



274
DEANSGATE
M3 4JB



OVERVIEW

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

OPPORTUNITY

ENQUIRIES



TAKE THE TOUR ▶

SHORT & LONG TERM TENANCY AVAILABLE IN THIS NEWLY REMODELLED PROPERTY IN THE HEART OF THE CITY

274 Deansgate is a striking and attractive five storey building within touching distance of Manchester's Metropolis of upmarket bars restaurants and entertainment venues.

Located between Spinningfields and the new St John's scheme, the property is flanked by two Metrolink stops, giving gracious access to Piccadilly Station, desirable suburbs and the UK's 3rd largest airport.

There are currently two full floors and one half floor available to let, all having been recently refurbished.

The 1st floor is fitted out to a high standard with suspended ceilings incorporating a mix of LED panel and LG3 lighting.

To the side of the property there is a self-contained entrance leading to the office accommodation on rear ground floor and 4 upper floors.

BUILDING HIGHLIGHTS

- Next to Spinningfields and St John's
- Surrounded by bars & restaurants
- Opposite multi story car park
- Close to retail and entertainment
- Within Manchester's business community
- Fully refurbished floors available
- Abundance of transport links
- The most desirable area of the city



DESIRABLE
LOCATION



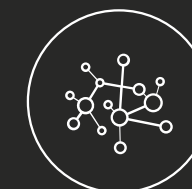
AMAZING
AMENITIES



ATTRACT
TOP TALENT



INCREDIBLE
TRANSPORT LINKS



NETWORKING
OPPORTUNITIES



MEDIA HUB



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SOUTH-DEANSGATE IS FAST BECOMING 'THE MAYFAIR OF MANCHESTER' AND THE PLACE TO BE

You only have to step out onto South Deansgate and you're instantly stuck by your surroundings.

274 Deansgate is located in the heart of Manchester, right next to the elegant Spinningfields, the city's financial centre and home to its finest restaurants and entertainment venues including, The Ivy, 20 Stories, and the Grand Opera House Theatre.

It's a stones throw away from the city's liveliest upmarket bars on Peter Street including Albert Schloss, Revolucion De Cuba, Peaky Blinders & Brew Dog. It's also directly opposite Great Northern Square, the home to Odeon Cinema, James Martin Manchester, Manchester 235 Casino and hundreds of car parking spaces.

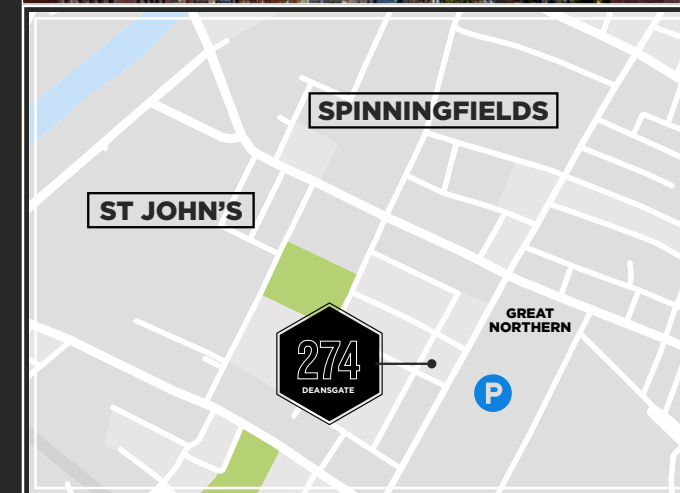
The property is also adjacent to Manchester's newest city centre area, St John's, a neighbourhood of open green spaces, the finest riverside dining and luxury apartments.

As you head further down Deansgate you find yourself spoilt for choice with upmarket bars & restaurants including The Hawksmoor, and Australasia. A few more steps and you are in retail heaven, passing through St Anne's Square, on your way to Harvey Nichols, Selfridge's and the Arndale.

The building is a short walk from Deansgate Castlefield Metrolink, providing direct access to Piccadilly station as well as surrounding suburbs of Didsbury, Altrincham and Manchester Airport.

This area of the city is home to numerous established digital, tech and finance companies creating an irresistible array of networking opportunities.

This is the most elegant, cleanest and desirable area of the city to live and work and no better place for your business to call home.





