

THE APIARY

Refurbished Office Suites from
2,500 Sq Ft to 9,062 Sq Ft

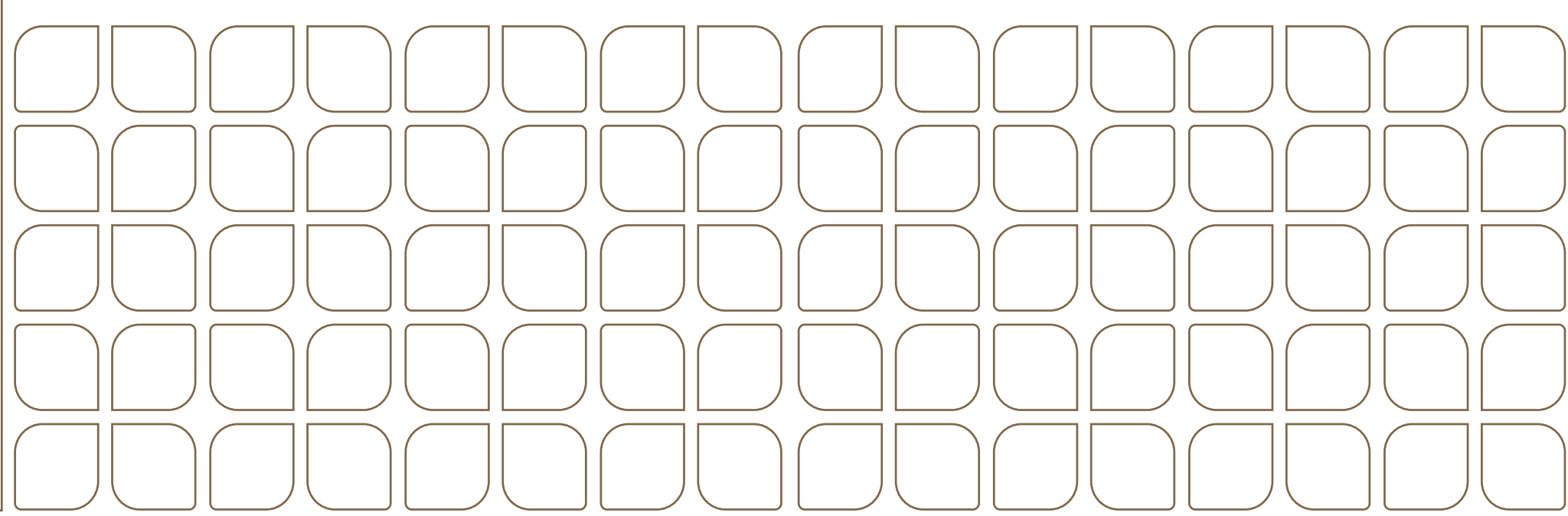
With Views of Parsonage Gardens

WORK | WELLNESS | LIFESTYLE

86 Deansgate, Manchester, M3 2ER

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HIGH SPECIFICATION OFFICE SPACE IN THE HEART OF MANCHESTER CITY CENTRE



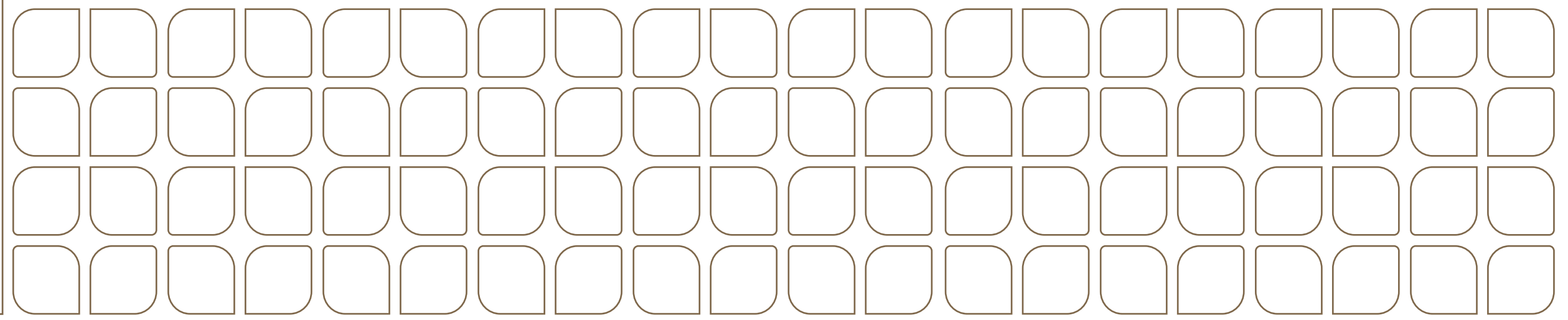
The Apiary provides fully refurbished Grade A office space in the heart of Manchester city centre. Situated on Deansgate, the building offers a prominent location within Manchester's main retail and leisure district with numerous amenities close by and is easily accessible by car, tram, train and bus.

