



—BAU
HAUS—

MANCHESTER

– B A U
H A U S –

MANCHESTER

RE — DEFINING THE WORK — PLACE

Located on Quay Street, Bauhaus is an impressive Grade A office building that has been transformed to provide creative, flexible space for modern working.



– 10 REASONS TO REDEFINE
YOUR WORK PLACE

1



WELL CERTIFIED - GOLD

2



3,000 SQ FT
COMMUNAL
ROOF TERRACE

3



OURHAUS
THE 1,400 SQ FT
CO-WORKING LOUNGE

4



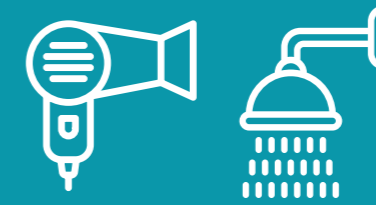
ULTRA-FAST FIBRE
BROADBAND
CONNECTIVITY

5



CYCLING SCORE
PLATINUM

6



LUXURY
CHANGING
FACILITIES

7



WIRED SCORE
PLATINUM

8



BUILDING INSIGHT SYSTEM
- CONTINUOUS TESTING OF
AIR QUALITY, HUMIDITY,
TEMPERATURE

9

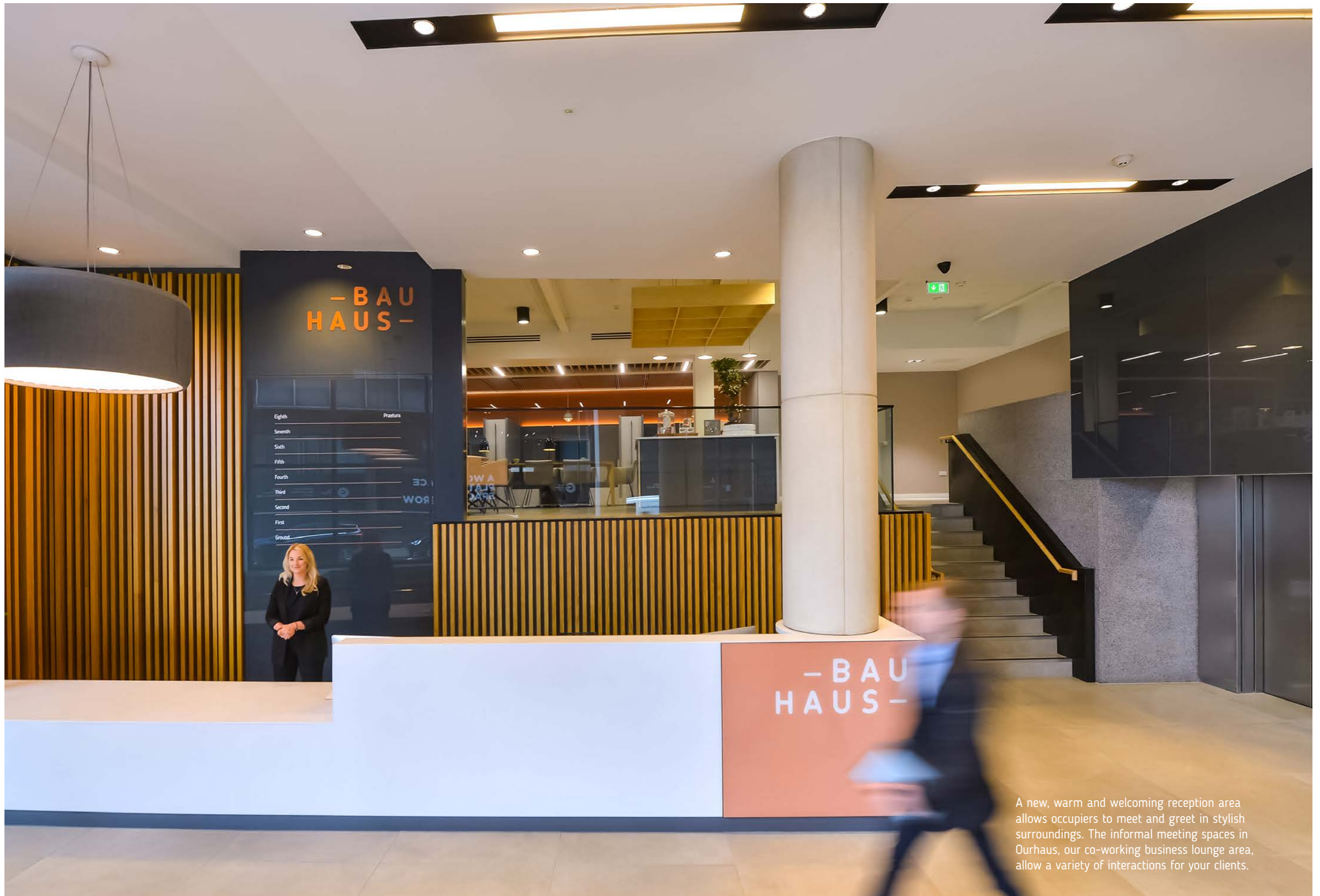


DEDICATED CONCIERGE
SERVICE & ON-SITE BUILDING
MANAGEMENT TEAM

10



FLEXIBLE SPACE
VARIETY OF LEASING OPTIONS
1:8 SQ M
OCCUPATIONAL RATIO



A new, warm and welcoming reception area allows occupiers to meet and greet in stylish surroundings. The informal meeting spaces in Ourhaus, our co-working business lounge area, allow a variety of interactions for your clients.

– CONSIDERED
OFFICES ARE
CONDUCTIVE TO
GOOD WORK
& WELLBEING





The ground co-working business lounge area provides ample scope for informal meetings and secluded work areas, away from the main working space.

