One Hundred & Ninety Six

HIGH QUALITY CHARACTER SPACE FROM
4,747 – 13,928 SQ FT



THE STORY

A tale in every tile

Step out of the bustle of Manchester city centre into the gorgeous surroundings of 196 Deansgate. We offer the best of both worlds: the timeless feeling of the golden era of work blended with state-of-the-art spaces, cutting-edge design and flawlessly contemporary service.

Meticulously-restored features offer a classic feel in a thoroughly modern building. Find us in the thriving heart of the city, with bars, restaurants, coffeehouses and cultural hotspots right outside. From wood panelling and period tiling to hyperconnectivity and 21st-century amenities, every inch of this breathtaking building has a story to tell.



1 9 6





Modern with original roots

4

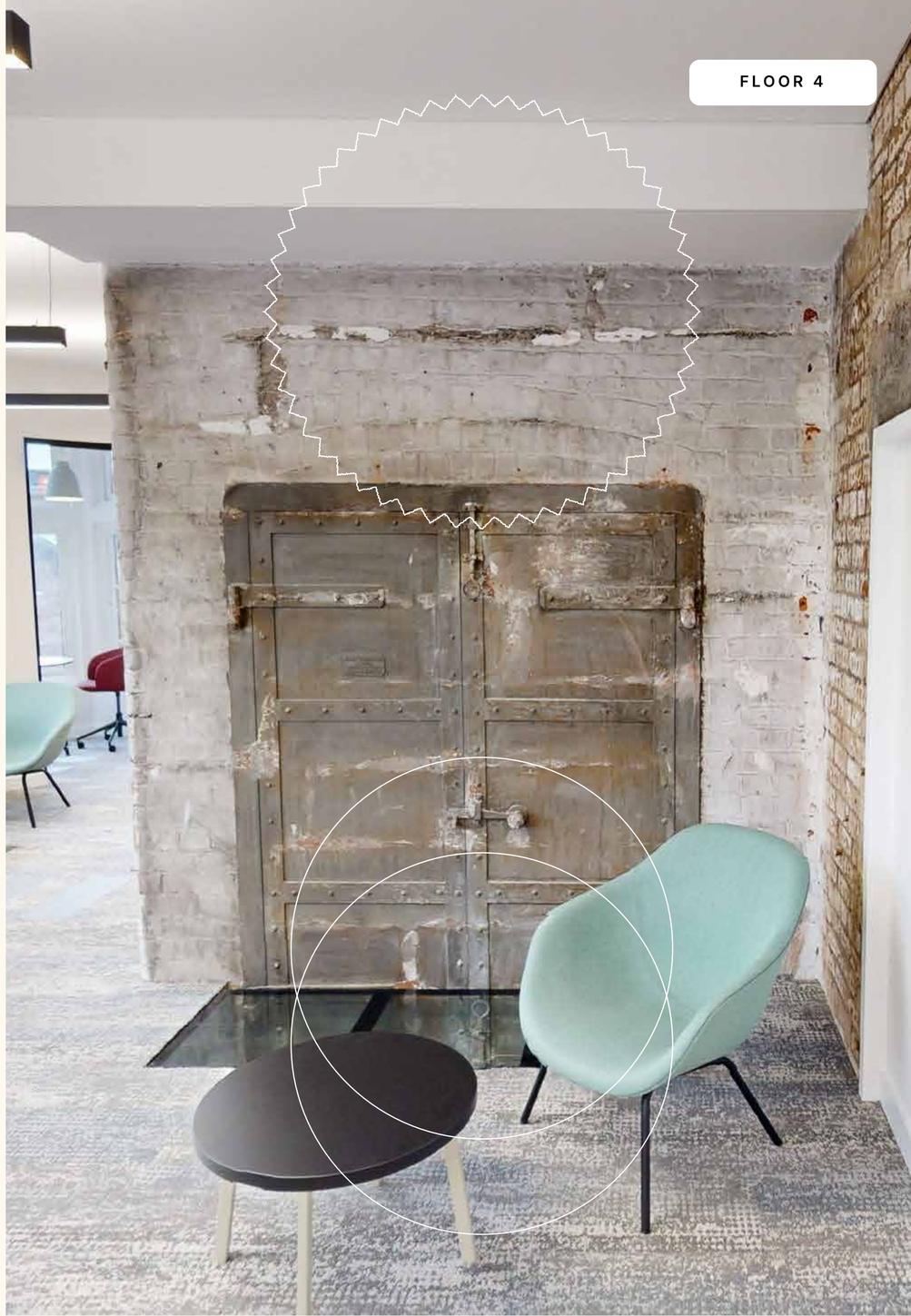
FULLY FITTED AND FURNISHED SUITE
READY FOR IMMEDIATE OCCUPATION

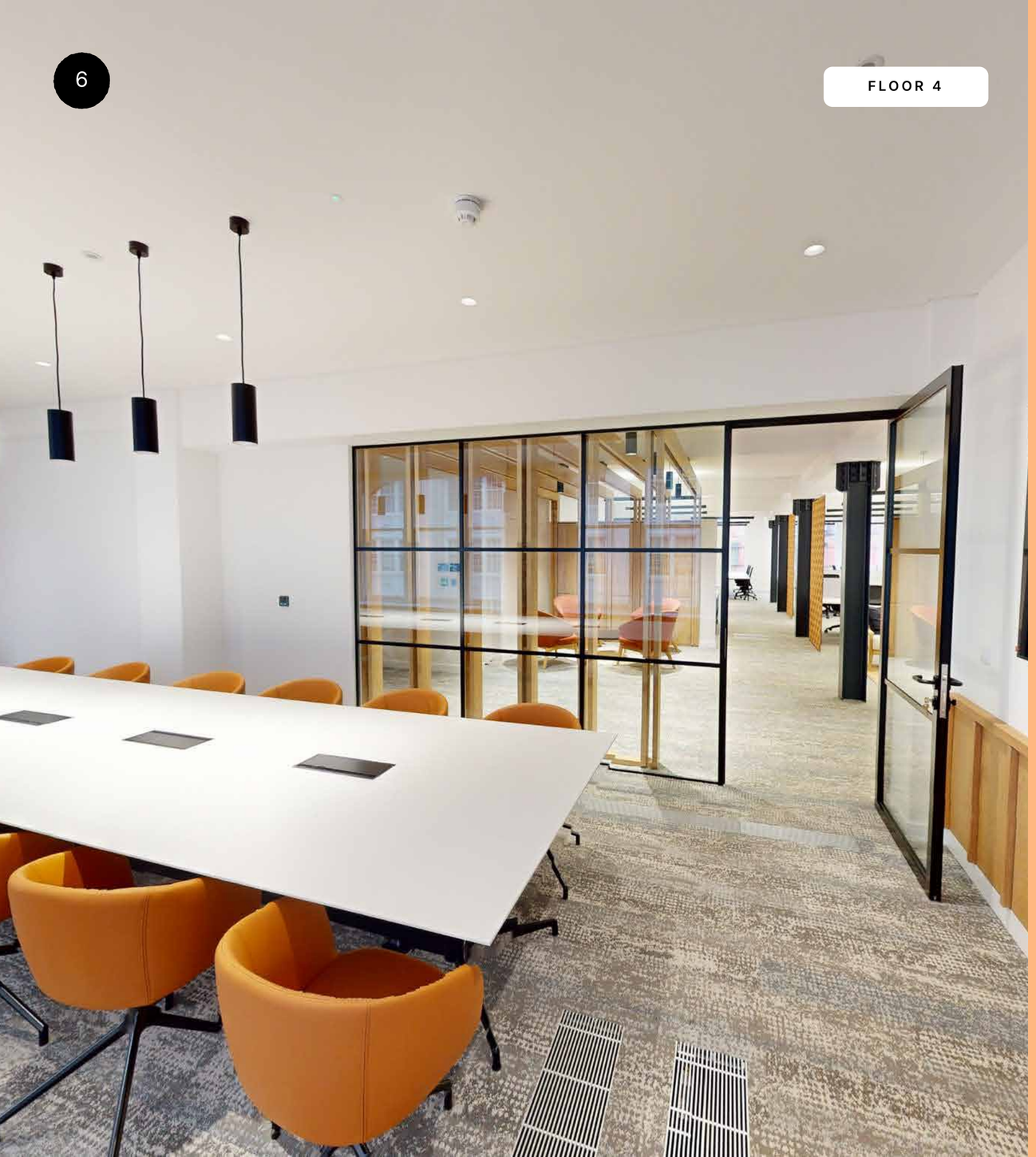


Focused in history, sights set on future

Welcome to 196 Deansgate, where timeless charm meets contemporary character. Opened in 1908 as the Royal London Friendly Society, our beautifully-restored Edwardian building is the perfect place to work, connect and thrive.

- Feature reception area
- Onsite café
- High quality Shower and changing facilities
- 24 hour building access through card led access control system
- Secure bike storage
- 2 passenger lifts with maximum capacity of 8 person/ 630 kg
- Fully controllable air conditioning
- Raised access floor
- LED lighting
- Newly refurbished suites with high quality kitchen, breakout and meeting room facilities





A place for sustainability

We are continuing to improve the green credentials of our buildings through a number of national initiatives. We believe small changes everyday make a big difference over time. We see our tenants as partners in our journey to make the built environment a more sustainable place.

Waste management is an important aspect of our sustainability strategy. We are on track to hit our target of 100% diversion from landfill, and recycle as much of our waste as possible. 67% recycling rate achieved at present.

An important part of our landlord funded events calendar is our sustainability series. We believe every tenant is an ambassador of our building, we're invested in supporting small changes at work and home to support a better environment sector.

Reducing our tenants daily travel footprint is an important part of our refurbishment strategy. We provide free bike hire in several of our employment sites, as well as enhanced bike storage and shower facilities in most sites. This helps to encourage cycling to work.

CEG have moved to a 100% renewable electricity tariff in order to minimise our environmental impact and encourage the renewable.