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FOR BUSINESS AND PLEASURE, NOTHING IS MORE DESIRABLE OR CENTRAL



1

THE GREAT NORTHERN

3

THE HILTON HOTEL

5

SPINNINGFIELDS

5

DEANSGATE CASTLEFIELD METROLINK

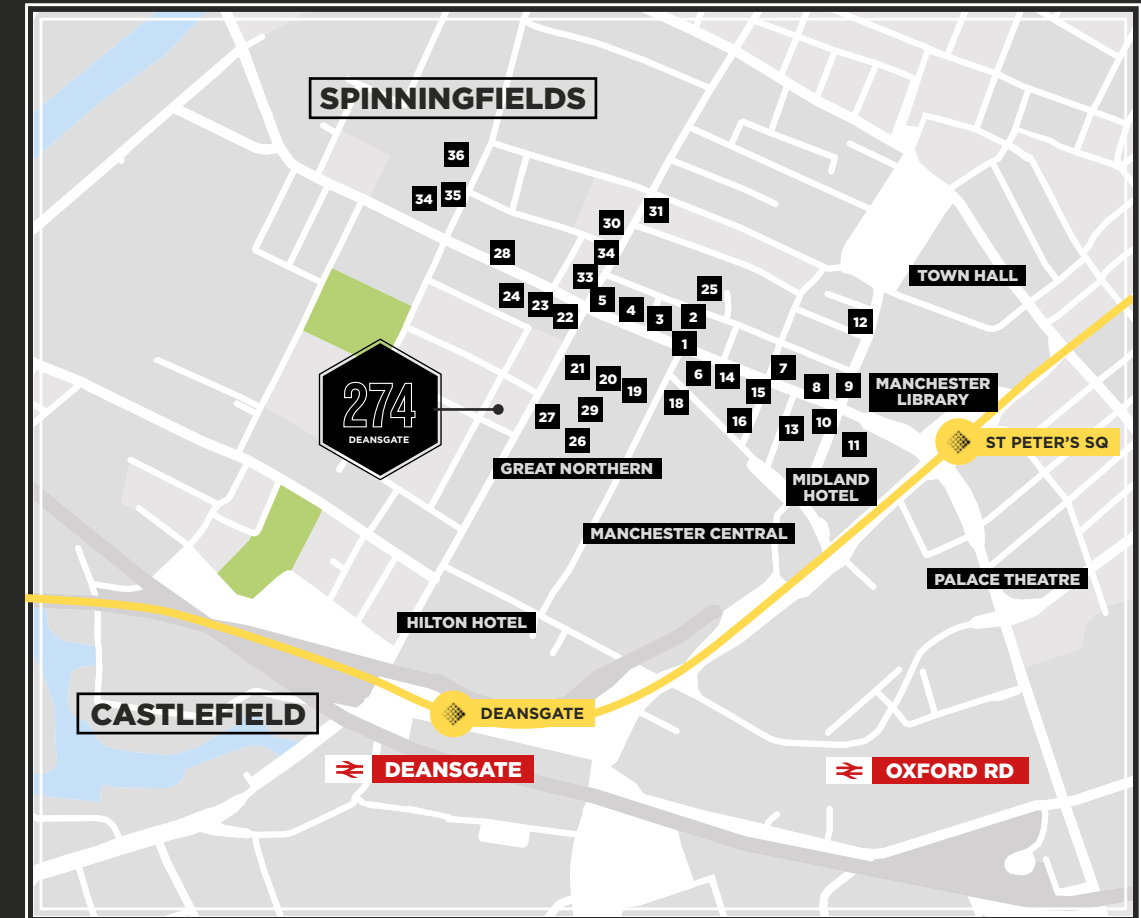
5

DEANSGATE STATION

8

ST PETER'S SQUARE METROLINK

MINS



- | | | |
|-------------------------|----------------------------|-----------------------------|
| 1. Alberts Schloss | 13. Pizza Express | 25. Lord Abercrombie |
| 2. Albert Hall | 14. Radisson Blu Edwardian | 26. Manchester 235 Casino |
| 3. Peaky Blinders Bar | 15. Opus One | 27. Whistle Punks |
| 4. Revolucion De Cuba | 16. Steak & Lobster | 28. Bannatyne Health Club |
| 5. Dirty Martini | 17. Impossible | 29. Odeon Cinema |
| 6. Peter Street Kitchen | 18. Kiely's Irish Bar | 30. Hawksmoor |
| 7. Asha's | 19. Almost Famous | 31. Gusto |
| 8. Papu's Place | 20. All Star Lanes | 32. Rudy's Neopolitan Pizza |
| 9. Starbucks | 21. Home Sweet Home | 33. Federal Cafe |
| 10. Caffè Nero | 22. Sainsburys Local | 34. 20 Stories |
| 11. Mr Coopers | 23. Starbucks | 35. We Work |
| 12. The Brotherhood | 24. Tesco Express | 36. The Ivy |





