



—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 currently being transformed to provide creative, functional space for modern working.



A new, warm and welcoming reception area allows occupiers to meet and greet in stylish surroundings. With the informal meeting spaces within our co-working business lounge area, a variety of interactions can be accommodated.

— 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



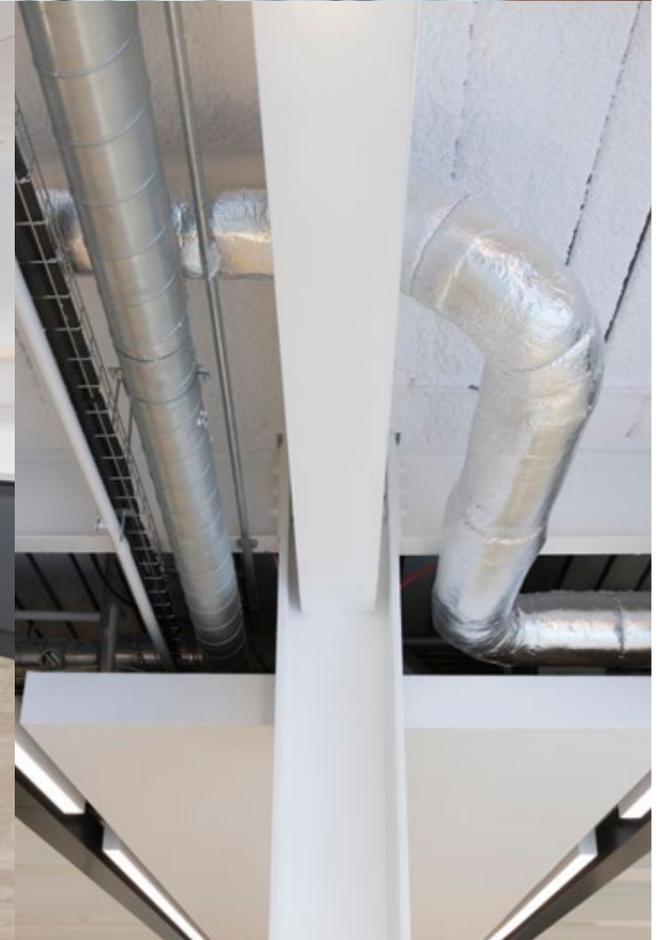
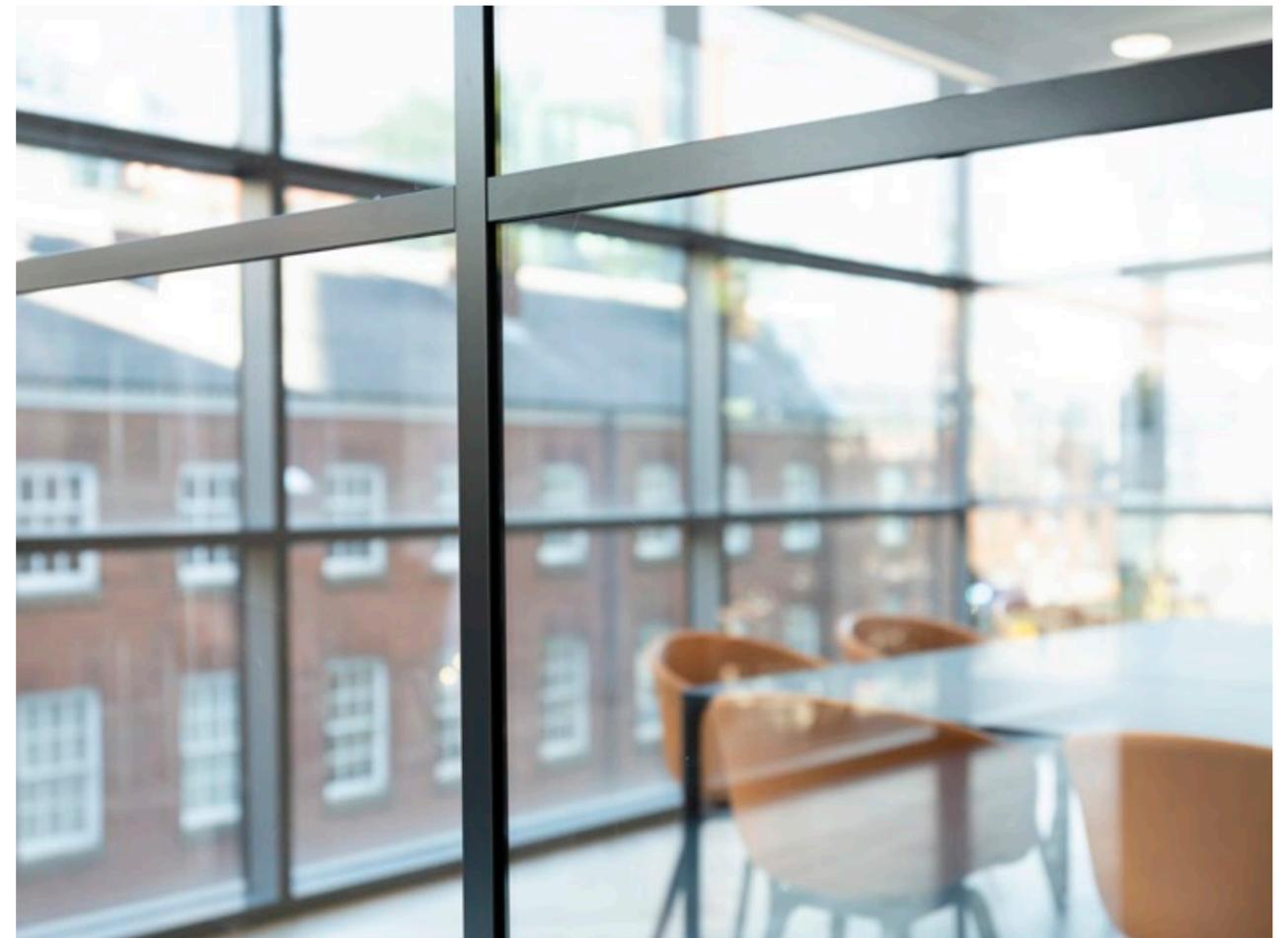








