

BRIDGEWATER

HOUSE

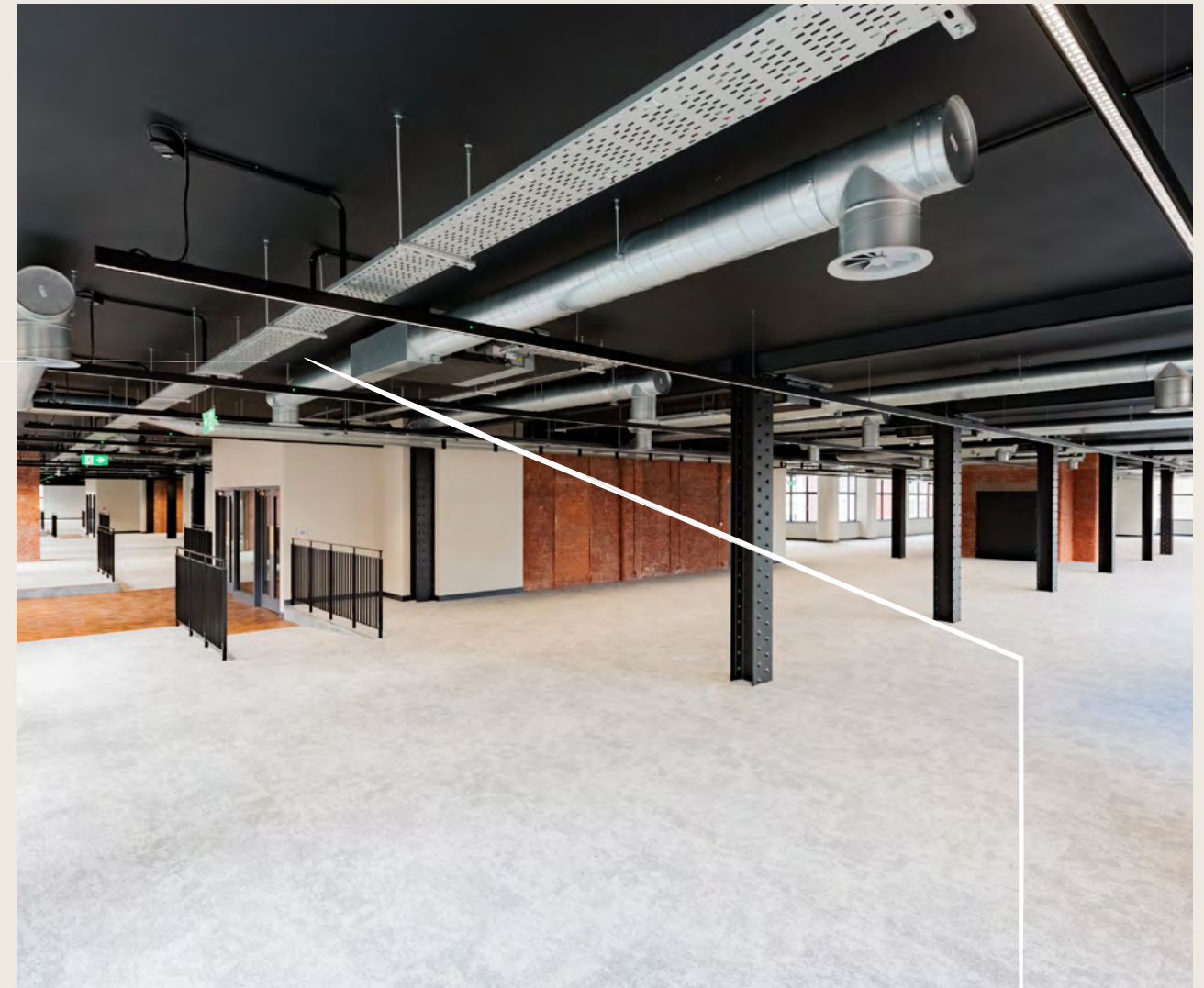


A HISTORIC
SPACE, WAITING
FOR YOUR
MODERN MARK.