This flexibility reduces an occupier's need for in-situ bespoke meeting rooms and allows variety and choice to be introduced to the working day.

- Collaboration and co-working spaces
- Refurbished office floors to inspire creativity and efficiency
- New impressive communal areas









"DO NOT TOUCH' MUST BE
THE WORST THING TO READ
IN BRAILLE."
Jason
Manford



"I'M CAPABLE OF LOOKING
ON THE BRIGHT SIDE I JUST
DON'T DO IT VERY OFTEN."

Morrissey


















– OUTDOOR
SOCIAL SPACES
PROMOTE HEALTH
AND FITNESS
WITHIN AN URBAN
ENVIRONMENT



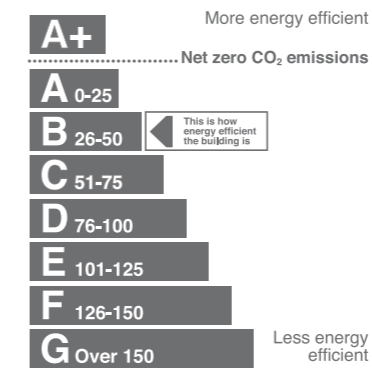
The roof terrace works as an excellent communal space for all our tenants, providing the perfect place for exercise and well-being, informal meetings and social events.

— DESIGNED FOR A BETTER YOU

The remodeled and upgraded building places the emphasis on workability and amenity. With stylish new facilities on each floor, a welcoming new reception area and a bespoke cycle hub, Bauhaus offers a new approach to working.

 <p>Ground floor business lounge for exclusive use by occupiers</p>	 <p>Roof terrace with exercise area, communal meeting and entertaining space</p>	 <p>Ultra-fast fibre broadband connectivity to the building - connection to multiple operators within 5 days (Platinum Wired Score)</p>	 <p>Dedicated cycle hub with secure cycling parking and drying room</p>
 <p>Separate male and female shower facilities with towel service</p>	 <p>On site dedicated Building Management Team</p>	 <p>Brand new VRF air-conditioning system</p>	 <p>Enhanced Air Conditioning filtering to improve air quality</p>
 <p>LED lighting with PIR sensors</p>	 <p>3 x 15 person passenger lifts</p>	 <p>Occupational density of 1:8 sq m</p>	 <p>Full access metal raised floors (150mm)</p>
 <p>Male, female and accessible WCs within each floor</p>	 <p>25 secure basement car parking spaces (1,1,738 sq ft)</p>	 <p>Electric vehicle charging points</p>	 <p>Building Insight System - continuous testing of air quality, humidity, temperature</p>

— ACCREDITATIONS



EPC



CYCLING SCORE



WELL



WIRED SCORE

- FLEXIBLE OFFICE OFFERING

An efficient and regular floor shape allows a variety of working layouts. Well serviced with new facilities, the opportunity exists for occupiers to easily create their own environment.

FLOOR	NET INTERNAL AREA	PEOPLE PER FLOOR (1:8 SQ M DENSITY)
Eighth floor	praetura VENTURES	
Seventh floor	5,949 sq ft	69
Sixth floor	5,945 sq ft	69
Fifth floor	5,943 sq ft	69
Fourth floor (part)	3,010 sq ft	35
Fourth floor (part)	SimpliSafe	
Third floor	5,948 sq ft	69
Second floor	5,945 sq ft	69
First floor	UNDER OFFER	
Ground floor Office	UNDER OFFER	
Ground floor Business Lounge	1,400 sq ft	
TOTAL AVAILABLE OFFICE SPACE	34,140 SQ FT	380

HOW DO
YOU LIKE
YOUR
OFFICES?

NAKED
OR FULLY
DRESSED?