A NEW —  
APPROACH TO  
WORKING





## — 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	5,935 sq ft	69
Seventh floor	5,935 sq ft	69
Sixth floor	5,935 sq ft	69
Fifth floor	5,935 sq ft	69
Fourth floor	5,935 sq ft	69
Third floor	5,935 sq ft	69
Second floor	5,935 sq ft	69
First floor	5,697 sq ft	66
Ground floor	2,065 sq ft	21
<b>TOTAL OFFICES</b>	<b>49,307 SQ FT</b>	<b>570</b>



— GROUND FLOOR  
2,065 SQ FT

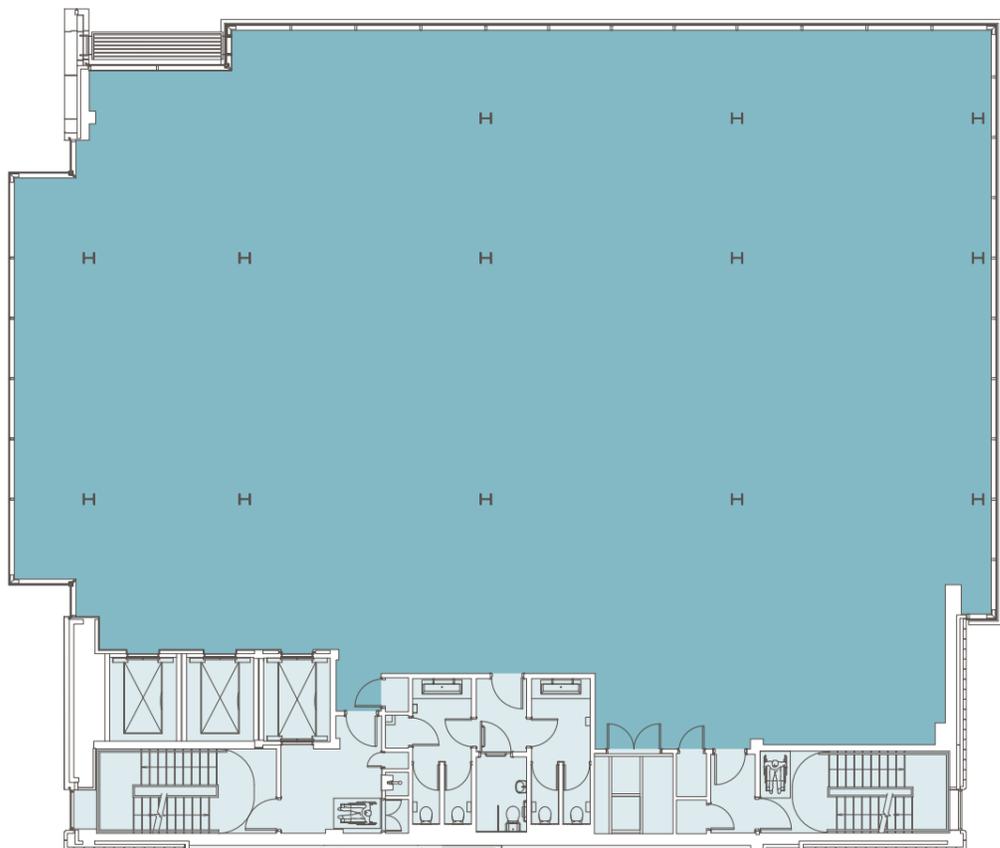


