



—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, functional space for modern working.

— 10 REASONS TO REDEFINE
YOUR WORK PLACE

1



WELL ENABLED DESIGN
TARGETING GOLD
CERTIFICATION

2



COMMUNAL
ROOF TERRACE
UNDER CONSTRUCTION

3



OURHAUS THE
1,400 SQ FT
CO-WORKING LOUNGE

4



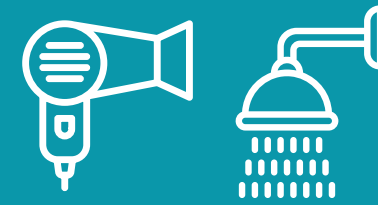
PUBLIC TRANSPORT
WITHIN 5 MINS

5



CYCLE SCORE
PLATINUM

6



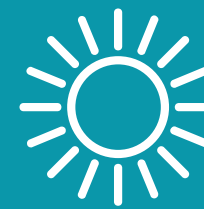
LUXURY
CHANGING
FACILITIES

7



WIRED SCORE
PLATINUM

8



EXCEPTIONAL
NATURAL LIGHT

9



DEDICATED CONCIERGE
SERVICE & ON-SITE BUILDING
MANAGEMENT TEAM

10



EFFICIENT SPACE
- 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 occupiers need for in-situ bespoke meeting rooms and allows variety and choice to be introduced to the working day.

- Collaborative and co-working spaces
- Refurbished office floors to inspire creativity and efficiency
- New impressive communal areas
- In-house amenity











— A NEW
APPROACH TO
WORKING

"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



CGI - for indicative purposes only



The proposed 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.

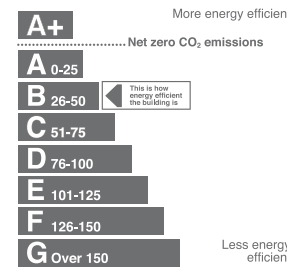
CGI - for indicative purposes only

— 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.

- Comprehensively remodelled steel framed building with floor to ceiling providing excellent natural light
- Brand new VRF air-conditioning system and additional filtering to provide excellent air quality
- Ultra-fast fibre broadband connectivity to the building (multiple operators)
- Contemporary exposed soffit finish incorporating LED strip lighting
- Three 15 person passenger lifts exiting directly into the self-contained office suites
- Dedicated secure basement cycle hub with separate male and female shower facilities, a towel service and cycle storage
- New stunning double height reception area incorporating 'Ourhaus' ground floor business lounge
- Self-contained ladies, gents and disabled WCs within each floor
- Occupational density of 1:8 sq m
- Full access metal raised floors (150mm)
- Roof terrace incorporating internal and external amenity space (under construction)
- On site dedicated Building Management Team
- 25 secure basement car parking spaces (1:1,738 sq ft) plus electric vehicle charging points