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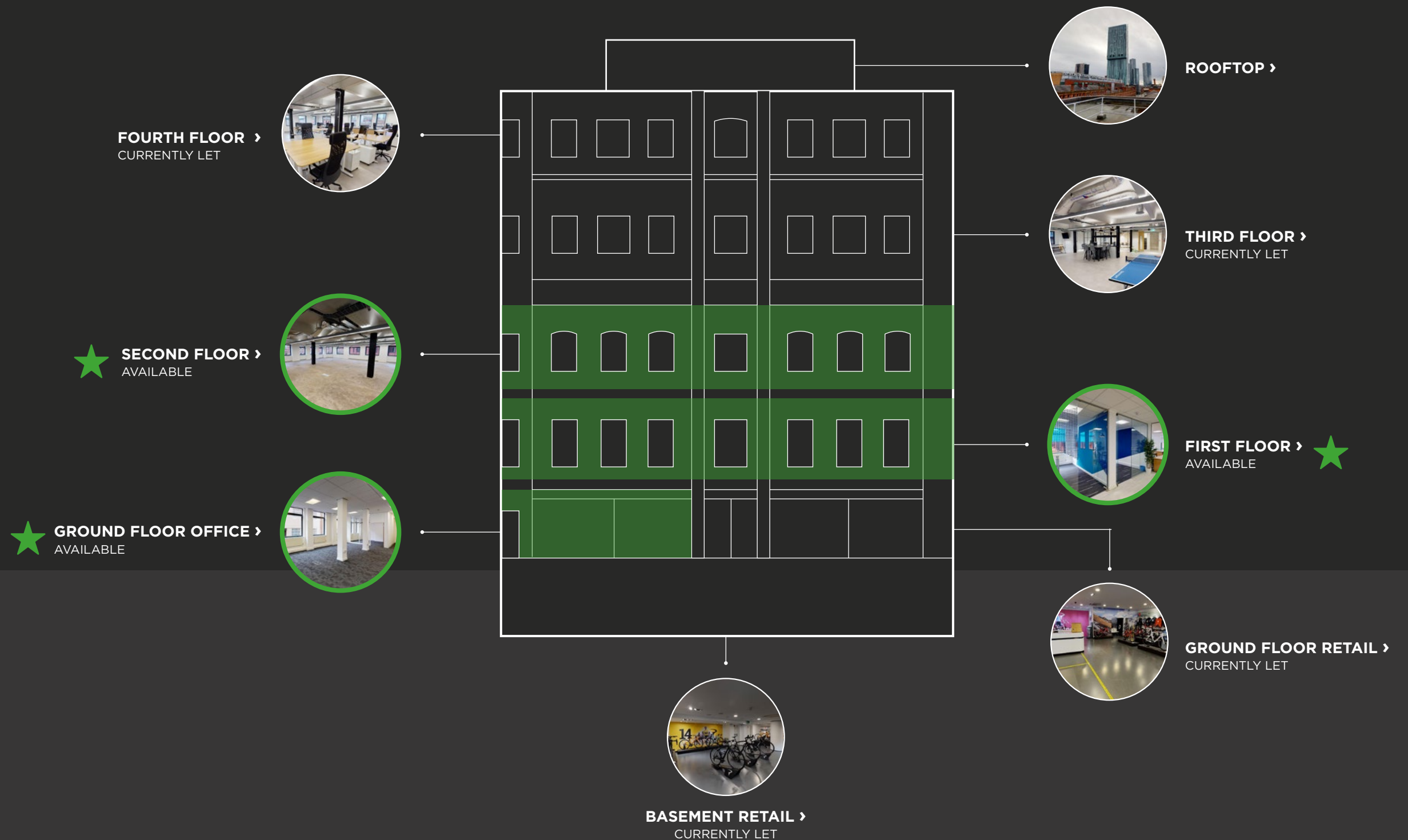
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TAKE THE TOUR ▶

