



TO LET IMMEDIATELY AVAILABLE **TOOTAL BUILDINGS MANCHESTER** 8,237 SQFT – 35,473 SQFT

Broadhurst

56 Oxford Street, Manchester M1 6EU

8,237 SQFT

Lee

90 Great Bridgewater St, Manchester M1 5JW

13,584 SQFT & 13,652 SQFT

Tootal Buildings

The Tootal Buildings comprises of two Grade II listed inter-linked office buildings known as Broadhurst and Lee. Combined they provide a total of c 250,000 sqft.



Tenants leasing space at Tootal Buildings benefit from:

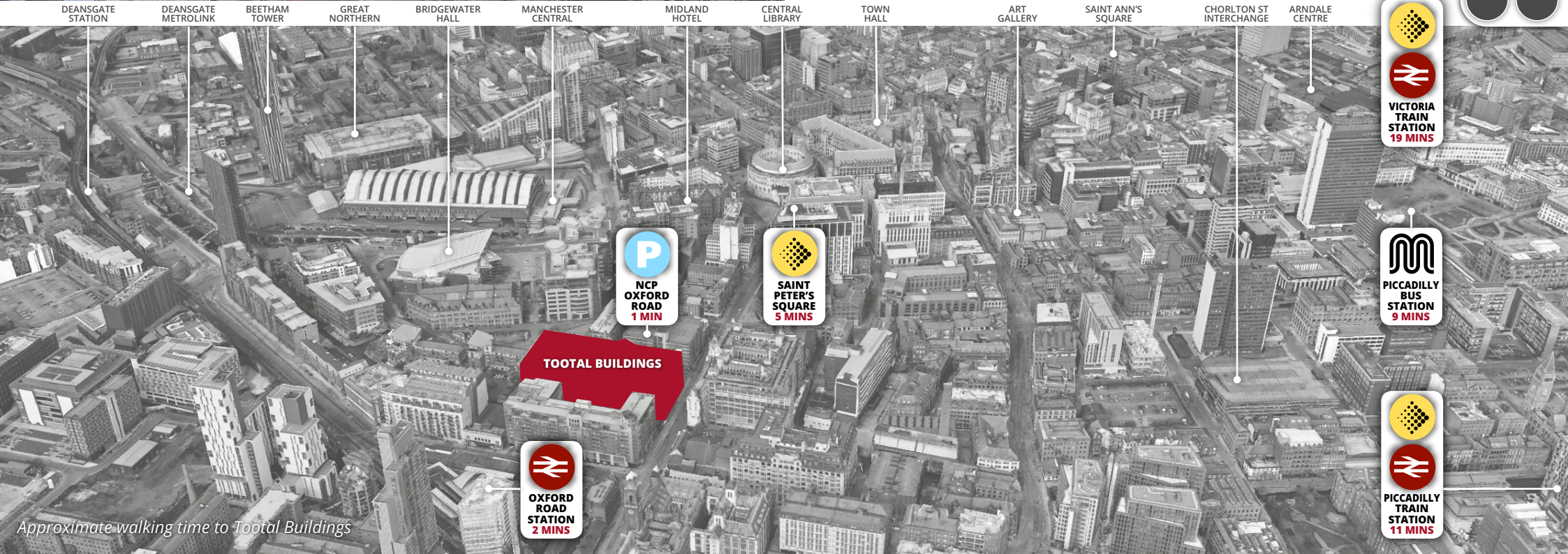
- New on-site café and operator coming soon.
- Newly refurbished ground floor reception area with extensive seating for informal meetings to be completed February 2022.
- Newly upgraded open air central courtyard with seating facilitating recreational use and well being area to be completed summer 2022.
- If required designated secure on site car parking
- Central communications to all tenants via online platform which provides information on the Building and The Tootal Buildings community
- Well Being - Cycle storage is situated in the basement and can store up to 365 bicycles, with 188 lockers, 20 showers and repair centre



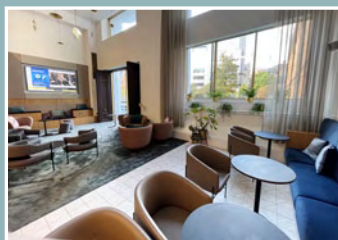


Location

- The Tootal Buildings are located within the vibrant neighbourhood of Manchester's Oxford Road corridor in central Manchester which is experiencing rapid growth in technology and education-based sectors. The University of Manchester, Manchester Metropolitan University and the Royal Northern College of Music are all located along Oxford Road and within easy access.
- The Buildings are in a prominent central location with retail, leisure and hospitality facilities all within easy walking distance.
- The Tootal Buildings are close to major transport links including Oxford Road Station that connects to the Regional and National rail network with mainline routes to London, Edinburgh and Glasgow. St Peter's Square Tram Stop links to the Tram network across the whole of Manchester.



