

MANCHESTER

– BAU HAUS –

MANCHESTER

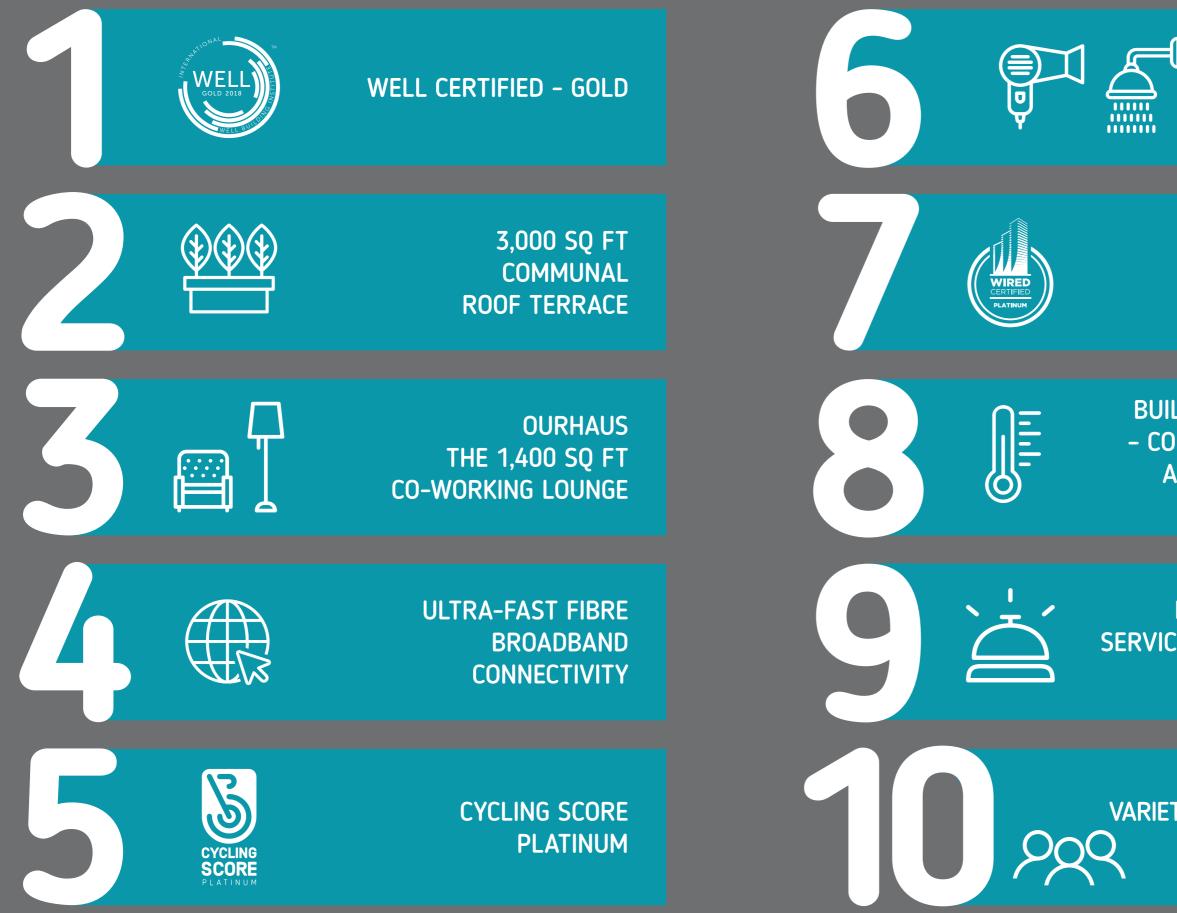


RE – DEFINING THE WORK – PLACE

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



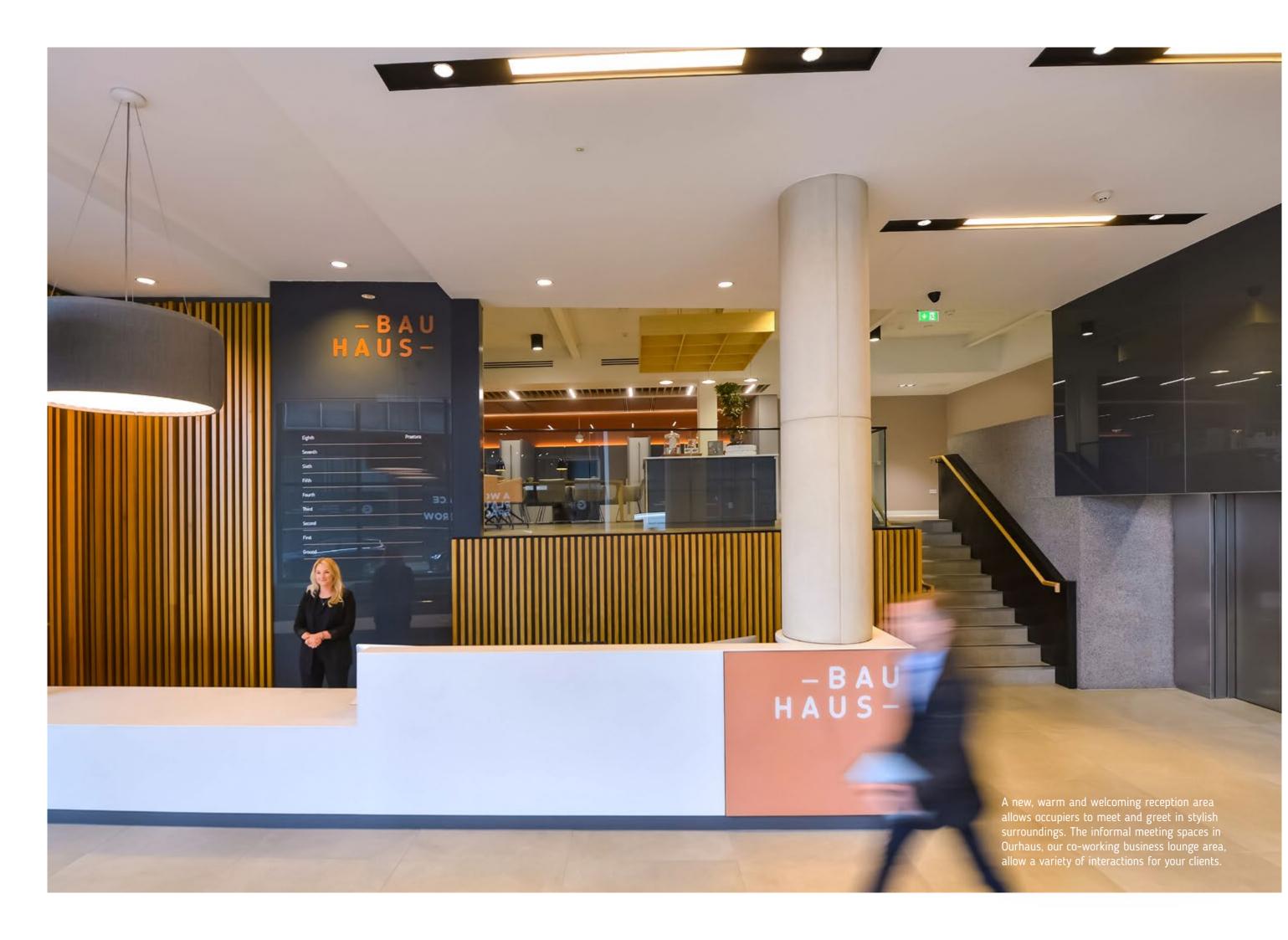
LUXURY CHANGING FACILITIES

WIRED SCORE PLATINUM

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

DEDICATED CONCIERGE SERVICE & ON-SITE BUILDING MANAGEMENT TEAM

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



– CONSIDERED
OFFICES ARE
CONDUCIVE TO
GOOD WORK
& WELLBEING

0

THE OWNER.