GO INSIDE WITH MATTERPORT

IMMERSE YOURSELF IN OUR VIRTUAL TOUR





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ACCOMMODATION

Demise	NIA (Sqft)
Basement Rear	1,509
Part Ground Front	2,176
Part Basement Front	2,120
Ground Floor Rear	1,150
1st Floor	4,260
2nd Floor	4,260
3rd Floor	4,260
4th Floor	3,953
NIA total (Approx.)	23,688
GIA total (Approx.)	30,000

TENANCY SCHEDULE

Demise	Occupier	From	To	Term (Yrs)	Review	Net Internal Floor area (Sqft)	ERV
Basement Rear	NOW AVAILABLE	N/A	N/A	N/A	N/A	1,509	POA
Part Ground & Basement Front	Cicli Pinarello (UK) Ltd	2nd July 2012	1st July 2022	10	No Further Reviews	4,296	Leased
Ground Floor Rear	NOW AVAILABLE	N/A	N/A	N/A	N/A	1,150	POA
1st Floor	NOW AVAILABLE	N/A	N/A	N/A	N/A	4,260	POA
2nd Floor	NOW AVAILABLE	N/A	N/A	N/A	N/A	4,260	POA
3rd & 4th Floor	Go Daddy Ltd	14th June 2018	13th June 2023	5	No Reviews	8,213	Leased



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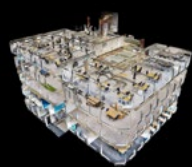
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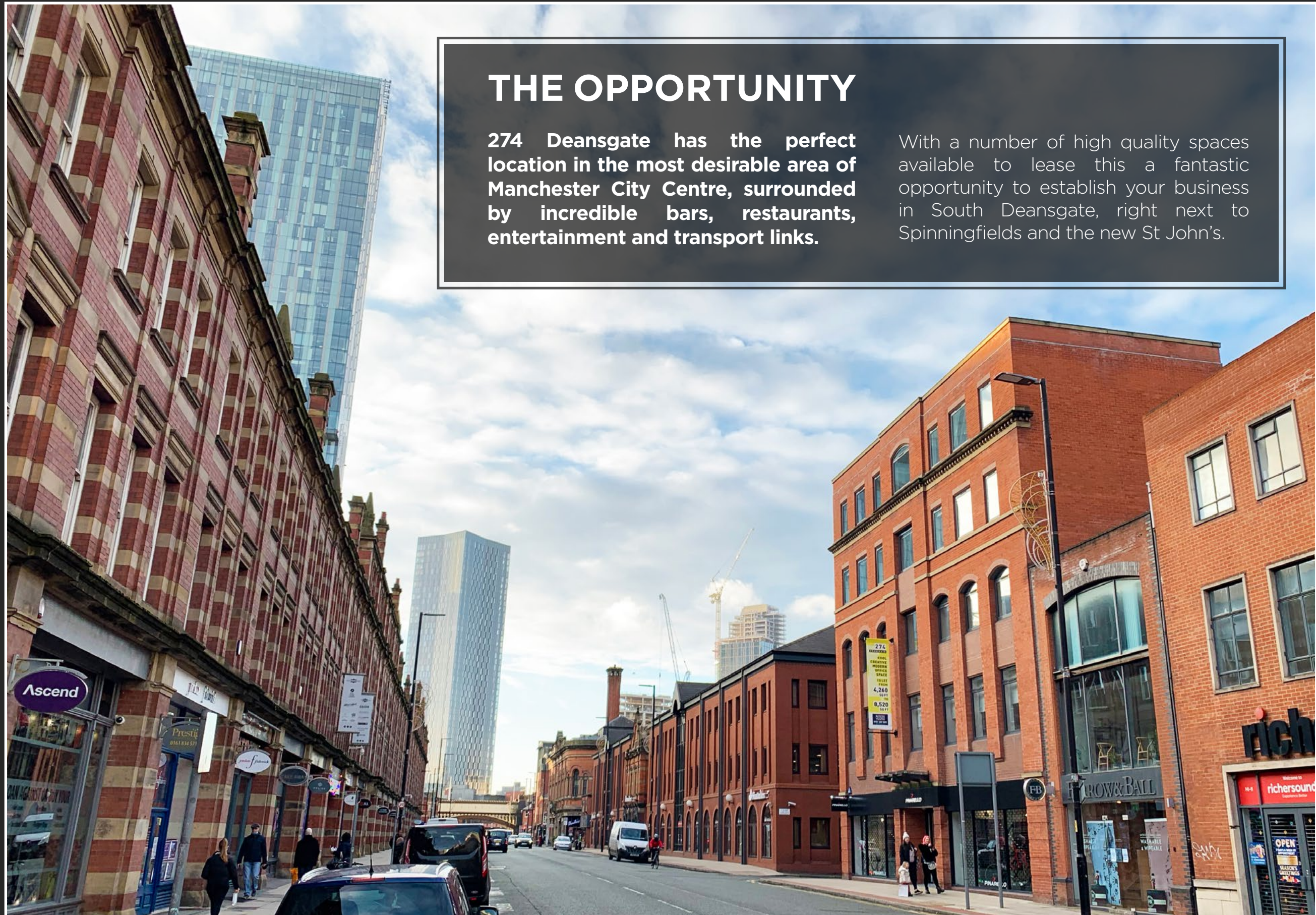


