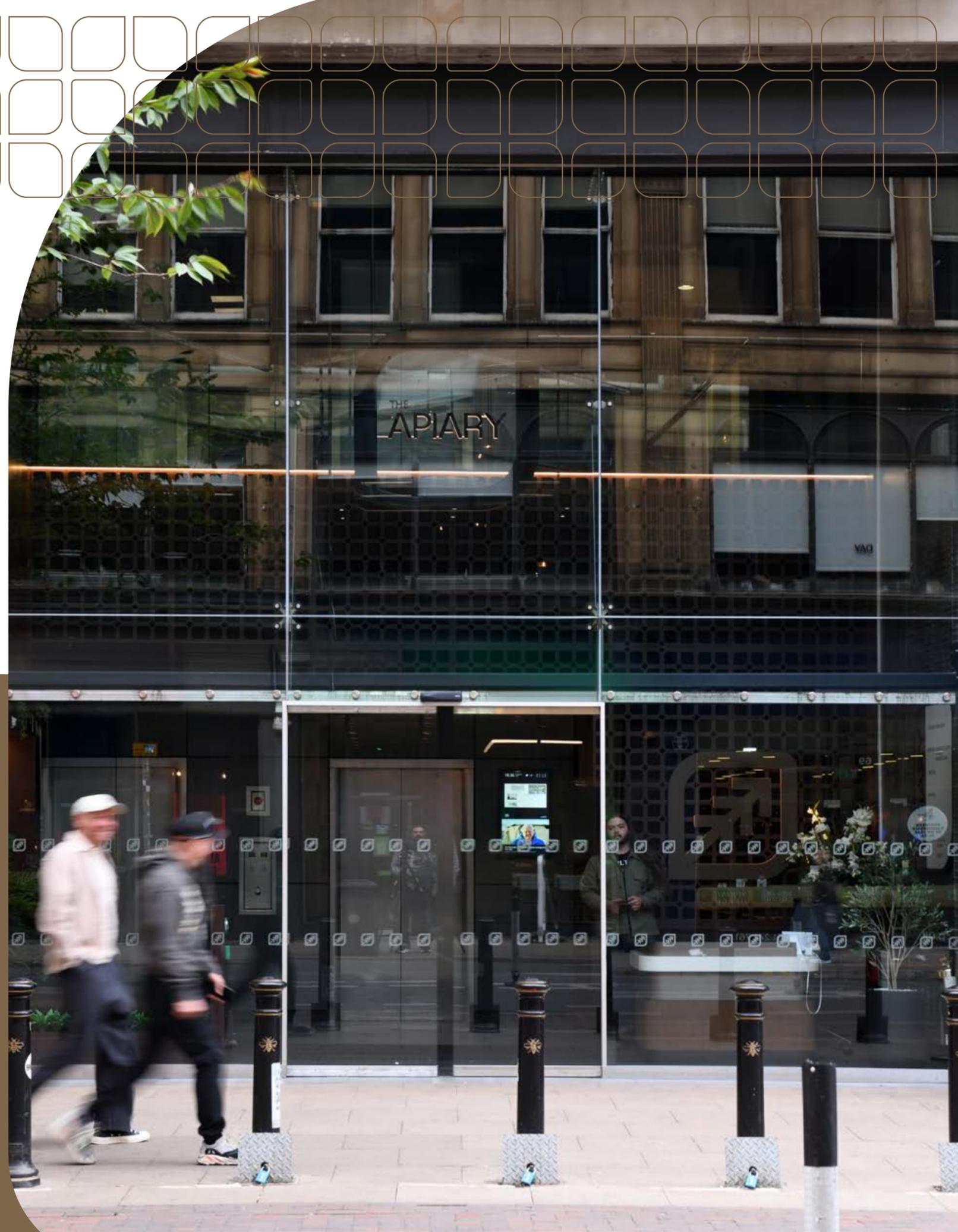


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Designed by:
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