BRIDGEWATER
HOUSE; A
NATURAL
BLEND OF
MATERIALS
ELEGANTLY
FUSING
THE THEN
AND NOW.



A JEWEL IN MANCHESTER'S PROUD PAST AS THE FIRST INDUSTRIAL CITY, WITH CONFIDENT ARCHITECTURE TO MATCH ITS *AMBITION.*



A head-turning reception, cafe and business lounge has been created, reimagining the entrance area as one more akin to a boutique hotel than an office building. Muted metallics and exposed rivets are contrasted with green accents, resulting in a fresh, clean take on the industrial aesthetic.

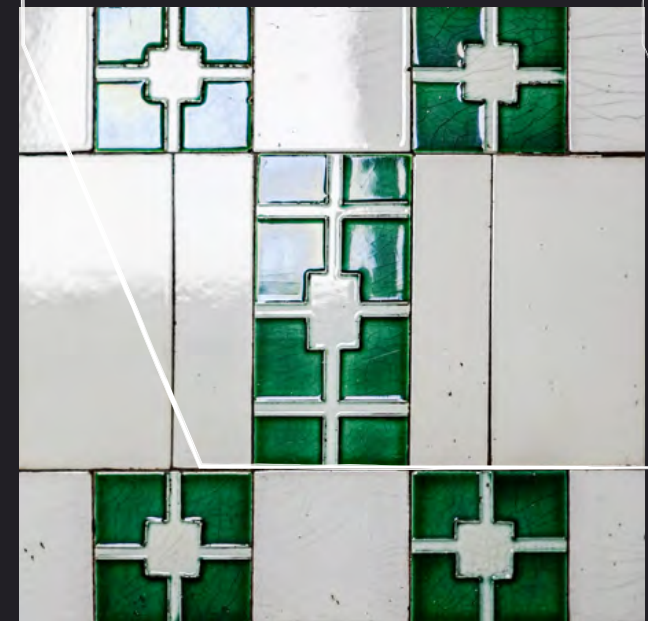


MANCHESTER'S
ALL ABOUT
REINVENTION,
USING THE BEST
OF ITS RICH
HISTORY.

A CLASSIC WHITE
FACADE THAT
STANDS OUT FROM
ITS REDBRICK
NEIGHBOURS.



MANCHESTER'S
ALL ABOUT
REINVENTION,
USING THE BEST
OF ITS RICH
HISTORY TO
CREATE
EXCITING NEW
DIRECTIONS.
BRIDGEWATER
HOUSE
EMBODIES
THAT SPIRIT.



Efficient open plan floor plates

Grade A refurbished offices

VRF heating and cooling system

LED pendant lighting

Full access raised floor

Four passenger lifts and two goods lifts

Flexible floor plate with two entrances

Original features including exposed
cast iron columns and brick walls

Refurbished male and female WC's

Manned reception with on-site
building manager

DDA compliant

24 hour access

Superfast internet connectivity provisions



RECENT
DEVELOPMENT
WORKS AT
BRIDGEWATER
HOUSE HAVE
TURNED THE
GROUND FLOOR
INTO A
COLLABORATIVE
WORKSPACE
FULL OF
EXCITING *NEW*
FEATURES.



On-site independent coffee shop 'Lock 88'