— ACCREDITATIONS



EPC



BREEAM



CYCLE SCORE

— TARGETED ACCREDITATIONS



WELL



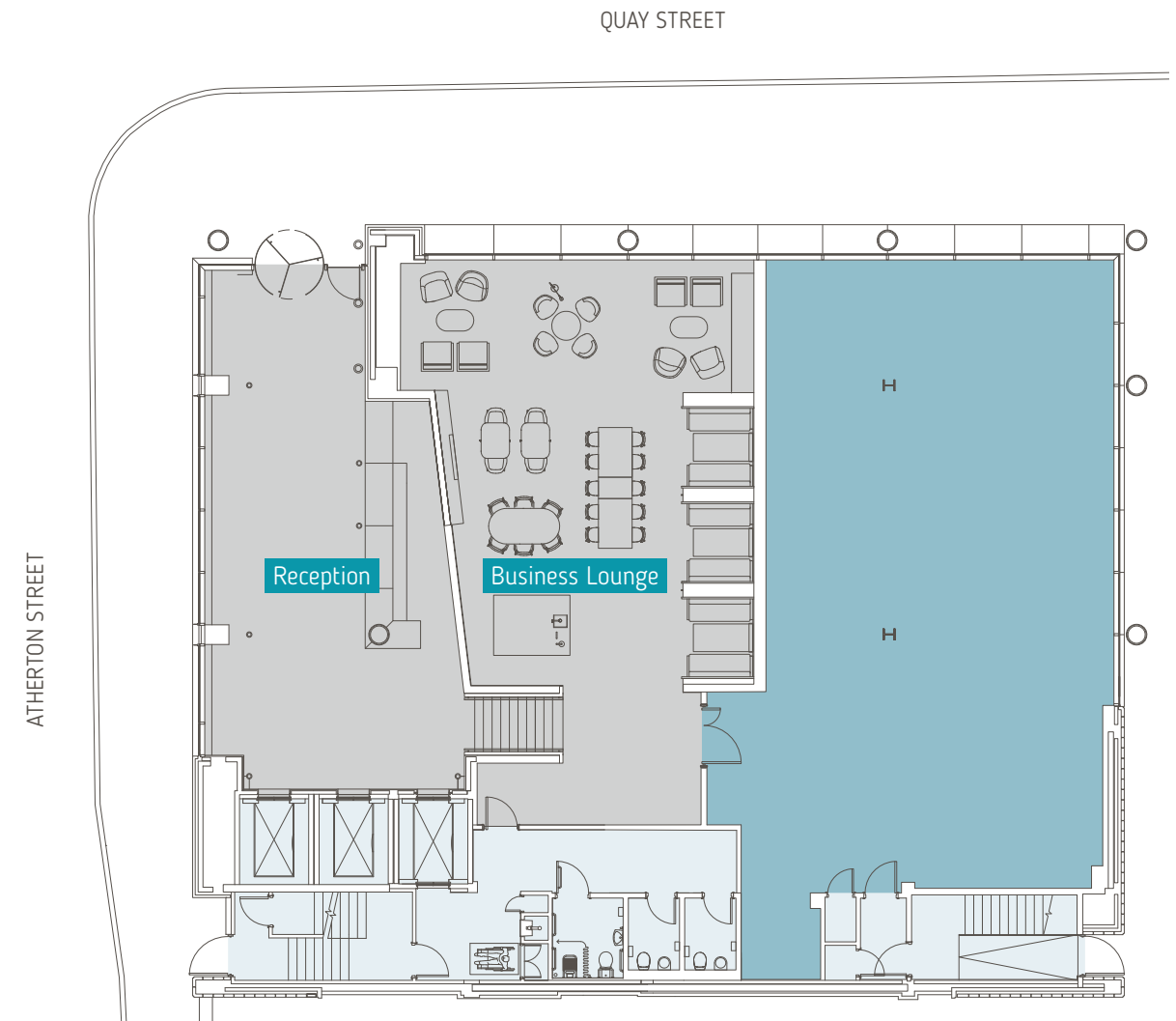
WIRED SCORE



— FLEXIBLE FLOOR PLATES

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 AREAS	PEOPLE PER FLOOR (1:8 SQ M DENSITY)
Eighth floor		LET
Seventh floor	5,949 sq ft	69
Sixth floor	5,945 sq ft	69
Fifth floor	5,943 sq ft	69
Fourth floor	5,942 sq ft	69
Third floor	5,948 sq ft	69
Second floor	5,945 sq ft	69
First floor	5,691 sq ft	66
Ground floor Office	2,095 sq ft	24
Ground floor Business Lounge	1,400 sq ft	
TOTAL AVAILABLE OFFICE SPACE	43,458 SQ FT	504