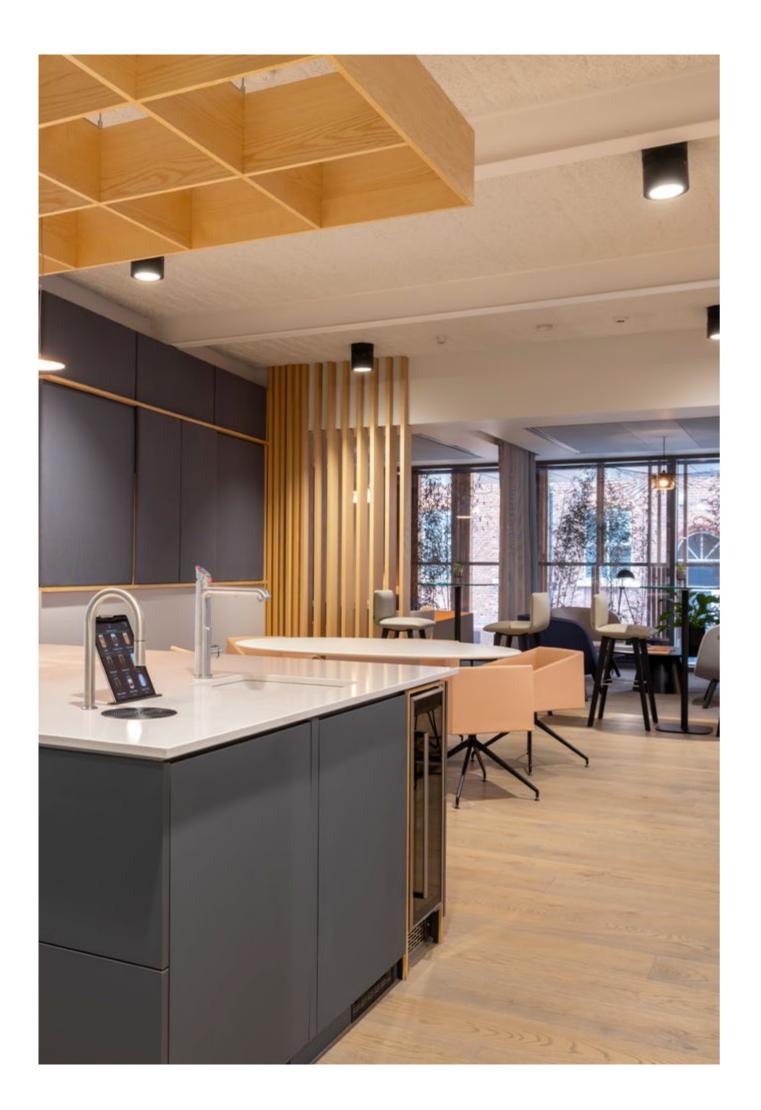


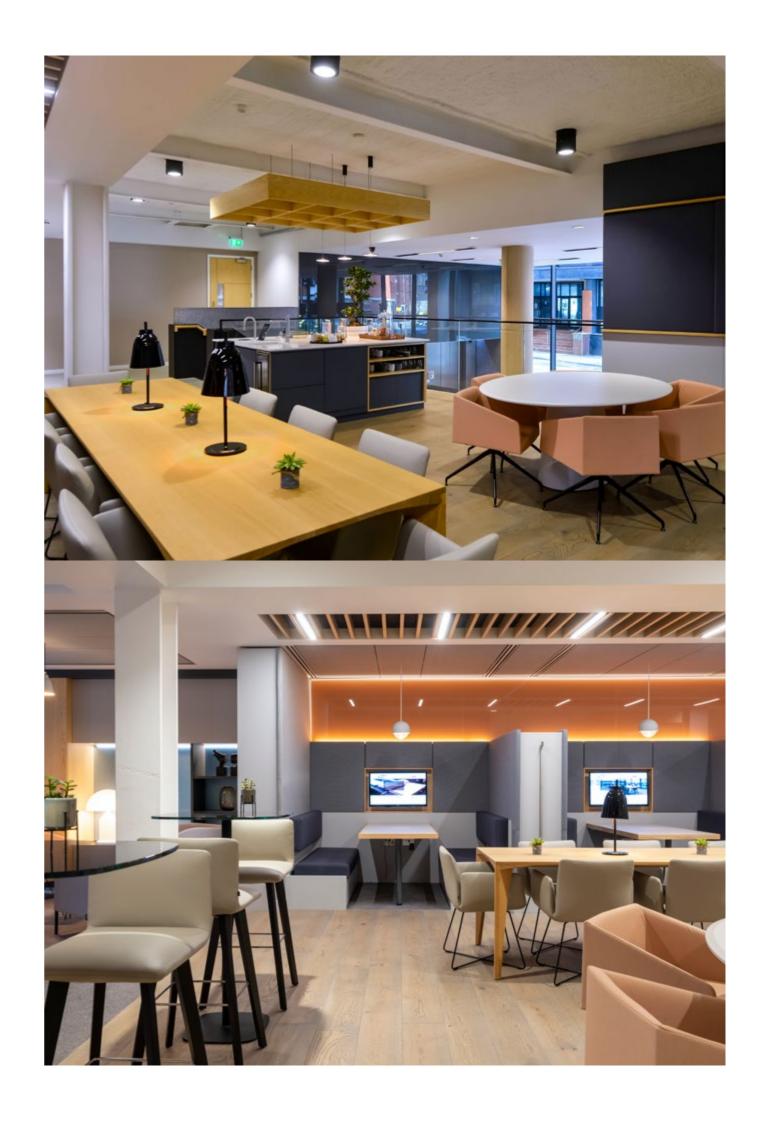


The ground co-working business lounge area provides ample scope for informal meetings and secluded work areas, away from the main working space.