# — REDUCE YOUR FOOTPRINT

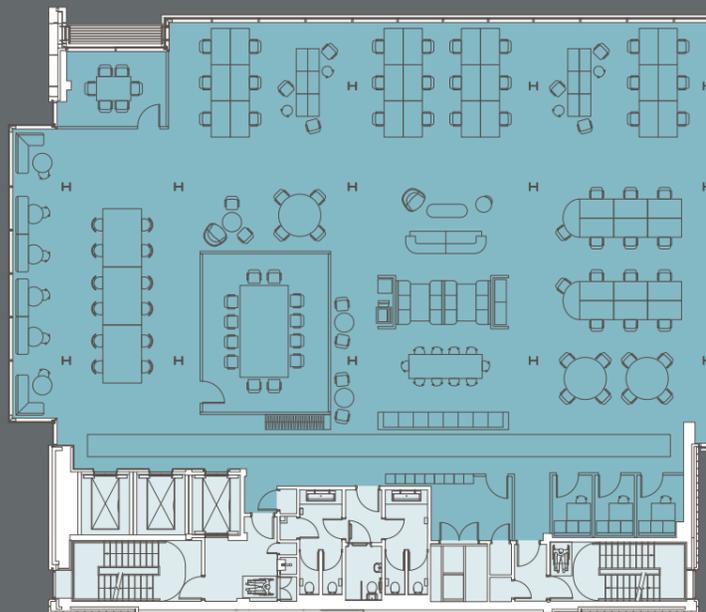
The regular floor plates allow a variety of configurations to suit most businesses. The flexible working environment ensures the most efficient use of space.

QUAY STREET

ATHERTON STREET

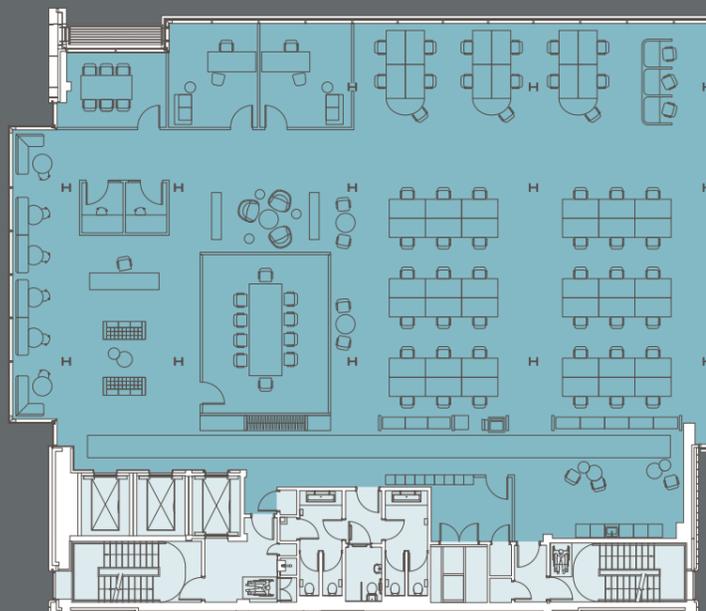


— TYPICAL FLOOR  
2,065 SQ FT



### 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



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

— 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.

