

BRIDGEWATER HOUSE

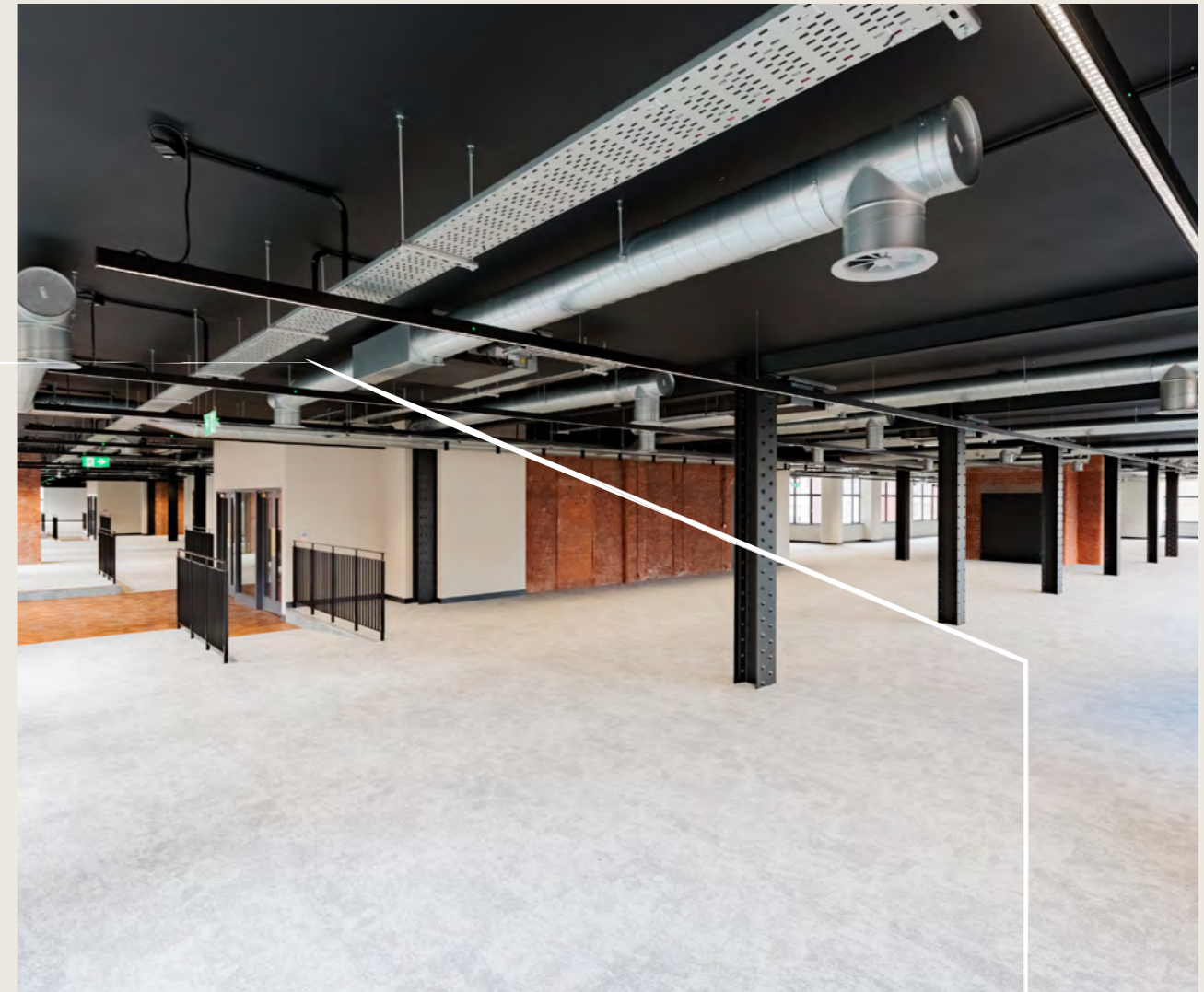


A HISTORIC
SPACE, WAITING
FOR YOUR
MODERN MARK.

