

The Tootal Buildings

56 Oxford Street, M1 6EU . 90 Great Bridgewater Street, M1 5JW . Manchester

thetotalbuildings.co.uk

Welcome to The Tootal Buildings

The Tootal Buildings are located within the vibrant and exciting neighbourhood of Manchester's Oxford Road corridor in central Manchester.

The Tootal Buildings comprises Broadhurst and Lee, together they form two iconic Grade II listed inter-linked office buildings in this well-established neighbourhood which boasts some of Manchester's best bars and restaurants as well as fantastic public transport links and easy access to all of the city's renowned retail and leisure amenities.

The buildings offer nearly 250,000 sq ft of offices and have a central open air courtyard where a range of events take place throughout the year.



Connecting to... Manchester

Sitting prominently on the Oxford Road Corridor, The Tootal Buildings are ideally located amongst a hive of Manchester activity. Atop of the busiest bus route in Europe, with neighbours such as the Universities, Museum of Science and Industry, Manchester Art Gallery, Central Library, and the Town Hall, you couldn't be closer to the best brains and creativity in Manchester.

For an after-work drink or a lunchtime treat, the choices are endless. There is a plethora of food and drink right on your doorstep, from street food bites from HATCH, to the best roast in Manchester at The Refuge. If you are looking to explore further afield, neighbourhoods such as First Street, Spinningfields, Northern Quarter, Chinatown, and Castlefield are all within walking distance. This is the real heart of the city.

At just a stone's throw away from all major transport links like the Metrolink at St Peter's Square and Oxford Road train station, an easy commute followed by a quick coffee stop at in-house café Bean, this is city-life working at its best



Connecting to... Manchester



Tenant-Ready

1st Floor, Lee House 12,348 sq ft

Our tenant-ready space comes with the highest quality furniture and fittings to make moving to your new workspace simple and easy.

OFFICE SPEC

- Fully refurbished and fitted-out with 126 workstations, 4 meeting rooms, 2 meeting booths, a video call room and collaboration areas
- Reception desk and all furniture included
- New kitchen and break out together with a pool table
- Cat 6 data cabling
- VRF Air Conditioning
- Highly efficient, self-contained floorplate with exposed services
- Smart LED strip and pendant lighting throughout
- Full access raised floors
- Male, female, and disabled WC facilities
- Goods lift access directly onto the floor

BUILDING SPEC

- Concierge-style front of house
- On-site building management and security
- Secure basement parking at one space per 1,750 sqft
- New and secure bike storage facility for 167 cycles
- Stunning new shower, changing and drying facilities
- Stylish ground floor informal meeting & breakout space
- Wi-fi in communal areas
- New on-site café
- Beautifully landscaped & private new courtyard with entertaining areas





Fitted-out Office Space

2nd Floor, Broadhurst 8,191 Sq Ft

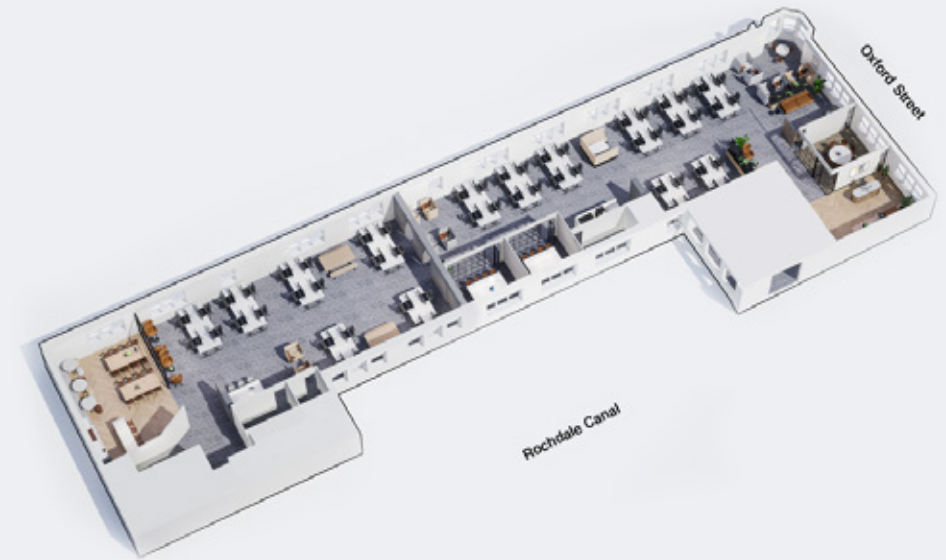
This large spacious office comes partially fitted out to make your move to the building easier.

