

CLASS 1A - SHOPS AND FINANCIAL, PROFESSIONAL AND OTHER SERVICES FOR SALE

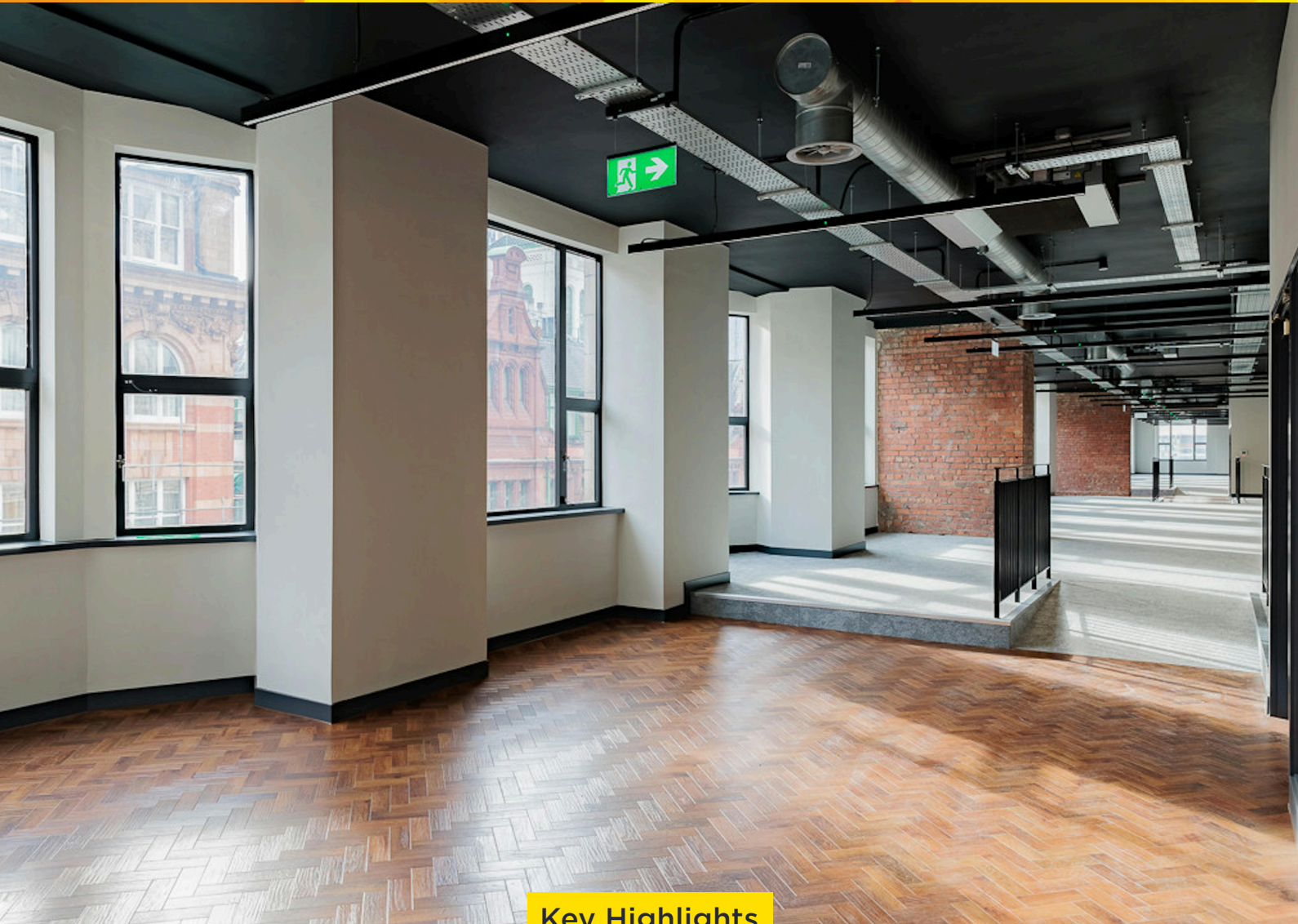
# Bridgewater House

Property Address: Bridgewater House, 58 Whitworth Street, Manchester, M1 6BB



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## Key Highlights

- On-site coffee shop 'Lock 88'
- Cycle Storage
- Cycle workstation & repair space
- Meeting pods with presentation facilities



## DESCRIPTION

Bridgewater House. Grade II listed, a jewel in Manchester's proud past as the first industrial city, with confident architecture to match its ambition.

