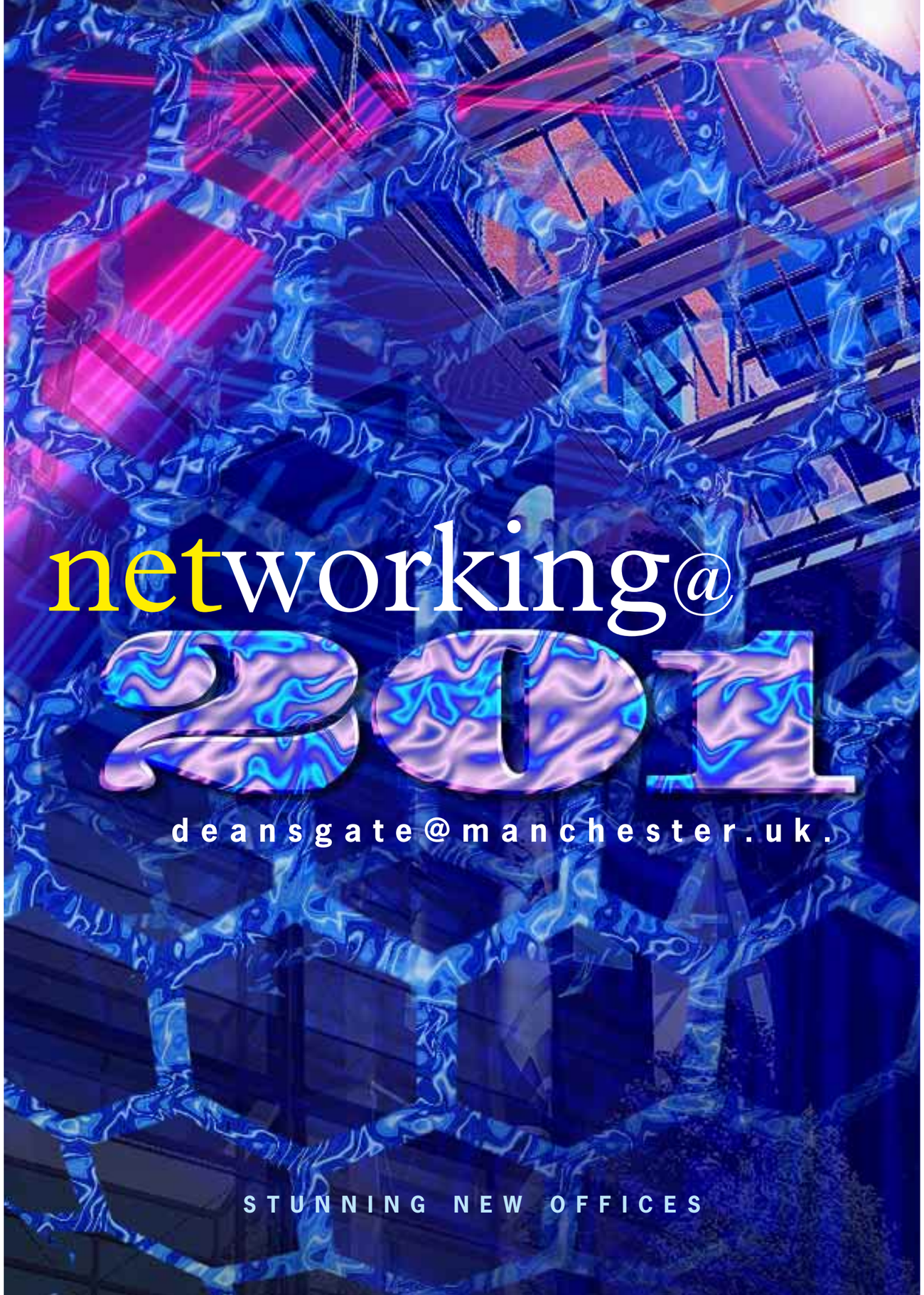