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THE OPPORTUNITY

274 Deansgate has the perfect location in the most desirable area of Manchester City Centre, surrounded by incredible bars, restaurants, entertainment and transport links.

With a number of high quality spaces available to lease this a fantastic opportunity to establish your business in South Deansgate, right next to Spinningfields and the new St John's.





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VIEWING

By appointment with agents:

Landwood Group

South Central, 11 Peter Street
Manchester, M2 5QR

FAO Mark Baldwin

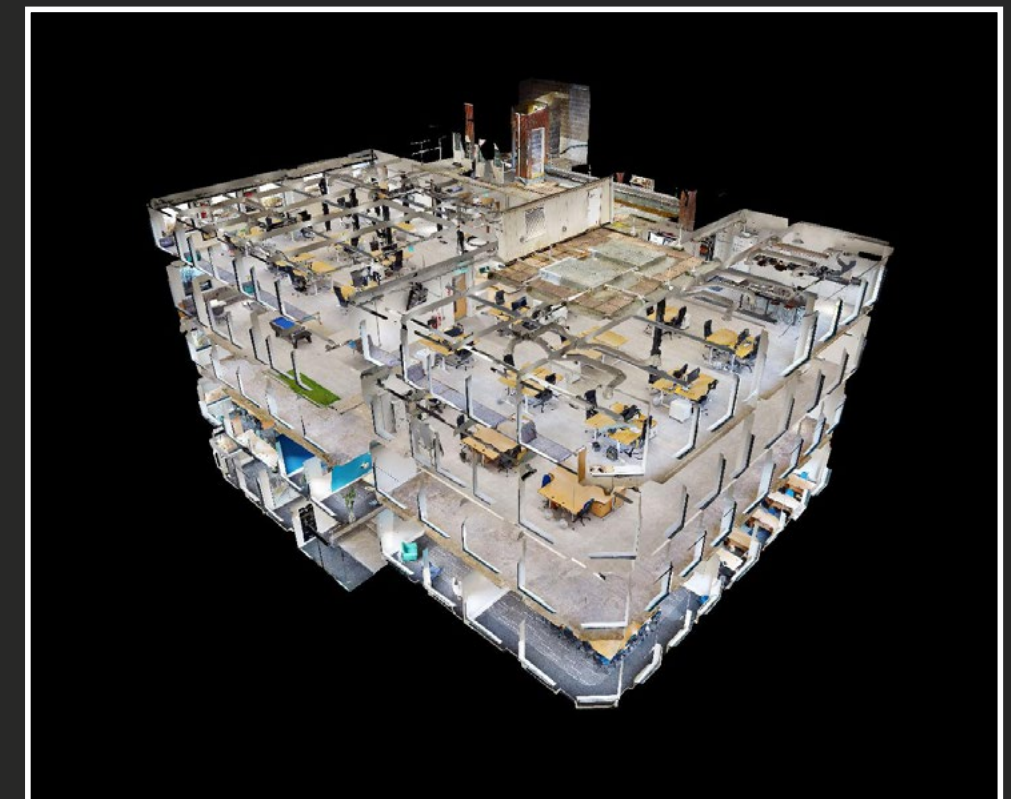
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TAKE THE TOUR ►