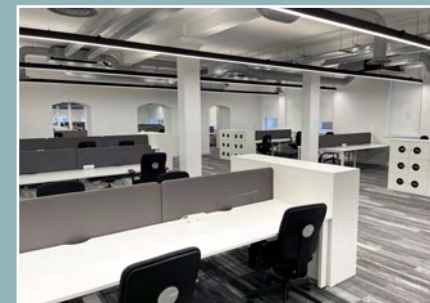
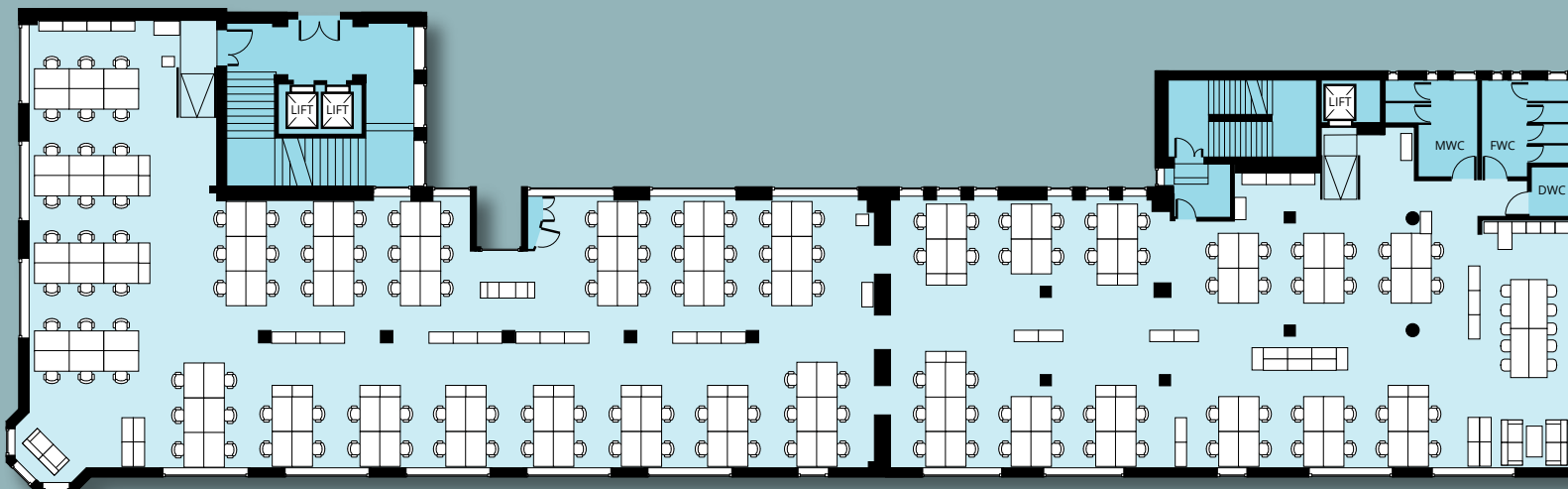
Approximate walking time to Tootal Buildings



The Tootal Buildings commitment to sustainability:

- Zero waste to landfill
- Waste segregation for improved recycling – paper and glass
- BREEAM Very Good
- ActiveScore Platinum
- 100% renewable energy contracts
- Ewave 5 Star Telecoms Rating
- Green Groups & community collaboration sharing best practice with tenants
- Occupier Sustainability Report circulated sharing building statistics and targets
- All cleaners using eco friendly products



