

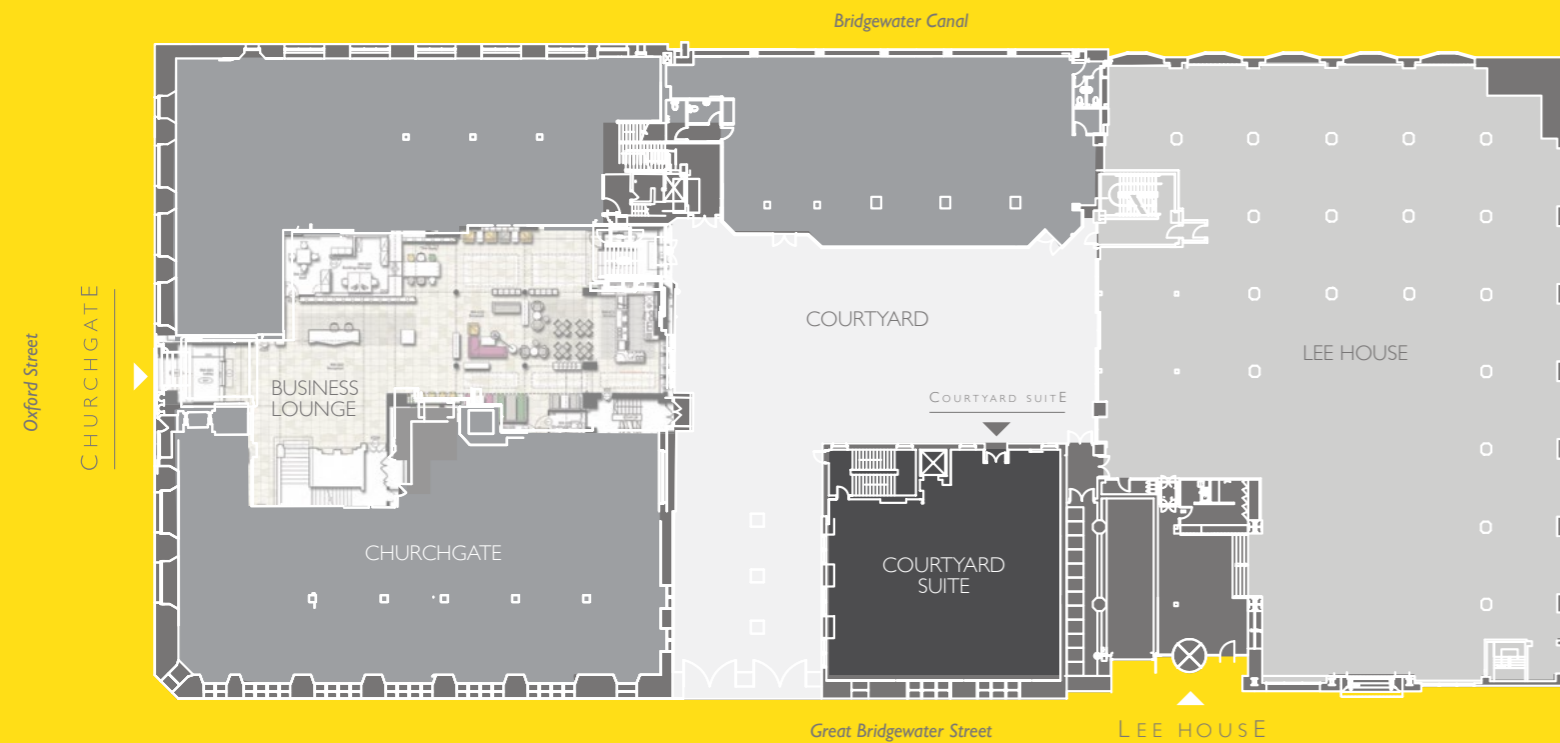
CHURCHGATE & LEE BUILDINGS

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56 OXFORD ST / 90 GREAT BRIDGEWATER ST / MANCHESTER

CONNECTED

Seamlessly **connecting** a landmark character building with the high specification demanded by a modern, forward thinking office occupier.



**Business Lounge**

The best facility of its kind in Manchester, the Business Lounge offers a place for occupiers and visitors to meet over a coffee or something to eat during the working day.