CHOOSE BETWEEN

OPTION 1

TRADITIONAL LEASE -
OPEN PLAN CAT A

OPTION 2

TRADITIONAL LEASE -
FULLY FITTED AND
READY FOR OCCUPATION

OPTION 3

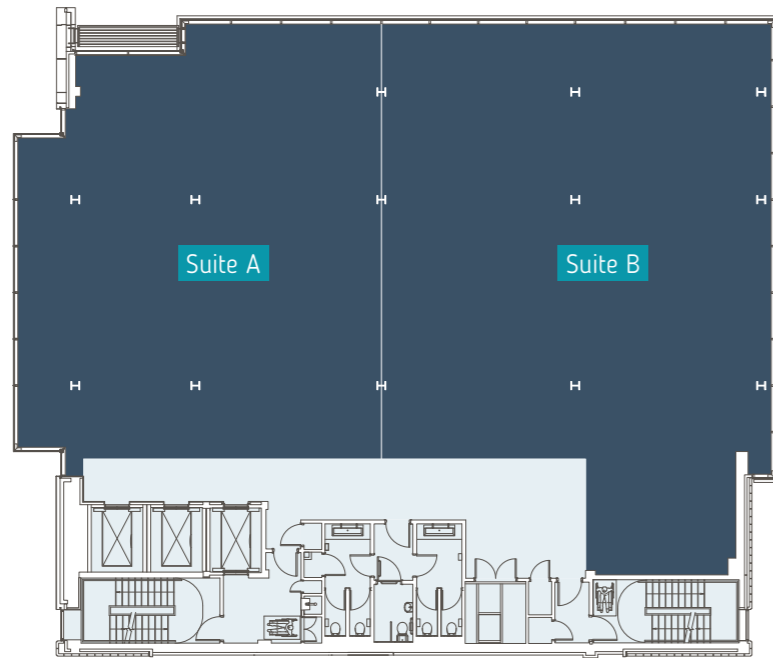
FULLY FITTED AND
MANAGED WORKSPACE

— OPTION 1



TYPICAL FLOOR POTENTIAL SPLIT

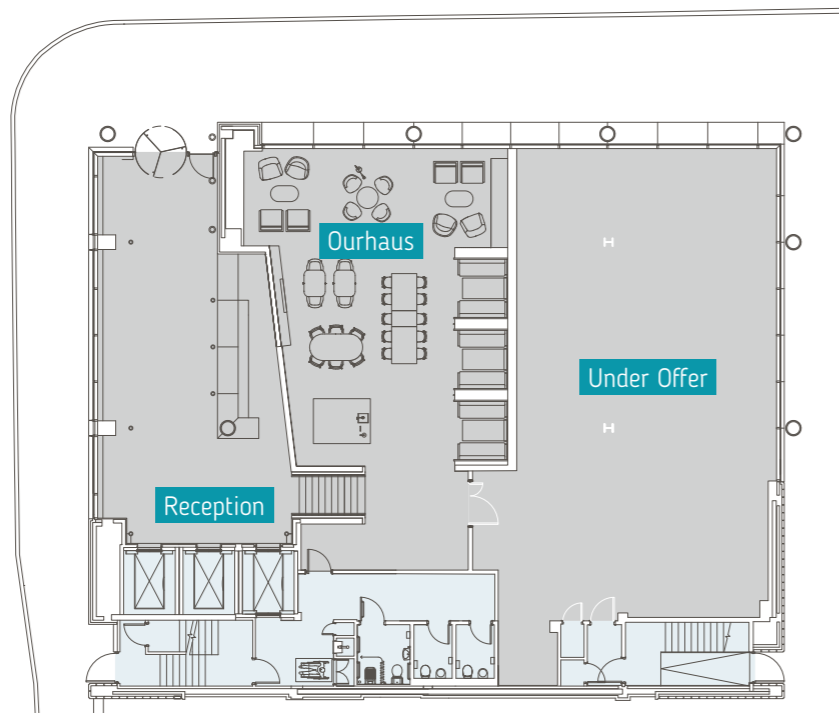
SUITE A - 2,401 SQ FT
SUITE B - 3,010 SQ FT
FULLY FITTED



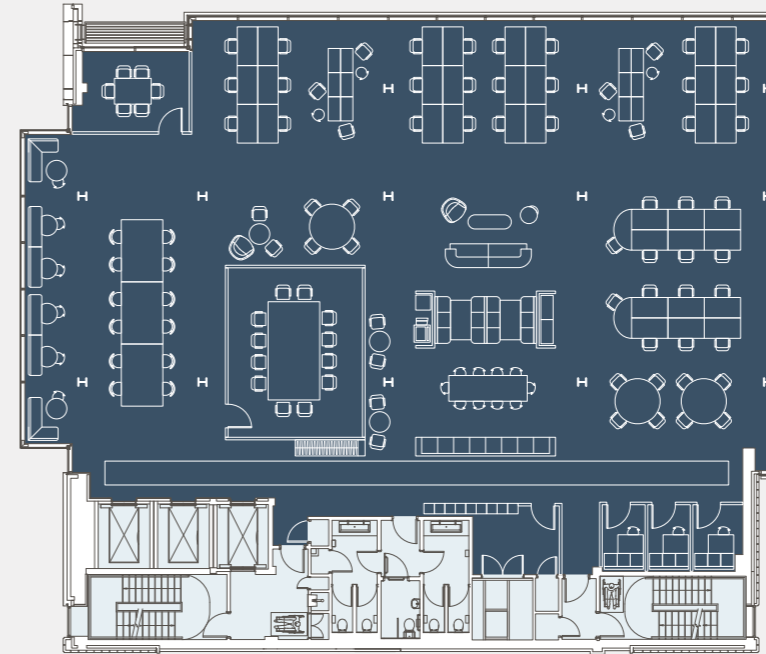
QUAY STREET

GROUND FLOOR 2,095 SQ FT

ATHERTON STREET

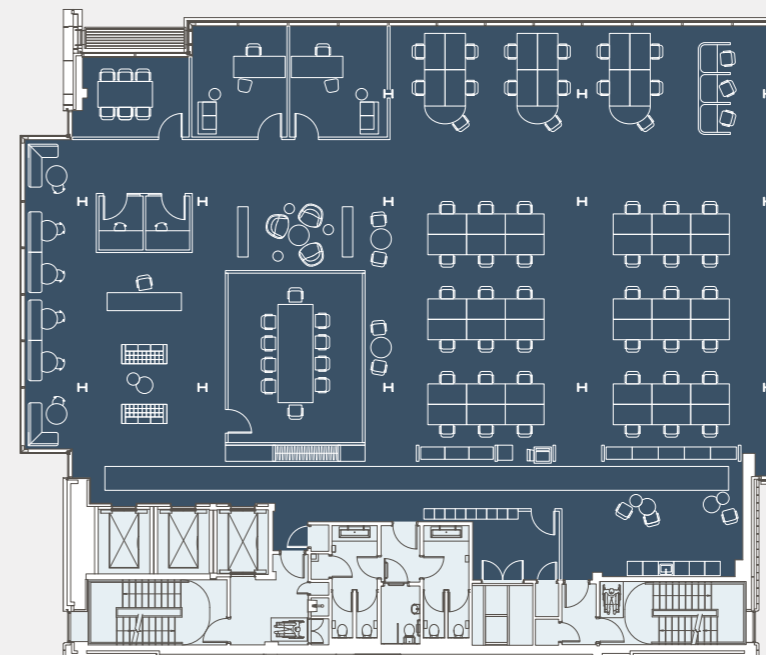


The regular floor plates allow a variety of configurations to suit every business. These are indicative layouts and Option 1 will give an occupier complete control of their fit out.



