



networking@

2001

deansgate@manchester.uk.

STUNNING NEW OFFICES



Networking...

... more than any other single term it has come to symbolise the way business is increasingly done in the last decade of the twentieth century.

Networking...

... it can mean the informal association of a business with a selected group of other businesses, working efficiently together in the long term.

Networking...

... it can mean computers talking freely to each other between floors or between continents.

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And most recently of all, it has come to mean business communication via the Information Superhighway.

201.deansgate is the first new building in the north of England to be marketed on the **I n t e r n e t**.

Which couldn't be more appropriate, because

201.deansgate is a building conceived, built and equipped for the calibre of organisation for whom networking has already become a way of business life ;-)



For yet more information on **201.deansgate**, visit Internet

<http://www.deansgate-201.com>.



Design Concept

A design which re-addresses the basic ideals

Embracing the new spirit of realism, the design team has taken great care to address the issues that matter most to building occupiers.

With this in mind, **201.deansgate** has a high degree of positive status, with a prominent welcoming approach :-)

The entrance foyer is large and open, and the accommodation has large open floor plates with maximum natural light.

Internal circulation has been optimised, with generous car parking and storage facilities.

With an eye on the future, great emphasis has been placed on flexibility for changing layouts.

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A new landmark in Manchester

201.deansgate is a building of unmistakable stature and presence, yet free from the extravagance that characterised many such projects in the nineteen eighties.

By virtue of its quality and construction, **201.deansgate** will, without doubt, become a landmark worthy of the north's capital city.

In its architectural design, *it is stunning.*

In its detail, *it is the last word in understated elegance.*

In its configuration, *it is supremely practical.*

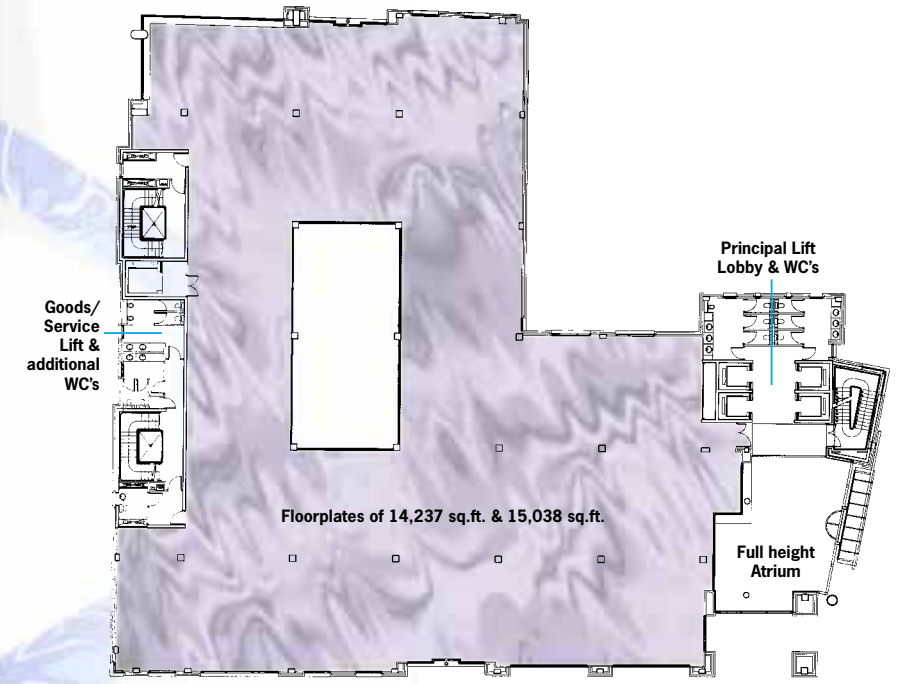
And in its specification, *it has few rivals.*

A combination of virtues which have already attracted International Accountants Touche Ross, who have taken the top three floors – circa 40,000 sq ft (3,716 m²) – by way of a pre-let.

The Accommodation

201.deansgate is planned on a ground floor and five upper levels. Car parking is provided both at ground floor and basement level, with the sub-basement comprising purpose-built archive storage.