With free WiFi access and comfortable seating areas, it offers an alternative place to do business or work.

**The Courtyard**

Centrally located and linking Churchgate and Lee House, the courtyard provides an inviting outside space for occupiers to use during the summer months, with a seating area surrounding a water feature.



Offering some of the largest and most efficient single floor plates within Manchester City Centre.

Take the opportunity to establish your business in one of Manchester's most unique, modern and dynamic working environments.





## Connecting to... Manchester

Churchgate and Lee Buildings are in a prominent, central location, that's convenient for both lunchtimes and evening socialising. There are bars, newsagents, supermarkets and coffee shops right on the door step. Oxford Road offers ready access to all of the city's retail and leisure amenities and public transport; Oxford Road Train Station is literally at the end of the street.

Metrolink trams and major bus routes are found right around the corner and Manchester's mainline Piccadilly Train Station is a short walk away.

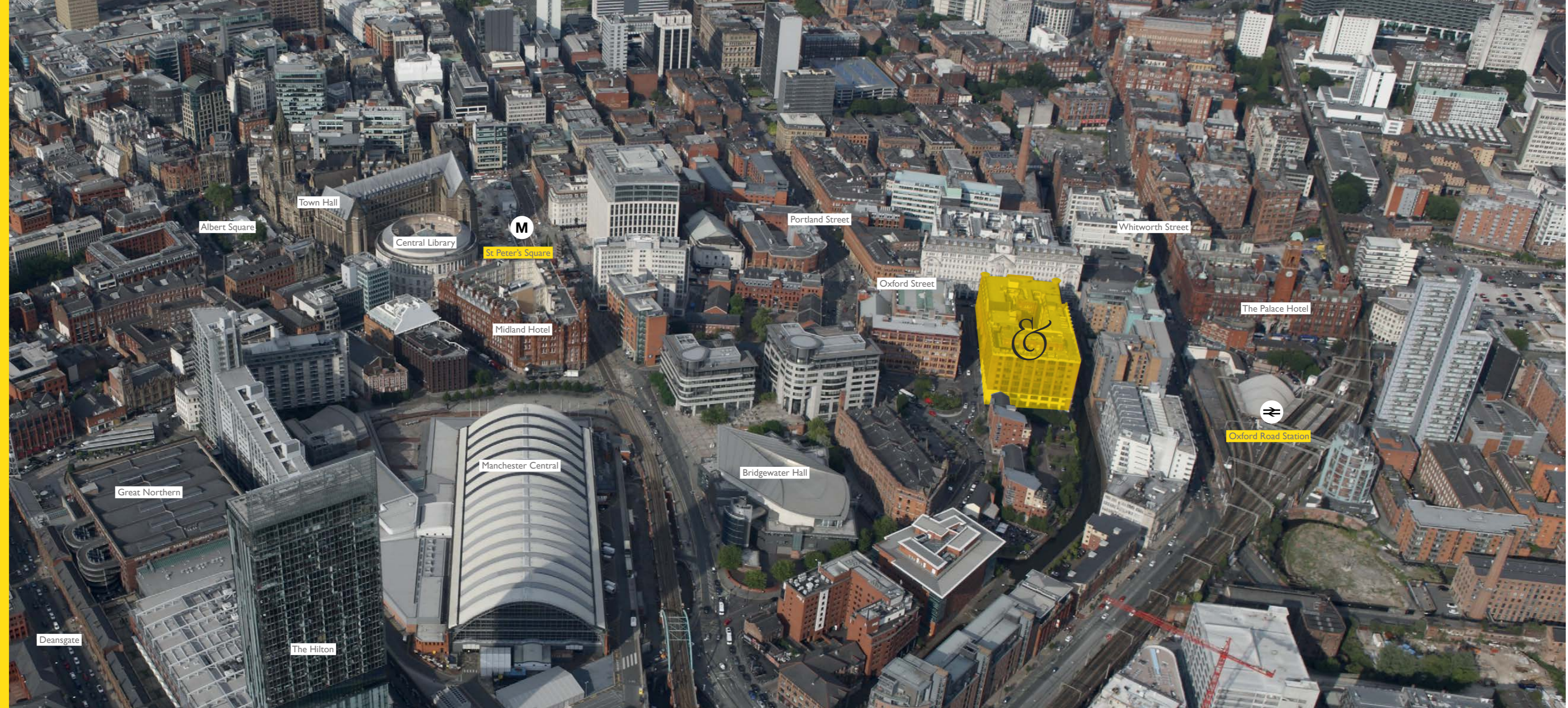
The buildings occupy a strategic location at the gateway to the "Oxford Road Corridor", well known for the rapid growth of technology and education-based sectors. The University of Manchester, Manchester Metropolitan University and the Royal Northern College of Music are grouped around Oxford Road on the southern side of the city centre. In context, Manchester's economy benefits from having one of the highest graduate retention rates in the UK.

