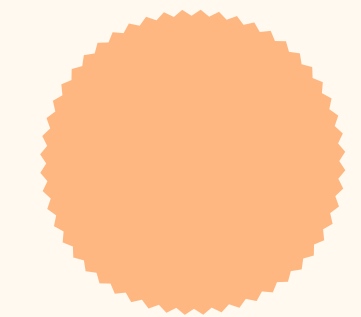


# One Hundred & Ninety Six

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



A wide-angle photograph of a modern office space. The room features rows of white desks with black ergonomic chairs. In the background, there is a large brick wall and several windows. The ceiling is white with long, black, rectangular light fixtures. To the right, there is a long wall of white lockers. The floor is covered in a grey and blue patterned carpet. The overall aesthetic is clean and professional, blending modern design with industrial elements like the brick wall.

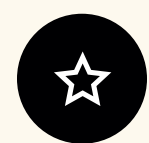
Modern with  
original roots

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.



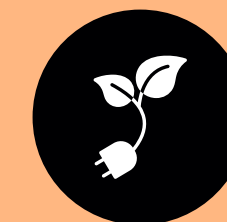
Waste management is an important aspect of our sustainability strategy. We are on track to hit our target of 100% diversion from landfill, and recycle as much of our waste as possible. 67% recycling rate achieved at present.



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.

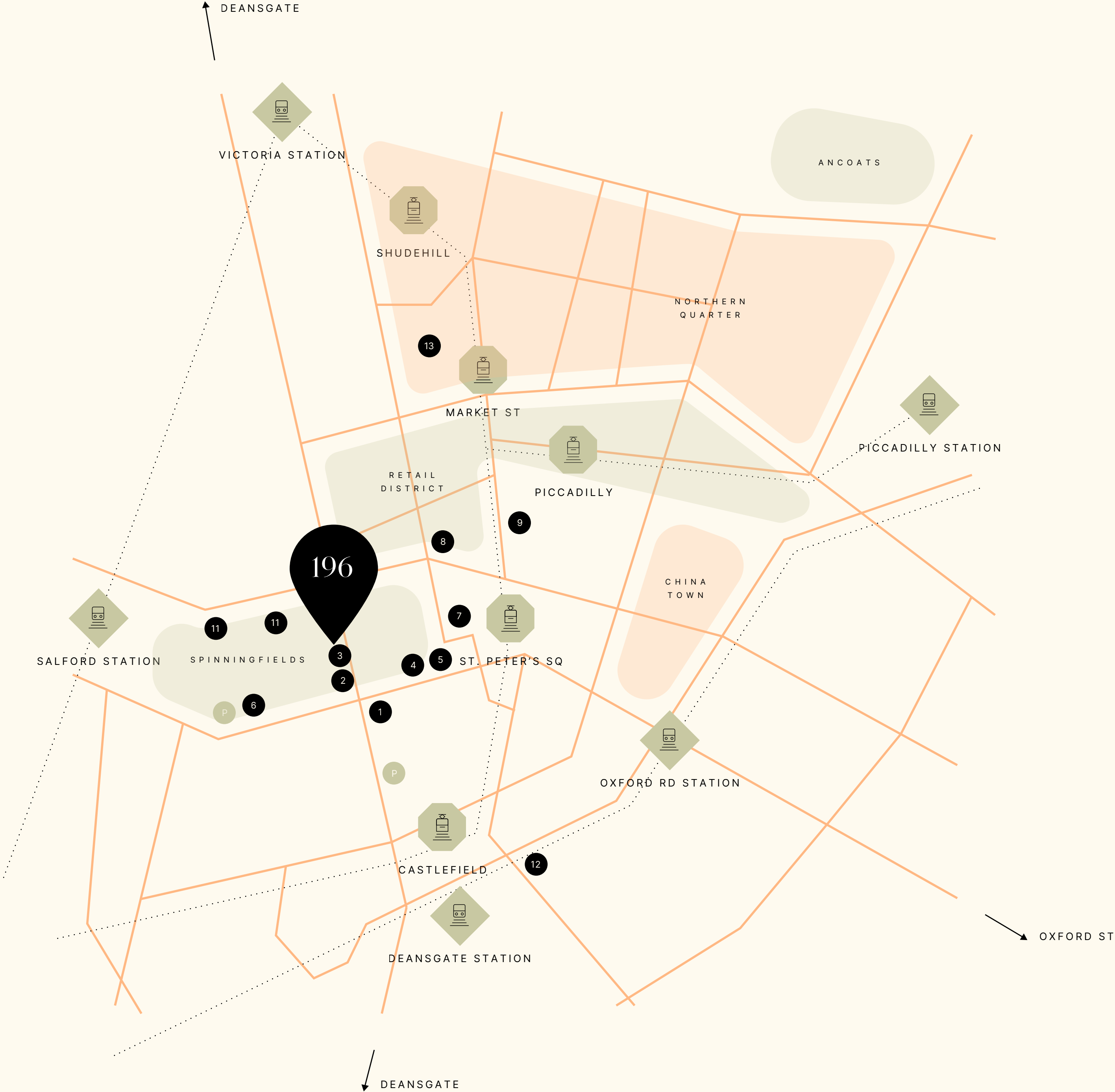
WHERE IS 196?