— **GROUND FLOOR**
2,095 SQ FT

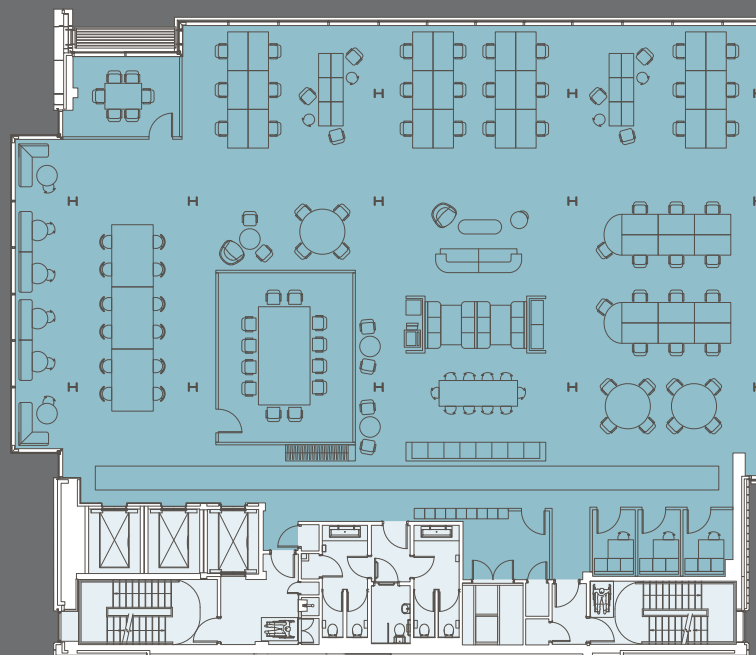
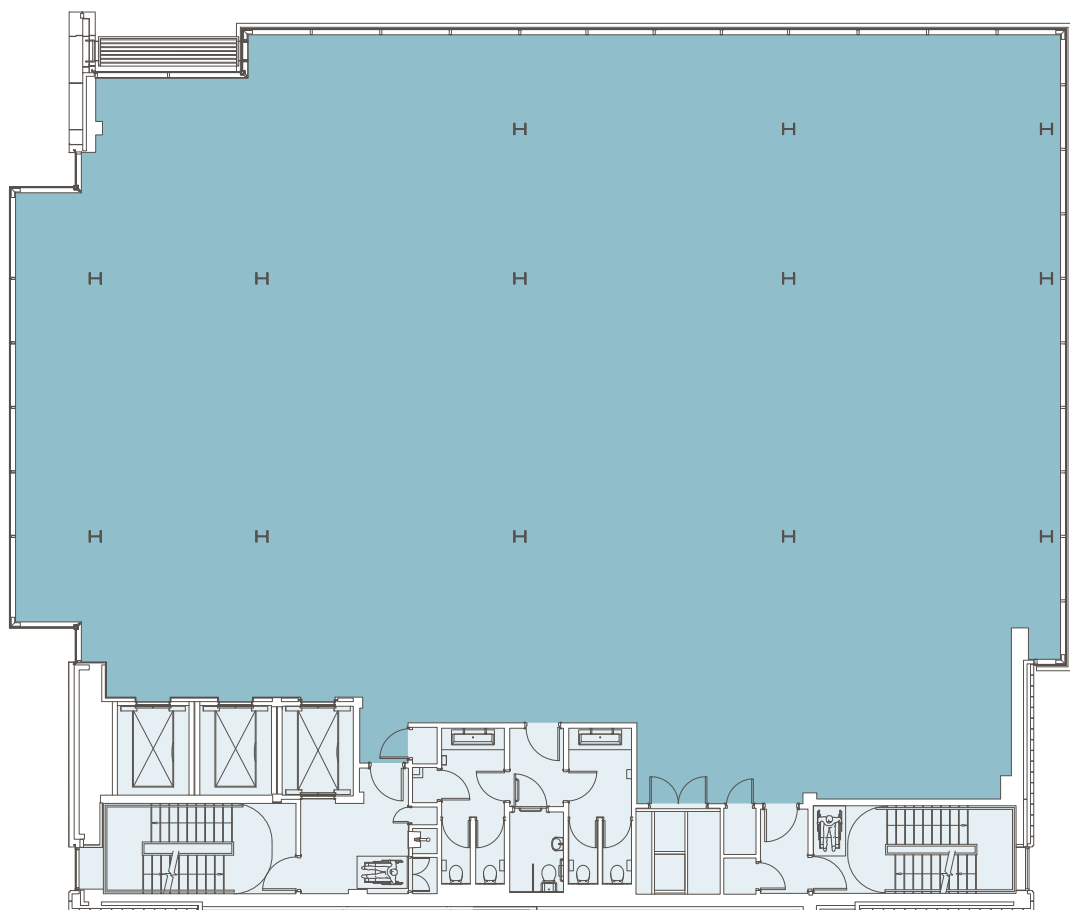