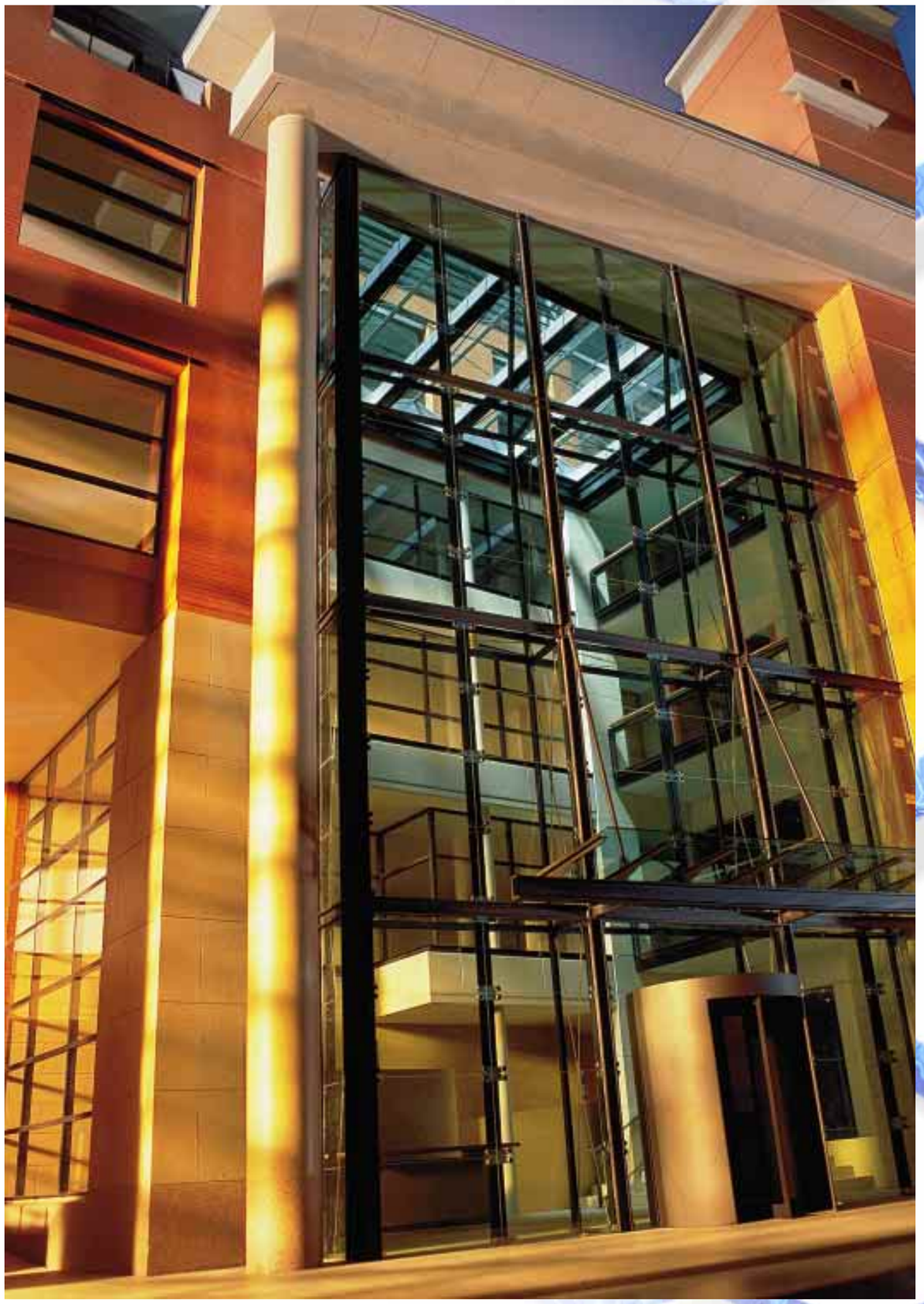