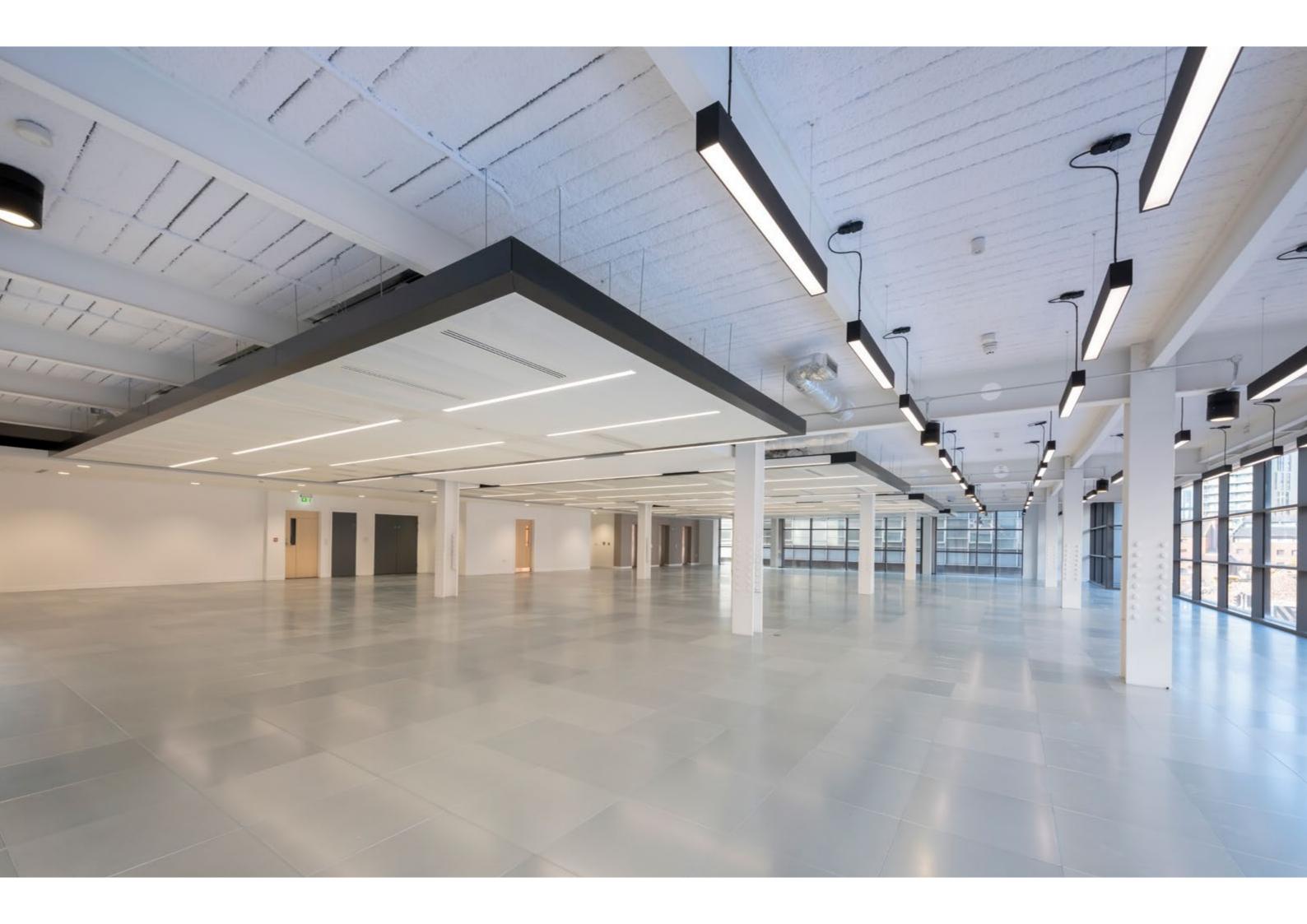
This flexibility reduces an occupier's need for in-situ bespoke meeting rooms and allows variety and choice to be introduced to the working day.