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

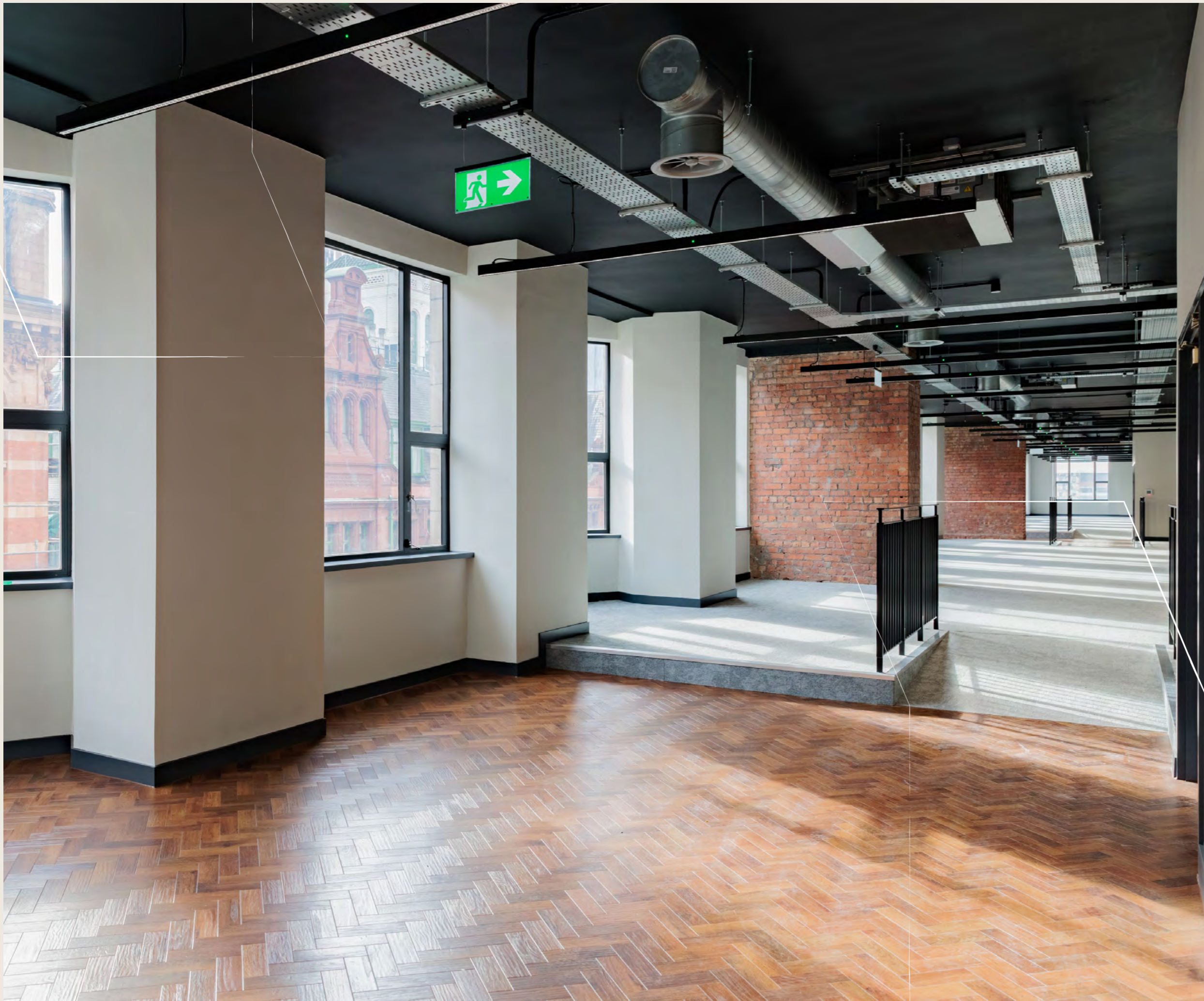


LOOKING
AFTER OUR
OCCUPIERS
WITH BEST
IN CLASS
FACILITIES.





A SPECIFICATION
SECOND TO NONE.