— REDUCE YOUR FOOTPRINT

The regular floor plates allow a variety of configurations to suit most businesses. The flexible working environment ensures the most efficient use of space.

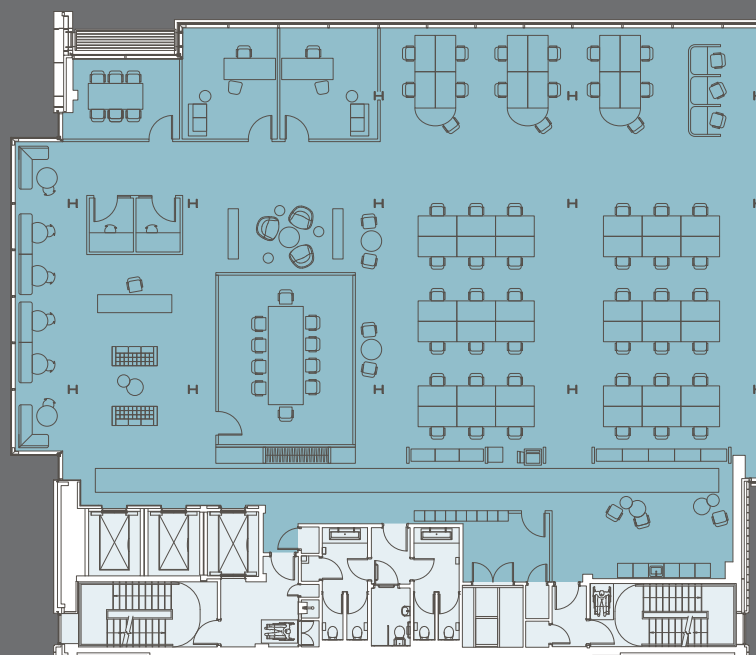
QUAY STREET

ATHERTON STREET