TECH / CREATIVE OCCUPIER

6 person meeting room	1
12 person meeting room	1
Reception and informal area	1
Desks	36
Touchdown desks	6
Tea / kitchen breakout area	1
Collaborative workstations	2
Private booths	3
Server room	1



TYPICAL OCCUPIER

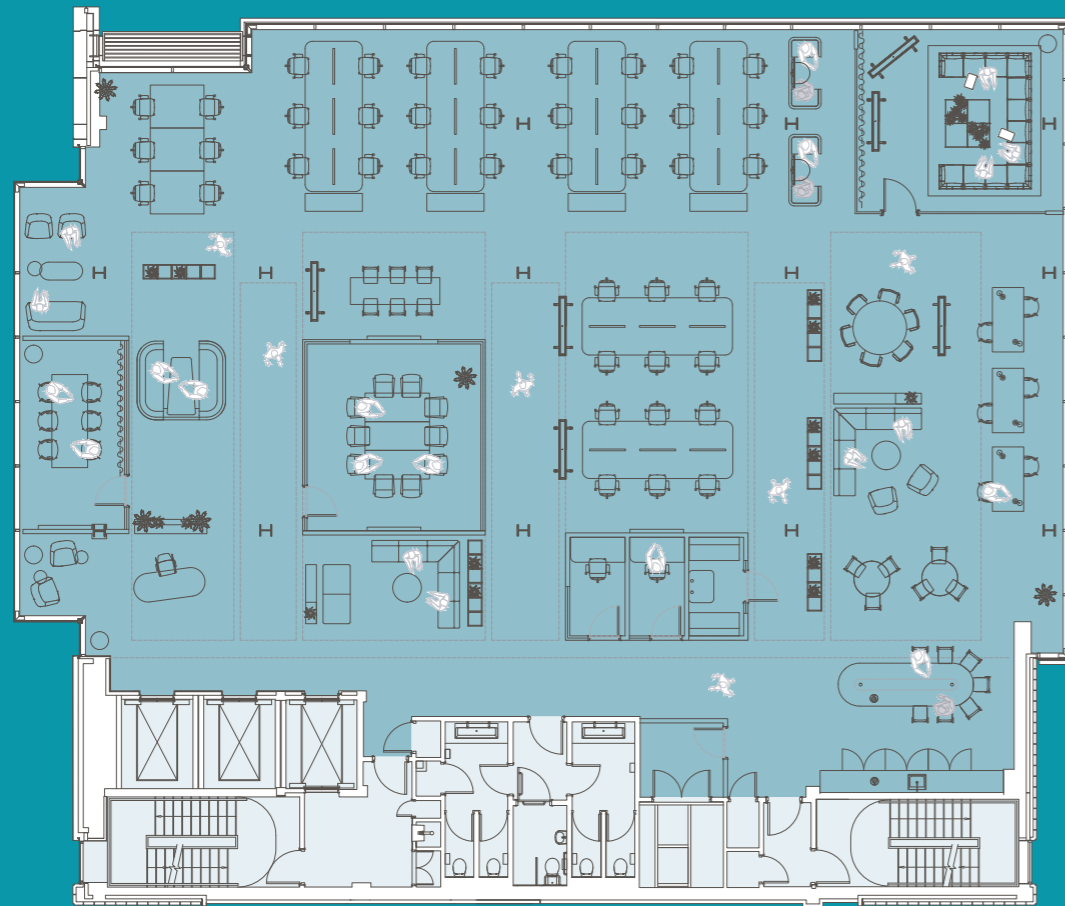
6 person meeting room	1
10 person meeting room	1
Reception and informal area	1
Informal meeting area	1
Desks	51
Touchdown desks	6
Tea / kitchen breakout area	1
Private offices	2
Booths	2
Focus point desks	3
Server room	1