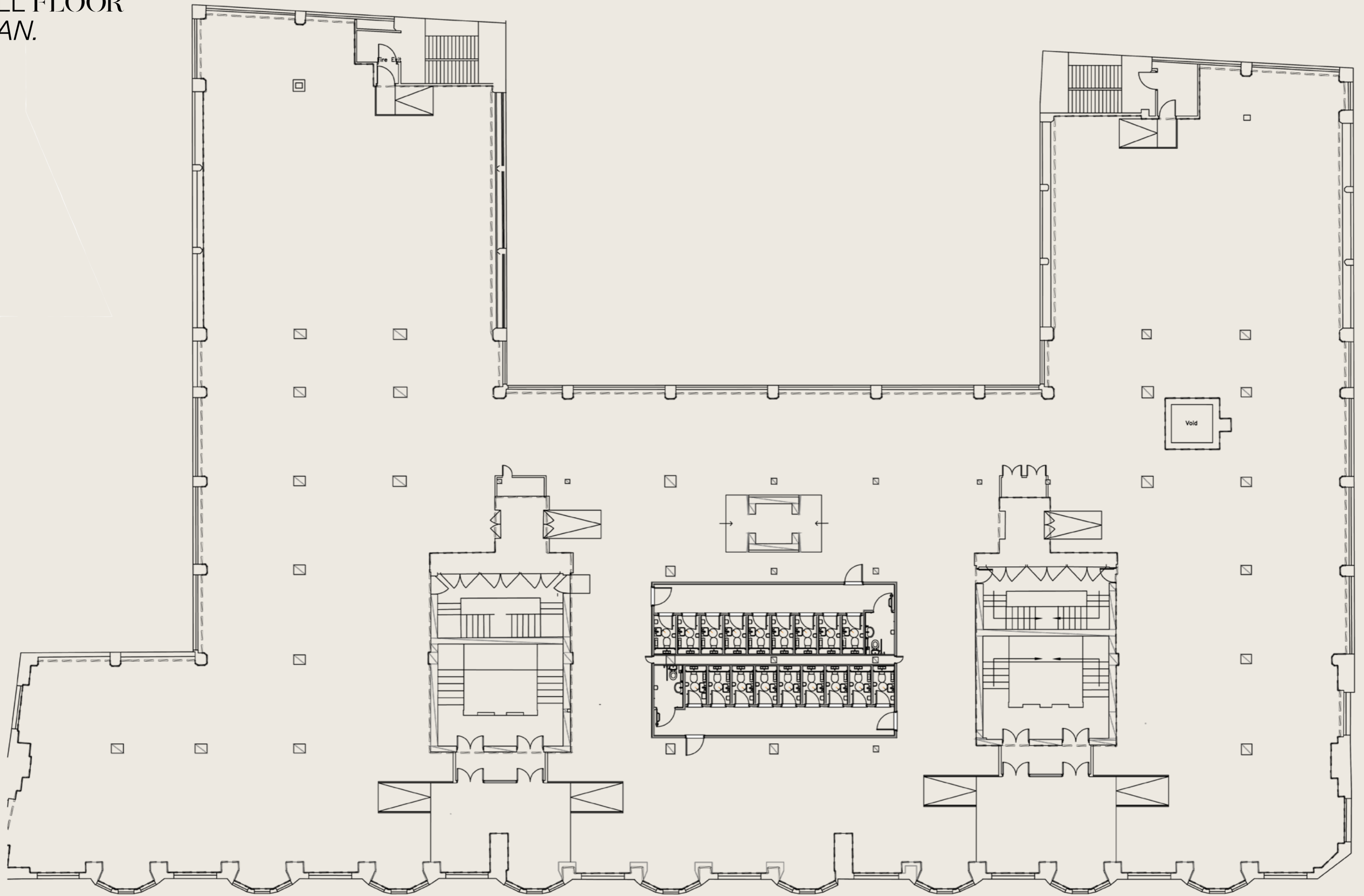


THE OFFICE FLOORS HAVE BEEN RE-THOUGHT, RECONFIGURED AND RE-PRESENTED TO OFFER THE LARGE *MODERN* FLOORPLATES THAT BUSINESSES NEED TO *THRIVE*.

