

GRADE A
OFFICE SPACE
TO LET
11,517 SQ FT

DEANS GATE

CBRE Colliers

SHAPING THE SKYLINE

Commanding a prominent position on Deansgate, 125 is one of Manchester's most recognisable office buildings. Its elegant 12-storey form and distinctive façade make an immediate statement, while expansive floor-to-ceiling glazing fills every workspace with natural light and city views.

This Grade A, BREEAM 'Excellent' development combines striking architecture with an exceptional location.



125
DEANSGATE

125 DEANS_GATE
OFFERS 11,517 SQ FT
OF EXCEPTIONAL
OFFICE SPACE WITH A
GRADE A SPECIFICATION,
LOCATED IN A
PRIME POSITION WITH
EXTENSIVE VIEWS OF
MANCHESTER'S SKYLINE.

125 Deansgate provides best in class, Grade A workspace, in the heart of Manchester City Centre. Occupiers benefit from a premium specification and range of on-site amenities including a business lounge and on-site coffee bar. Efficient column free floor plates with floor to ceiling glazing, an abundance of natural light and great aspect all deliver an exceptional working environment.



**SURROUNDED BY AN
ABUNDANCE OF
DAYTIME AND EVENING
LEISURE, MAKING IT THE
PERFECT SPACE TO
WORK AND PLAY**

Benefiting from a super prime location in the heart of Manchester's thriving commercial district, 125 Deansgate sits in close proximity to a range of transport hubs and food & beverage offerings.

**YOU'RE IN
SPINNINGFIELDS**

1 2 3 @ spinningfields

SPINNINGFIELDS

**CONNECT &
CREATE**

ON THE DOORSTEP
OF SPINNINGFIELDS
125 DEANS GATE IS THE
PERFECT PLACE TO DO
BUSINESS AND ENJOY CITY LIFE.



RESTAURANTS
& BARS

- 1 The Box
- 2 Australasia
- 3 Sexy Fish
- 4 Sunset by Australasia
- 5 Motley
- 6 Hawksmoor
- 7 Manhatta
- 8 Fazenda
- 9 Comptoir Libanais
- 10 Thaihun
- 11 The Alchemist
- 12 The Oast House
- 13 Neighbourhood
- 14 Dishoom
- 15 Masons
- 16 San Carlo
- 17 Tast Catala
- 18 Zaap Thai
- 19 Maray
- 20 El Gato Negro Tapas
- 21 Franco Manca Pizza
- 22 Gaucho
- 23 Piccolino
- 24 Circolo Popolare
- 25 Rudy's
- 26 Albert's Schloss
- 27 Revolucion de Cuba
- 28 Impossible
- 29 The Ivy
- 30 The Lawn Club
- 31 Louis
- 32 Bills
- 33 Tattu
- 34 20 Stories

CAFES

- 1 Starbucks
- 2 Cafe Nero
- 3 Ditto Coffee
- 4 Federal Cafe
- 5 Pret A Manger
- 6 Black Sheep Coffee
- 7 Itsu
- 8 Bold Street Coffee
- 9 Knoops Chocolate Cafe
- 10 Pot Kettle Black

LEISURE
& FITNESS

- 1 TRIB3 Gym
- 2 St. Michael's
- 3 Pure Gym
- 4 Spinningfields
- 5 Manchester Opera House
- 6 Everyman Cinema
- 7 Manchester Central Library
- 8 King Street Gym
- 9 V1BE Gym Mosley Street
- 10 Royal Exchange Theatre
- 11 Art Gallery

HOTELS

- 1 Yotel
- 2 The Lowry
- 3 King Street Town House
- 4 Hotel Gotham
- 5 The Edwardian
- 6 The Midland