TECH / CREATIVE OCCUPIER

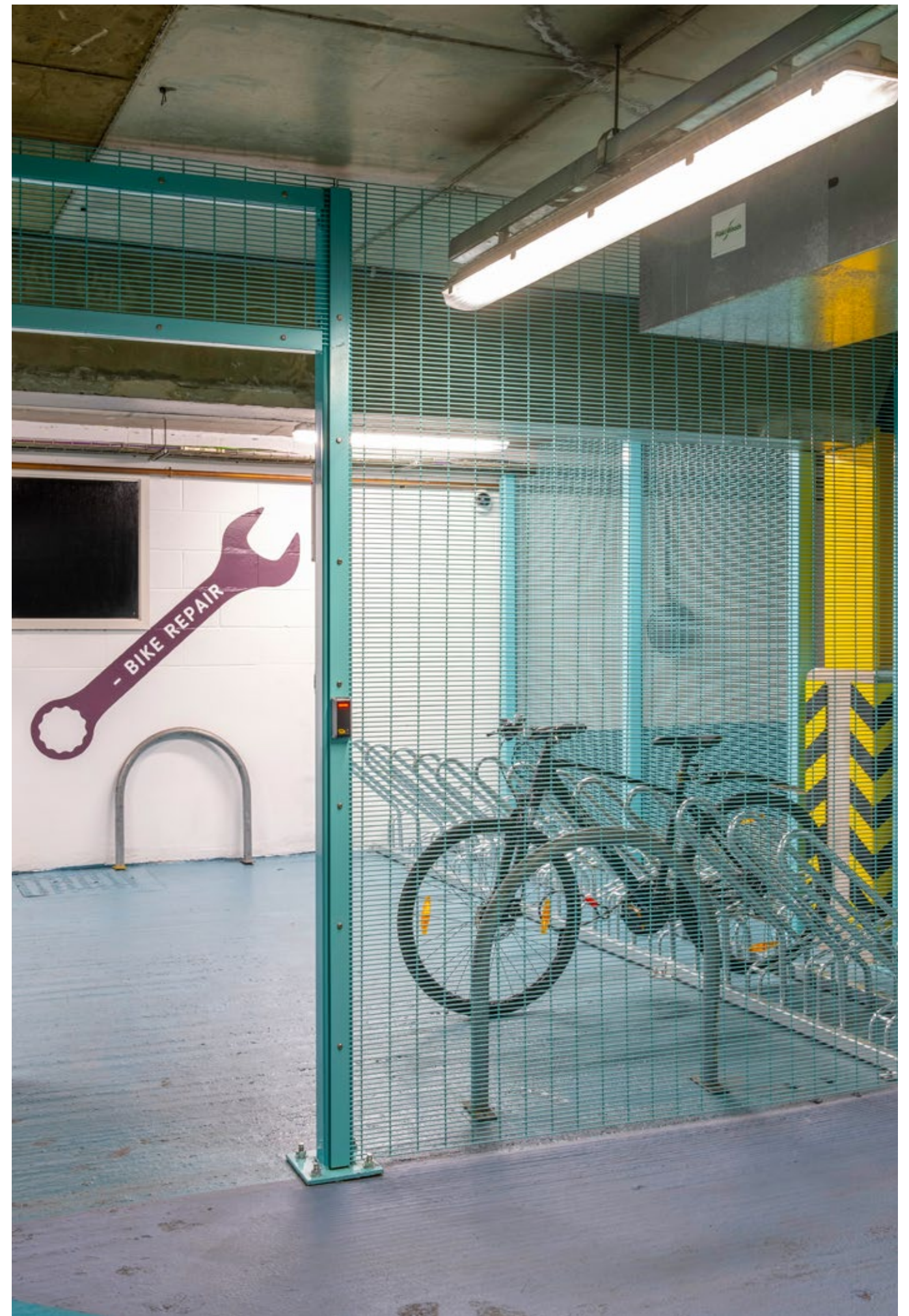
6 person meeting room	1
12 person meeting room	1
Reception and informal area	1
Desks	36
Touchdown desks	6
Tea / kitchen breakout area	1
Collaborative workstations	2
Private booths	3
Server room	1