OFFICE SPEC

- Fully refurbished office floor benefitting from excellent natural light & a wealth of original features
- Furniture includes feature reception furniture, kitchen units and breakfast bar seating
- Highly efficient, self-contained floorplate with exposed services
- VRF air conditioning system
- Suspended LED strip & pendant lighting and feature raft ceiling
- Full access raised floors
- 3 new meeting rooms, 1 video call room and kitchen break out area
- Male, female and disabled WC facilities
- Goods lift access directly onto the floor

BUILDING SPEC

- Concierge-style front of house
- On-site building management & security
- Secure basement parking at one space per 1,750 sq ft
- New and secure bike storage facility for 167 cycles
- Stunning new shower, changing and drying facilities
- Stylish ground floor informal meeting & breakout space
- Wi-fi in communal areas
- New on-site café
- Beautifully landscaped & private new courtyard with entertaining areas



Indicative layouts only

Fitted-out Office Space

3rd Floor, Broadhurst 11,106 Sq Ft

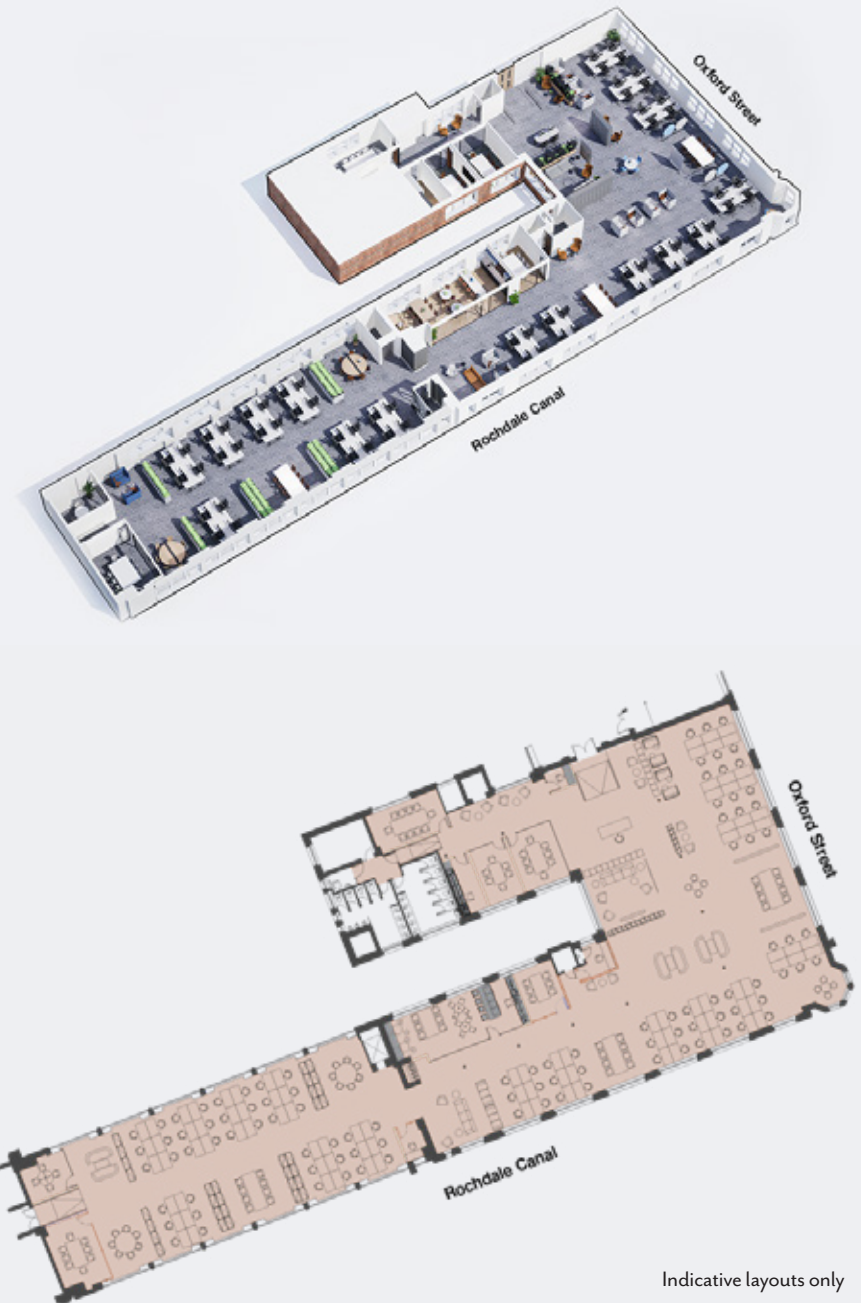
This stunning open-plan office space gives you the flexibility to design and create your workspace to your business style and requirements.