# 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

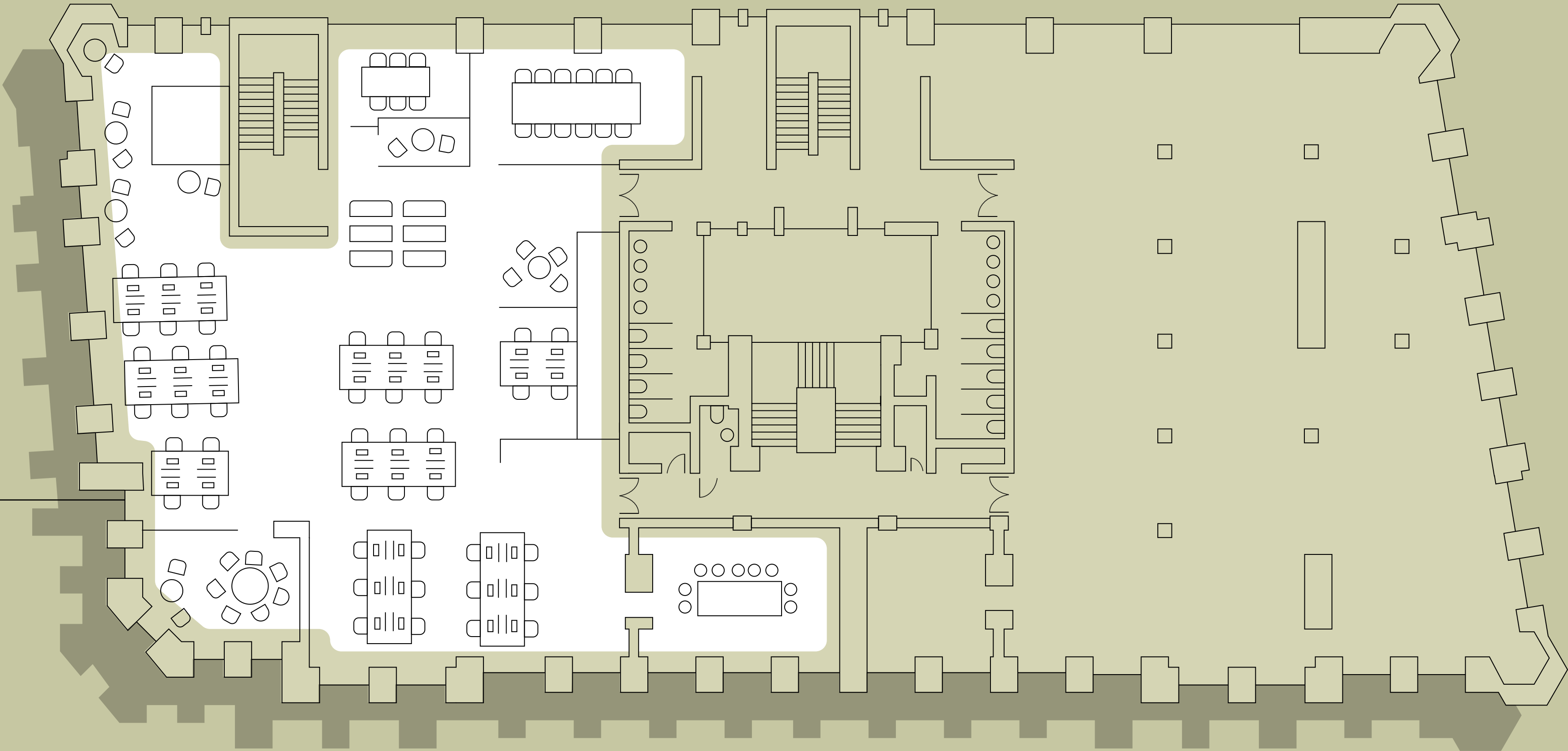
Train	Walk Time
Deansgate Station	5 mins
Salford central	10 mins
Oxford Road Station	10 mins
Manchester Victoria	13 mins
Piccadilly	18 mins