A head-turning new reception, cafe and business lounge has been created, reimagining the entrance area as one more akin to a boutique hotel than an office building. Muted metallics and exposed rivets are contrasted with green and teal accents, resulting in a fresh, clean take on the industrial aesthetic.

Recent development works at Bridgewater House, have turned the ground floor into a collaborative work space full of exciting new features:

- \* On-site coffee shop 'Lock 88'
- \* Free WiFi
- \* Cycle Storage
- \* Cycle workstation & repair space
- \* Shower and changing facilities
- \* Meeting pods with presentation facilities
- \* Business lounge

FLOOR AREA	SQ FT	SQ M
4th	20,291	1,885
5th	19,907	1,849
6th - Part	10,913	1,014
10th	1,106	103
<b>TOTAL</b>	<b>52,217</b>	<b>4,851</b>

## Specifications

There's over a century of Mancunian heritage behind a classic white facade that stands out from its redbrick neighbours.

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The office floors have been re-thought, reconfigured and re-presented to offer the large, modern floorplates that businesses need to thrive.

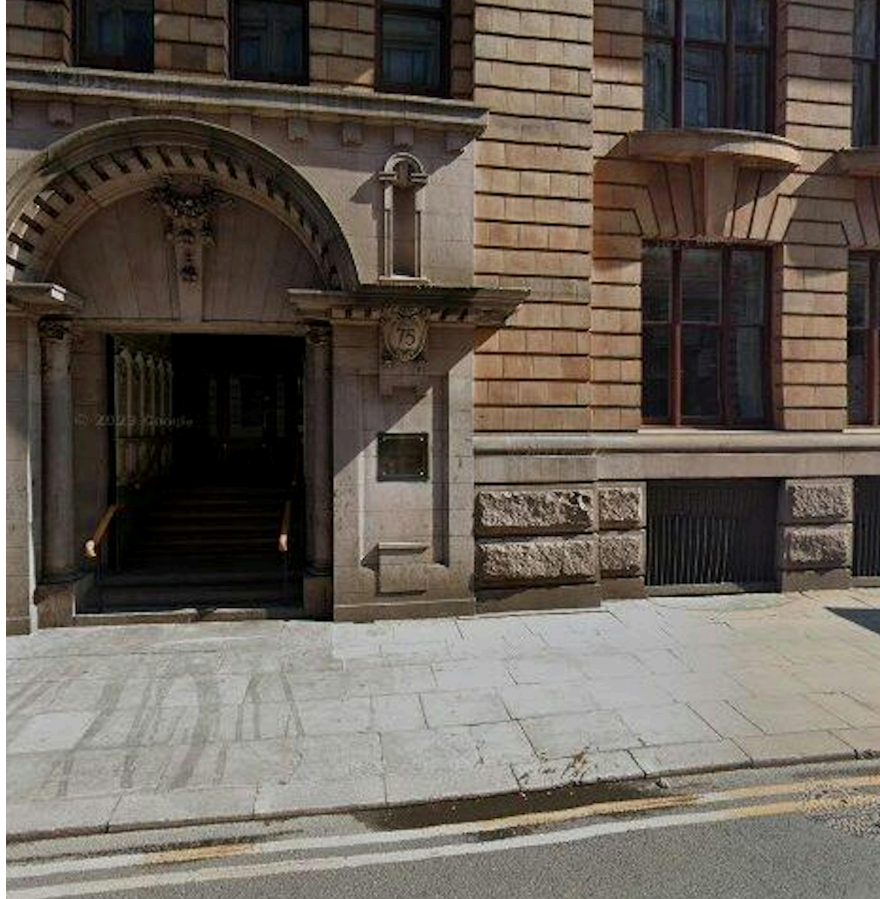
Whitworth Street is perhaps Manchester's most architecturally grand thoroughfare, a place that constantly reminds of how Manchester's rich commercial history has been transformed into a thrilling future.

Just two minutes' stroll away is Manchester's Oxford Road station, putting you at the heart of the national rail network. St Peter's Square, a key hub of city life and the city's modernised Metrolink tram network is five minutes' walk away.

Along Oxford Road, culture and knowledge meet, with the city's two burgeoning university campuses joining the Royal Northern College of Music, the Palace Theatre and Manchester Dancehouse.

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### Viewings

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## LOCATION

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### Terms

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## CONTACTS

### Michael Avery

For further information please contact:

michael+user@tlgd.co.uk  
07777777777  
01234567890

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