\* Global Liveability Index 2015, 2016 & 2018



**DINE**

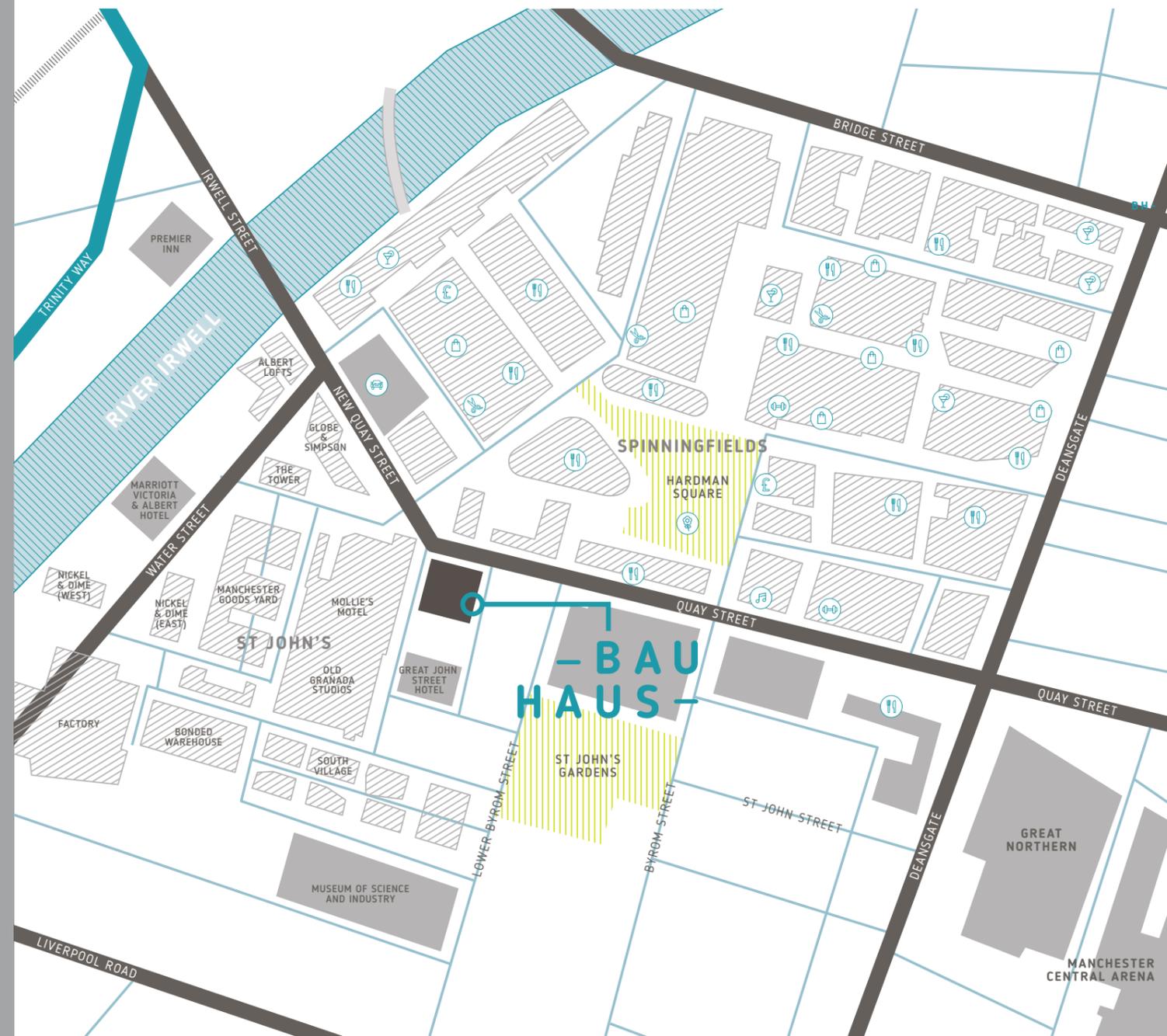
- 63 Degrees
- Asha's
- Australasia
- Brasserie Abode
- Carluccio's
- Grafene
- Hawksmoor
- Honey
- James Martin Manchester
- Manchester House
- Neighbourhood
- Tattu
- The River Restaurant & Bar
- Wagamama

**SHOP**

- Selfridges
- Harvey Nichols
- House of Fraser
- Vivienne Westwood
- Marks & Spencer
- Belstaff
- DKNY
- Burberry

**RELAX**

- The Lowry Hotel
- Great John Street Hotel
- Abel Heywood Hotel
- King Street Townhouse
- Abode Manchester
- The Midland
- Malmaison
- The Principal
- Hotel Gotham
- INNSIDE Manchester