NEW BAILEY

SALFORD CENTRAL

125
DEANSGATE

LOWRY HOTEL

St. John's

Spinningfields

St. Ann's Square

TO VICTORIA STATION /
NORTH MANCHESTER

M&S

SELFRIDGES

MANCHESTER
ARNDALE

METROLINK

Lincoln Square

St. Michael's

GREAT NORTHERN
WAREHOUSE

P

MANCHESTER CENTRAL
CONVENTION COMPLEX

Albert Square

TOWN
HALL

CENTRAL
LIBRARY

MIDLAND
HOTEL

ST PETER'S SQUARE

TO PICCADILLY STATION /
MANCHESTER AIRPORT

MOSLEY STREET

METROLINK

TO MEDIA CITY

DEANSGATE-
CASTLEFIELD

METROLINK

DEANSGATE

BRIDGEWATER HALL

Barbirolli Square

METROLINK

PERFECTLY
POSITIONED

125 DEANS_GATE, MANCHESTER M3 2BU

ST. PETER'S SQUARE METROLINK IS JUST A SHORT WALK

125 DEANS_GATE



WALK

- Spinningfields <1 min
- St. Peter's Square Metrolink 4 mins
- Deansgate Rail/Metrolink 6 mins
- Arndale Shopping Centre 10 mins
- Victoria Station 12 mins
- Oxford Road Station 13 mins
- Piccadilly Station 16 mins

METROLINK

- Piccadilly Station 6 mins
- Victoria Station 12 mins
- Castlefield 16 mins
- Altrincham 18 mins
- MediaCity 20 mins
- Bury 25 mins
- Didsbury Village 29 mins
- Manchester Airport 30 mins



WITH A POPULATION OF APPROXIMATELY 2.6M AND OVER 11M WITHIN A 50 MILE RADIUS, MANCHESTER HAS THE LARGEST TRAVEL-TO-WORK CONURBATION OUTSIDE LONDON.

All the UK's major cities and centres of commerce are readily accessible with a consumer market of 20m within a two-hour drive of the city.

WORLD CLASS CONNECTIVITY

 ROAD

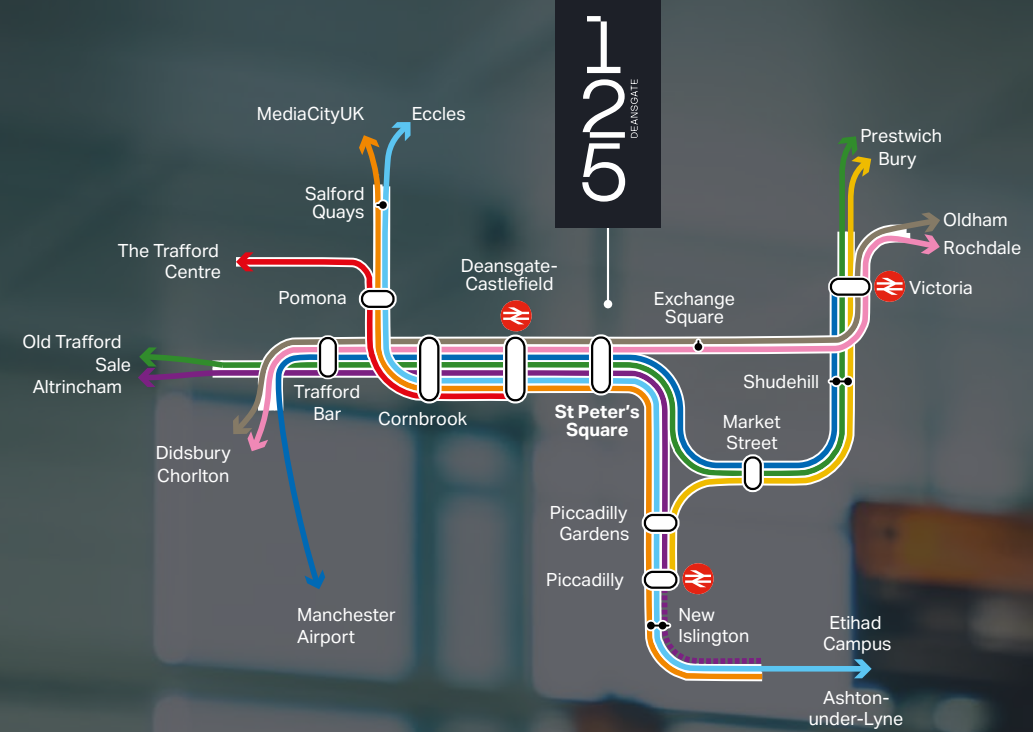
Manchester benefits from one of the most extensive regional motorway networks in the country.

The M60 Orbital provides easy access to the surrounding motorways including the M6, M61, M62 and M56 providing access to all major UK cities.