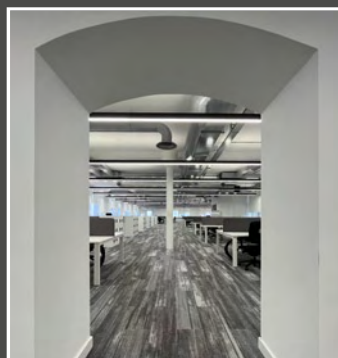


Broadhurst

Broadhurst is accessed via a ground floor reception off 56 Oxford Street M1 6EU

3RD FLOOR SUITE 8,237 SQFT

- 3rd floor Broadhurst is available for immediate occupation as 'plug and play' including furniture and workstations or if required can be stripped out to open plan to meet occupiers bespoke requirements
- Fully refurbished open plan floor plates
- Exposed heating and cooling system
- VRF air conditioning
- Cat 6 data cabling
- Full access raised floors, carpeted
- Suspended LED pendant strip lighting
- Male, female and disabled WC facilities
- Goods lift access directly onto the floor





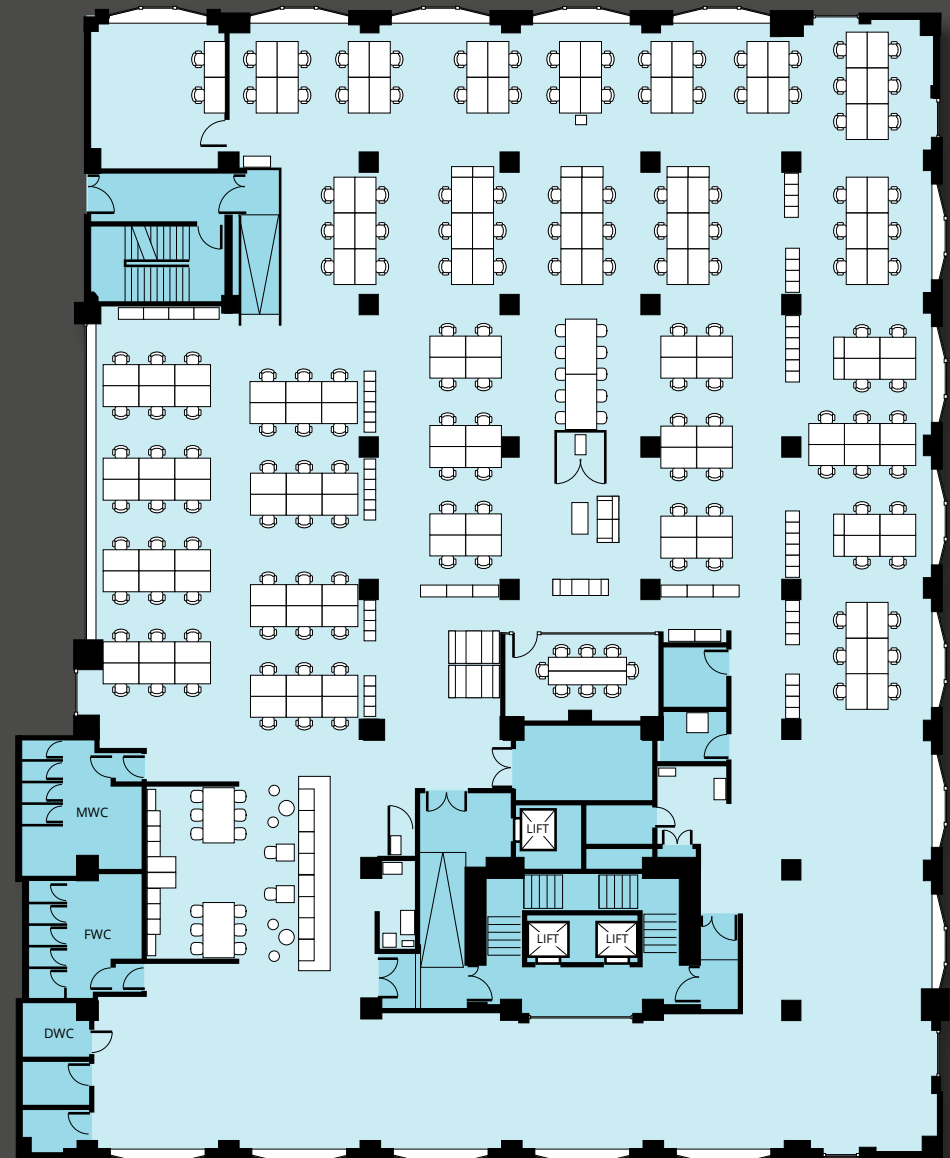
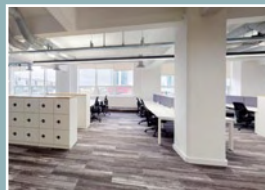
Photography illustrates 7th floor suite