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



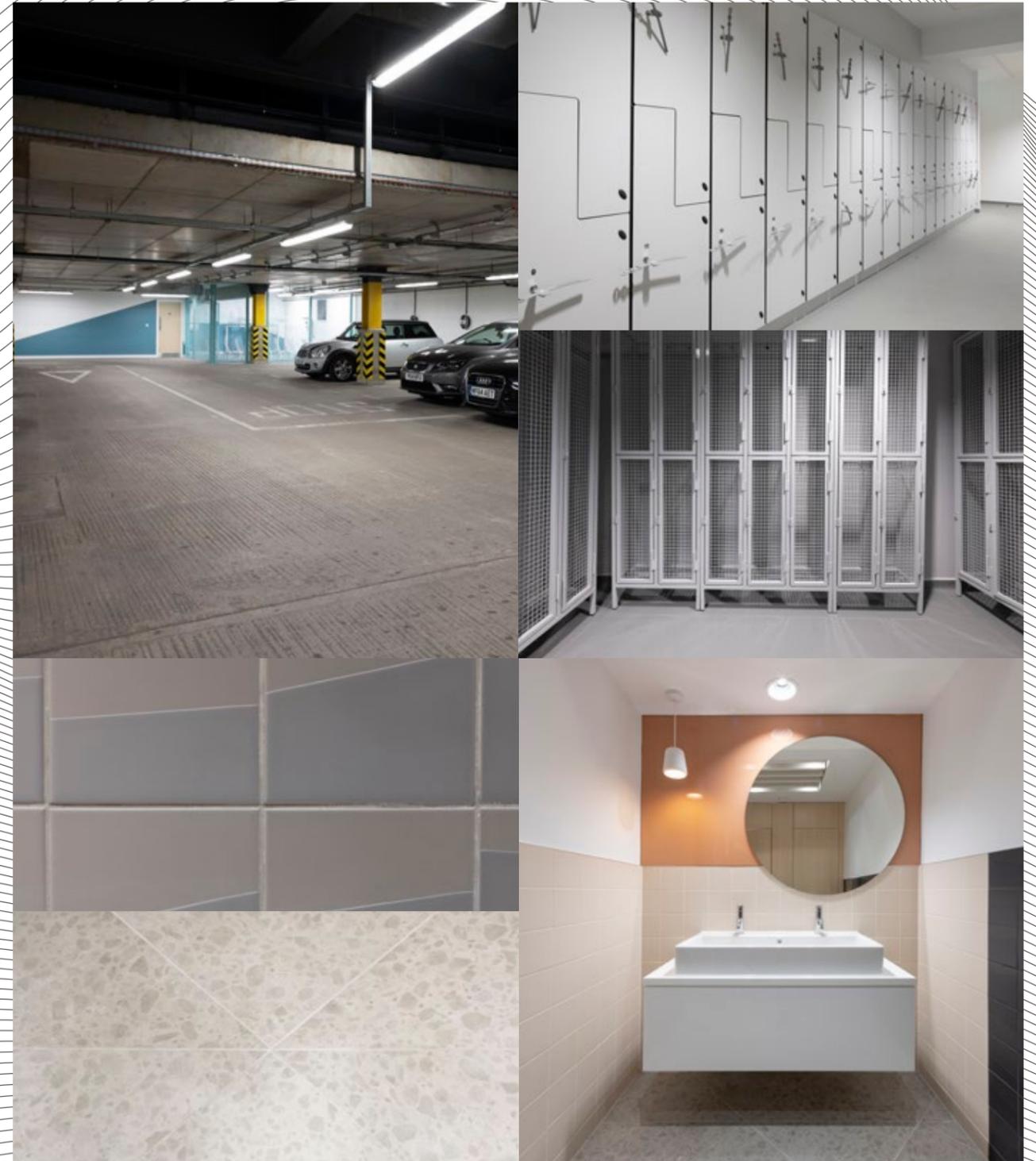
TRAVEL TIMES FROM BAUHAUS (MINUTES)			
Manchester Piccadilly	20	7	11
Manchester Victoria	17	6	7
Deansgate Castlefield	7	2	3
Salford Central	7	4	5
Manchester Oxford Road	15	5	8

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

## – 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.

- EPC targeted 'B'
- BREEAM targeted 'Very Good'
- WELL IWBI certification targeted 'Gold'
- Cycle score certification 'Platinum'
- Fibre broadband connectivity to the building
- WiredScore certification 'Platinum'
- New stunning double height reception area
- Occupancy base density 1 person / 8 sq m
- 3 x 15 person passenger lifts
- Self-contained office floors incorporating Ladies, Gents and DDA compliant WCs within each floor
- DDA Compliant
- Flexible floorplates
- Contemporary part exposed ceilings with suspended LG7 compliant LED Lighting
- Floor to ceiling glazing
- 150mm Full access metal raised floors
- Brand new VRF air-conditioning system
- Secure basement car park providing a ratio of 1 space: 1,702 sq ft
- Dedicated secure basement cycle store
- New high quality Ladies' and Gentlemen's shower changing rooms with drying room and lockers
- Digital building management system
- On-site dedicated building concierge
- 'Ourhaus' ground floor collaborative business lounge meeting area
- 24/7 access
- Additional tenant risers and tenant plant space





## - CONTACT



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A REFURBISHMENT BY  
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