networking@
2001
deansgate@manchester.uk.
STUNNING NEW OFFICES



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.

networking@

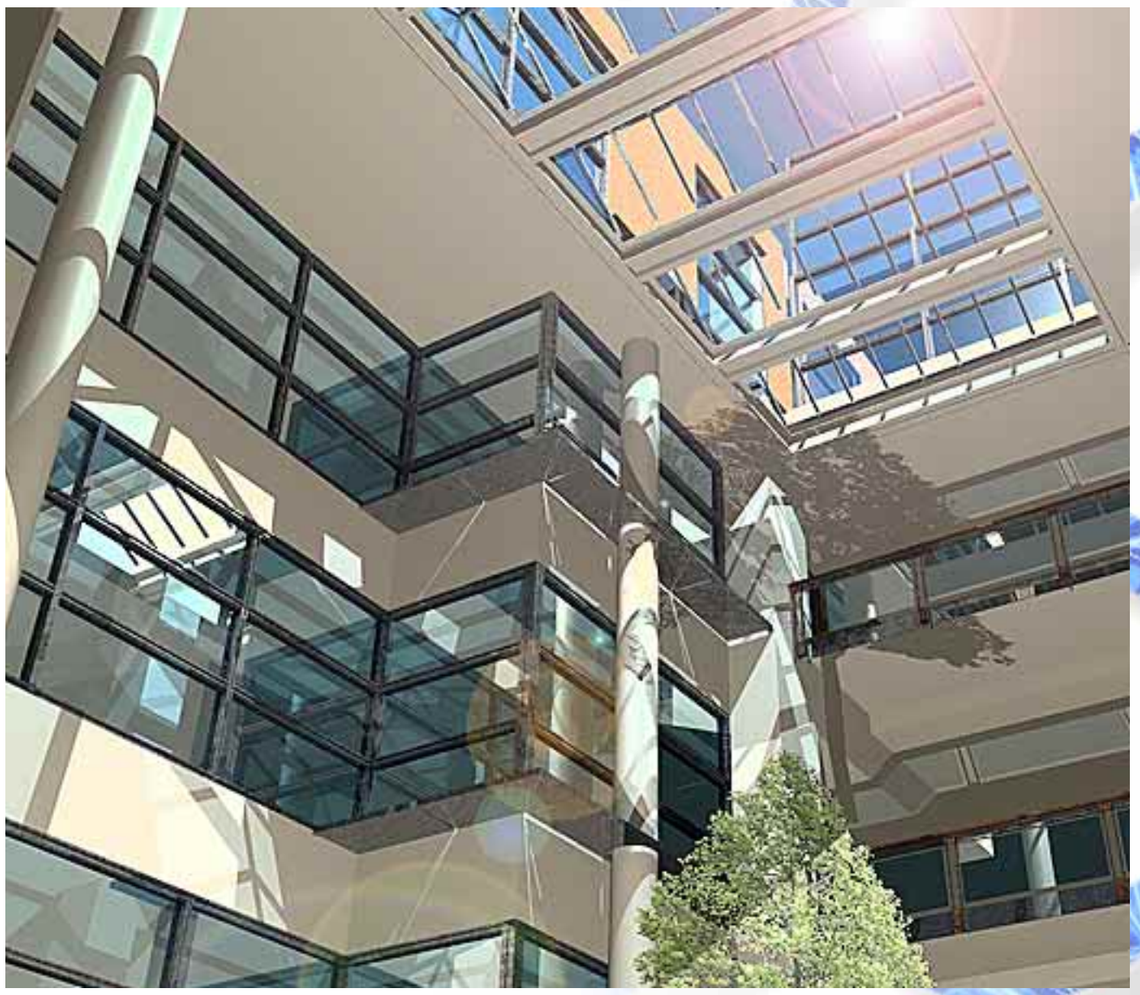
And most recently of all, it has come to mean business communication via the Information Superhighway.

201.deansgate is the first new building in the north of England to be marketed on the **Internet.**

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.

networking@

201

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 m^2) – 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)

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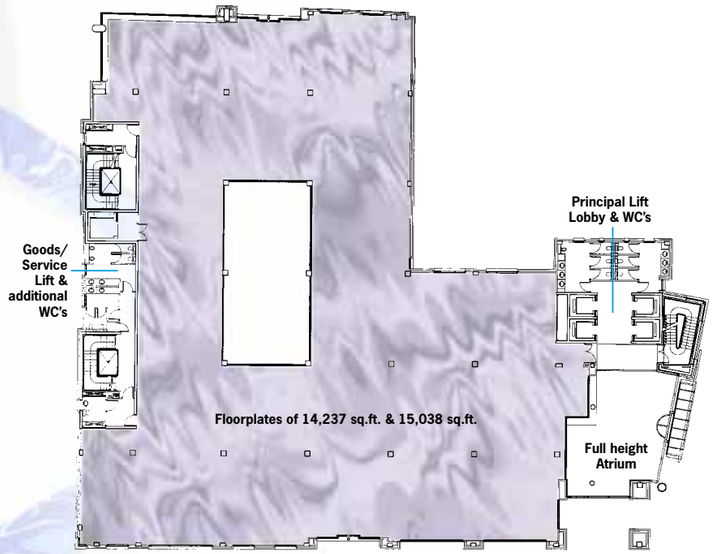
201

The lettable areas are arranged as follows:-

	Floor	Use	Area (net)	
:-)	Lower Basement	Archive Storage 1	4,250 sq. ft.	395 m²
		Archive Storage 2	3,108 sq. ft.	289 m²
:-)	Basement	Car Parking	47 spaces	
		Car Parking	21 spaces	
:-)	Ground Floor	Car Parking	24 spaces	
:-)		A1/A2 Unit	2,950 sq. ft.	274 m²
		A1/A2 Unit	2,950 sq. ft.	274 m²
:-)	First Floor	Offices	14,237 sq. ft.	1,323 m²
	Second Floor	Offices	15,038 sq. ft.	1,397 m²
:-)	Third Floor	Offices	14,958 sq. ft.	1,390 m²
:-)	Fourth Floor	Offices	14,730 sq. ft	1,368 m²
:-)	Fifth Floor	Offices	9,545 sq. ft.	887 m²