Optical fibre broadband has recently been installed along Oxford Road, which will provide ultra-fast broadband speeds to the buildings.

Key:



Metro Stop





## CHURCHGATE HOUSE

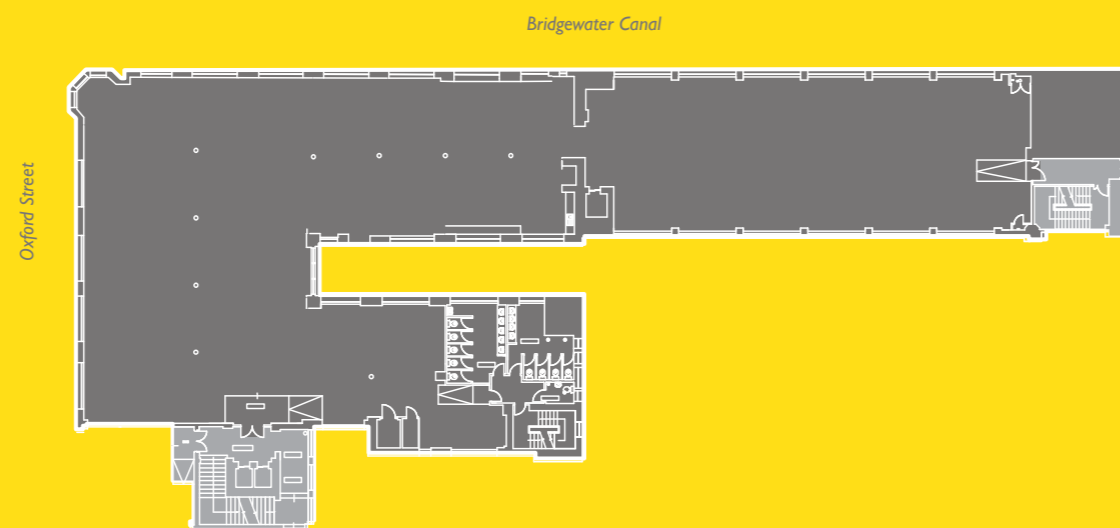
Churchgate House is a 7-storey Grade II listed building which, as the elegant roundheaded doorway proudly states, was built in 1898.

Today it still retains many of its handsome Edwardian baroque features, and these distinctive, classical qualities mark Churchgate as one of the most characterful and impressive buildings in the city.

Following an extensive refurbishment, the building now benefits from:

- Large, open plan, highly efficient floor plates
- Exposed heating and cooling system
- Full access raised floors
- LG7 compliant lighting
- Male, female and disabled WC facilities
- Shower and changing room facilities
- Secure basement car parking
- Concierge style front of house
- On site building manager
- Secure bike storage

3rd Floor 11,098 sq ft (1,031 sq m)