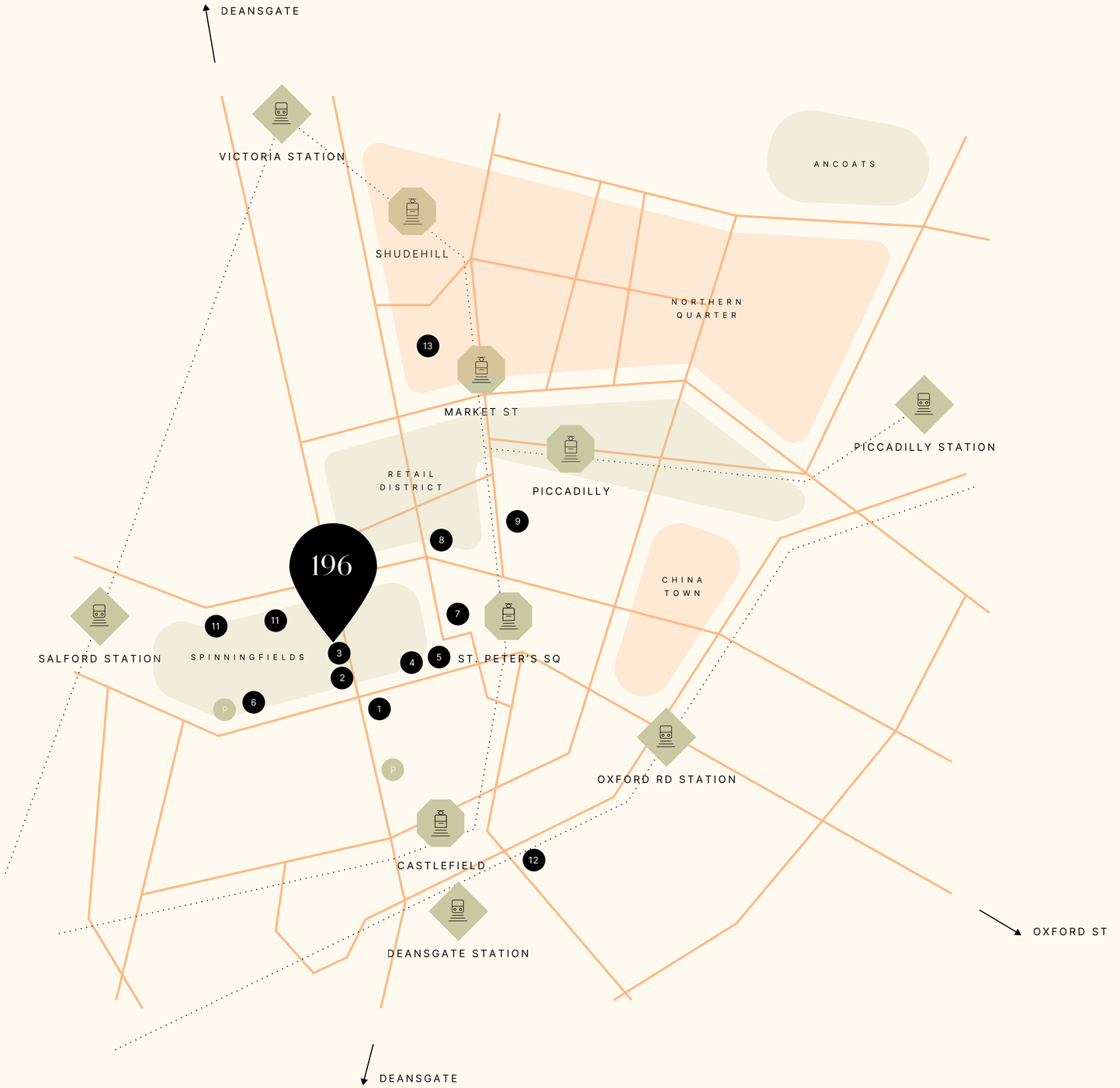
WHERE IS 196?

The Local Area

1	Great Northern NCP
2	Federal Bar & Cafe
3	Flatiron
4	Pieminster
5	Rudys Pizza
6	20 Stories
7	Mancehster Central Library
8	Manchester Town Hall
9	Manchester Art Gallery
10	Australasia
11	Dishoom
12	HOME
13	Arndale Shoppping Centre

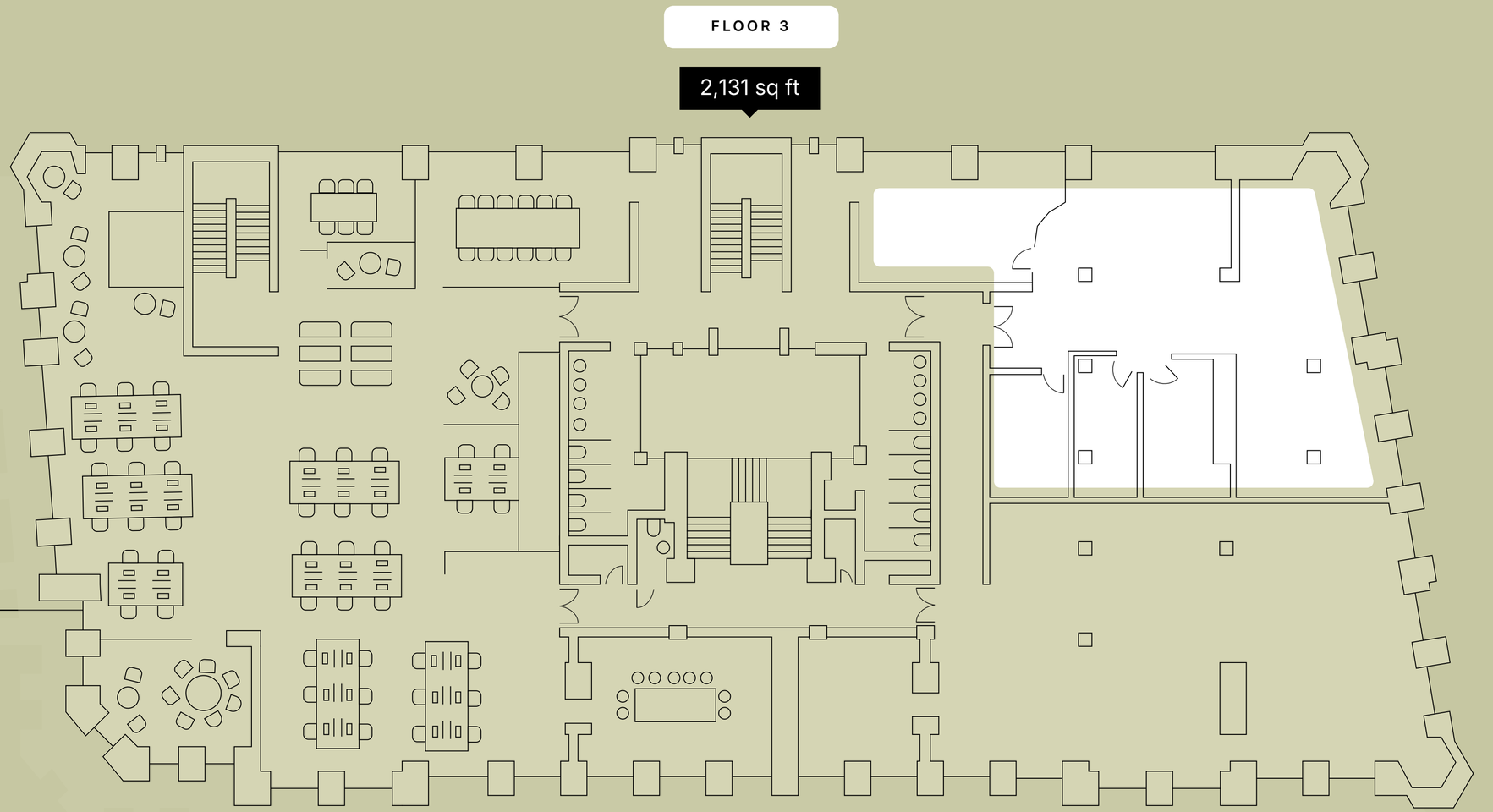
Metro	Walk Time
Castlefield	5 mins
St. Peter's Square	5 mins

