

# BRIDGEWATER HOUSE



A HISTORIC  
SPACE, WAITING  
FOR YOUR  
MODERN MARK.

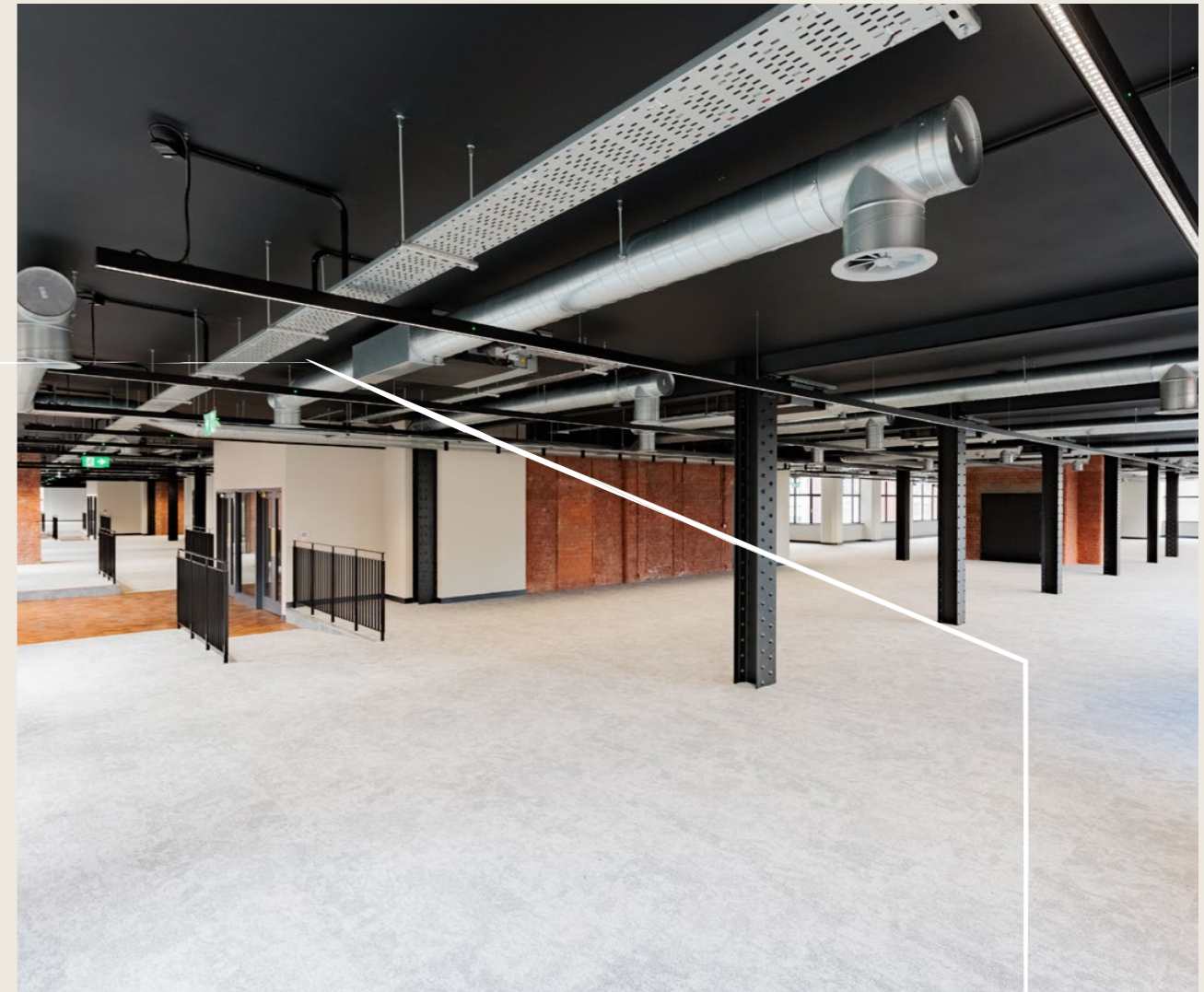


BRIDGEWATER  
HOUSE; A  
NATURAL  
BLEND OF  
MATERIALS  
ELEGANTLY  
FUSING  
THE THEN  
AND NOW.