## LEE HOUSE

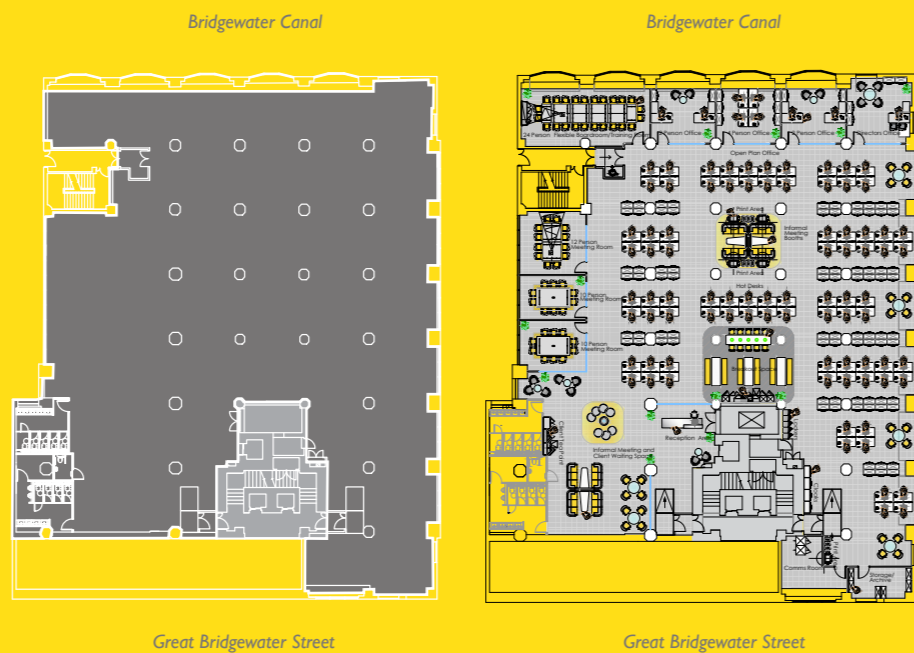
Connected to Churchgate House and yet distinctive in style, Lee House is an 8-storey Grade II listed building constructed in the 1930's and is a masterpiece of modernism.

The reception area in the building has been recently refurbished and provides a contemporary breakout and waiting area for visitors and occupiers.

The office space is finished to a high specification which includes the following features:

- Large open plan, highly efficient floor plates
- Exposed heating and cooling system
- Full access raised floors
- Male, female and disabled WC facilities
- Shower and changing room facilities
- Concierge style front of house
- Secure basement car parking
- On site building manager
- Secure bike storage

1st Floor 12,533 sq ft (1,164.34 sq m)



Reception and waiting area  
2 x 10 person meeting rooms  
1 x 12 person meeting rooms  
1 x 24 person boardroom/training room  
84 open plan desks  
2 x 2 person office  
1 x 4 person office

1 x 1 person office  
Kitchen / breakout space  
Client tea point  
Comms room  
Printing and resource area  
Storage area





# COURTYARD SUITE

4,220 sq ft (392 sq m)

Providing a self-contained office with dedicated entrance from the Courtyard, this two-storey unit is interlinked with a feature spiral staircase.

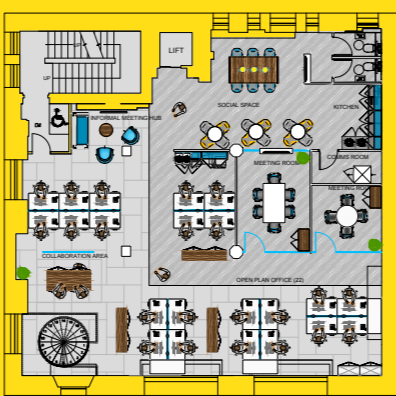
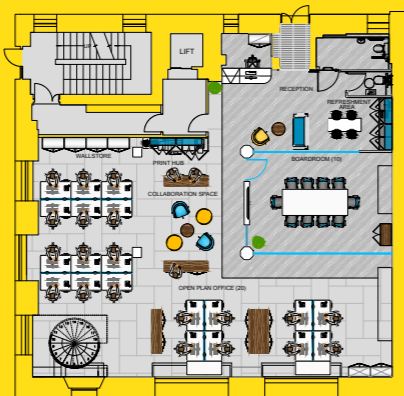
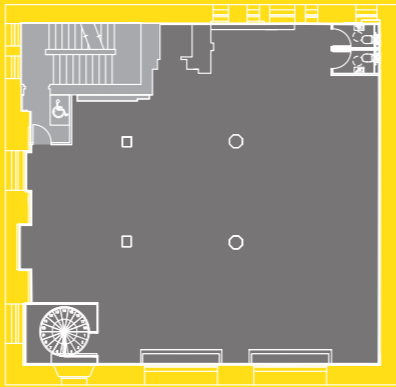
The workspace is finished to a high specification which includes the following features:

- Exposed heating and cooling system
- Male, female and disabled WC facilities
- Shower and changing room facilities
- Concierge style front of house
- Secure basement car parking
- On site building manager
- Secure bike storage