68,508 sq. ft. (6,364 m²) of prestigious new office accommodation is provided on the upper floors, together with two ground floor showroom areas totalling **4,850 sq. ft.** (450 m²)



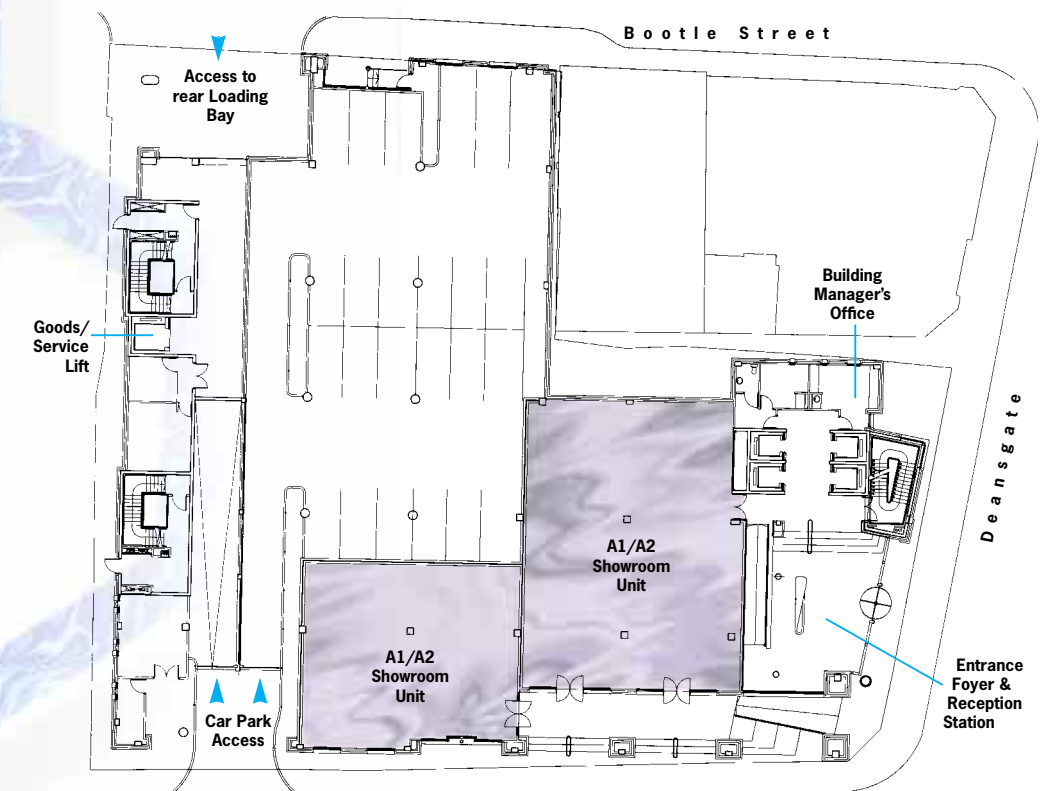
Typical Upper Floor (First & Second)

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The lettable areas are arranged as follows:-

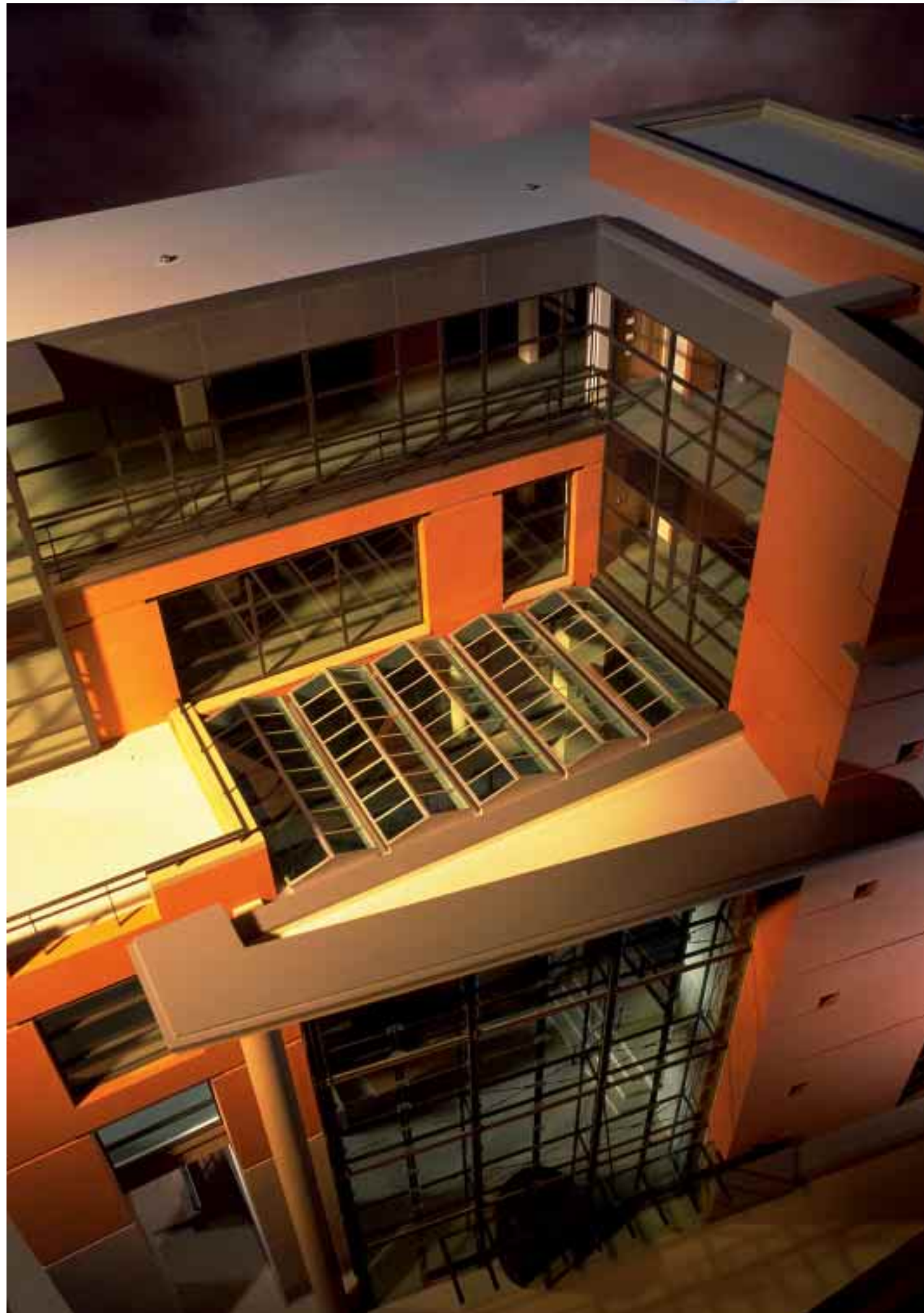
Floor	Use	Area (net)
:-) Lower Basement	Archive Storage 1	4,250 sq. ft. 395 m ²
	Archive Storage 2	3,108 sq. ft. 289 m ²
:-) Basement	Car Parking	47 spaces
	Car Parking	21 spaces
:-) Ground Floor	Car Parking	24 spaces
	A1/A2 Unit	2,950 sq. ft. 274 m ²
:-) First Floor	Offices	14,237 sq. ft. 1,323 m ²
	Offices	15,038 sq. ft. 1,397 m ²
:-) Second Floor	Offices	14,958 sq. ft. 1,390 m ²
	Offices	14,730 sq. ft. 1,368 m ²
:-) Third Floor	Offices	9,545 sq. ft. 887 m ²
	Offices	
:-) Fourth Floor	Offices	
	Offices	
:-) Fifth Floor	Offices	
	Offices	