OFFICE SPEC

- Fully refurbished office floor benefitting from excellent natural light and a wealth of original features
- Furniture includes kitchen units, high chairs & banquette seating
- Highly efficient, self-contained floorplate with exposed services
- VRF air conditioning system
- Suspended LED strip & pendant lighting
- Full access raised floors
- 4 new meeting rooms
- New kitchen & break out area
- Separate kitchenette serving client meeting rooms
- Male, female and disabled WC facilities
- Goods lift access directly onto the floor

BUILDING SPEC

- Concierge-style front of house
- On-site building management and security
- Secure basement parking at one space per 1,750 sq ft
- New and secure bike storage facility for 167 cycles
- Stunning new shower, changing and drying facilities
- Stylish ground floor informal meeting and breakout space
- Wi-fi in communal areas
- New on-site café
- Beautifully landscaped & private new courtyard with entertaining areas



Indicative layouts only



Your Tootal Buildings...

Café

Our on-site café is open from 8.30am - 4.30pm every weekday. With a selection of delicious artisan coffees and teas, hot and cold breakfast and lunch options available throughout the day, it's the perfect spot to grab a bite.

Courtyard

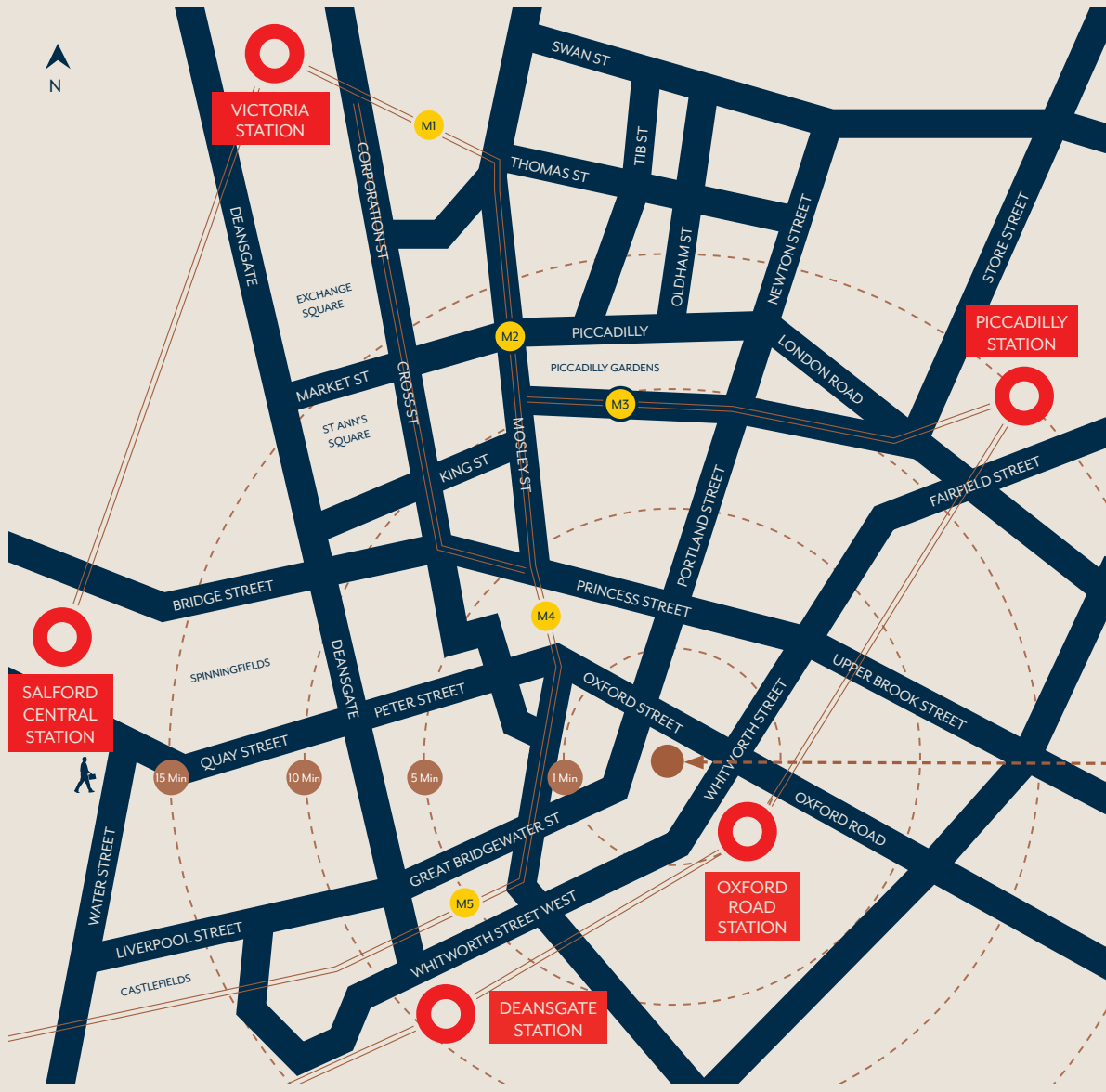
All work and no play makes for a very boring office! We think it's important to engage and interact with your work colleagues and also with other people in the building. We aim to host two events each year – usually a sunny summer barbeque in our sun-trap courtyard, and come Christmas, festive mulled wine and carols.