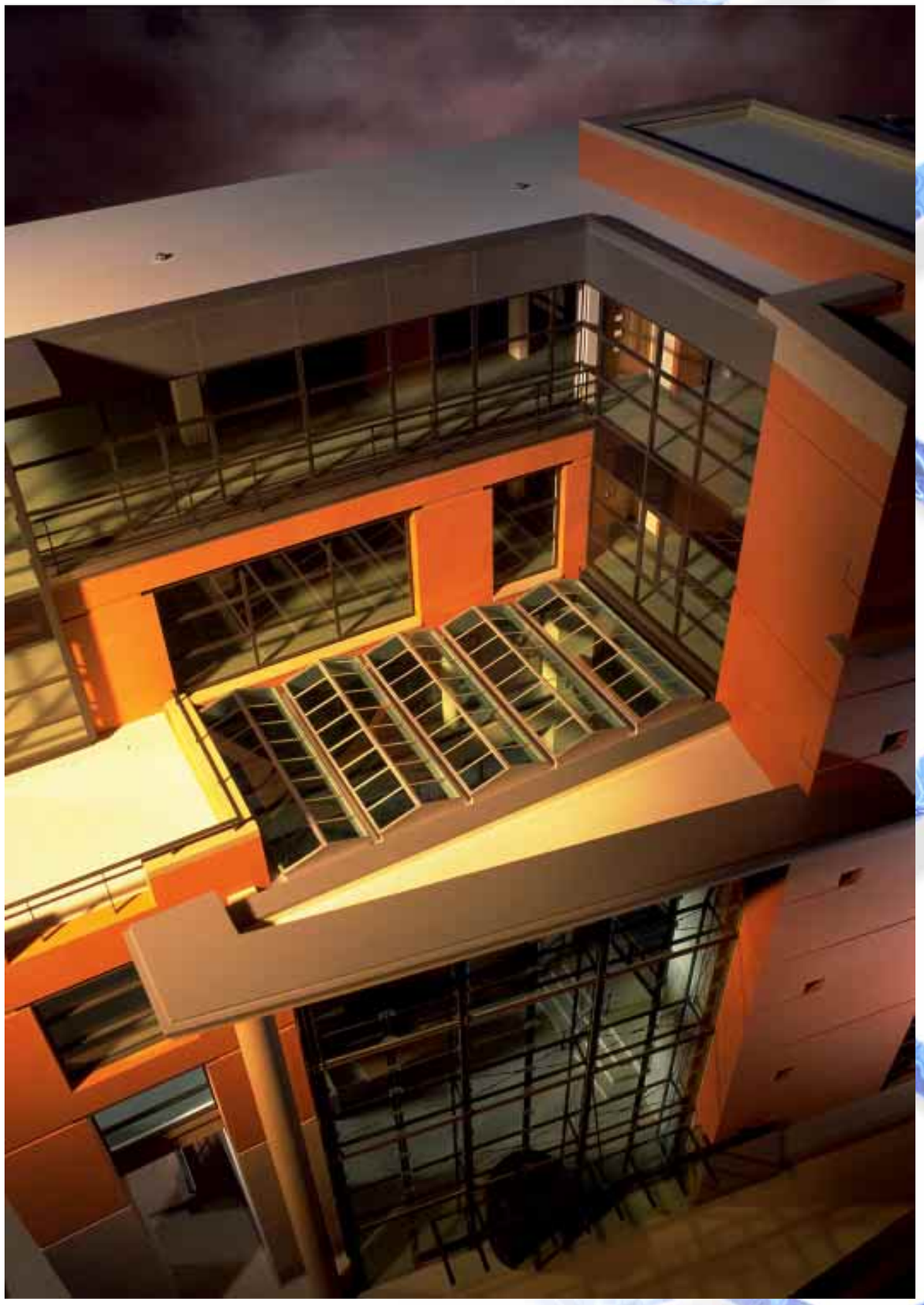
:-) *Let areas* **Touche Ross, Chesterton International Plc, Scottish Life**



Typical Upper Floor (First & Second)

Ground Floor

A detailed set of floor plans is available on request



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 throughfares. 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 **;-)**

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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.

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

events @ http://www.u-net.com/ manchester/ events/home.html

the theatres of manchester @ http://www.u-net.com/ manchester/theatres/home.html

hotels in manchester @ http://www.u-net.com/ manchester/hotels/home.html

granada tv @ http://www.u-net.com/program

night life of manchester @ http://www.u-net.com/ manchester/ clubs/home.html

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

Professional Team

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Manchester M2 2AN

Structural Engineers

Consultants bmp

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

Consulting Engineers and Building Services

Usher & Partners

@ Prudent House
Carrington Field Street
Higher Hillgate
Stockport SK1 3JN

Quantity Surveyors

Andrews & Boyd

@ Brook House
77 Fountain Street
Manchester M2 2EE

Consultant Surveyors and Funding Agents

Dunlop Heywood

@ 7 Curzon Street
London W1Y 7FL

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DUNLOP HEYWOOD
CONSULTANT SURVEYORS
0161-834 8384
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