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

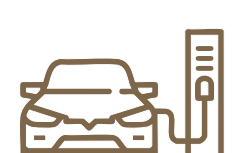


Office Reception



A SPACE TO IMPRESS: TAILORED FOR SUCCESS

BUILDING SPECIFICATION

 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

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

DEANS GATE VIEW



THIRD FLOOR
AVAILABILITY

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

PARSONAGE GARDENS VIEW

DEANS GATE VIEW



THIRD FLOOR

TYPICAL
SPACE PLAN

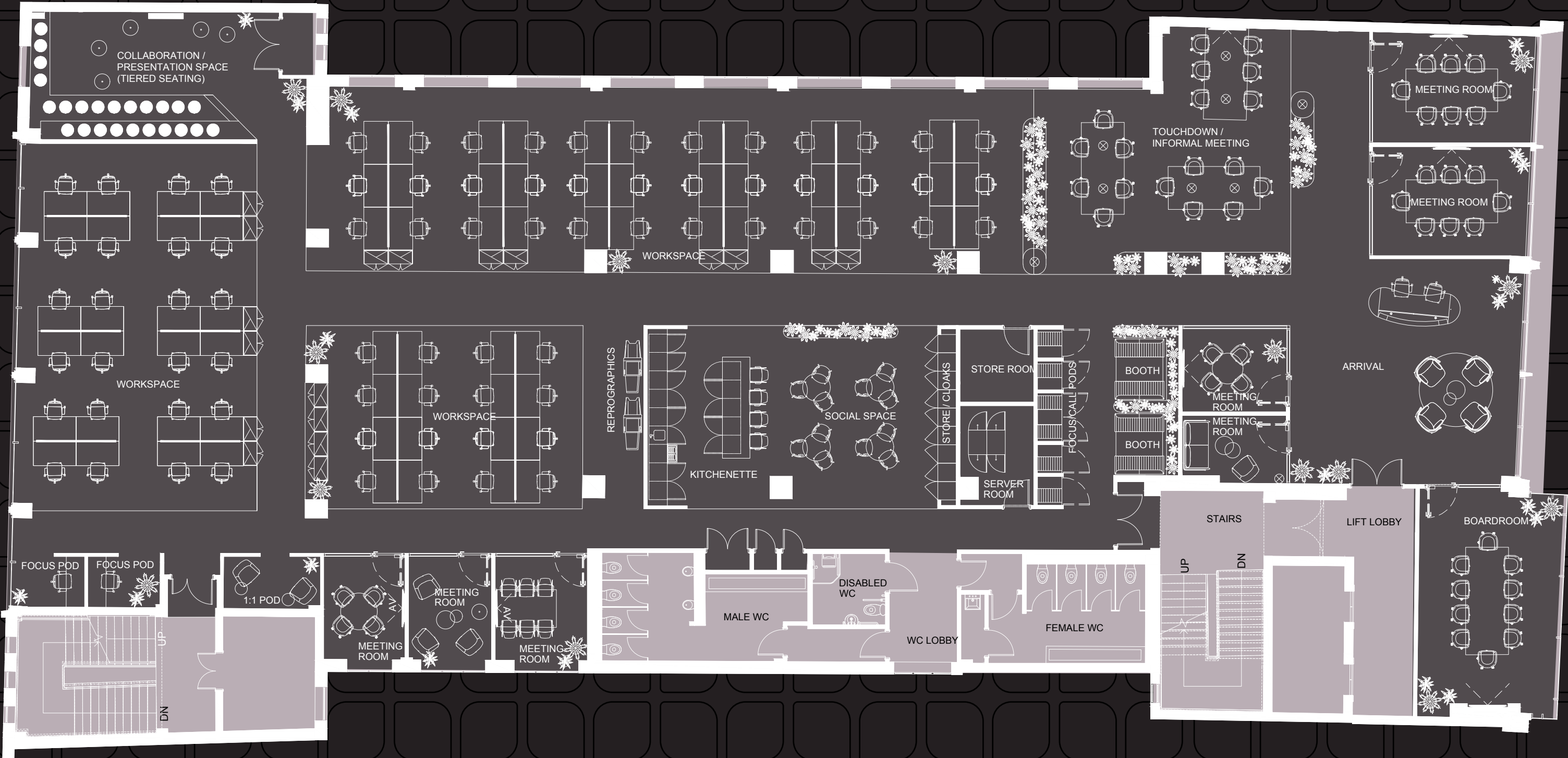
THIRD FLOOR
9,062 SQ FT (842 SQ M)