# 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.

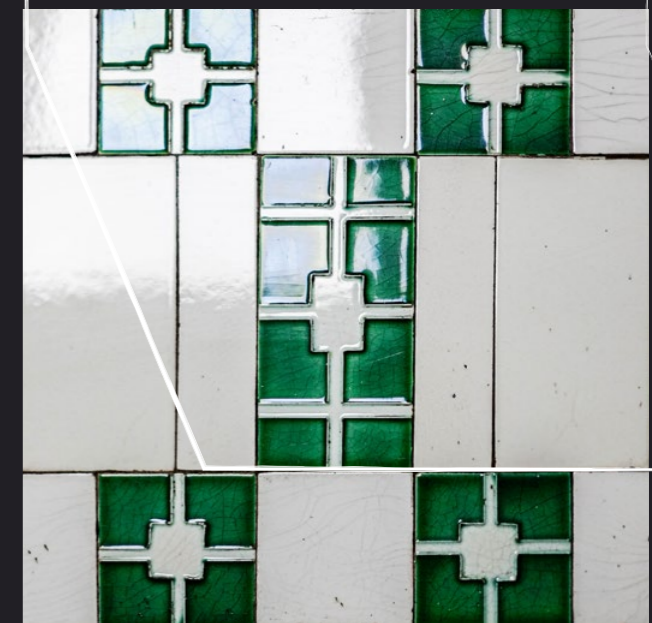


A CLASSIC WHITE  
FACADE THAT  
STANDS OUT FROM  
ITS REDBRICK  
NEIGHBOURS.





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

Fitted and furnished spaces available

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'

Meeting pods with presentation facilities

Complimentary wifi in reception

Business lounge

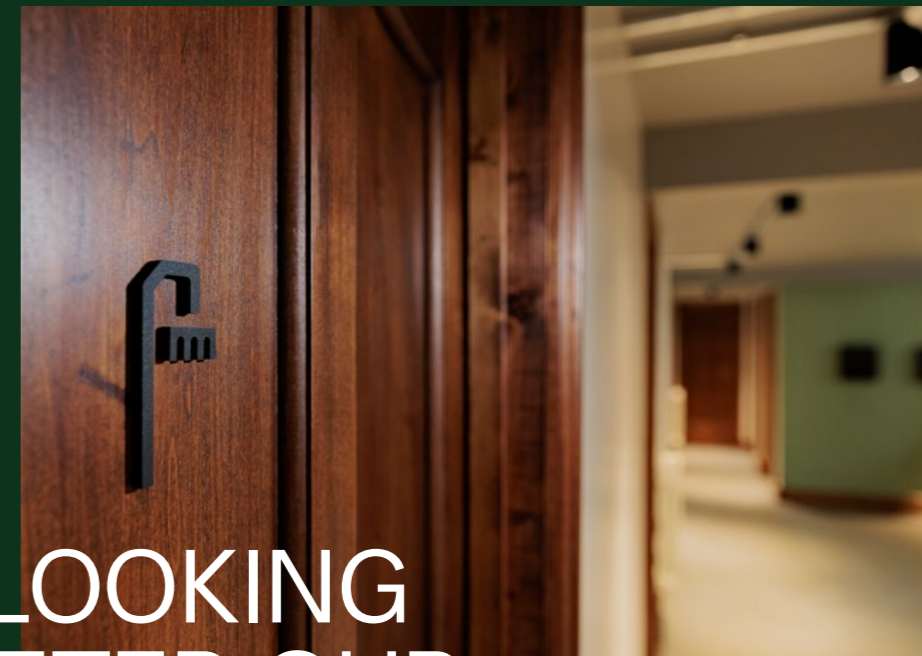
Cycle storage, workstation and repair space