Train	Walk Time
Deansgate Station	5 mins
Salford central	10 mins
Oxford Road Station	10 mins
Manchester Victoria	13 mins
Piccadilly	18 mins



196





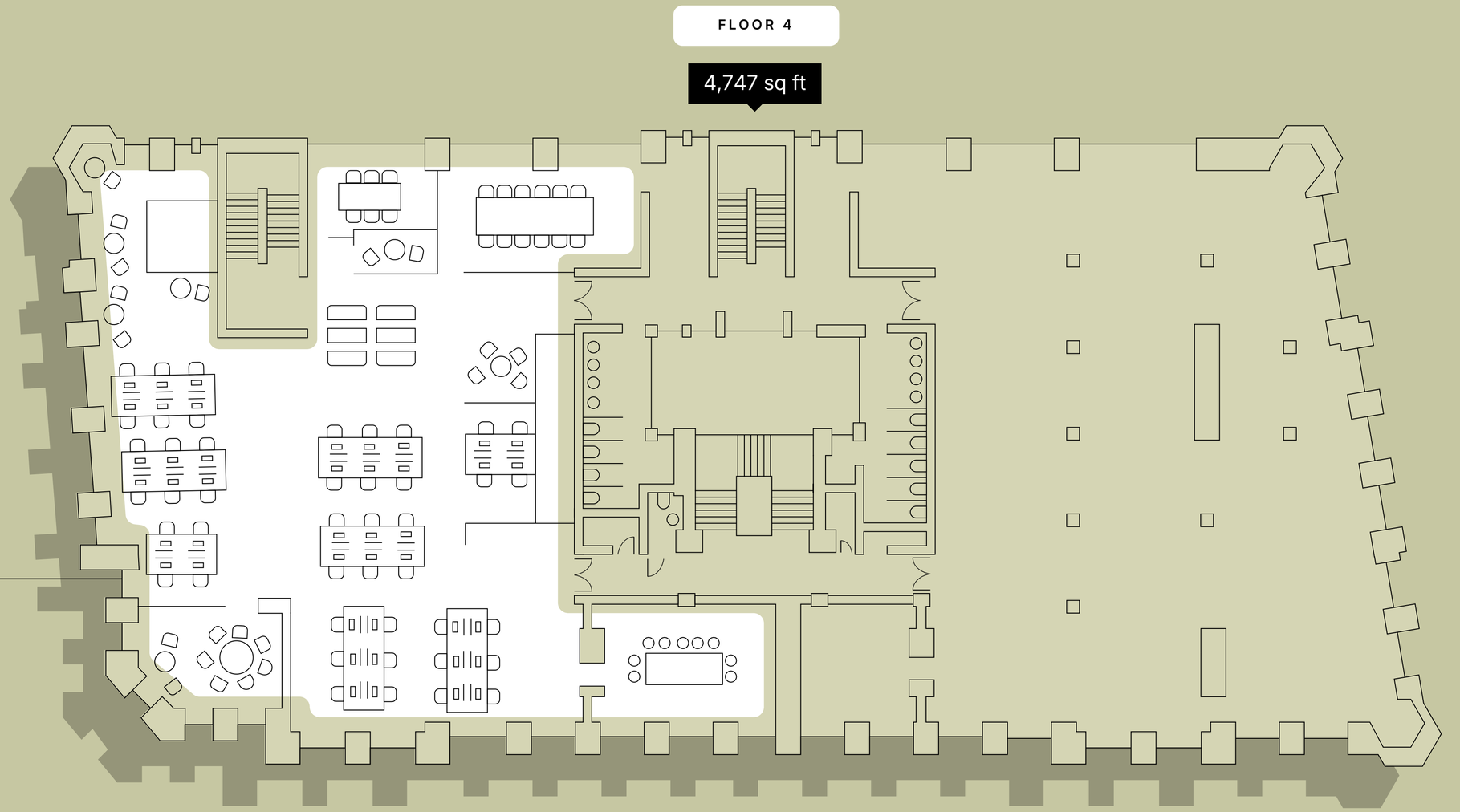
AVAILABILITY

Explore floor by floor

SUITE	SIZE (SQ FT)	CONDITION