OPTION 2

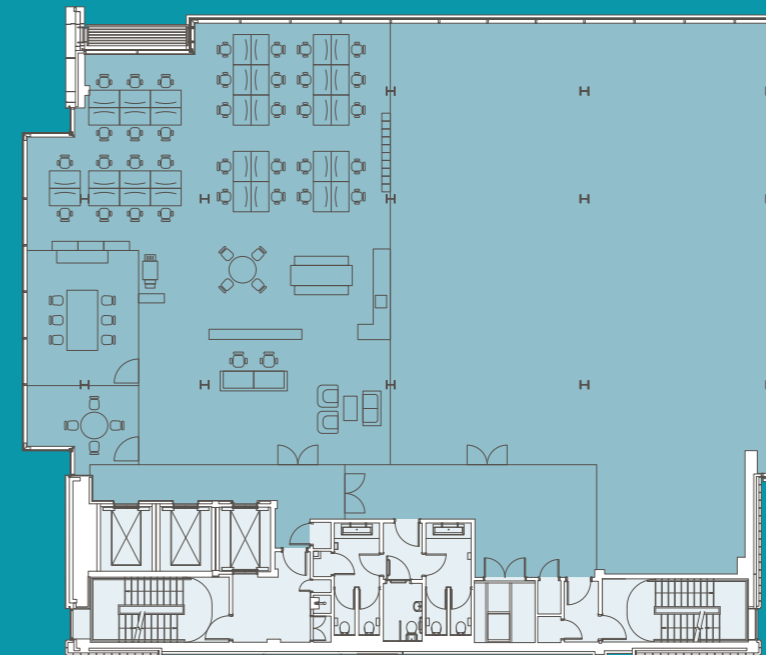
FULLY FITTED AND READY FOR OCCUPATION
WITH LANDLORD FIBRE BACKBONE

INDICATIVE LAYOUT



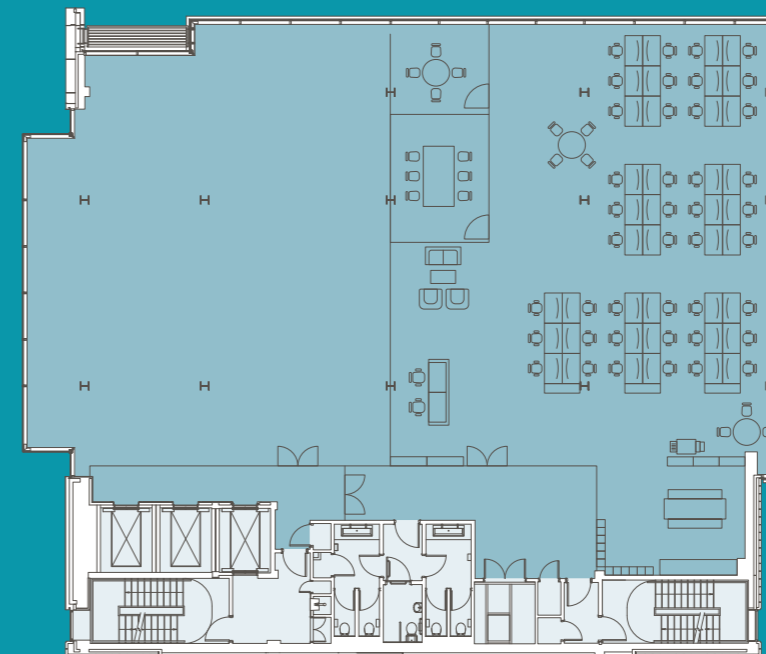
WHOLE FLOOR
5,945 sq ft / 69 people

Ergonomic desk worksettings	42	6-8 Meeting Room	1
Touchdown setting	6	10 Person Meeting Room	1
Phone booth/Focus Pod/1:1	3	Creative Space	10+ settings
Arrival Lounge/Seats	4-6 settings	Meet & Greet Kiosk	1
Informal Meeting	20+ settings	Kitchenette/Refreshment	1
1:1 Booth	2	Printer hub (local)	TBC
6 Person Booth	1	IT Comms room	1
Breakfast Bar	7 settings	Lockers	TBC



SUITE A INDICATIVE LAYOUT
2,400 sq ft / 35 people

Reception	1
1.2m wide fixed desks	35
Meeting Room	
8 person meeting room	1
6 person meeting room	1
Lockers	36
Print & store	1
Tea point	1
Breakout	2