 AIR

Manchester Airport is situated 5 miles (8 km) to the south of the city centre.

The UK's 3rd busiest airport and largest outside of London, providing flights to internationally to over 200 destinations.



 RAIL

All of Manchester mainline railway stations are easily accessed from 125 deansgate providing unrivalled connectivity to the following destinations.

- Manchester Airport 15 mins
- Liverpool 35 mins
- Leeds 45 mins
- Birmingham 1 hour 30 mins
- London 2 hours
- Edinburgh 3 hours 20 mins

 METROLINK

The Metrolink tram system offers speedy transport to all points of Greater Manchester.

- from St Peter's Square**
- Piccadilly Railway Station 6 mins
 - Media City 20 mins
 - Altrincham 20 mins
 - Bury 25 mins
 - East Didsbury 30 mins
 - Manchester Airport 40 mins

 BUS

Manchester is served by an extensive bus network.

The city centre is served by free shuttle bus services between the mainline stations of Piccadilly, Victoria and Oxford Road.



DIRECT FLIGHTS FROM MANCHESTER TO OVER 200 DESTINATIONS WORLDWIDE



7TH FLOOR
11,517 SQ FT

- 84

Workstations (1400 x 800mm)
- 7

Small Formal Meeting Rooms
- 144

Personal Lockers
- 44

Storage Cabinets
- 2

Breakout Areas
- 1

Open Collaboration Area
- 9

Collaboration Team Tables
- 8

4 PAX Work Booths
- 4

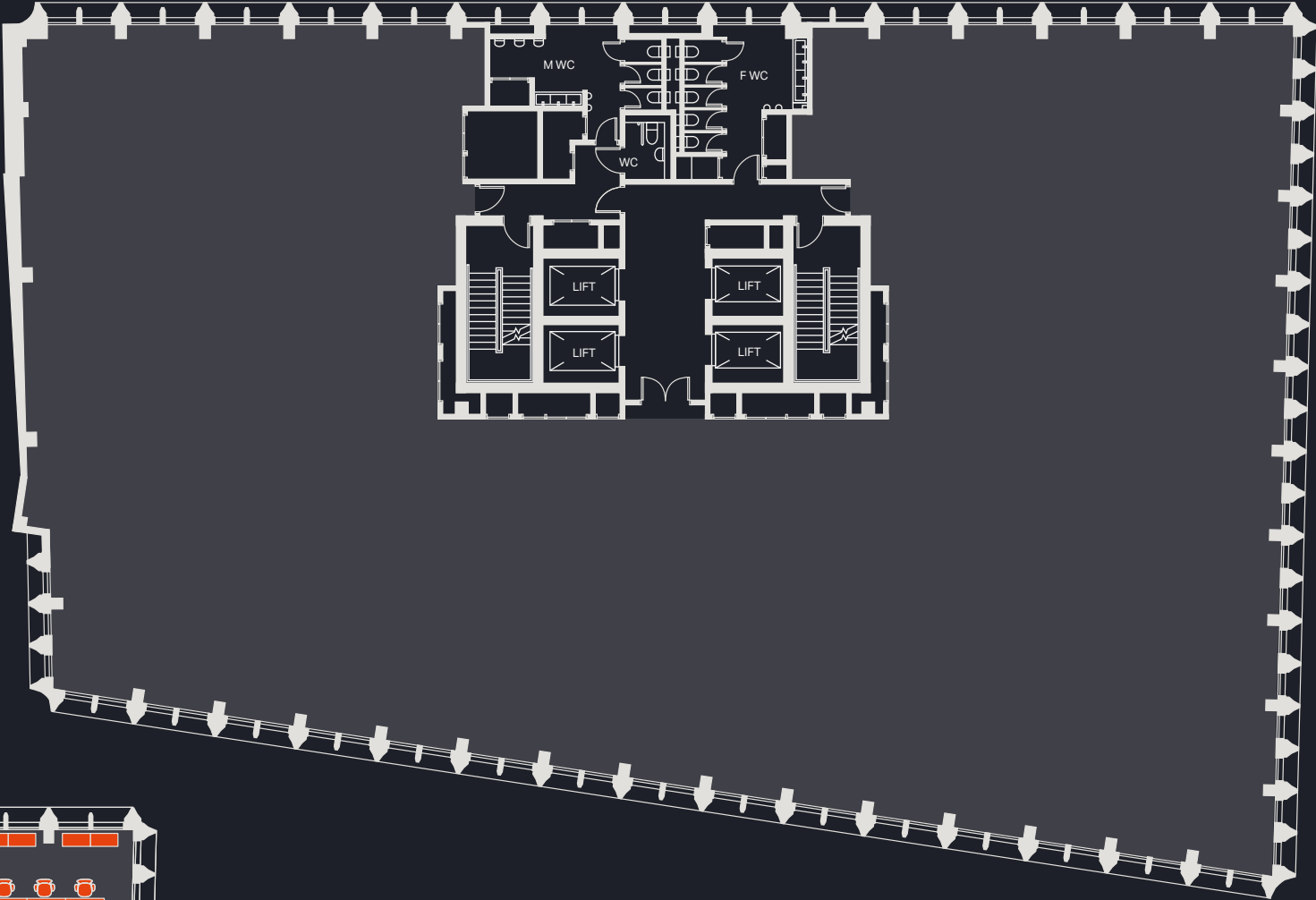
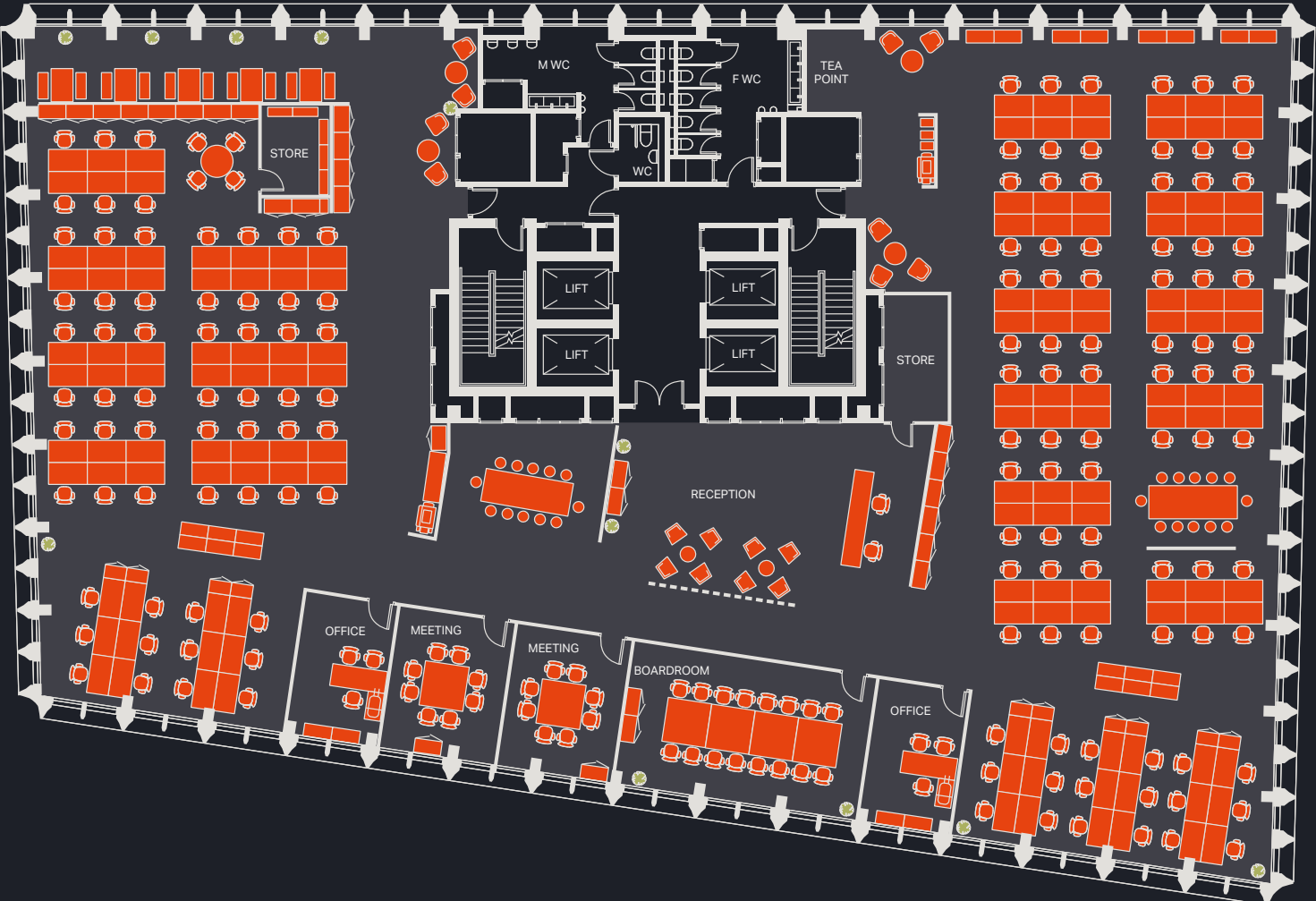
2 PAX Work Booths
- 2