Equiem

Events and more, we love to hear your news and we also want you to hear our news – the best way to do this is to sign up to our Building Portal and APP “My Tootal Buildings”. This Portal will become your central communications platform for news, announcements, competitions and updates and we would encourage all of your staff to sign up to ensure no one misses out!

the-tootal-buildings.account.getequiem.com





1-2 minutes

- Caffè Nero
- Sainsbury's
- Philpotts
- The Palace Theatre
- Pizza Express
- The French
- The Midland Hotel
- Bannatyne's Gym
- Giovanni
- Gorilla
- Chilango Burrito Bar
- St Peter's Square Metrolink
- Oxford Road Station
- Fumo
- The Temple Bar
- Listo Burrito

3-4 minutes

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



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



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

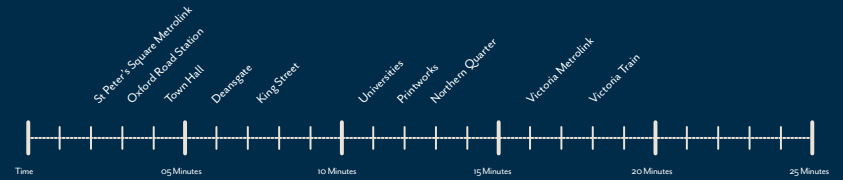
Greater Manchester's Metrolink network is one of the most successful light rail systems in the UK, carrying nearly 20 million passengers every year. St Peter's Square Metrolink station provides links across the whole of Manchester.

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.



Walking

The Tootal Buildings to:



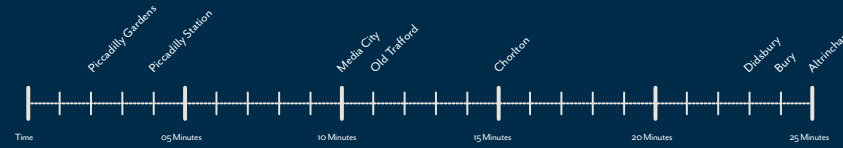
Driving

The Tootal Buildings to:



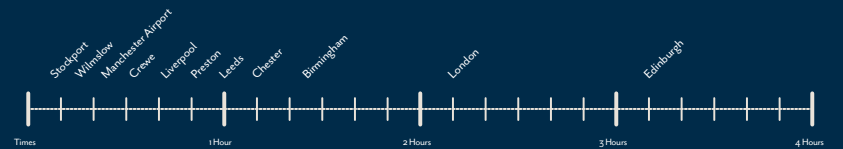
Tram

St Peter's Square to:



Train

Piccadilly to:



Air

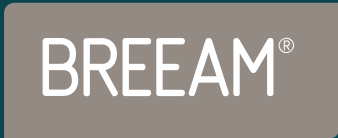
Manchester to:



Sustainability pledge

The Tootal Buildings pledge to reduce their environmental impact and improve health and wellbeing across the buildings, staff and city-wide

You will be provided with a quarterly report with updates on how we are making and maintaining these changes and providing a safe, sustainable, happy working environment. This includes detailed information on:



The Tootal Buildings have been awarded a Very Good BREEAM UK certificate for sustainable built environment.



The Tootal Buildings have been awarded Platinum by Active Score. This shows an excellent commitment to active travel, health and wellbeing.



100% renewable energy contracts



Zero Waste to Landfill



ESG - Transparent Reporting



Equiem, our community



Green Groups & community collaborations



Improved LED lighting



Eco Friendly Cleaning products



Fundraising for local charities

Contact



Ed Keany
ed@edwardsandco.com

Richard Dinsdale
richard@edwardsandco.com



Jonathan Cook
jonathan.cook@cbre.com

Mark Garner
mark.garner@cbre.com

MISREPRESENTATION ACT 1967. for themselves and for the vendors or lessors of these properties whose agents they are, give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. ii) All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions and areas are approximate. iii) No person in the employment of has any authority to make or give any representation or warranty in relation to this property. FINANCE ACT 1989 Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject. PROPERTY MISDESCRIPTION ACT 1991 These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.



xlb