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





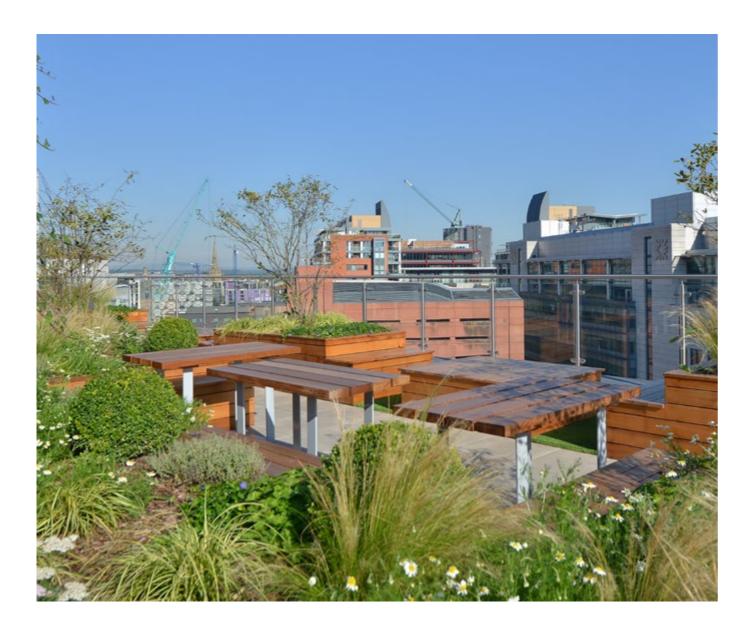








- OUTDOOR SOCIAL SPACES PROMOTE HEALTH AND FITNESS WITHIN AN URBAN ENVIRONMENT

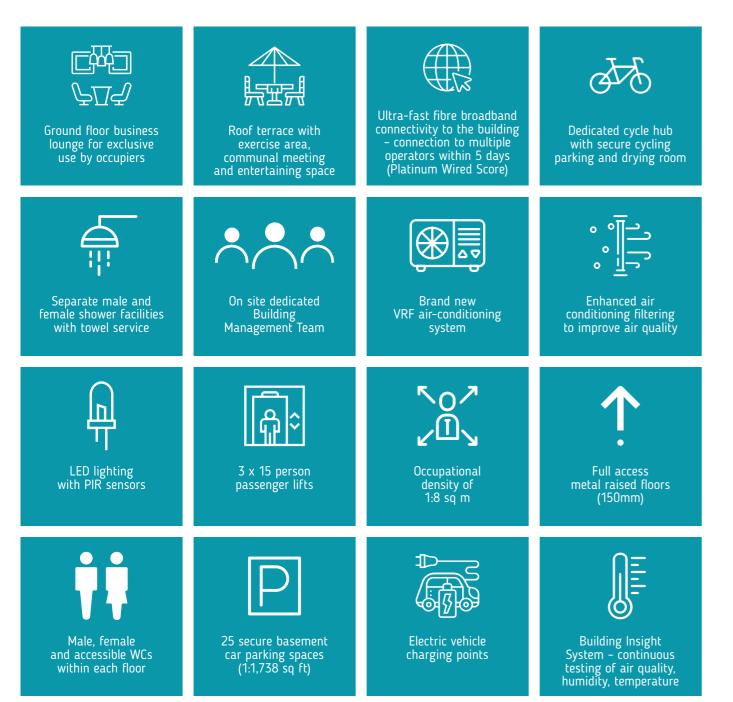




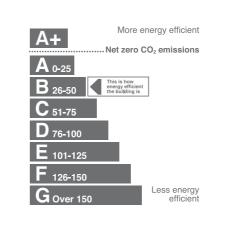
The roof terrace works as an excellent communal space for all our tenants, providing the perfect place for exercise and well-being, informal meetings and social events.

- 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.



- ACCREDITATIONS



EPC



WELL





CYCLING SCORE



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.

| TOTAL AVAILABLE OFFICE SPACE | | 8 |
|---------------------------------|-----|------|
| Ground floor Office | | |
| First floor | | |
| Second floor | | |
| Third floor | | |
| Fourth floor (part) | | |
| Fourth floor (part) | | |
| Fifth floor | | |
| Sixth floor | | |
| Seventh floor | | |
| Eighth floor | | |
| FLOOR | NET | INTE |
| | | |

| RNAL AREA | PEOPLE PER FLOOR (1:8 SQ M DENSITY) |
|-----------------|--|
| praetu VENTU | Jra _{Jres} |
| CONN ON | EX |
| CONN | EX |
| CONN | EX |
| 3,010 sq ft | 35 |
| SimpliS | jafe |
| 5,935 sq ft | 69 |
| Bo | d |
| Bo | d |
| Bo | |
| ,945 SQ FT | 104 |
| | |

HOW DO YOU LIKE YOUR OFFICES? NAKED ORFUL

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

FOURTH FLOOR

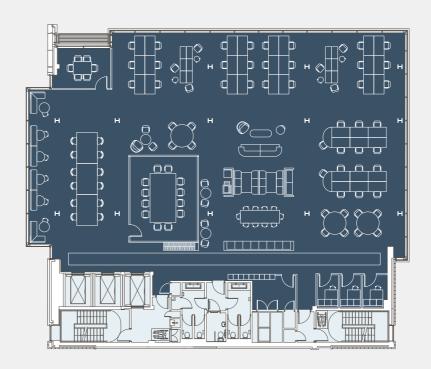
SUITE A - LET SUITE B - 3,010 SQ FT FULLY FITTED

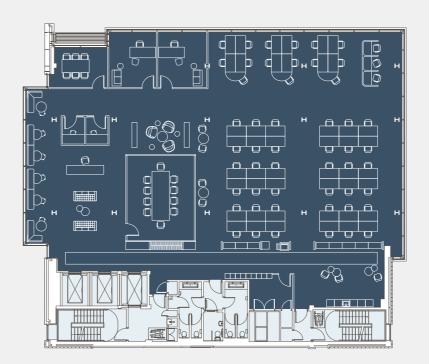


THIRD FLOOR 5,935 SQ FT



N () 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 |
| | |

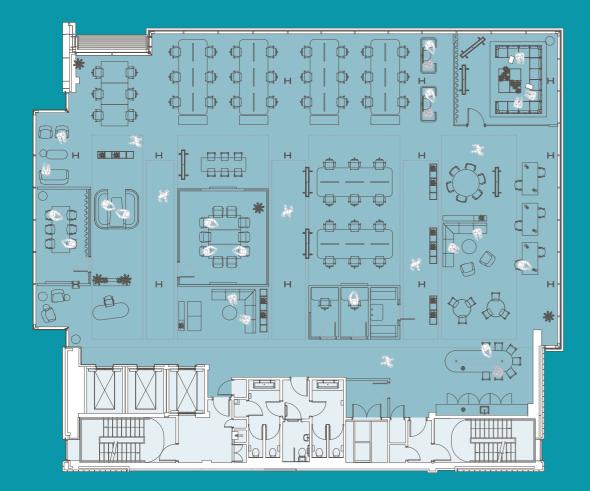
| 1 |
|----|
| 1 |
| 1 |
| 1 |
| 51 |
| 6 |
| 1 |
| 2 |
| 2 |
| 3 |
| 1 |
| |