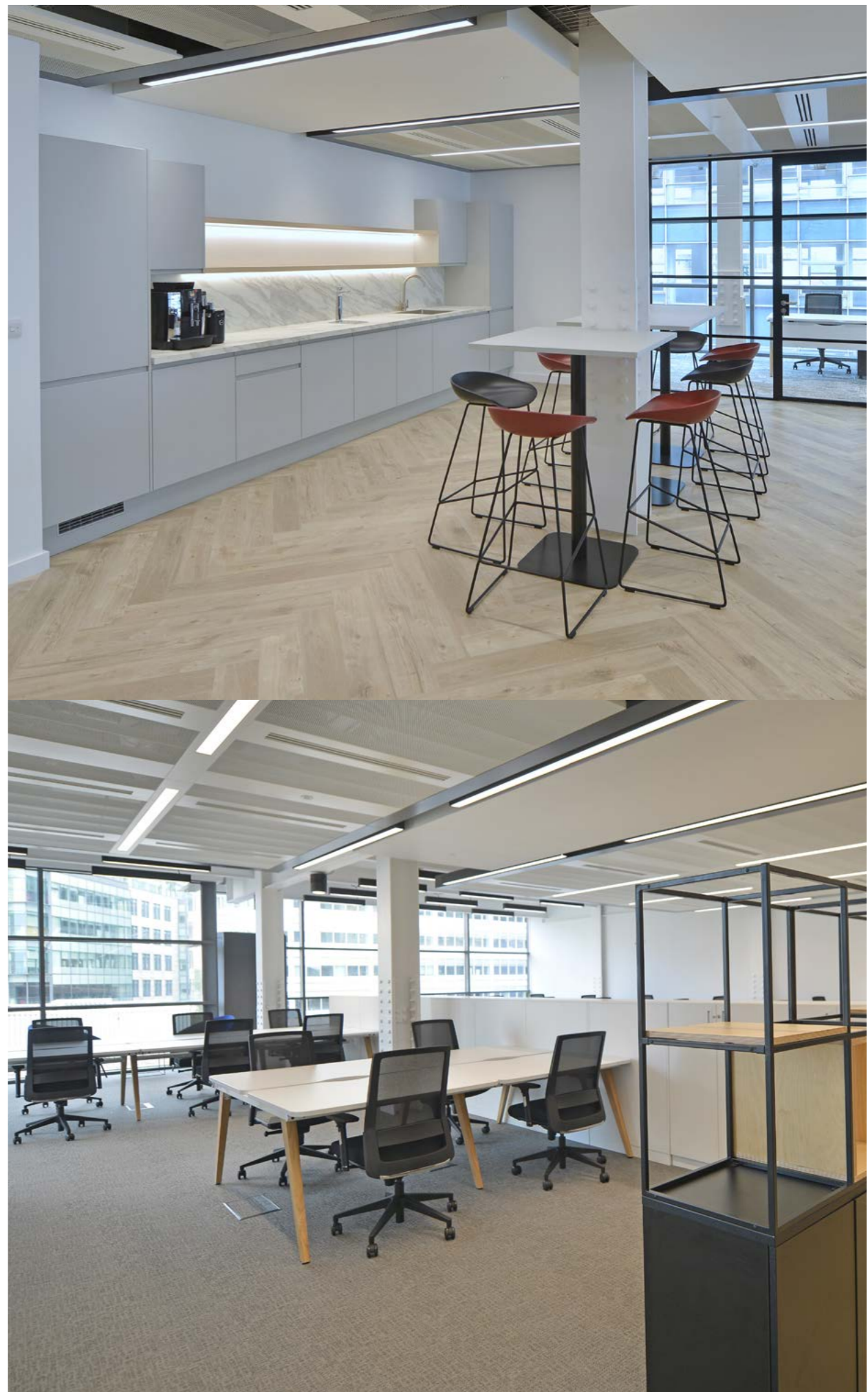


SUITE B INDICATIVE LAYOUT
2,400 sq ft / 44 people

Reception	1
1.2m wide fixed desks	44
8 person meeting room	1
6 person meeting room	1
Lockers	44
Print & store	1
Tea point	1
Breakout	4



— A NEW
APPROACH
TO WORKING



— OPTION 3

FULLY FITTED AND MANAGED WORKSPACE

BASE LEVEL PACKAGE

WHAT COMES AS STANDARD



- 100Mb private fibre Internet access
- Secure WiFi
- Guest WiFi



- Managed Local Area Network
- Access to tech helpdesk
- 24/7 Network Monitoring



OPTIONAL EXTRAS

ADD-ONS

- 100Mb Fibre Backup Circuit
- Uninterruptible Power Supply
- Additional Bandwidth up to 1GB
- Voice handset and License
- Call Recording
- Public IP Addressing
- Auto-attendant
- Softphone

— INCLUDED SERVICES

FACILITIES MANAGEMENT



Regularly provided management information



Fully comprehensive planned M&E and Fabric maintenance contract for items within demise.



Fully comprehensive cleaning contract

HEALTH & SAFETY



Risk assessments



Statutory Testing & Inspections



Helpdesk support 24/7, 365 days a year

— INCLUDED SERVICES

FACILITIES MANAGEMENT



Core services provided by the Bauhaus Flexispace team



Dedicated Facilities Manager



Bespoke client handbook

ADDITIONAL SERVICES CAN BE PROVIDED



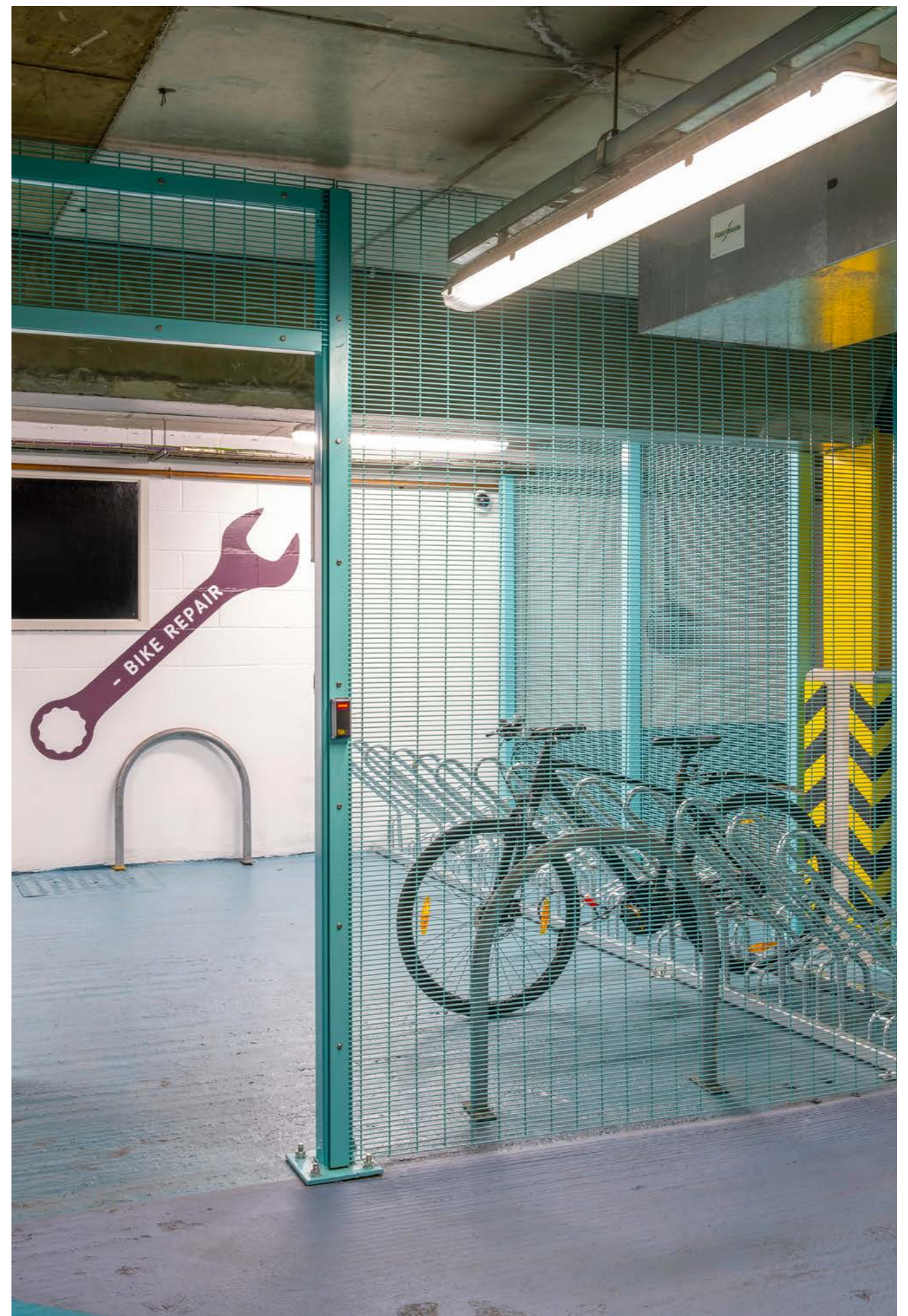
- Telephony
- IT communications
- Photocopying machines / service
- Stationery – online portal
- Specialist IT clean
- Mail services including franking machines
- Reception + security staff