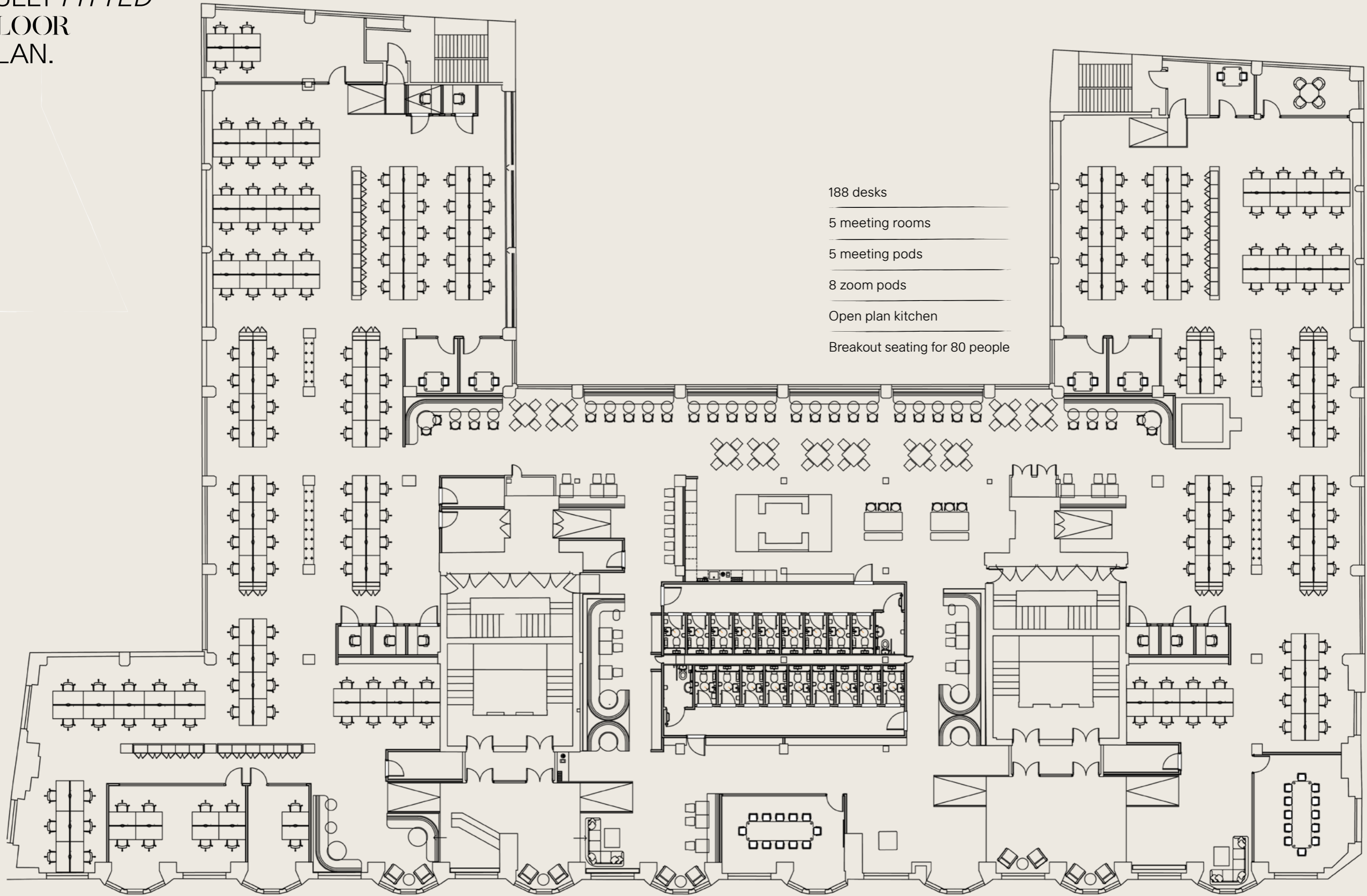
AVAILABILITY

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.



188 desks

5 meeting rooms

5 meeting pods

8 zoom pods

Open plan kitchen

Breakout seating for 80 people

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.