Ground Floor



Upper Ground Floor



Reception  
1 x 10 person boardroom  
2 x 6 person meeting rooms

60 open plan desks  
Kitchen / breakout space  
Comms room





Metro Stops M1 Shudehill M2 Market St M3 Piccadilly Gardens M4 St Peter's Sq M5 Deansgate / Castlefield



1-2 minutes

- Caffè Nero
- Sainsbury's
- Philpotts
- The Palace Theatre
- Pizza Express
- The French
- The Midland Hotel
- Bannatyne's Gym
- Giovannis
- Gorilla
- St Peter's Square Metrolink
- Oxford Road Station
- Fumo

3-4 minutes

- Rain Bar
- Tampopo
- Radisson Edwardian Hotel
- Starbucks
- Bridgewater Hall
- Deansgate Station



## Connected to... Regional, National & International Locations

The city boasts an international airport, excellent rail and road links, along with a comprehensive tram network.

Manchester Airport connects 18 million passengers to over 200 global destinations each year, with 65 flights per week to the United States.

### Flight Times (Hours)

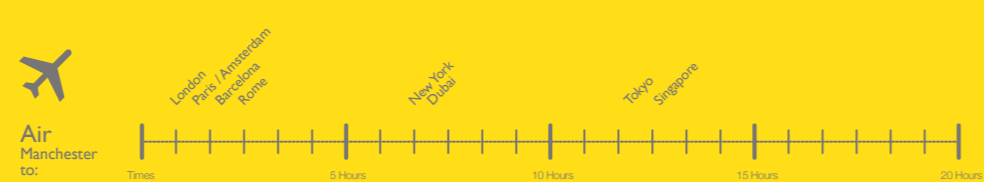
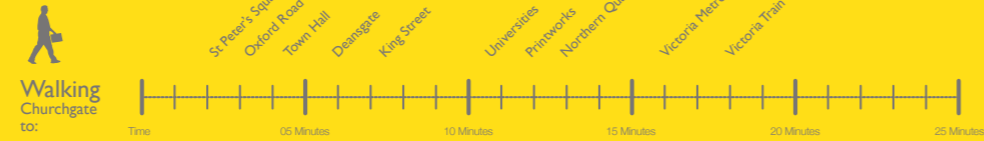
London: 0.50      New York: 7  
 Paris: 1.20      Dubai: 7.30  
 Frankfurt: 1.40      Shanghai: 13

The location benefits from excellent transport links including, Oxford Road Railway Station, which connects to locations across the North West as well as mainline routes to London, Edinburgh and Glasgow.

Three Virgin trains per hour connect to London. The journey takes just over 2 hours.

Greater Manchester's Metrolink network is one of the most successful light rail systems in the UK, carrying nearly 20 million passengers every year. St Peter's Square Metrolink station provides links across the whole of Manchester.

The Oxford Road bus corridor carries a large number of bus services. Running from Parrs Wood to the city centre along Wilmslow Road and Oxford Road, serving Didsbury, Withington, Fallowfield and Rusholme, providing access to the Universities and Christie Hospital.



## Contact



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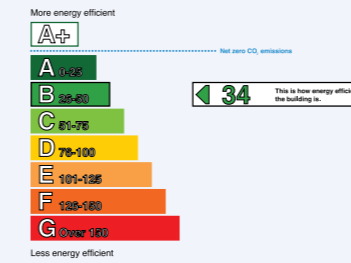


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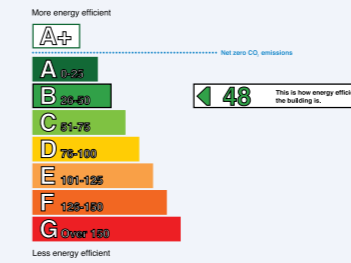


## EPC

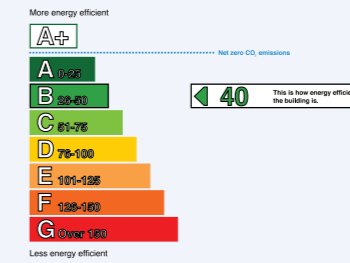
### Churchgate House



### Lee House



### Courtyard Suite



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