On-site car parking and adjacent NCP car park

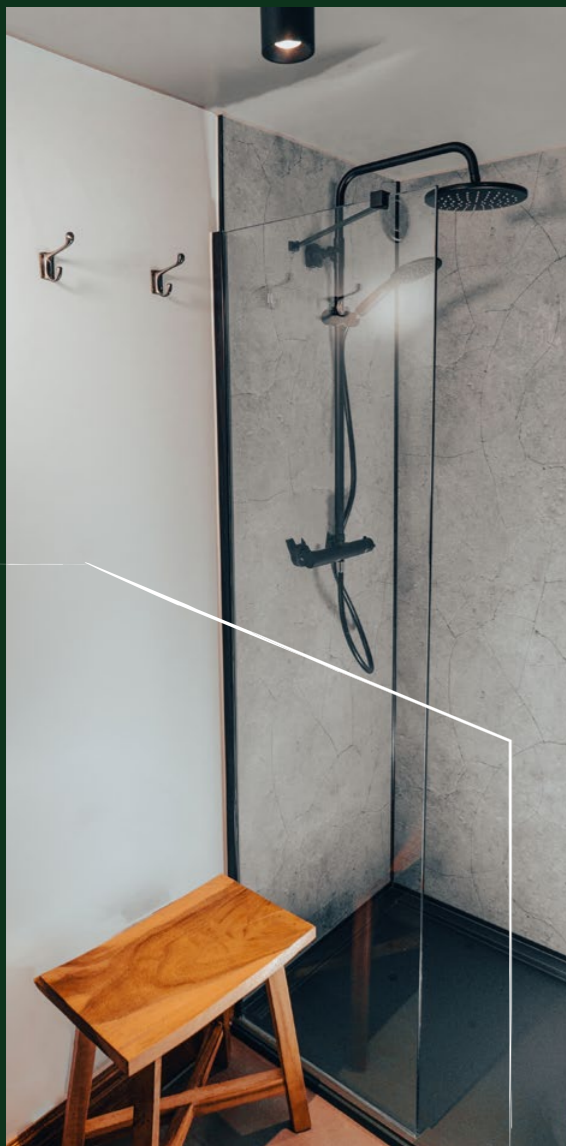
On-site shower and changing facilities

JD gyms located in the basement





LOOKING  
AFTER OUR  
OCCUPIERS  
WITH BEST  
IN CLASS  
FACILITIES.