OPTION 2

FULLY FITTED AND READY FOR OCCUPATION WITH LANDLORD FIBRE BACKBONE

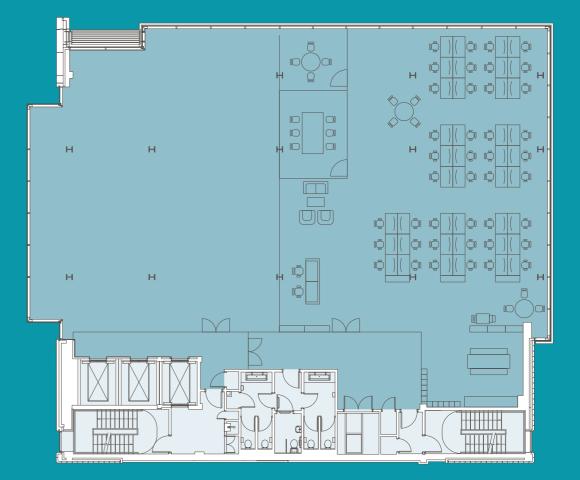
3RD FLOOR - INDICATIVE LAYOUT



WHOLE FLOOR

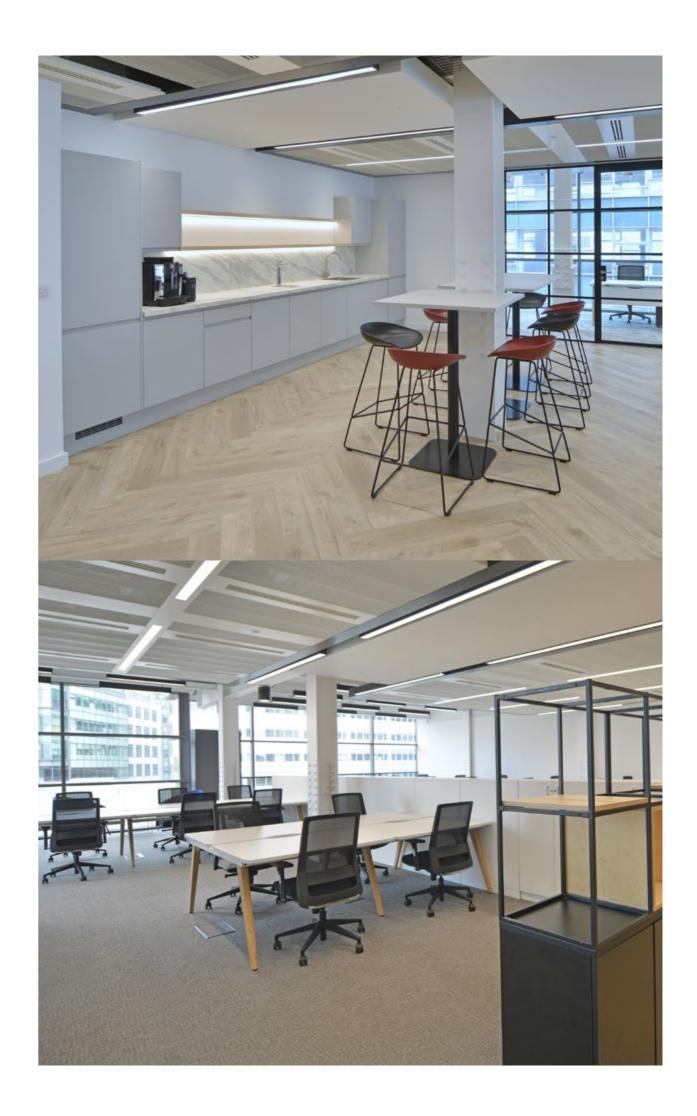
| 5,935 sq ft / 69 people | | | |
|-------------------------|-----------|-----|----|
| Ergonomic desk work s | ettings | 42 | 6 |
| Touchdown setting | | 6 | 1 |
| Phone booth / Focus p | od / 1:1 | 3 | C |
| Arrival lounge / Seats | 4-6 setti | ngs | ٨ |
| Informal meeting | 20+ setti | ngs | K |
| 1:1 Booth | | 2 | P |
| 6 Person booth | | 1 | 11 |
| Breakfast bar | 7 setti | ngs | L |

| 6-8 Meeting room | 1 |
|--------------------------|--------------|
| 10 Person meeting room | า 1 |
| Creative space | 10+ settings |
| Meet & greet kiosk | 1 |
| Kitchenette / refreshmen | nt 1 |
| Printer hub (local) | TBC |
| IT Comms room | 1 |
| Lockers | TBC |



| 4TH FLOOR – SUITE B | |
|-------------------------|----|
| 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 |