Complimentary wifi in reception

Cycle storage, workstation and repair space

On-site shower and changing facilities

Meeting pods with presentation facilities

Business lounge

On-site car parking and adjacent NCP car park

JD gyms located in the basement

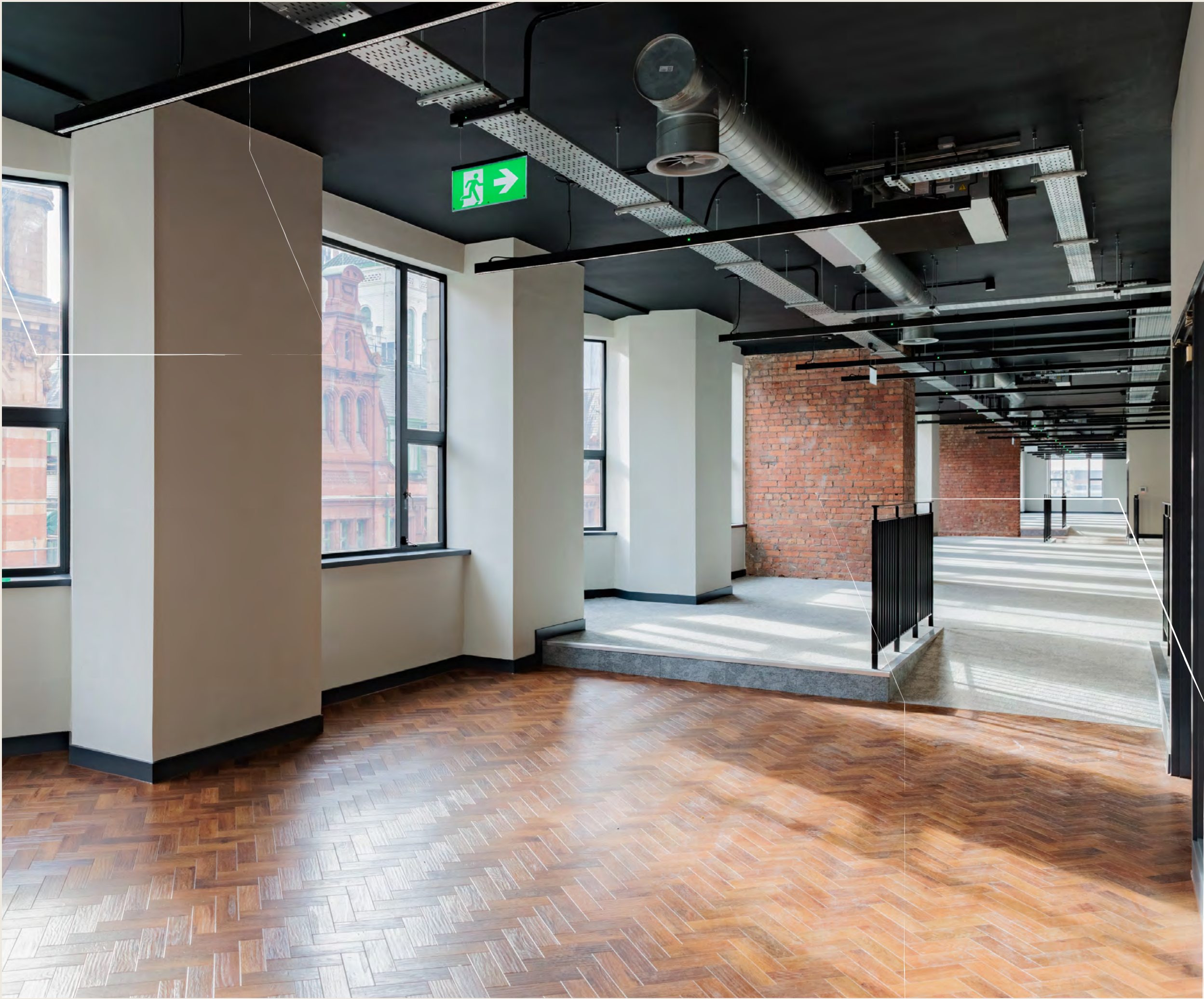


LOOKING
AFTER OUR
OCCUPIERS
WITH BEST
IN CLASS
FACILITIES.





A SPECIFICATION
SECOND TO *NONE*.