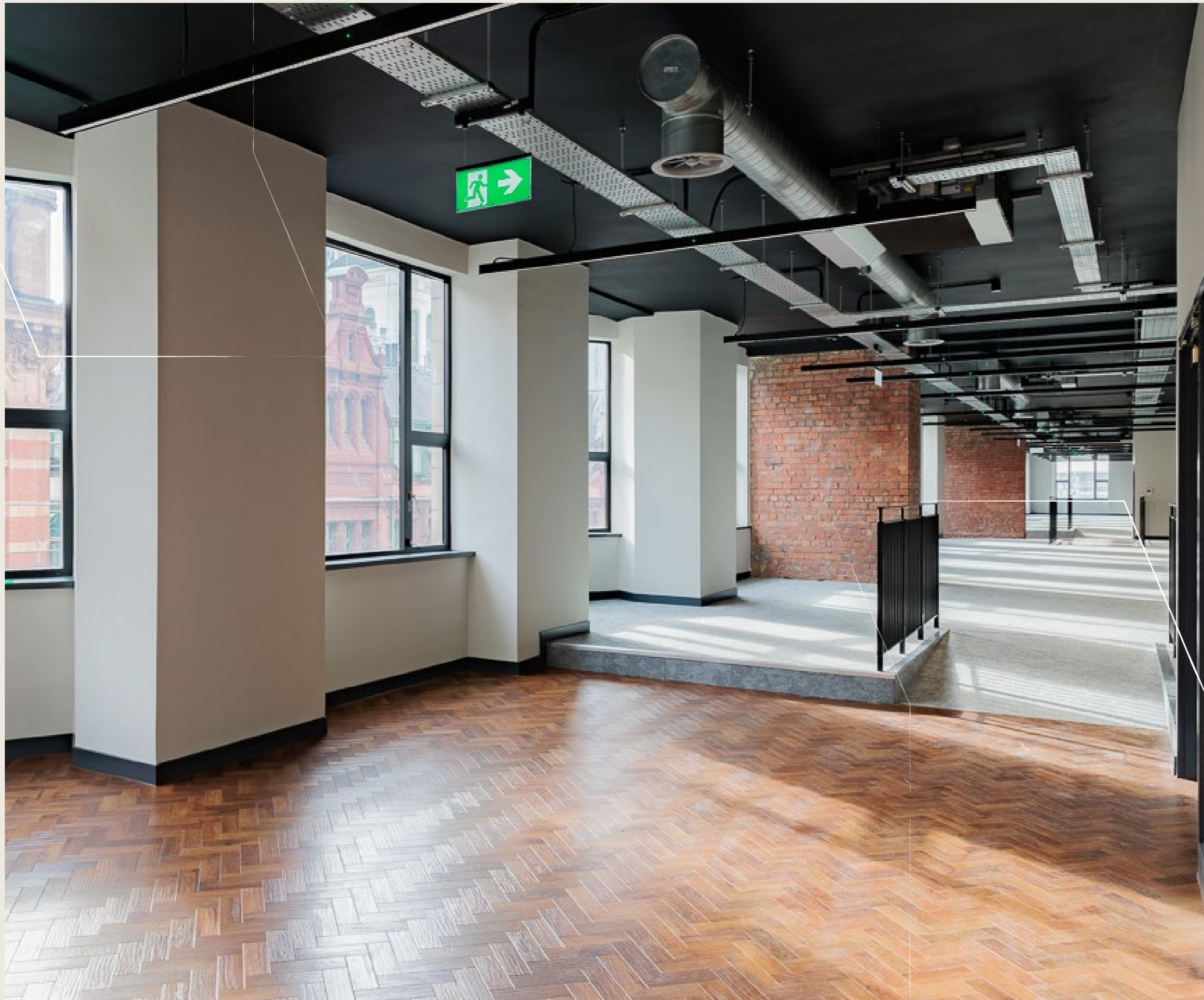






A SPECIFICATION  
SECOND TO NONE.





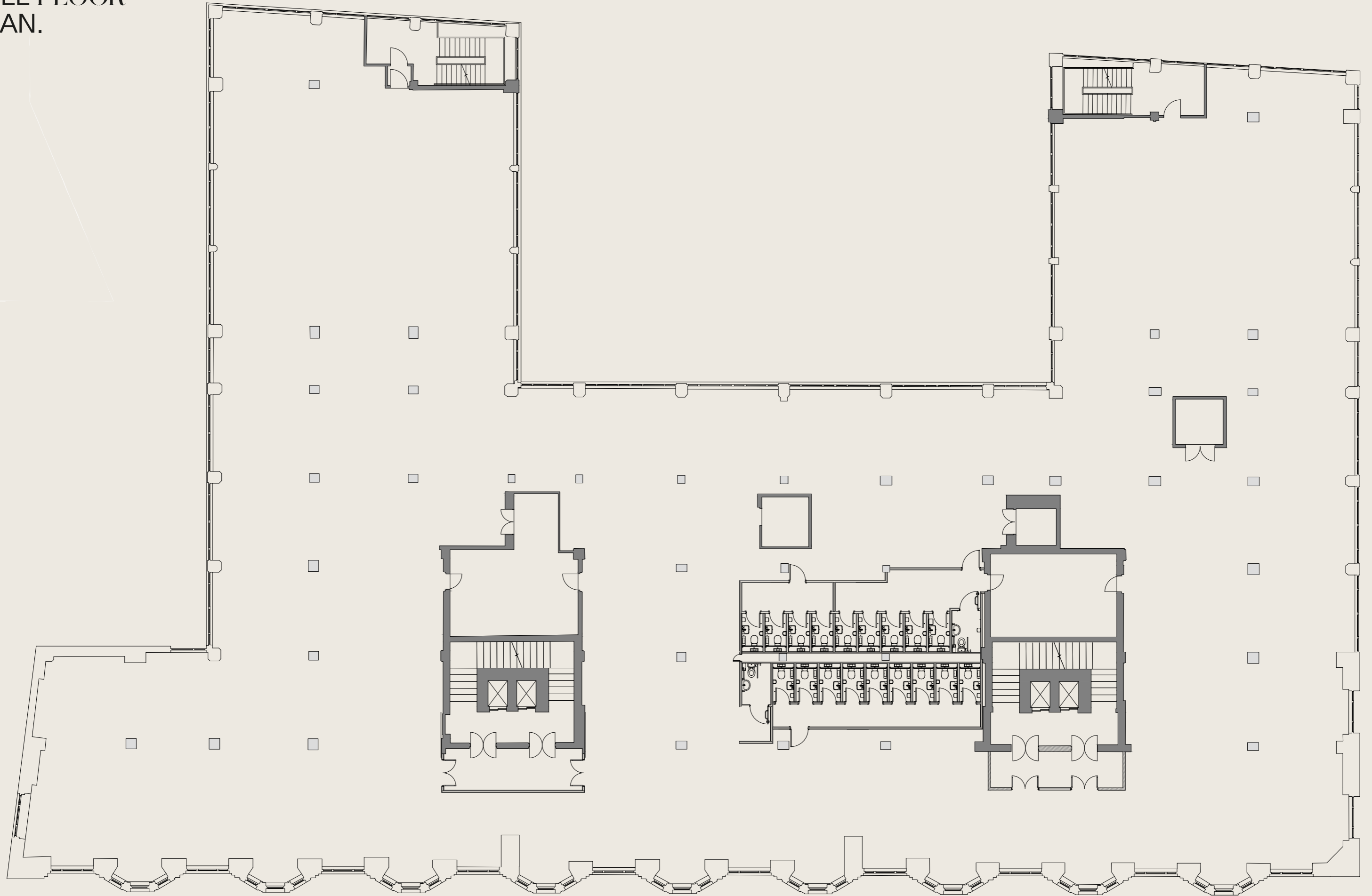
THE OFFICE FLOORS HAVE BEEN RE-THOUGHT, RECONFIGURED AND RE-PRESENTED TO OFFER THE LARGE MODERN FLOORPLATES THAT BUSINESSES NEED TO THRIVE.