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

— TYPICAL FLOOR





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

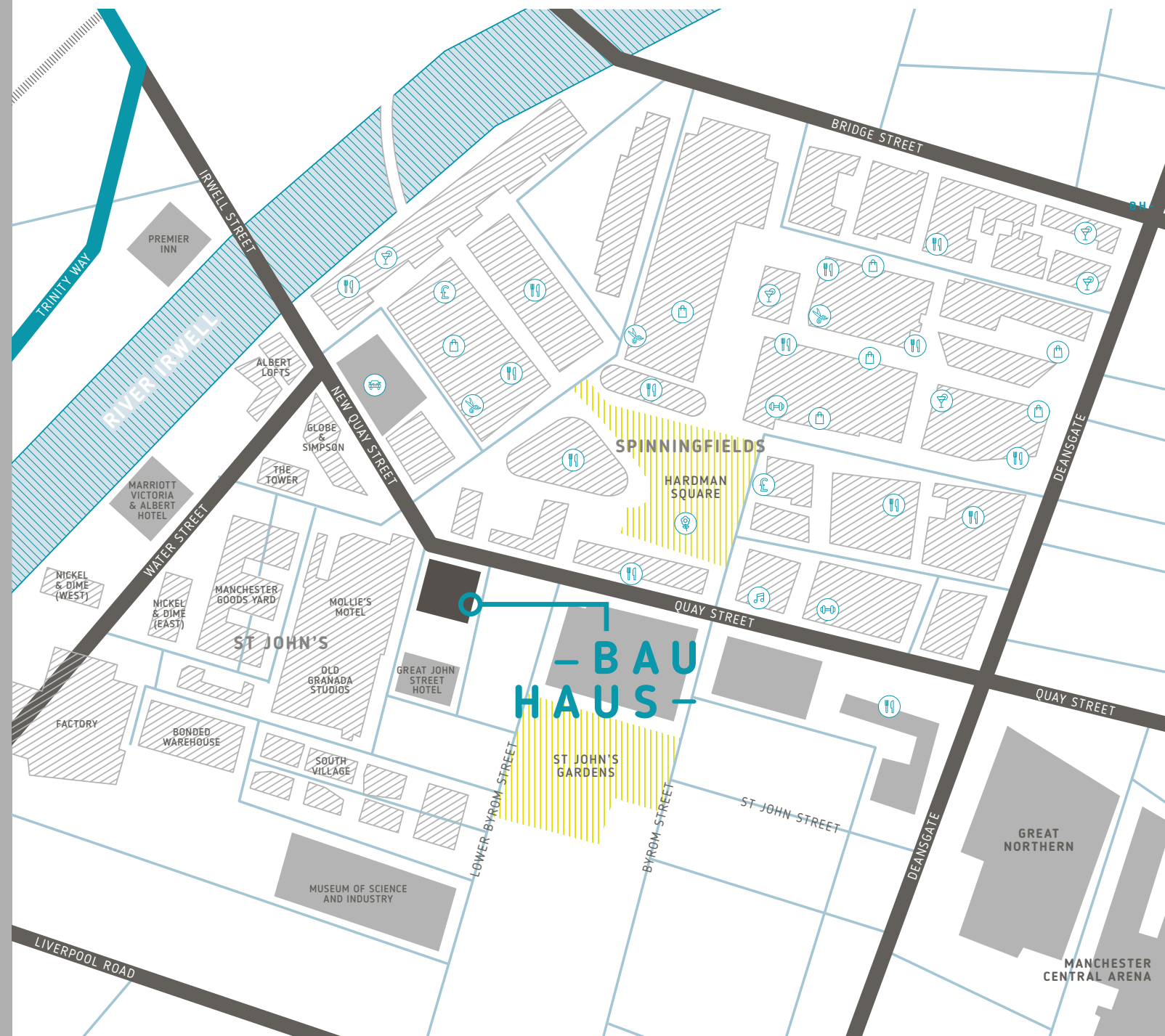
- Pot Kettle Black
- Banyan
- Australasia
- ThaiKun
- Carluccio's
- Anthologist
- Hawksmoor
- Bagel Nash
- Wagamama
- Nudo
- The Ivy
- 20 Stories
- Pret A Manger
- Alchemist
- Oast House
- M&S Simply Food

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
- 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