3RD	2,131	FITTED & FURNISHED
4TH	4,747	FITTED & FURNISHED
5TH	9,181	FITTED & FURNISHED

AVAILABILITY

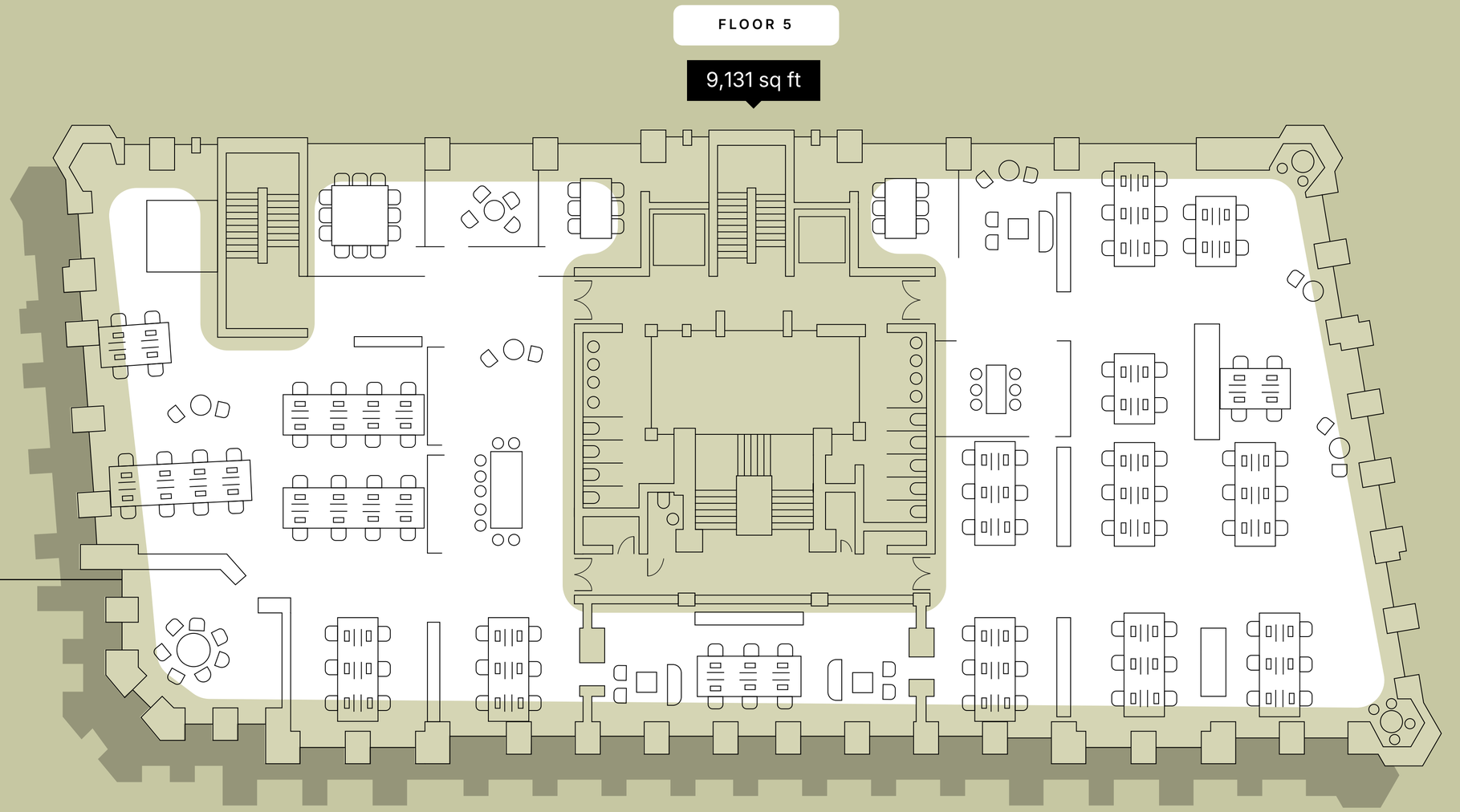
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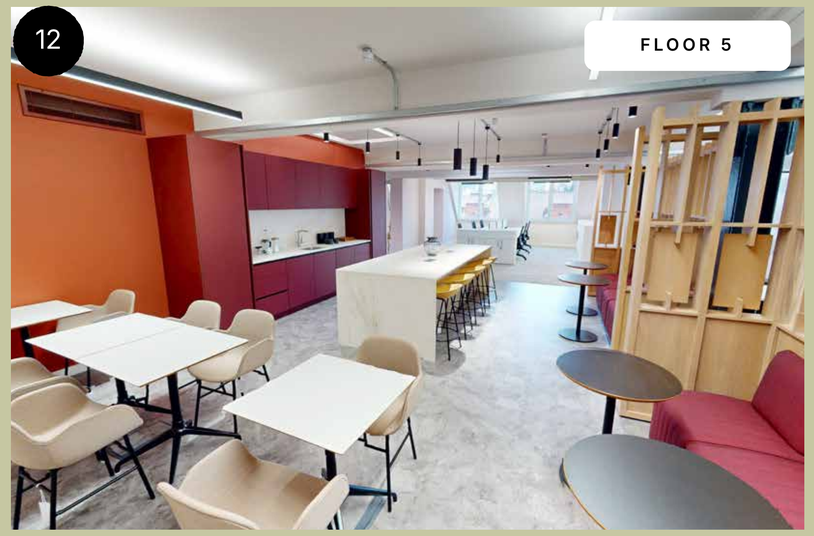