AVAILABILITY

Part 2nd Floor	5,283 sq ft
4th Floor	20,291 sq ft
Part 6th Floor	10,913 sq ft
Part 8th Floor	6,054 sq ft

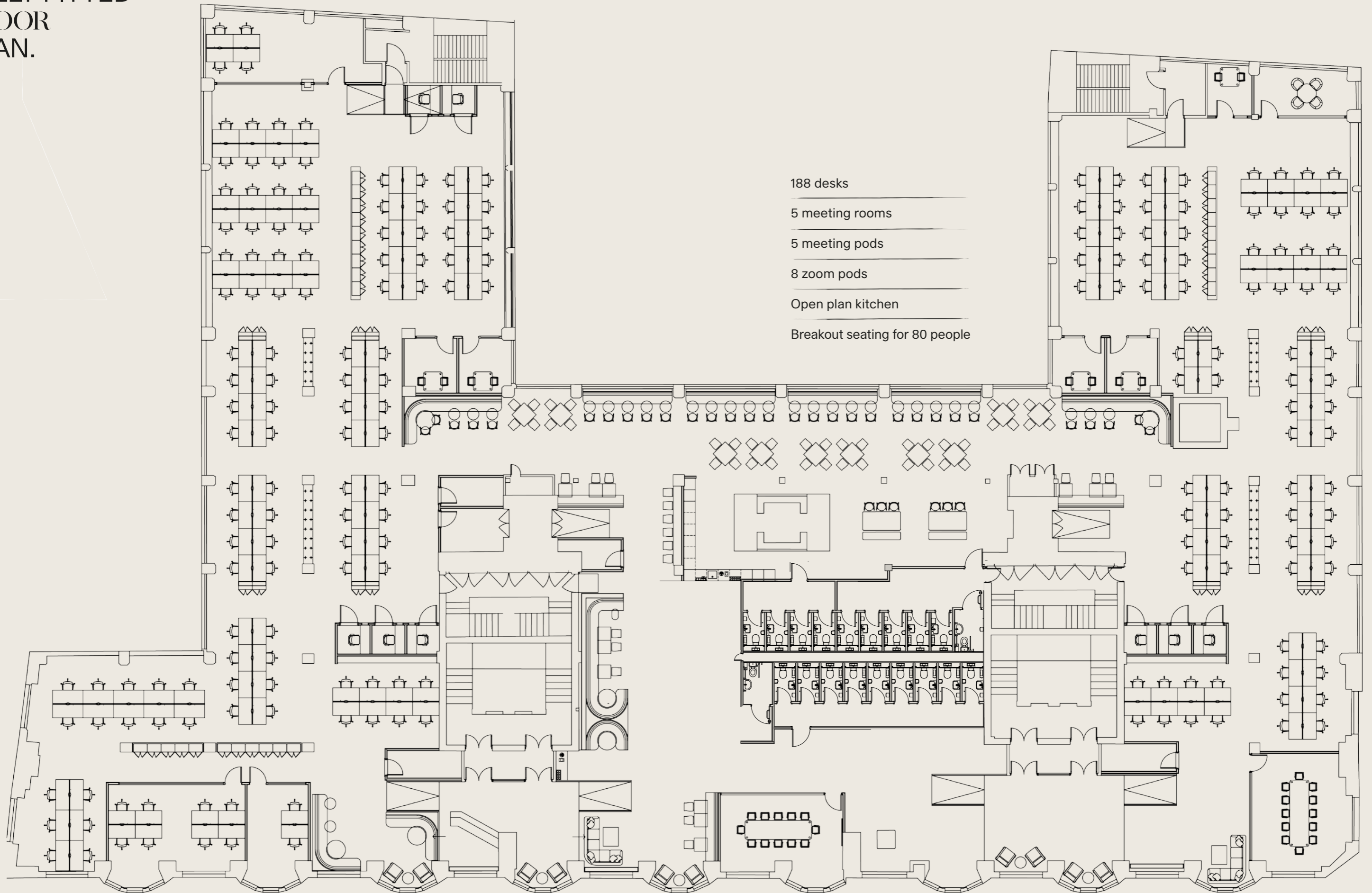


TYPICAL  
FULL FLOOR  
PLAN.





# TYPICAL FULLY FITTED FLOOR PLAN.





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



## 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

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.







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.