BELSTAFF
ENGLAND

Carluccio's

EVERYMAN

Bode
MANCHESTER

★ PRET A MANGER ★

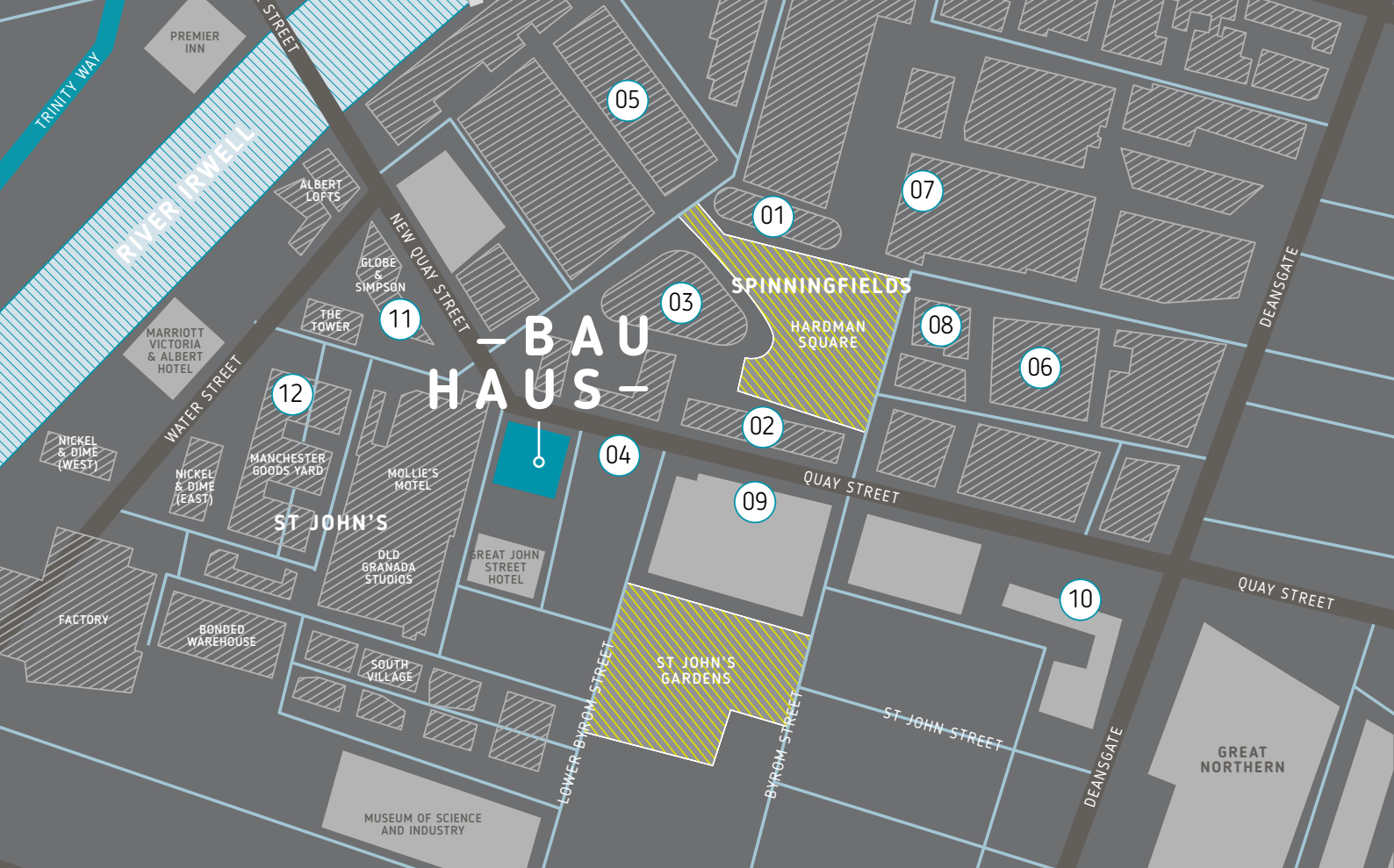
HARVEY NICHOLS

THE IVY

Maison

SELFRIDGES & CO

HOUSE OF FRASER
SINCE 1849



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

<p>BAUHAUS</p>	<p>01 4 HARDMAN SQUARE</p>	
<p>02 N01 SPINNINGFIELDS</p>		
<p>03 3 HARDMAN SQUARE</p>	<p>04 25 QUAY STREET</p>	
<p>05 XYZ</p>		<p>06 2 HARDMAN STREET</p>
<p>07 3 HARDMAN STREET</p>		
<p>08 4 HARDMAN STREET</p>		<p>09 ABC</p>
<p>10 CORNER BLOCK</p>	<p>11 GLOBE AND SIMPSON</p>	<p>12 ST JOHN'S GOODS YARD</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



TRAVEL TIMES FROM BAUHAUS (MINUTES)

Manchester Piccadilly	20	7	11
Manchester Victoria	17	6	7
Deansgate Castlefield	7	2	3
Salford Central	7	4	5
Manchester Oxford Road	15	5	8

Tram and rail times from Deansgate Castlefield station
Source: trainline.com and tfgm.com



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

A DEVELOPMENT BY
OrchardStreet
INVESTMENT MANAGEMENT LLP

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