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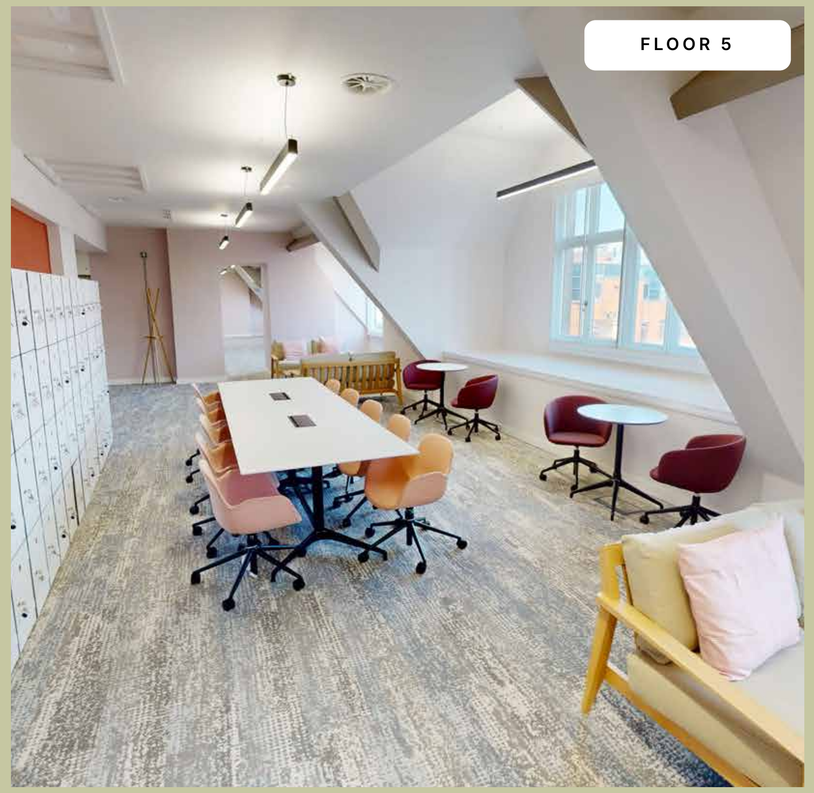
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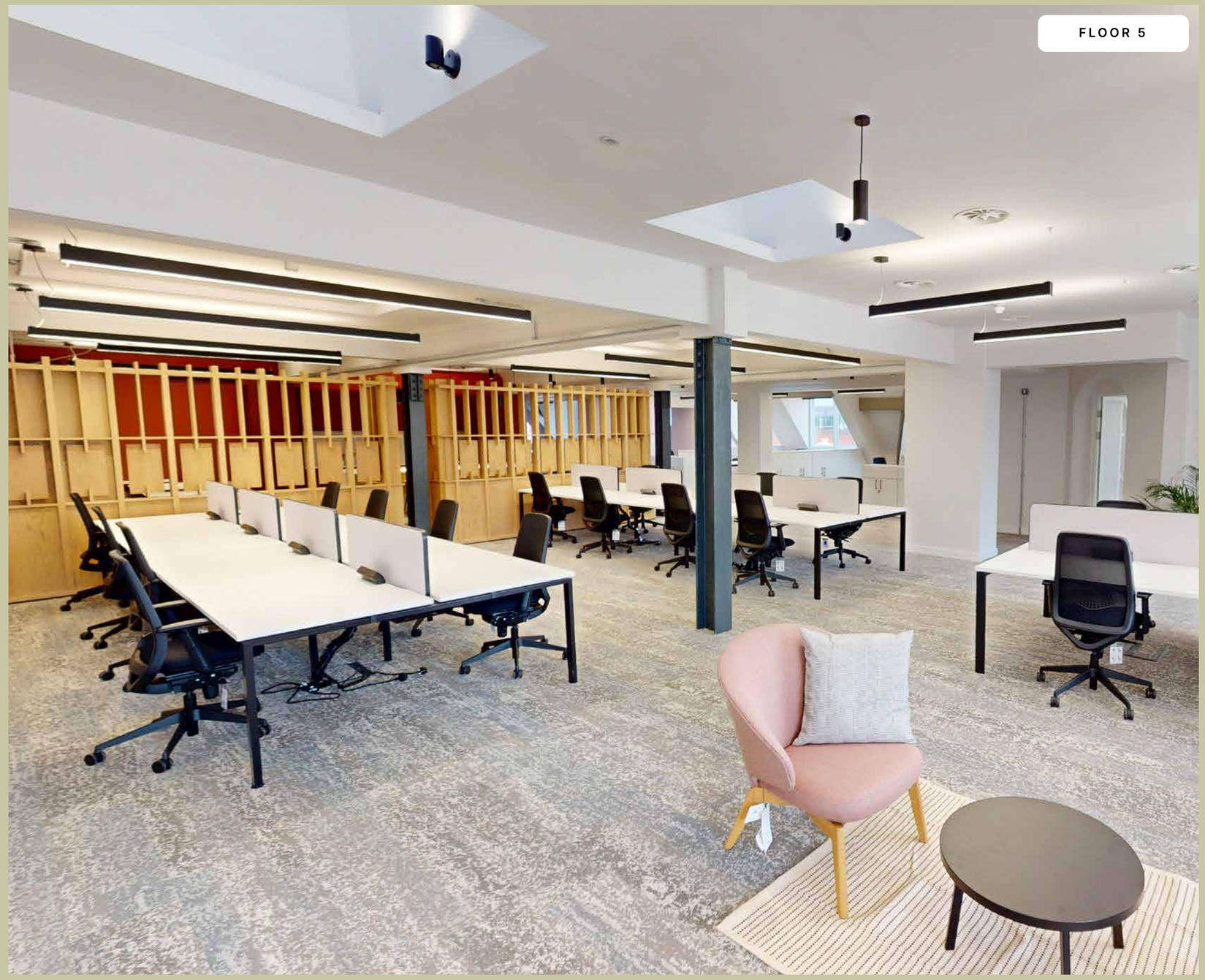
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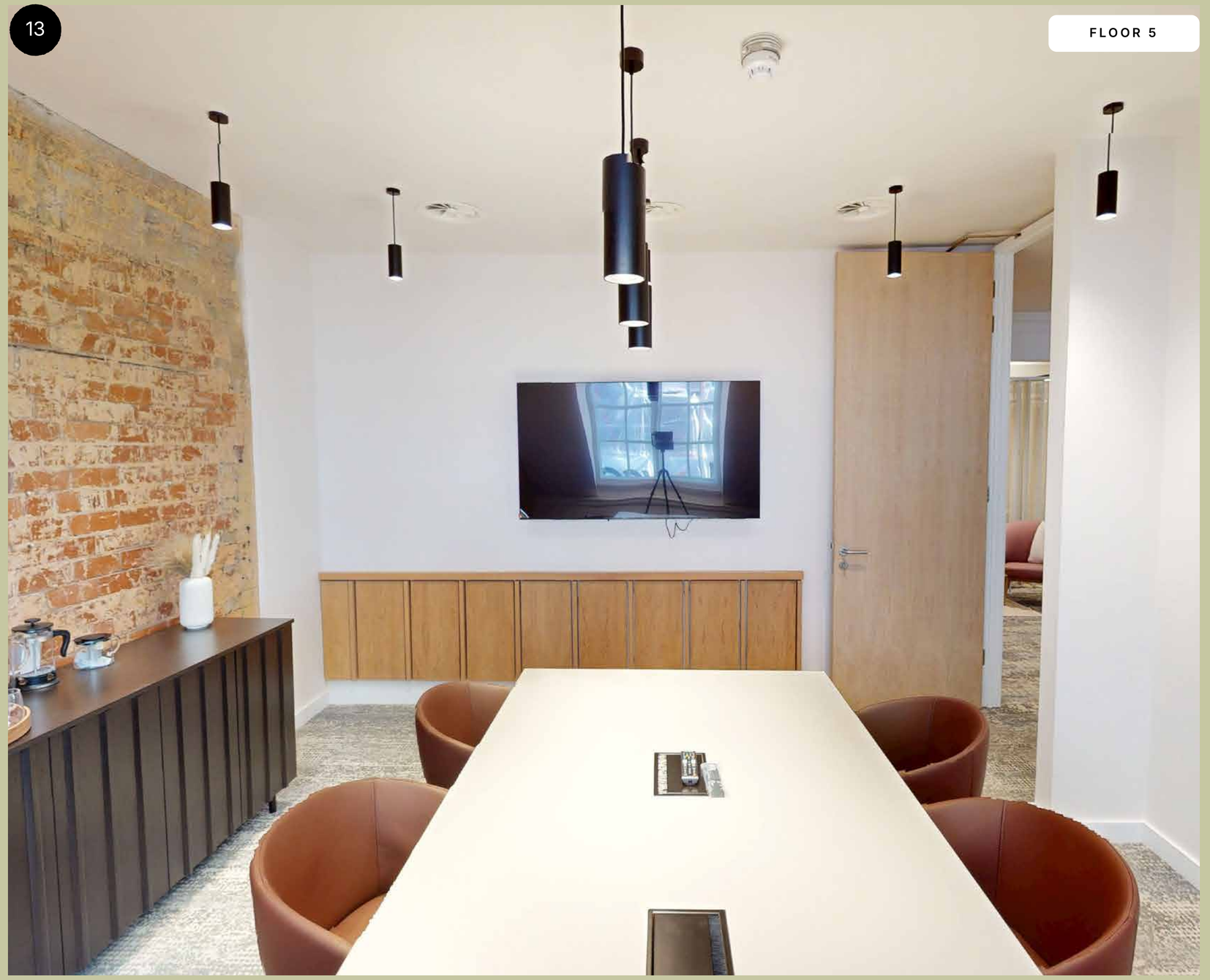