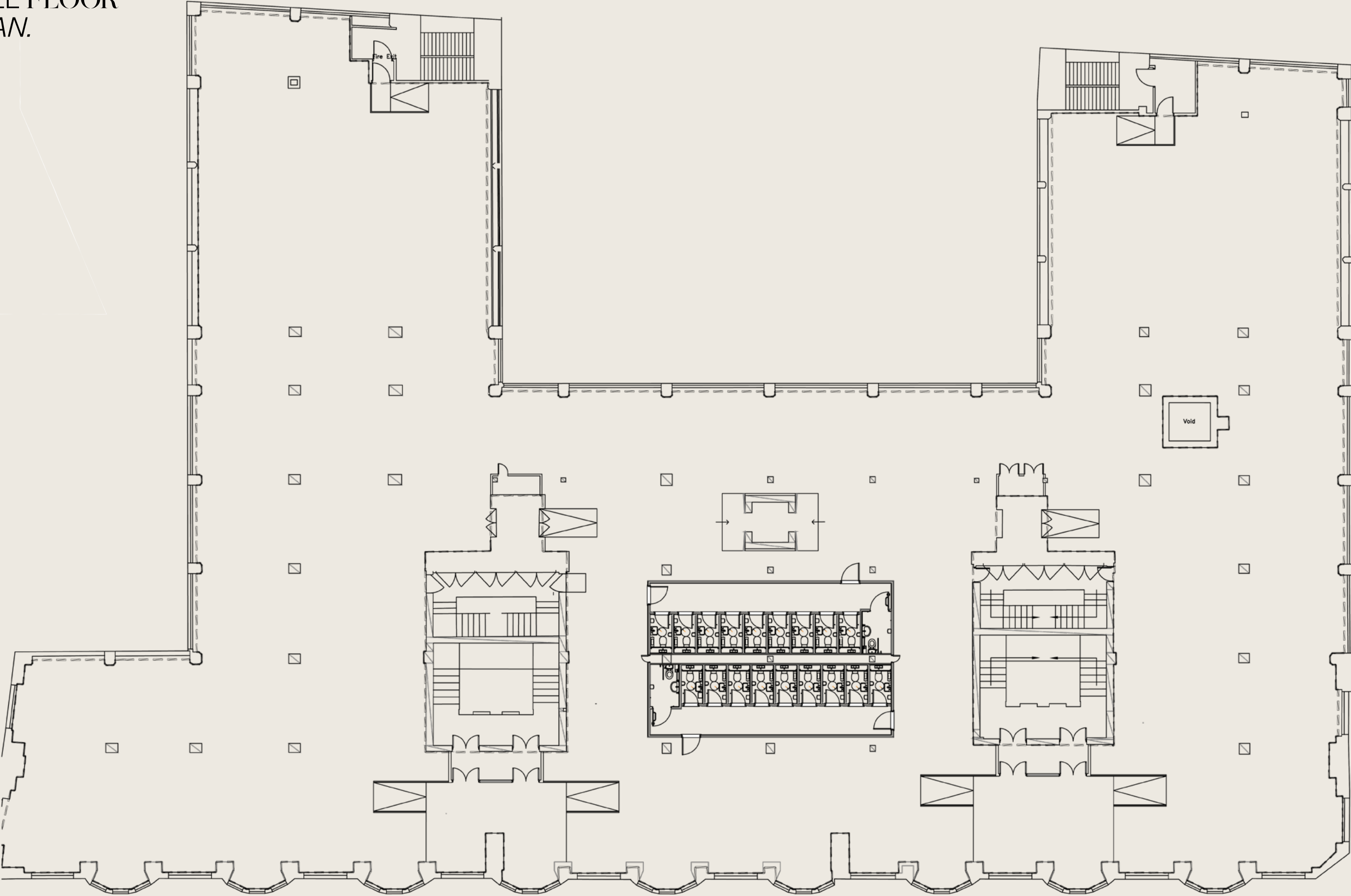


THE OFFICE
FLOORS
HAVE BEEN
RE-THOUGHT,
RECONFIGURED
AND
RE-PRESENTED
TO OFFER THE
LARGE *MODERN*
FLOORPLATES
THAT BUSINESSES
NEED TO
THRIVE.