Ground Floor

A detailed set of floor plans is available on request

:-) **Let areas** Touche Ross, Chesterton International Plc, Scottish Life



Amenity Features

Amongst the features and facilities offered within this impressive new building are the following:-

Office Areas:

- => Heating, cooling and ventilation by four pipe fan coil air-conditioning system, providing flexible and efficient environmental control.
- => High quality suspended metal tile ceilings, with fully integrated low brightness fluorescent light fittings.
- => Double glazed openable windows for ease of maintenance and to provide a natural ventilation option.
- => Fully accessible raised flooring to accommodate all electrical, telecom and other trunking necessary - including data highway.
- => Optimised floor plate configuration providing for both cellular and/or open-plan arrangements.

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General:

- => Imposing entrance foyer featuring a four storey atrium, separate front reception station and building management system room.
- => Four 10 person passenger lifts.
- => Independent goods/service lift to rear core from a purpose built loading bay, serving all floors including basement and archive storage.
- => Generous two core arrangement of high quality male, female and disabled WC facilities.
- => Polished limestone paving to entrance foyer and carpet finishes to the lift lobbies and office areas.
- => Secure basement car parking and sub-basement archive storage facility.
- => Fully implemented security strategy including proximity card door locks and CCTV. 24 hour access, 365 days a year.

A detailed building technical manual is available on request.



Location

201.deansgate . At the hub of Manchester's commercial network occupying an important corner site fronting Deansgate (A56), one of the city's principal thoroughfares. The Deansgate/Peter Street/Quay Street office hub is an important commercial location, easily accessed from the surrounding prime core retail, civic and legal community districts ;-)



virtual manchester @ <http://www.u-net.com/manchester/A-Z/home.html>.



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Terms and Letting Agents

The accommodation is offered to let for a term of twenty five years, the lease to be drawn on full repairing and insuring terms and to incorporate rent reviews at the end of each fifth year.

Full details of letting terms from Joint Agents.



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enterprise in manchester @ <http://www.u-net.com/manchester/enterprse/home.html>.

Professional Team

Developer

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Structural Engineers

Consultants bmp

@ Alberton House
St. Mary's Parsonage
Manchester M3 2WJ

*Consulting Engineers
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Usher & Partners

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Carrington Field Street
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Stockport SK1 3JN

Quantity Surveyors

Andrews & Boyd

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*Consultant Surveyors
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Dunlop Heywood

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<http://www.deansgate-201.com>

Joint Letting Agents



The Joint Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.