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

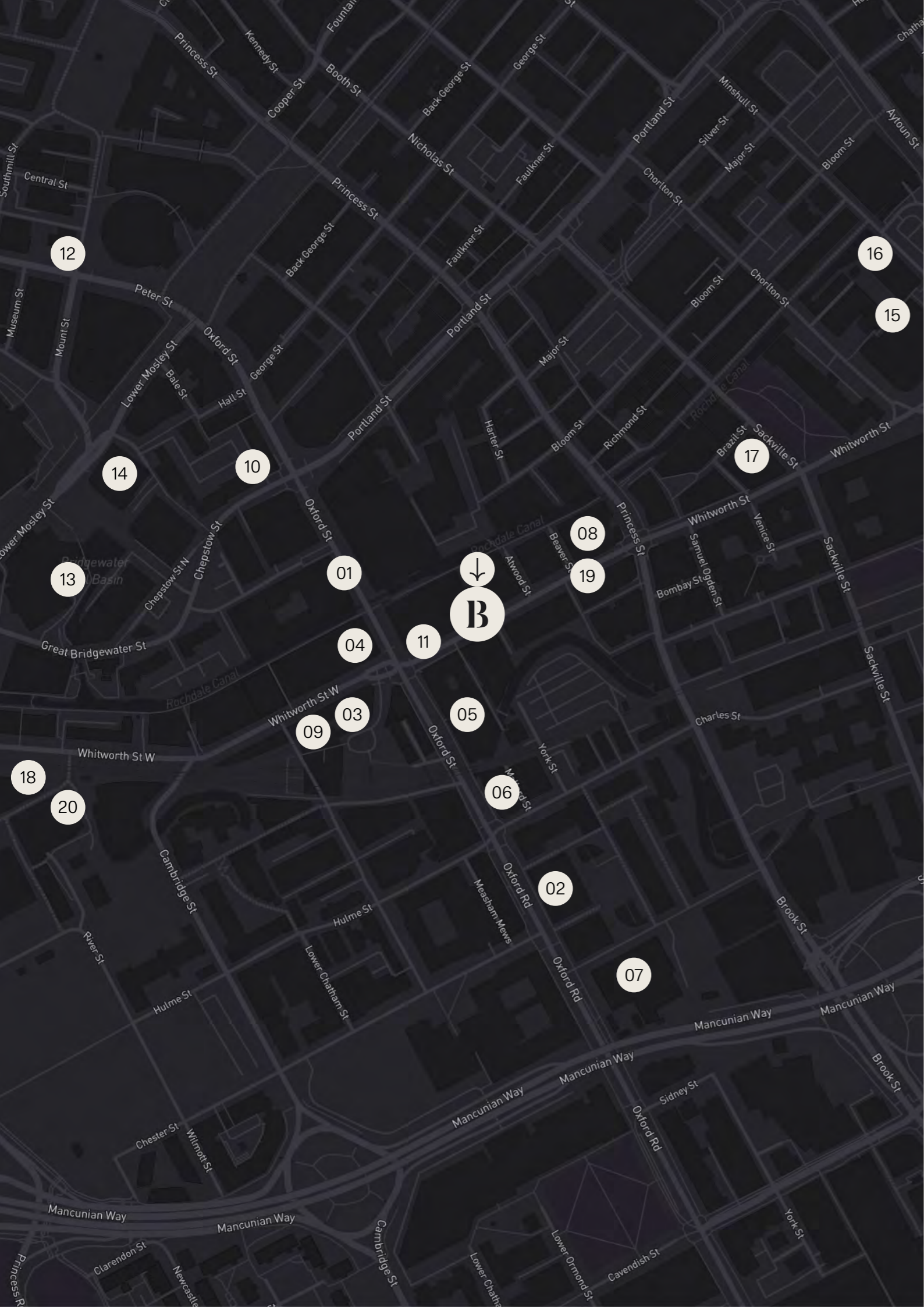
MANCHESTER
IS A MAJOR
TRANSPORTATION
HUB FOR THE
NORTH OF
ENGLAND, WITH
EXCELLENT
CONNECTIONS
BY ROAD, RAIL,
AND AIR.



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

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	Hatch	5 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

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