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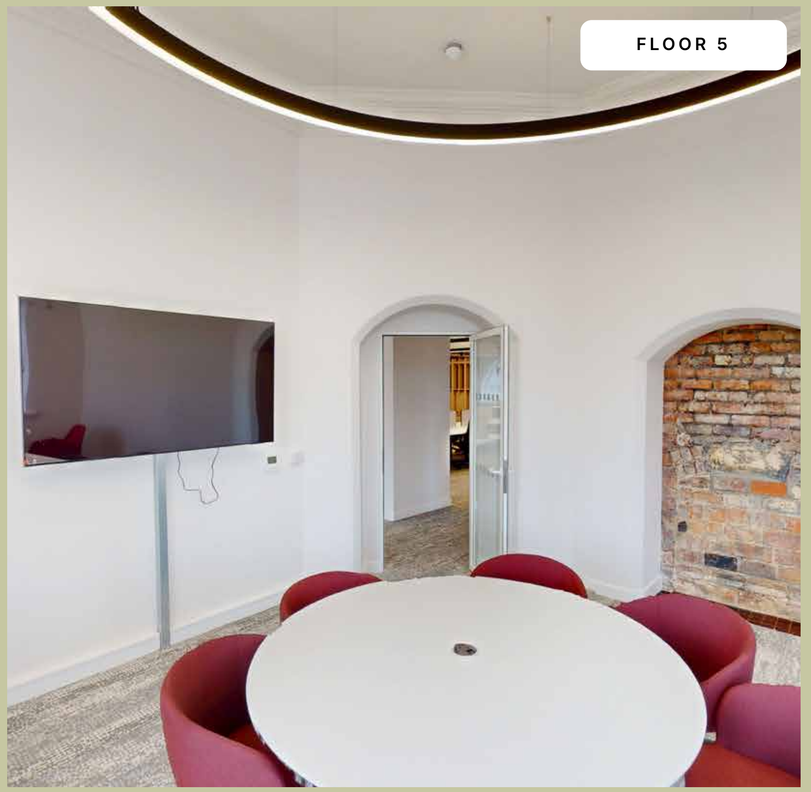