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

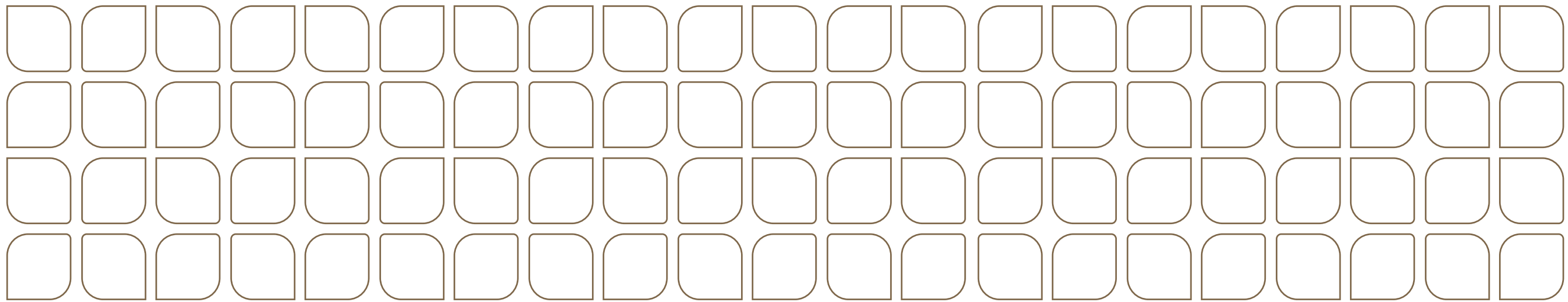
- Reception area
- 1x Boardroom
- 2x 8 person meeting rooms
- 5x 4 - 6 person meeting rooms
- Extensive collaboration space
- 5x Zoom Booths
- 78 workstations
- Kitchen and breakout area
- Print hub
- Auditorium space
- Variety of quiet areas