M1  
6LT



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



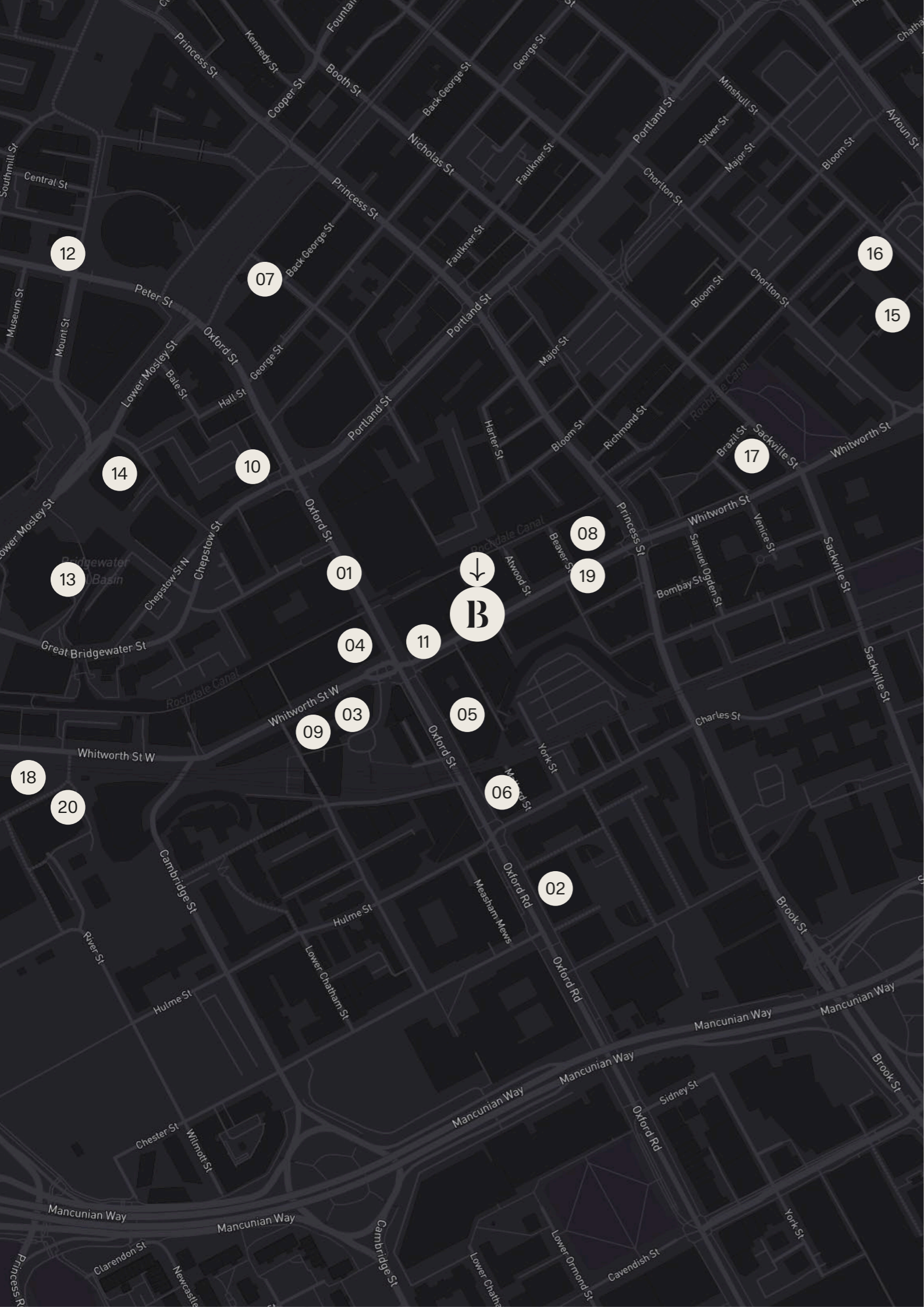
MANCHESTER  
IS A MAJOR  
TRANSPORTATION  
HUB FOR THE  
NORTH OF  
ENGLAND, WITH  
EXCELLENT  
CONNECTIONS  
BY ROAD, RAIL,  
AND AIR.



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

DISTANCE

01	Bundobust Brewery	1 min walk	11	Palace Theatre	1 min walk
02	Circle Square	4 min walk	12	Exhibition	5 min walk
03	Gorilla	2 min walk	13	Bridgewater Hall	3 min walk
04	Sainsbury's Local	1 min walk	14	Society	3 min walk
05	Kimpton Hotel	2 min walk	15	Kampus	5 min walk
06	Starbucks	3 min walk	16	Nell's Pizza & Bar	5 min walk
07	The Anthologist	7 min walk	17	Richmond Tea Rooms	3 min walk
08	Whitworth Locke	1 min walk	18	HOME	3 min walk
09	Dog Bowl	2 min walk	19	Foundation Coffee	1 min walk
10	Pret A Manger	3 min walk	20	Bunny Jacksons	3 min walk



A HISTORIC  
SPACE, WAITING  
FOR YOUR  
MODERN MARK.





For enquiries contact

SAVILLS

Daniel Barnes  
dbarnes@savills.com

Richard Lowe  
rclowe@savills.com

savills

EDWARDS

Andrew Timms  
atimms@edwardsprop.com

Oliver Woodall  
owoodall@edwardsprop.com

Edwards.

[bridgewaterhouse.co.uk](http://bridgewaterhouse.co.uk)

MISREPRESENTATION ACT 1967. Savills and Edward & Co and for themselves and for the vendors or lessors of these properties whose agents they are, give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. ii) All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions and areas are approximate. iii) No person in the employment of has any authority to make or give any representation or warranty in relation to this property. FINANCE ACT 1989 Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject. PROPERTY MISDESCRIPTION ACT 1991 These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment. i-brochure designed and produced by Persona Tile Ltd. March 2023.