Phone Booths
- 4

Individual Booths
- 1

Central Print Hub

ILLUSTRATIVE SPACE PLAN



EFFICIENT
COLUMN-FREE
FLOOR PLATES
SUITABLE FOR
ALL TYPES
OF BUSINESSES

LARGE **COLUMN-FREE** OPEN FLOORPLAN
PROVIDING 11,517 SQ FT OF GRADE A OFFICES.

GREEN CREDENTIALS



EPC RATING
A



DESIGNED TO
BREEAM
'EXCELLENT' RATING



LED
LIGHTING



LARGE OPEN
COLUMN-FREE
FLOORPLATES



OFFICE FLOOR
TO CEILING
HEIGHT OF 2.8M



FULL HEIGHT
FLOOR TO CEILING
GLAZING



4 PIPE FAN COIL
AIR-CONDITIONING



2 X 17 AND 2 X 21
PERSON
PASSENGER LIFTS



FABULOUS
CITY CENTRE
VIEWS



150MM FULLY
ACCESSIBLE
RAISED FLOOR



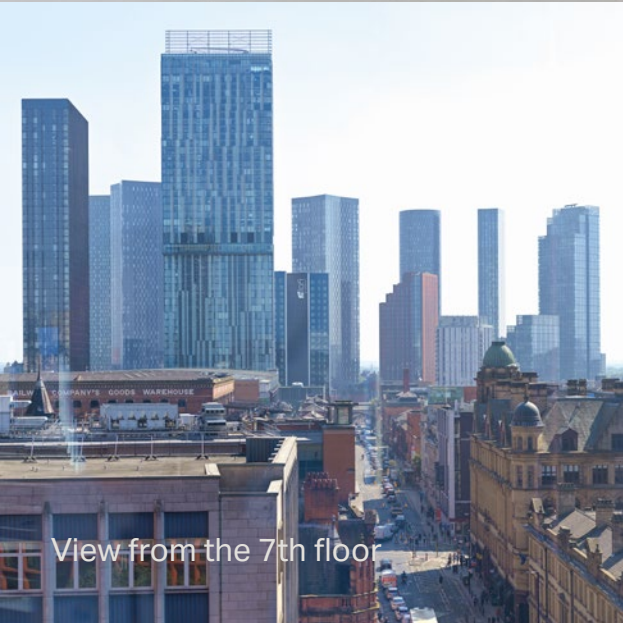
EXTENSIVE BASEMENT
CYCLE STORAGE, SHOWER
& LOCKER FACILITIES



WIREScore
PLATINUM RATING