FLOOR 4

4,747 sq ft



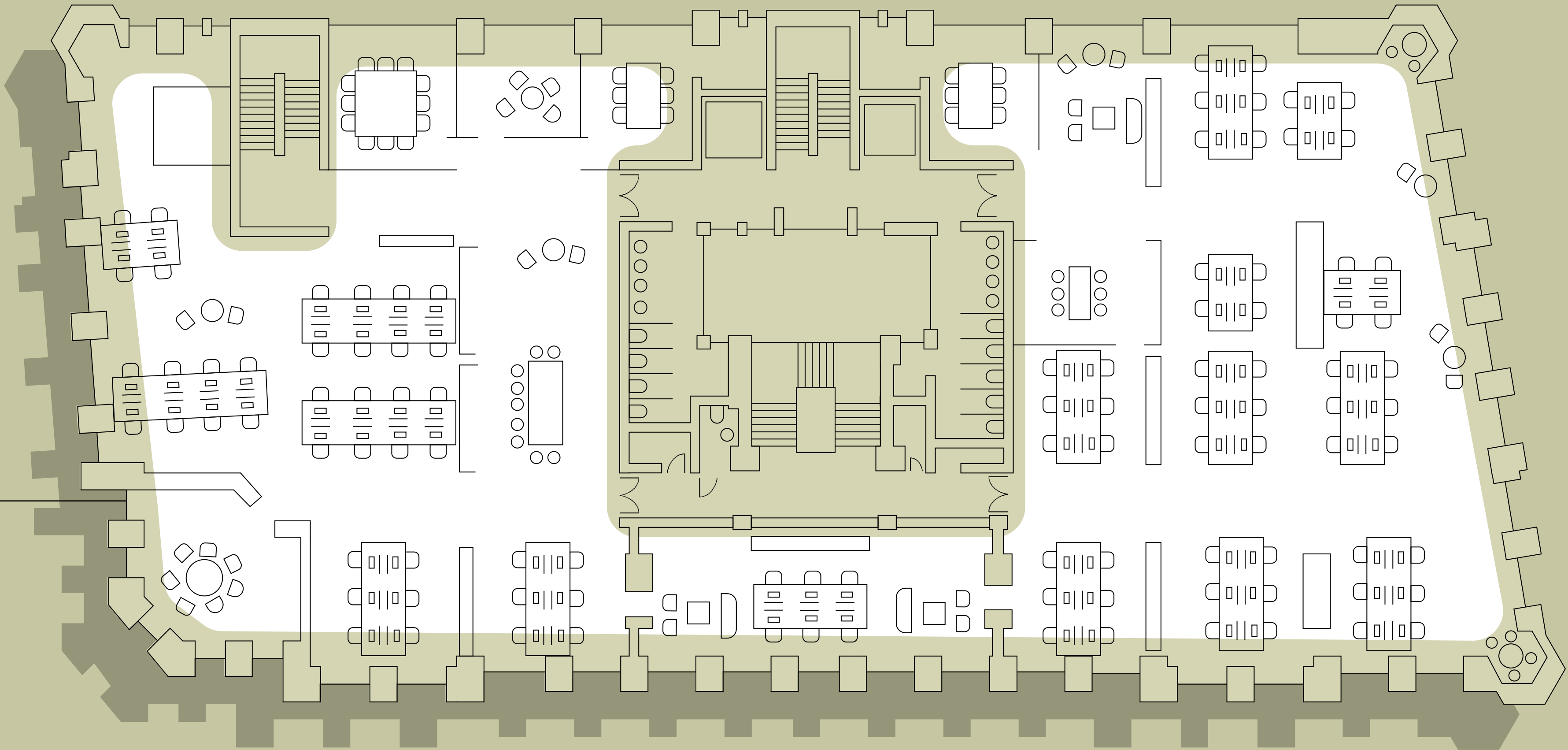
AVAILABILITY

Explore floor  
by floor

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

FLOOR 5

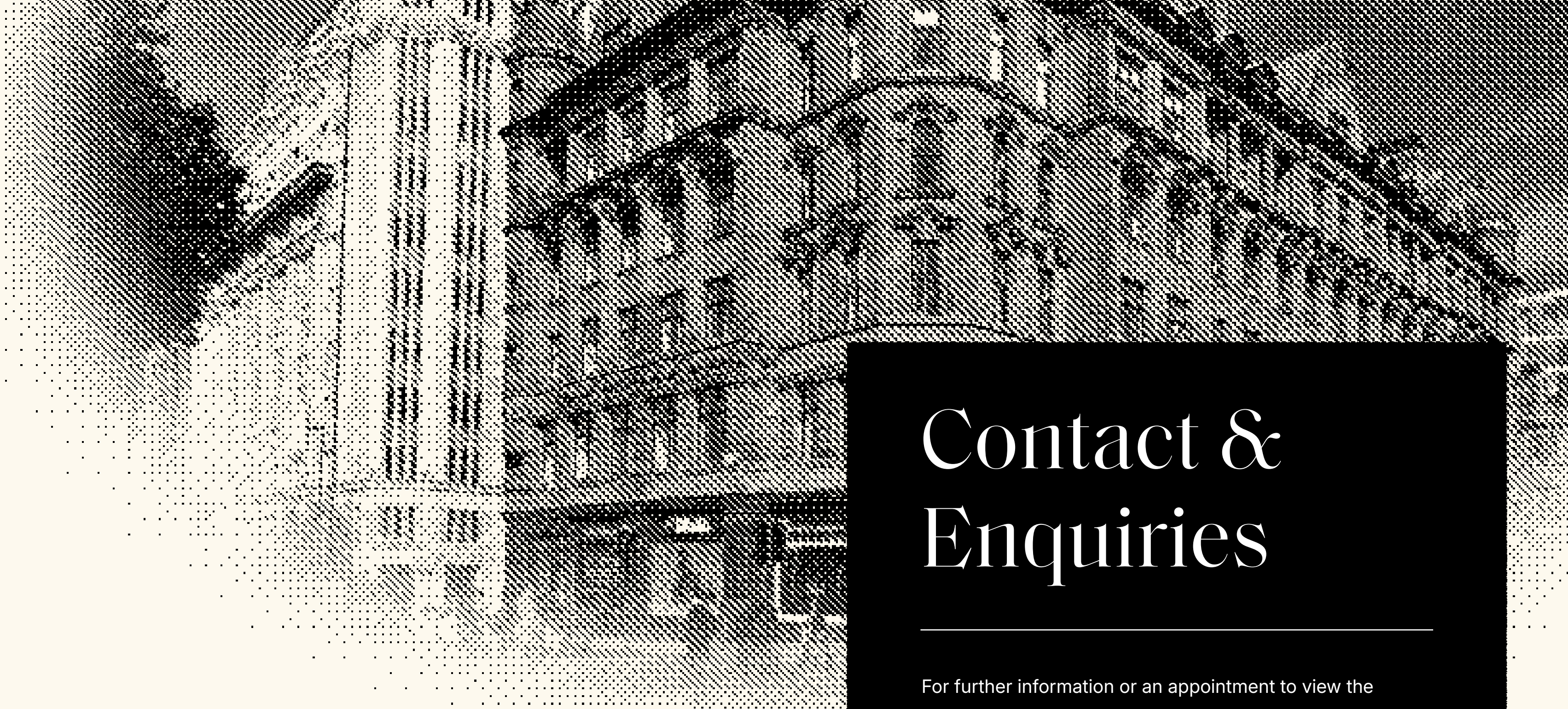
9,181 sq ft



AVAILABILITY

Explore floor  
by floor

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



# 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
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CANNING O'NEILL	0161 244 5500 07771 330 497 john@canningoneill.com
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DEVELOPED BY:



TO DISCOVER MORE PLEASE CONTACT THE AGENTS:



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www.studiotreble.com

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