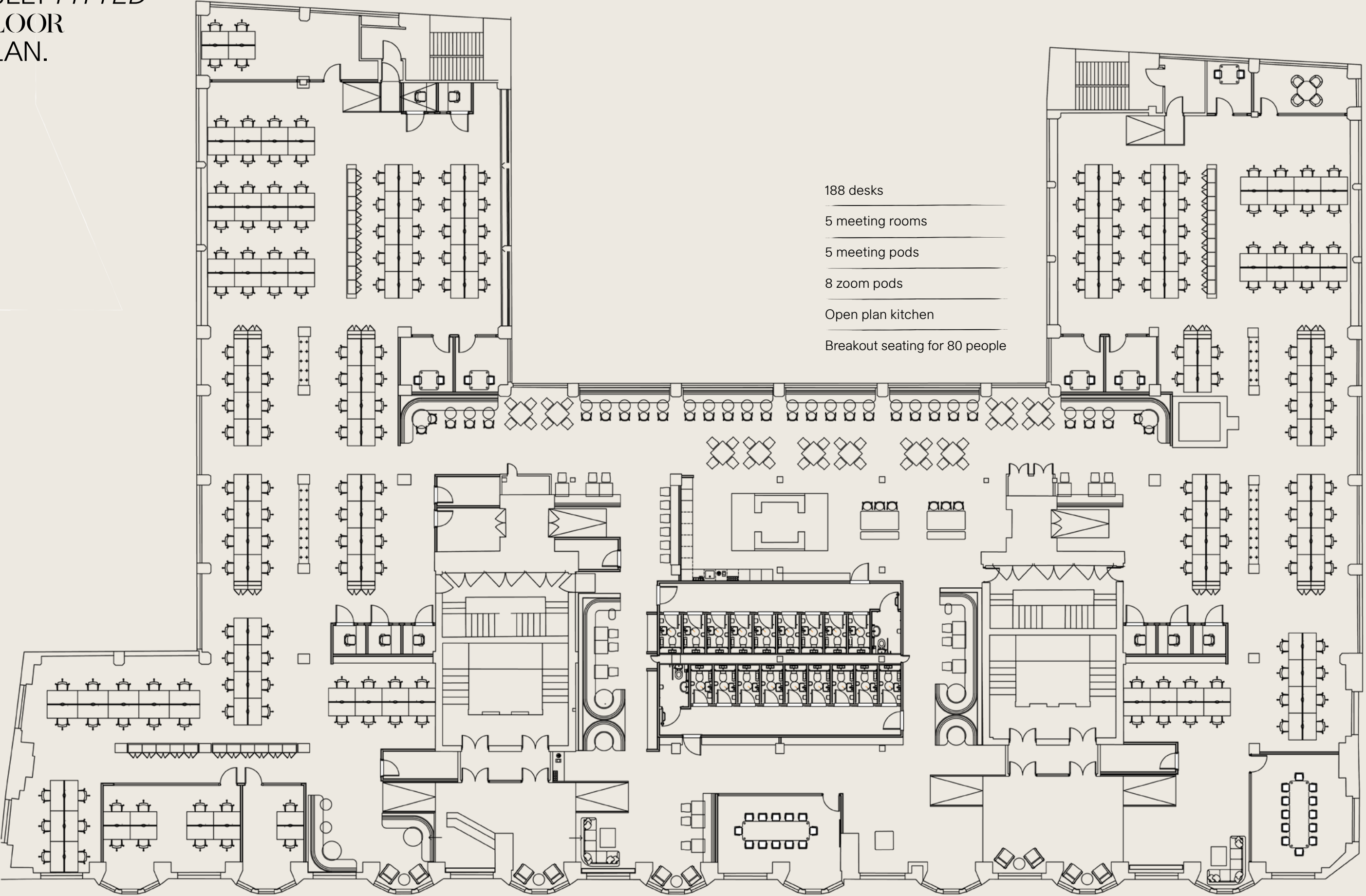
AVAILABILITY

4th Floor	20,291 sq ft
5th Floor	19,907 sq ft
Part 6th Floor	10,913 sq ft
10th Floor	1,106 sq ft

TYPICAL
FULL FLOOR
PLAN.