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

Fully comprehensive planned

HEALTH & SAFETY



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| √= |

- INCLUDED SERVICES FACILITIES MANAGEMENT





Bauhaus Flexispace team

| | _ | |
|--|---|---|
| | _ | - |
| | _ | - |
| | _ | - |
| | | |

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





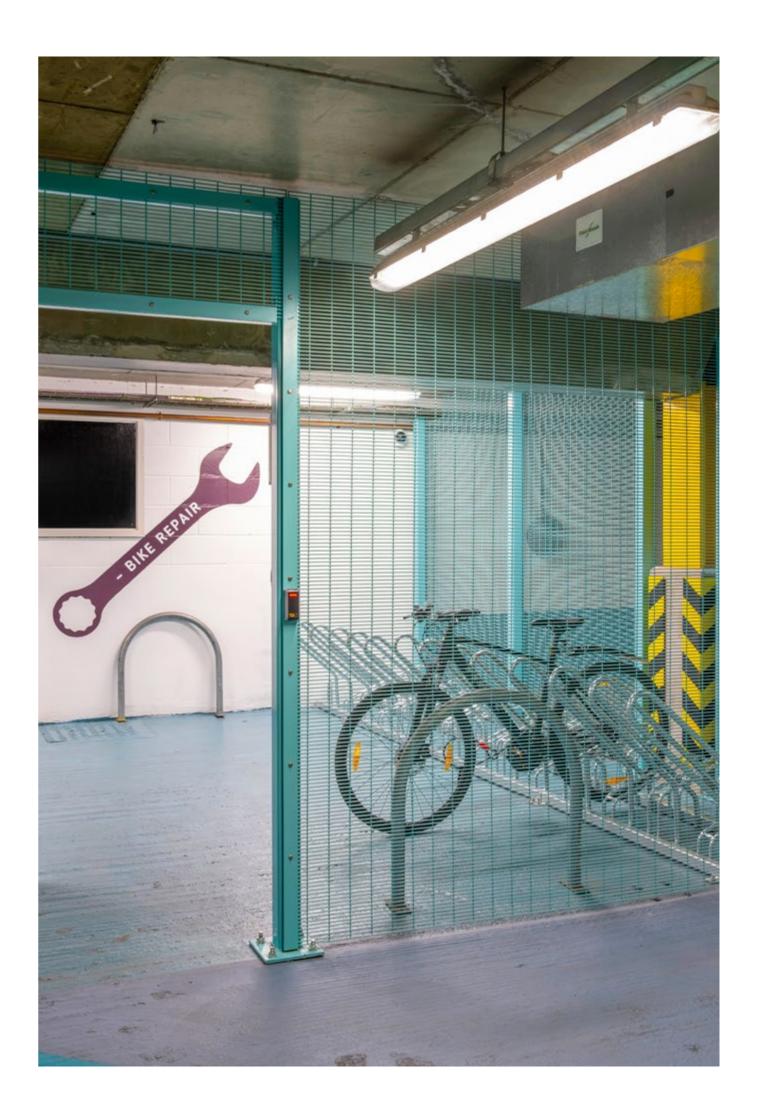
Fully comprehensive





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









- 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

SHOP & ENTERTAIN DINE - Wagamama - Pot Kettle Black - Selfridges – Nudo - Banyan - Harvey Nichols - Australasia – The Ivy - House of Fraser - 20 Stories – Thaikhun - Vivienne Westwood - Everyman Cinema – Tattu - Pret A Manger - Marks & Spencer - The Anthologist - The Alchemist - Belstaff - The Oast House - Hawksmoor - M&S Simply Food - Bagel Nash PREMIER

NICKEL & DIME (WEST)

LIVERPOOL ROAD

NICKEL & DIME (EAST)

ST JOHN'S

SOUTH

MUSEUM OF SCIENCE AND INDUSTRY

RELAX

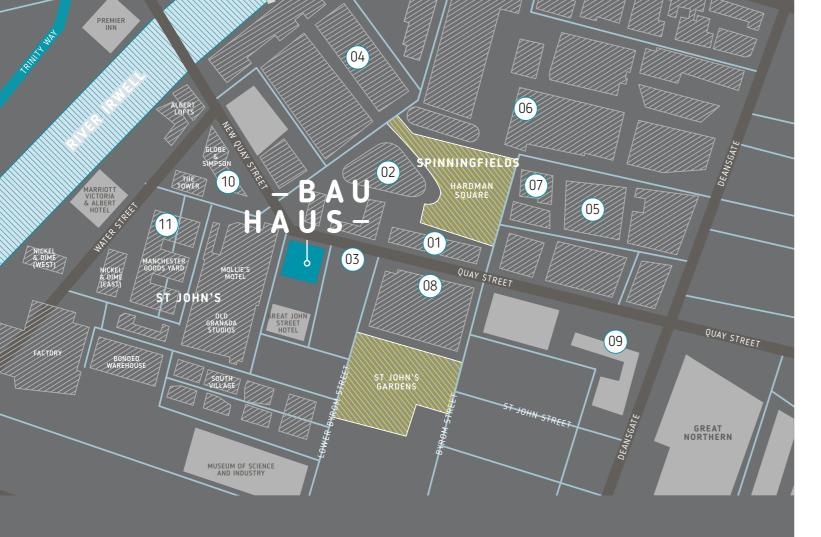
- DKNY
- Burberry
- Barry's Bootcamp
- The Lowry Hotel
- Great John Street Hotel
- Abel Heywood Hotel
- King Street Townhouse
- Soho House & Mollie's Motel
- Abode Manchester
- The Midland
- Malmaison
- The Principal
- Hotel Gotham
- INNSIDE Manchester