PARSONAGE GARDENS VIEW

DEANS GATE VIEW



CAT A SPACE
AVAILABLE





VICTORIA STATION

MANCHESTER ARNDAL SHOPPING CENTRE

EXCHANGE SQUARE

SHUDEHILL

MARKET STREET

PICCADILLY GARDENS

PICCADILLY TRAIN STATION

ST PETER'S SQUARE

GREAT NORTHERN

BEETHAM TOWER

KING STREET

DEANSGATE

ST ANN'S SQUARE

SPINNINGFIELDS

ST JOHN'S QUARTER

ENTERPRISE CITY

THE LOWRY HOTEL

THE APIARY

LOCAL GEMS: MANCHESTER'S FINEST AT YOUR DOORSTEP



Barton Arcade



King Street



New Cathedral Street



The Ivy, Spinnigfields



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

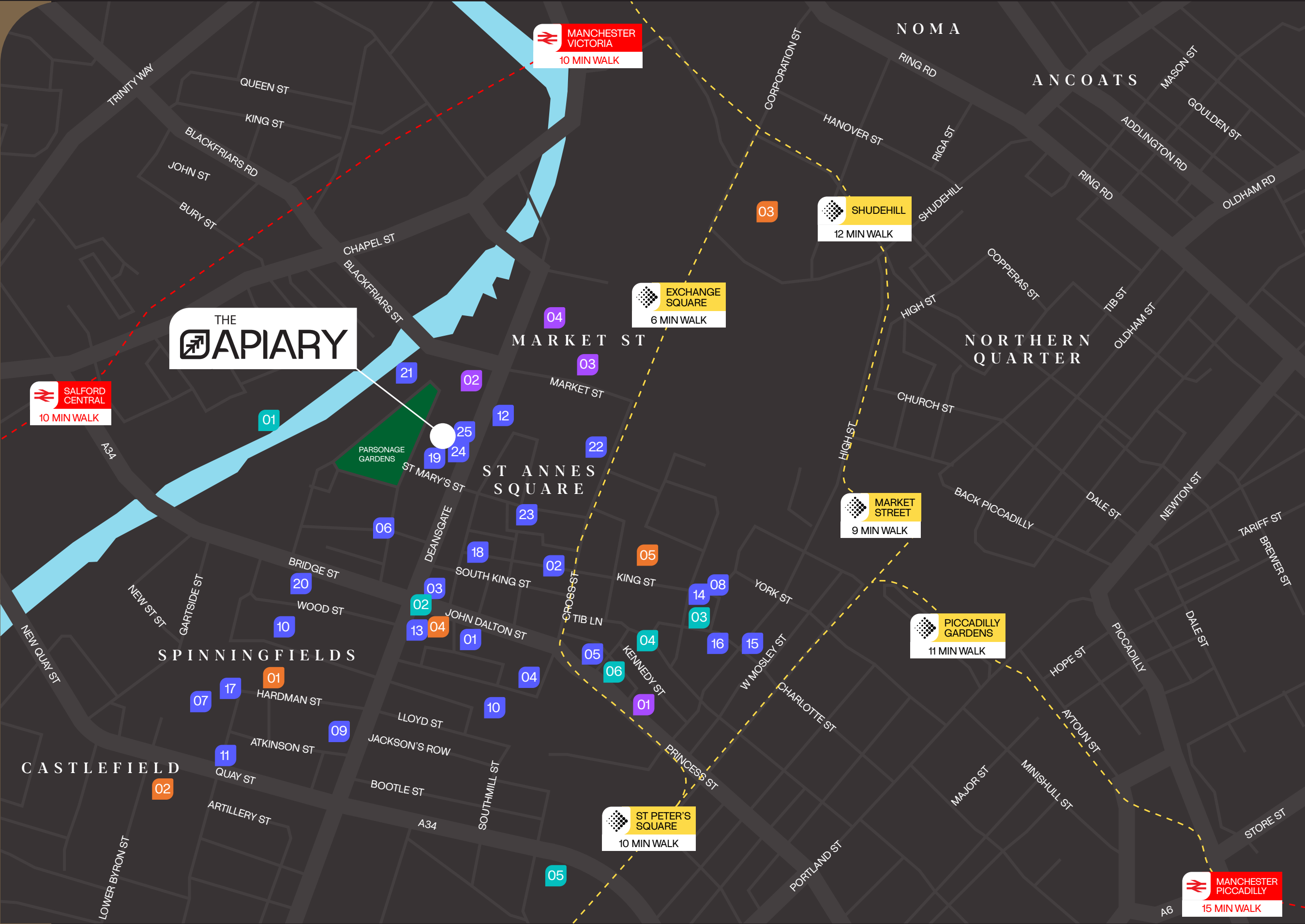
- 01 Tesco
- 02 Tesco Express
- 03 M&S
- 04 Selfridges

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.



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