FLOOR 5

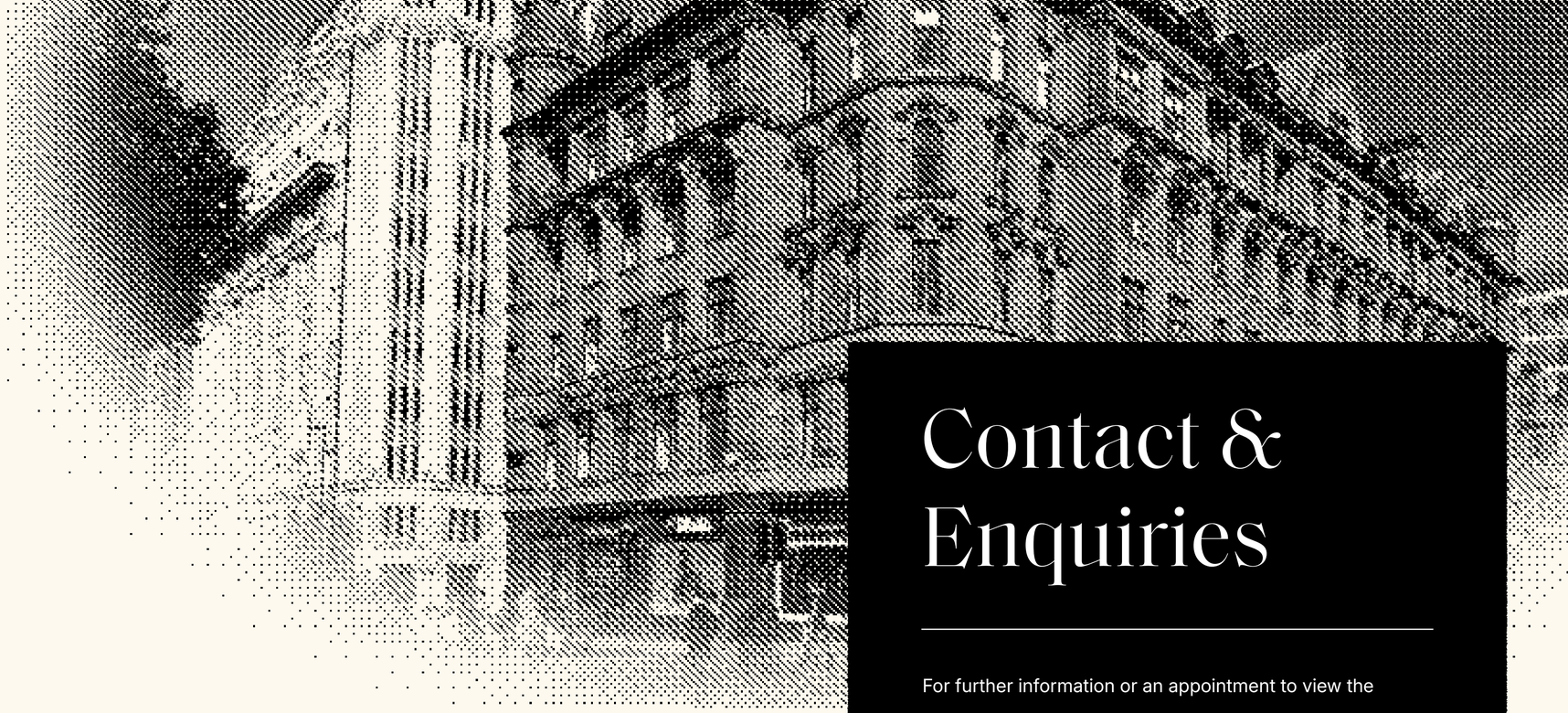

FLOOR 5


FLOOR 5


FLOOR 5


FLOOR 5


FLOOR 5



One Hundred & Ninety Six

Contact & Enquiries

For further information or an appointment to view the accommodation please contact the joint letting agents, Cushman Wakefield or Canning O'Neill.

CUSHMAN & WAKEFIELD	0161 455 3713 07775 711 136 Harry.Skinner@cushwake.com
CANNING O'NEILL	0161 244 5500 07771 330 497 john@canningoneill.com

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196-DEANSGATE.COM →

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A BUILDING OF AM ALPHA

TO DISCOVER MORE PLEASE CONTACT THE AGENTS:

CUSHMAN & WAKEFIELD

CANNING O'NEILL
THE NORTH WEST'S SPECIALIST OFFICE AGENTS

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