Lee

Lee is accessed via a ground floor reception from 90 Great Bridgewater St M1 5JW

5TH FLOOR SUITE 13,652 SQFT

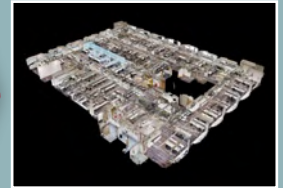
- 5th floor Lee is fully refurbished and fitted out with a combination of meeting rooms, open plan and collaboration areas but excludes furniture and workstations
- Exposed heating and cooling system
- VRF air conditioning
- Cat 6 data cabling
- Full access raised floors, carpeted
- Suspended LED pendant strip lighting
- Male, female and disabled WC facilities
- Goods lift access directly onto the floor



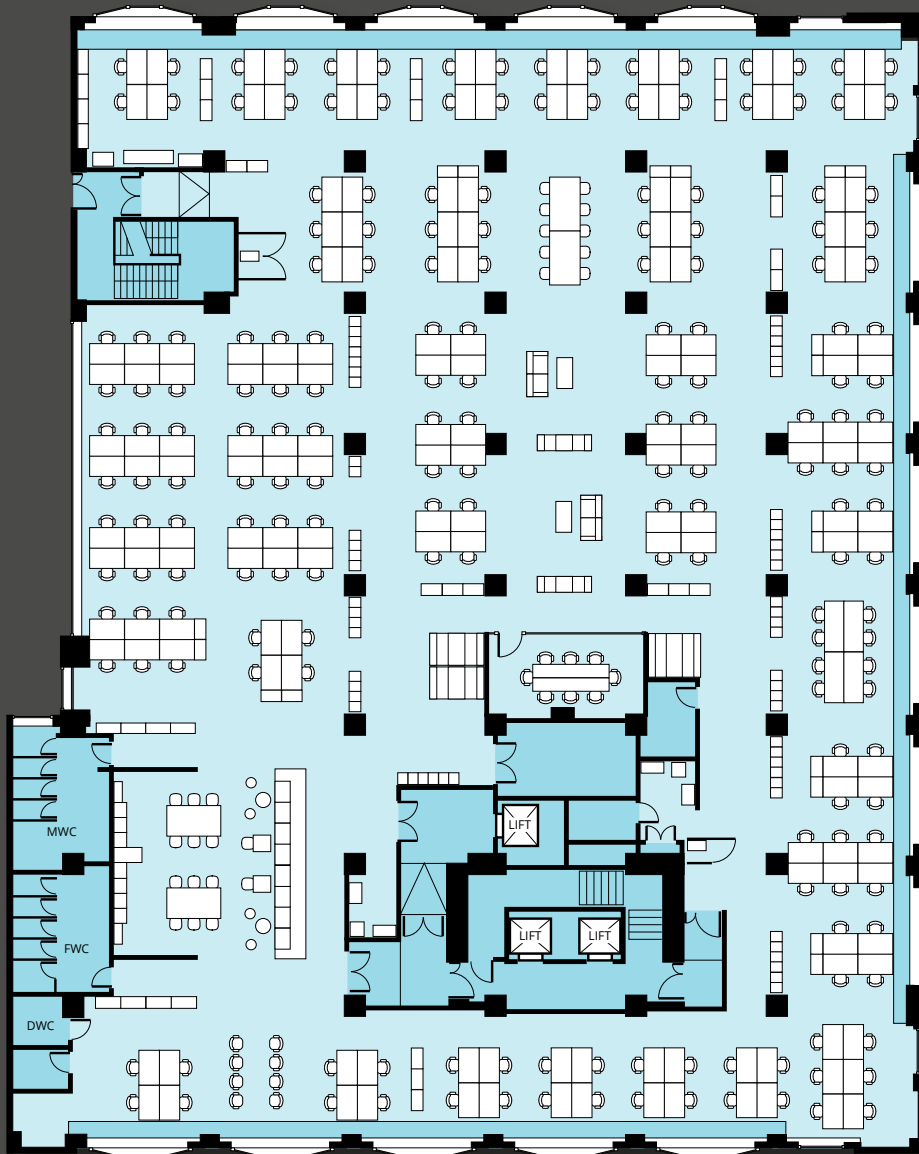
Lee

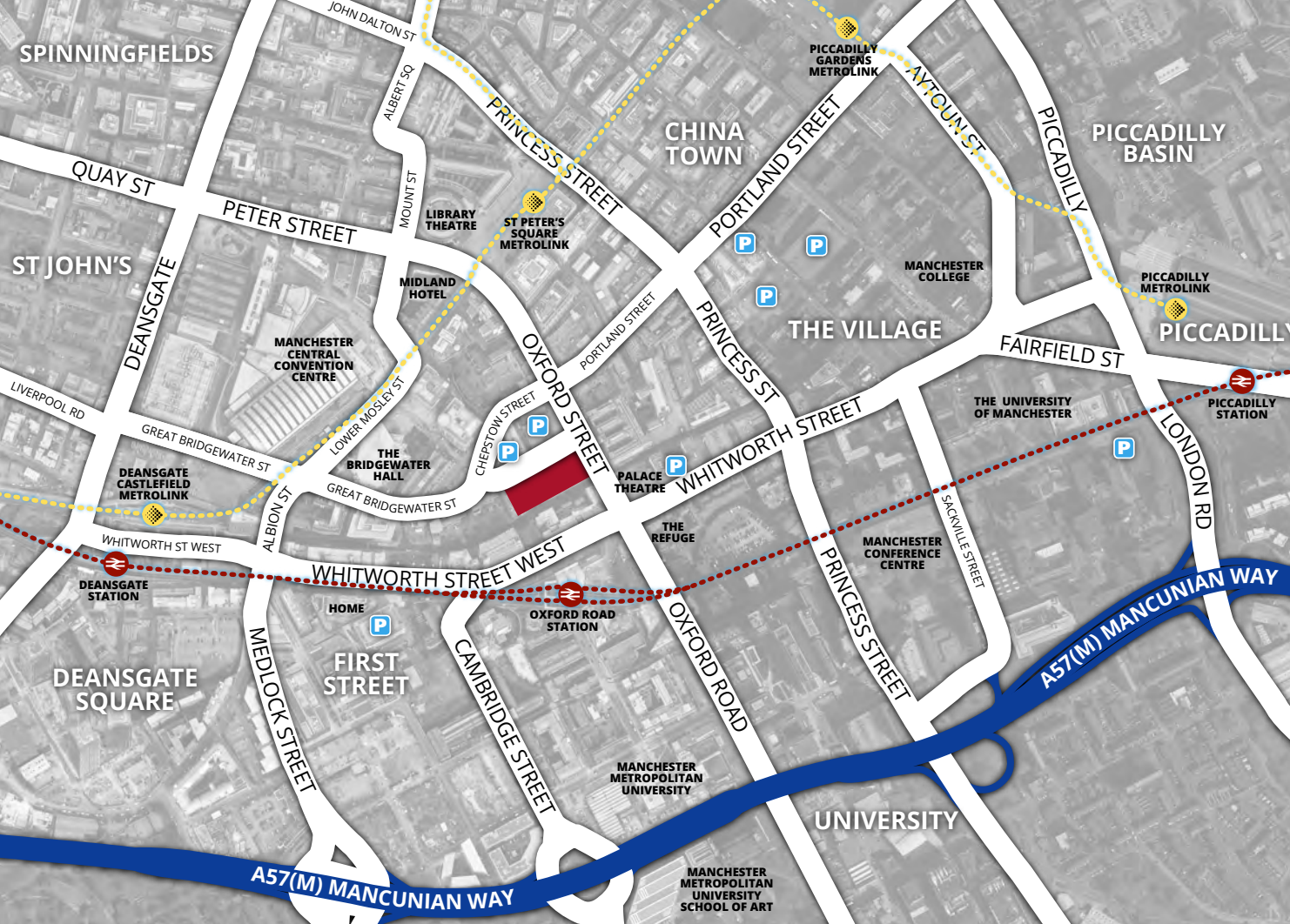
7TH FLOOR SUITE 13,584 SQFT

[Click to view
7th Floor
Lee 3D
Matterport
Tour](#)



- 7th floor Lee is available for immediate occupation as 'plug and play' including furniture and workstations or if required can be stripped out to open plan to meet occupiers bespoke requirements
- Fully refurbished open plan floor plates
- Exposed heating and cooling system
- VRF air conditioning
- Cat 6 data cabling
- Full access raised floors, carpeted
- Suspended LED pendant strip lighting
- Male, female and disabled WC facilities
- Goods lift access directly onto the floor





EPC

All floors are
EPC rated B.

Viewing

To view please contact the sole agent GL Hearn:

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GL Hearn
Part of Capita plc

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