TYPICAL
FULLY *FITTED*
FLOOR
PLAN.



A SUSTAINABLE BUILDING IN DESIGN AND OPERATED WITH A FOCUS ON MINIMIZING ITS ENVIRONMENTAL IMPACT.



ESG is embedded in our business plan and strategy, both in terms of CapEx and planned maintenance. This is integral to ensure the buildings remain fit for purpose as occupier demand develops.

Environment

- Zero waste to landfill policy
- 100% green energy usage
- Cafe menu including vegan and low calorie options
- Coffee ground recycling

Social

- Breakout area and collaboration zones with presentation facilities
- Large ground floor cafe with seasonal events programme
- High quality changing and shower facilities
- Secure bike storage area
- On site health and fitness facilities

Governance

- Cyber security
- Disability access audits
- Risk management
- Development standards
- National minimum living wage for all suppliers





LOCATION

WHITWORTH
STREET; A TRUE
TESTAMENT
TO HOW
MANCHESTER'S
COMMERCIAL
HISTORY HAS
BEEN
TRANSFORMED
INTO A
THRILLING
FUTURE.

58-60 WHITWORTH STREET

ALONG OXFORD ROAD, CULTURE AND KNOWLEDGE *MEET.*



The Palace Theatre, 1939



Just two minutes' stroll is Manchester's Oxford Road station, putting you at the heart of the national rail network. St Peter's Square, a key hub of city life and the city's modernised Metrolink tram network is five minutes' walk away.

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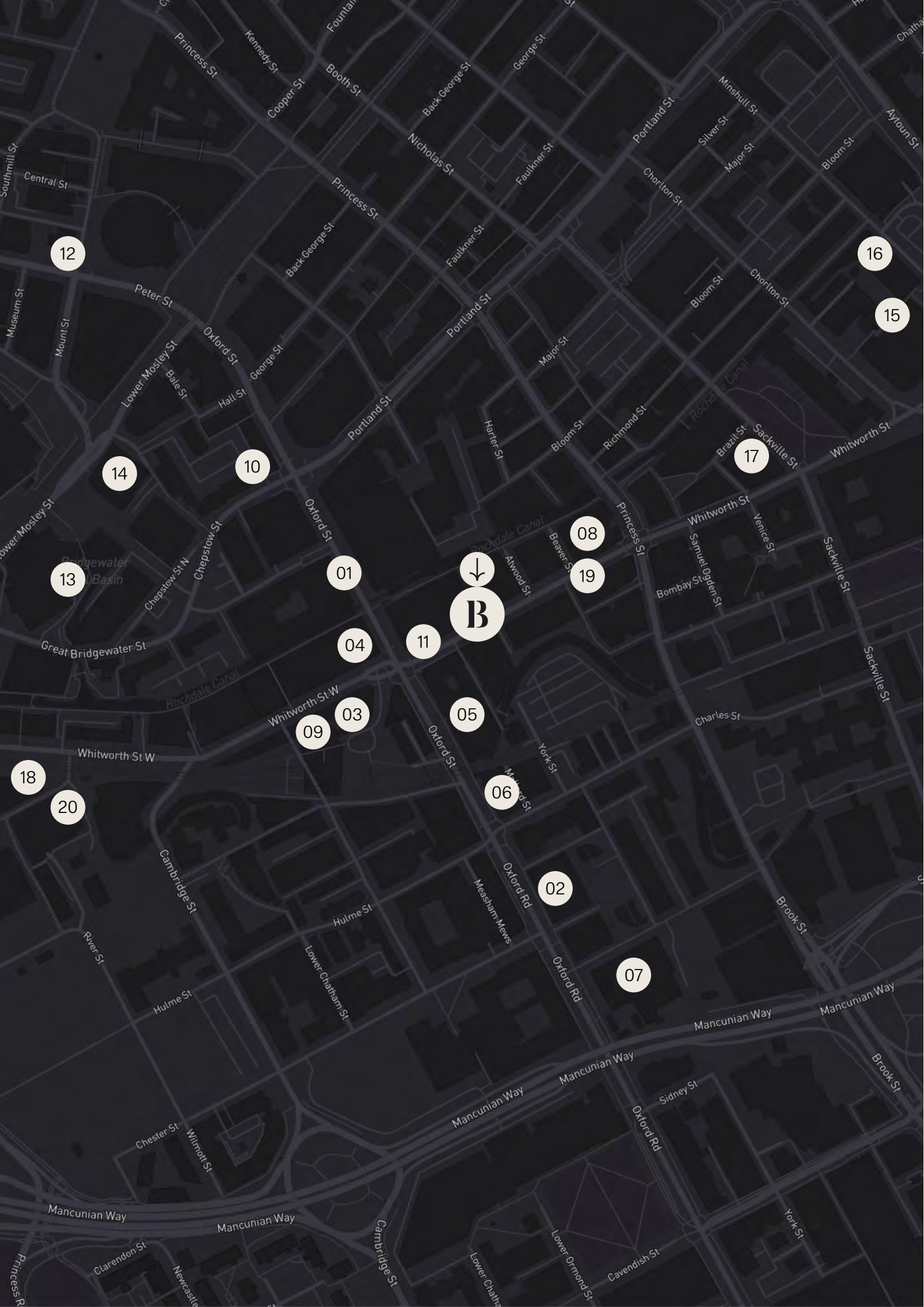
MANCHESTER IS A
VIBRANT & BUSTLING
HUB OF *ACTIVITY*
WITH A RICH HISTORY
AND AN ARRAY OF
ATTRACTIONS.