SPINNINGEIEIDS BAU HAUS-H ST JOHN'S GARDENS GREAT NORTHERN MANCHESTER



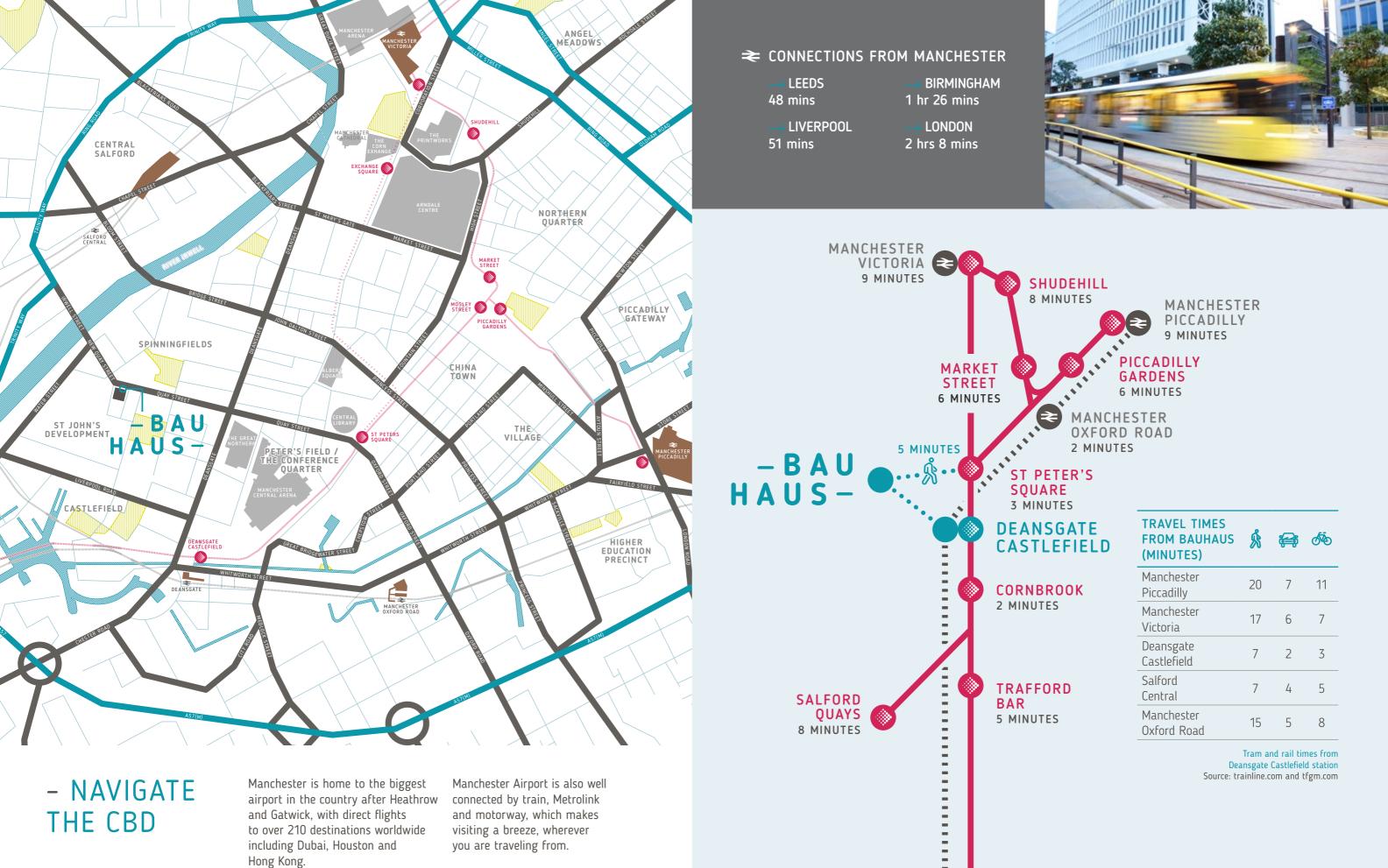






- A BUSINESS HUB OF MODERN INDUSTRIES AND PEOPLE WHO ARE DRIVING MANCHESTER'S TECH, DIGITAL AND CREATIVE FUTURE





(₹) ۲ MANCHESTER AIRPORT 24 MINUTES (VIA DEANSGATE STATION)

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| 17 | 6 | 7 |
| 7 | 2 | 3 |
| 7 | 4 | 5 |
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| | 20 17 7 7 | 20 7 17 6 7 2 7 4 |



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