- Reception cover services
- Full health and safety management
- Training services (class room and online)
- Kitchen supplies
- Daily/weekly water, fruit and milk deliveries



- Flowers and planting
- Vending
- Coffee machines
- Crockery and cutlery
- Any future moves & changes to fit-out and furniture
- Packing and removal service





Victoria Station

Salford Central Station

New Bailey

The Lowry Hotel

Harvey Nichols Selfridges & Co.

Arndale Centre

King Street

Town Hall / Albert Square

St Peter's Square

Piccadilly Station

Manchester Central

Beetham Tower / Hilton

Oxford Road Station

SPINNINGFIELDS

-BAU HAUS-

ST JOHN'S

RIVER IRWELL

10

— MANCHESTER HAS RETAINED ITS PLACE AS THE **UK'S MOST LIVEABLE CITY*** AND WAS THE **FASTEST-RISING EUROPEAN CITY** IN THE ECONOMIST'S GLOBAL LIVEABILITY INDEX



DINE

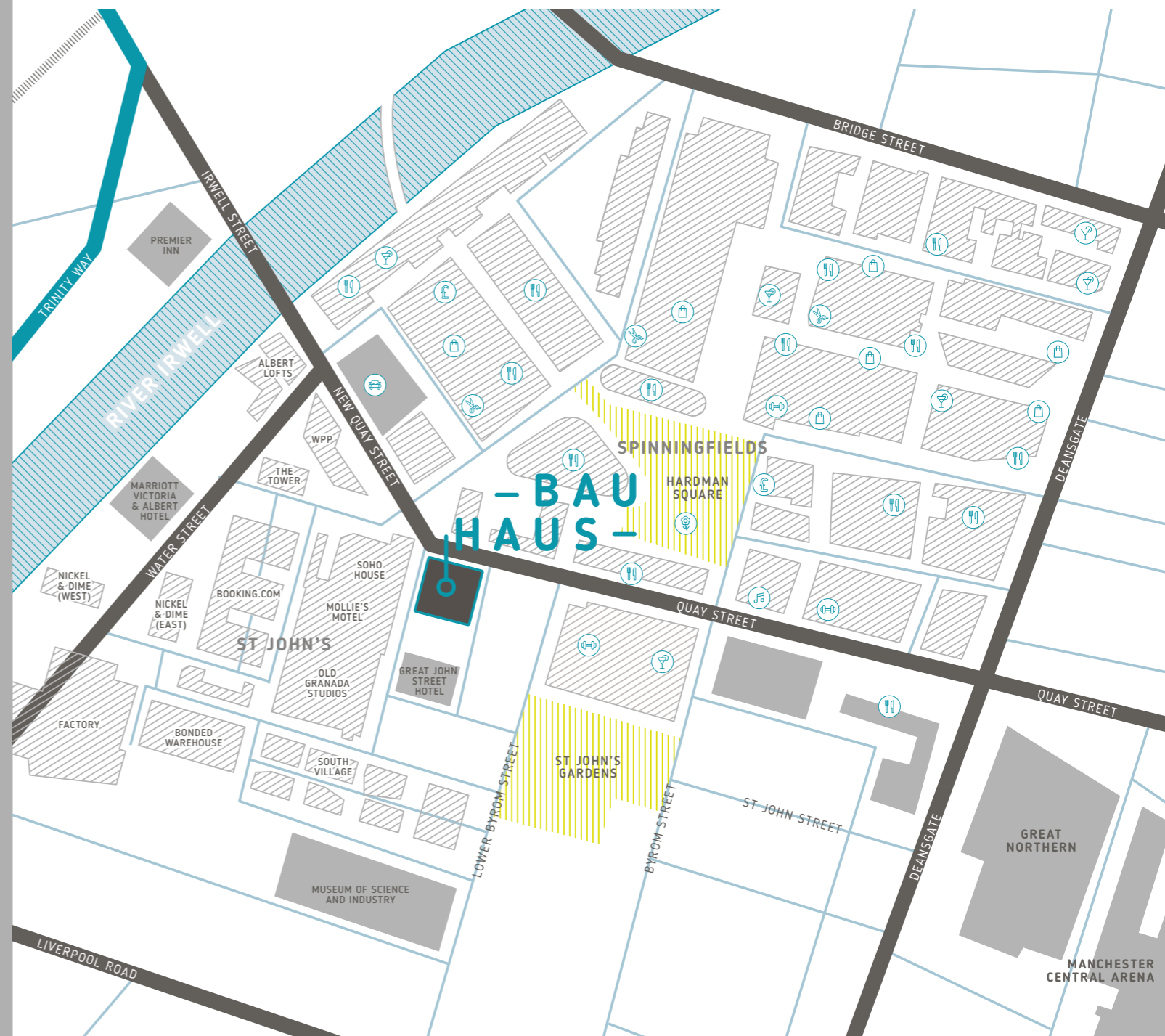
- Pot Kettle Black
- Banyan
- Australasia
- Thaikhun
- Tattu
- The Anthologist
- Hawksmoor
- Bagel Nash
- Wagamama
- Nudo
- The Ivy
- 20 Stories
- Pret A Manger
- The Alchemist
- The Oast House
- M&S Simply Food