MANCHESTER
IS A MAJOR
TRANSPORTATION
HUB FOR THE
NORTH OF
ENGLAND, WITH
EXCELLENT
CONNECTIONS
BY ROAD, RAIL,
AND AIR.



EASY FOR
RESIDENTS
AND VISITORS
TO TRAVEL
WITHIN THE
CITY AND
BEYOND.

LOCATION	DISTANCE
Oxford Road Station	2 min walk
St Peter's Square	3 min walk
Piccadilly Train Station	10 min walk
Piccadilly Gardens	10 min walk
Market Street	12 min walk
Spinningfields	12 min walk
Manchester University	13 min walk



MANCHESTER
HUMS WITH
AN ENERGY
AND VIBRANCY
LIKE NO OTHER.
A VIBRANT AND
CULTURALLY
RICH CITY WITH
A *THRIVING*
ARTS, MUSIC,
AND SPORTS
SCENE.



LOCATION

- 01 Bundobust Brewery
- 02 Circle Square
- 03 Gorilla
- 04 Sainsbury's Local
- 05 Kimpton Hotel
- 06 Starbucks
- 07 Hatch
- 08 Whitworth Locke
- 09 Dog Bowl
- 10 Pret A Manger

DISTANCE

- | | | |
|------------|-----------------------|------------|
| 1 min walk | 11 Palace Theatre | 1 min walk |
| 4 min walk | 12 Exhibition | 5 min walk |
| 2 min walk | 13 Bridgewater Hall | 3 min walk |
| 1 min walk | 14 Society | 3 min walk |
| 2 min walk | 15 Kampus | 5 min walk |
| 3 min walk | 16 Nell's Pizza & Bar | 5 min walk |
| 5 min walk | 17 Richmond Tea Rooms | 3 min walk |
| 1 min walk | 18 HOME | 3 min walk |
| 2 min walk | 19 Foundation Coffee | 1 min walk |
| 3 min walk | 20 Bunny Jacksons | 3 min walk |

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