WORK **INSPIRED**
DESIGNED FOR
SUCCESS



View from the 7th floor



YOUR
WELLNESS
IS OUR
PRIORITY

THE ART OF WORKING WELL



CYCLE
HUB



97 SECURE
BIKE RACKS



80
LOCKERS



DRYING
ROOM



CYCLE REPAIR
STATION



ACCESSIBLE
SHOWERS



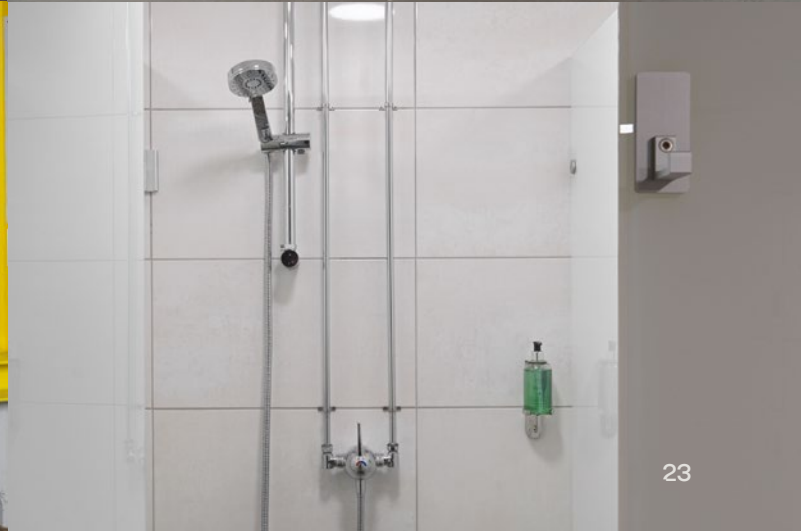
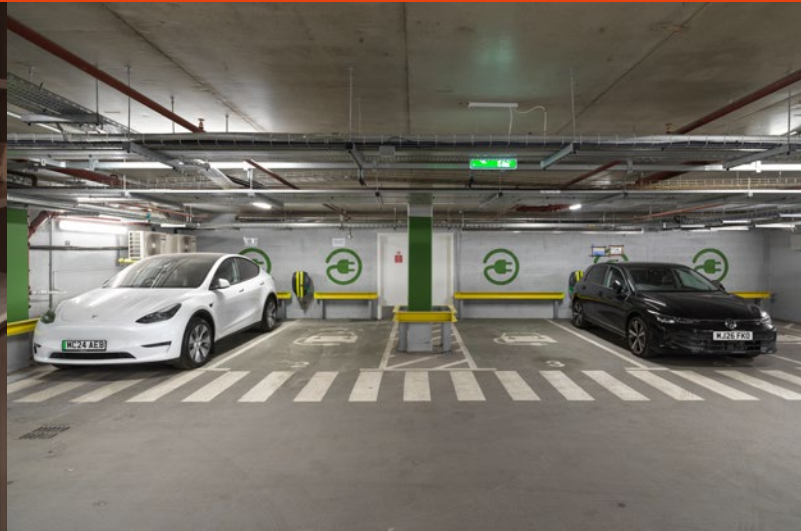
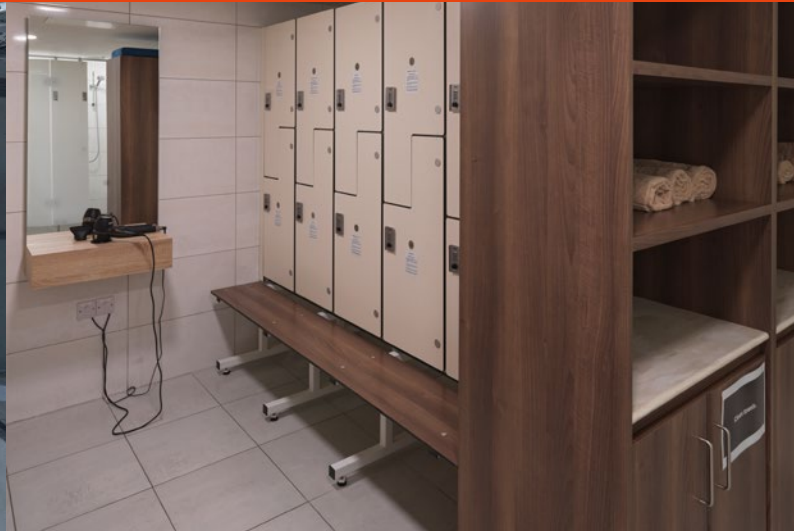
CAR
PARKING



EV CHARGING
POINTS



125 DEANS GATE





THE BUILDING ALSO PROVIDES OCCUPIERS WITH A COMMUNAL BUSINESS LOUNGE OFFERING A COFFEE BAR AND A RANGE OF CO-WORKING, MEETING AND BREAKOUT SPACES.



GET IN TOUCH TO ARRANGE A VIEWING

 WATCH OUR VIDEO

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CBRE



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