SHOP & ENTERTAIN

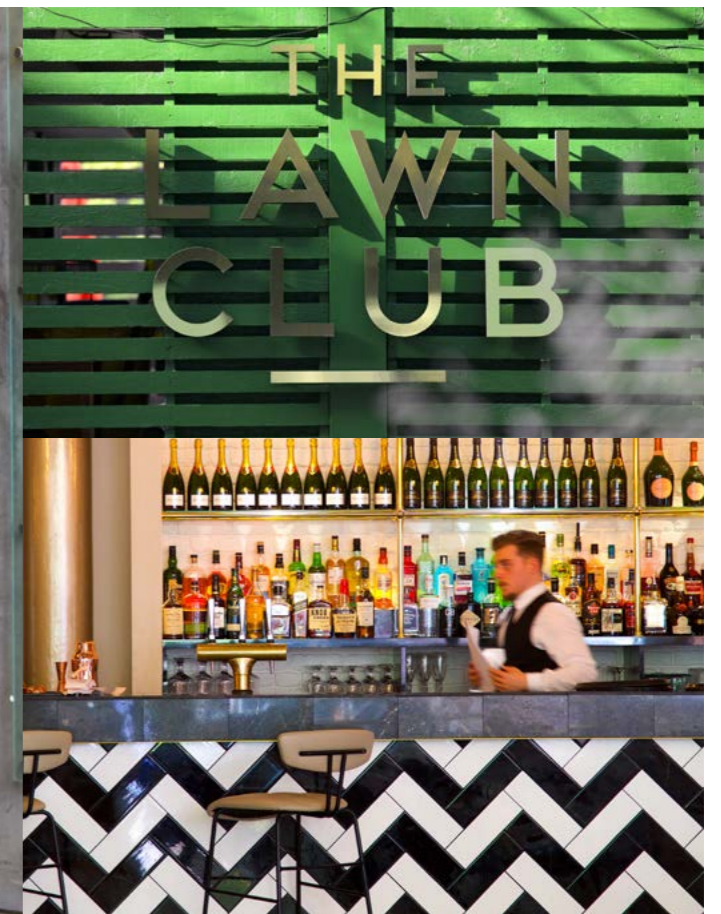
- Selfridges
- Harvey Nichols
- House of Fraser
- Vivienne Westwood
- Marks & Spencer
- Belstaff
- DKNY
- Burberry
- Barry's Bootcamp
- Everyman Cinema

RELAX

- The Lowry Hotel
- Great John Street Hotel
- Abel Heywood Hotel
- King Street Townhouse
- Soho House & Mollie's Motel
- Abode Manchester
- The Midland
- Malmaison
- The Principal
- Hotel Gotham
- INNSIDE Manchester



*Global Liveability Index 2015, 2016 & 2018



M&S
EST. 1884

wagamama

Vivienne Westwood

HAWKSMOOR

THE LOWRY

itsu
health & happiness

MOLLIES HOTEL DINER
SOHO HOUSE

TATTOO

EVERYMAN

Bode
MANCHESTER

★PRET A MANGER★

HARVEY NICHOLS

THE IVY

Maison

SELFRIDGES&CO

BELSTAFF
ENGLAND



— A BUSINESS HUB OF MODERN INDUSTRIES AND PEOPLE WHO ARE DRIVING MANCHESTER'S TECH, DIGITAL AND CREATIVE FUTURE

<p>BAUHAUS</p> <p>praetura VENTURES SimpliSafe</p>		
<p>01 NO1 SPINNINGFIELDS</p> <p>NORTH EDGE pwc Weightmans SQUIRE PATTON BOGGS fieldfisher</p> <p>wework GCA ALTIUM Oliver James associates Money Super Market</p>		
<p>02 3 HARDMAN SQUARE</p> <p>towergate Insurance Brokers TLT General Medical Council</p>	<p>03 25 QUAY STREET</p> <p>esure</p>	
<p>04 XYZ</p> <p>nccgroup global SHCOSMITHS</p>	<p>05 2 HARDMAN STREET</p> <p>dwf</p>	
<p>06 3 HARDMAN STREET</p> <p>BDO BNY MELLON RSM BARCLAYS</p>		
<p>07 4 HARDMAN STREET</p> <p>UBS HISCOX AIB</p>	<p>08 ABC</p> <p>FARM GP.Bullhound cowgills</p>	
<p>09 CORNER BLOCK</p> <p>Arch search.</p>	<p>10 GLOBE AND SIMPSON</p> <p>WPP</p>	<p>11 ST JOHN'S GOODS YARD</p> <p>Booking.com</p>



- NAVIGATE THE CBD

Manchester is home to the biggest airport in the country after Heathrow and Gatwick, with direct flights to over 210 destinations worldwide including Dubai, Houston and Hong Kong.

Manchester Airport is also well connected by train, Metrolink and motorway, which makes visiting a breeze, wherever you are traveling from.

⇌ CONNECTIONS FROM MANCHESTER

- LEEDS
48 mins
- BIRMINGHAM
1 hr 26 mins
- LIVERPOOL
51 mins
- LONDON
2 hrs 8 mins





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[REDEFININGTHEWORKPLACE.COM](https://www.redefiningtheworkplace.com)

A DEVELOPMENT BY
OrchardStreet
INVESTMENT MANAGEMENT LLP

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