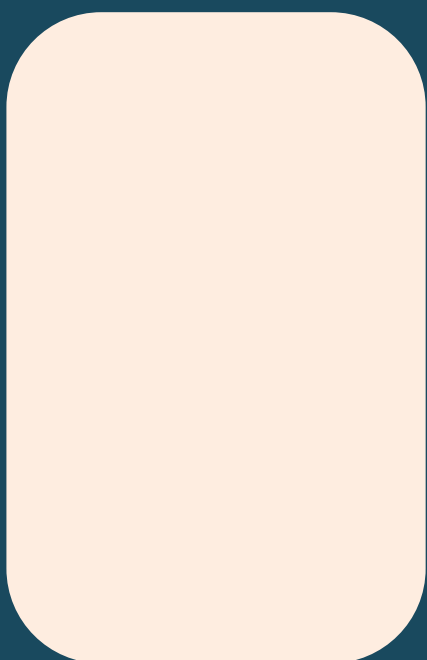
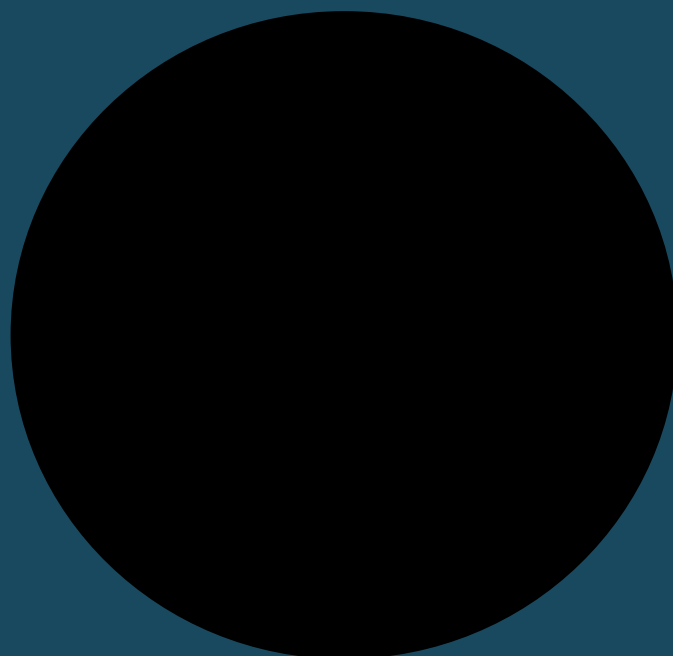


Baskerville House





An urban oasis



Nestled on the banks of the River Irwell and neighbouring Spinningfields, Manchester's premium shopping and dining destination, Riverside is the perfect place to work and play. Riverside's campus-like cluster of four buildings boast striking modernist architecture, with bright and spacious interiors.

Here, you'll be in the heart of the concrete jungle, whilst having one and half acres of green sanctuary to enjoy, including a private courtyard with water features, sculptures and timber decking.



Green space and bold architecture

Baskerville House is a self-contained fitted and furnished building, comprising of a mixture of open plan work spaces, break out areas, and various meeting, training and conference rooms. Upon arrival, there is also a fully functioning cafe and separate coffee counter.

The available workspace can be leased as a whole or on a floor by floor split.

Floor	Sq Ft
Ground	4,959 sq ft
1st	5,940 sq ft
2nd	6,463 sq ft
3rd	6,463 sq ft
4th	6,463 sq ft
5th	6,463 sq ft



Sole Occupancy

Fifth floor
6,643 sq ft

Fourth floor
6,643 sq ft

Third floor
6,643 sq ft

Second floor
6,643 sq ft

First floor
5,940 sq ft

Ground floor
4,959 sq ft

Self-contained entrance



Typical Ground Floor

Ground Floor from New Bailey Street which benefits from a self contained entrance.



Self contained entrance



Soft seating



Meeting rooms



Dedicated reception



Screening room



Kitchen/ dining area

Ground floor plan

This is the current floorplate for the 4,959 sq ft ground floor space featuring a reception and arrival lounge, coffee vendor Starbucks and plenty of breakout seating.

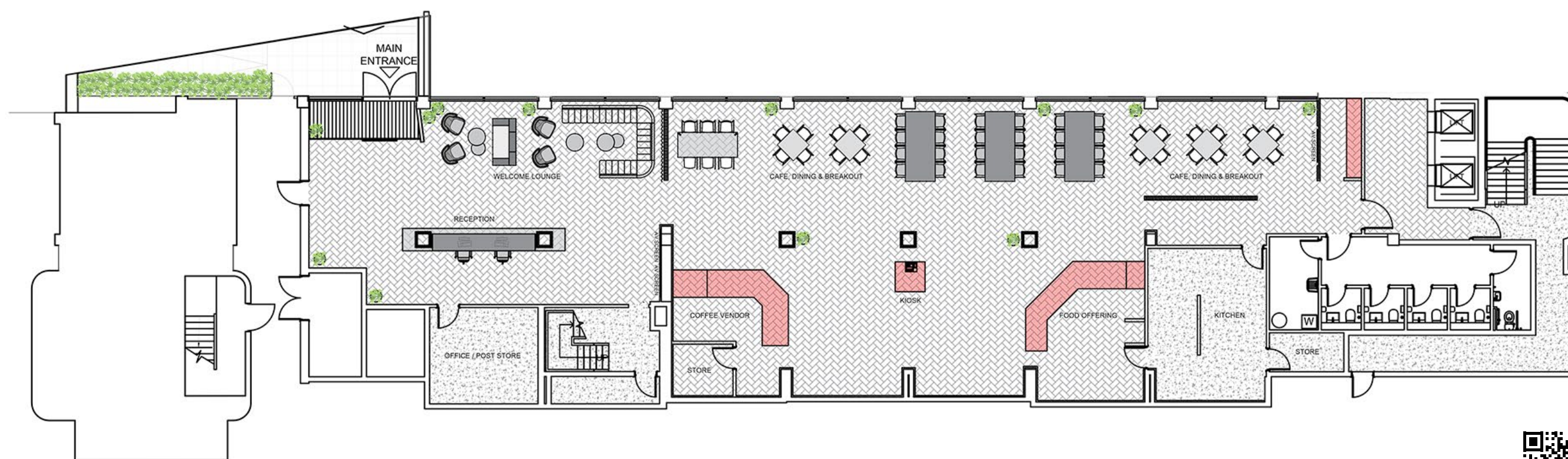
 4,959 sq ft

 Self-contained entrance

 Interconnecting staircase to 1st floor

 Fob access to each floor

 Ground floor café facility

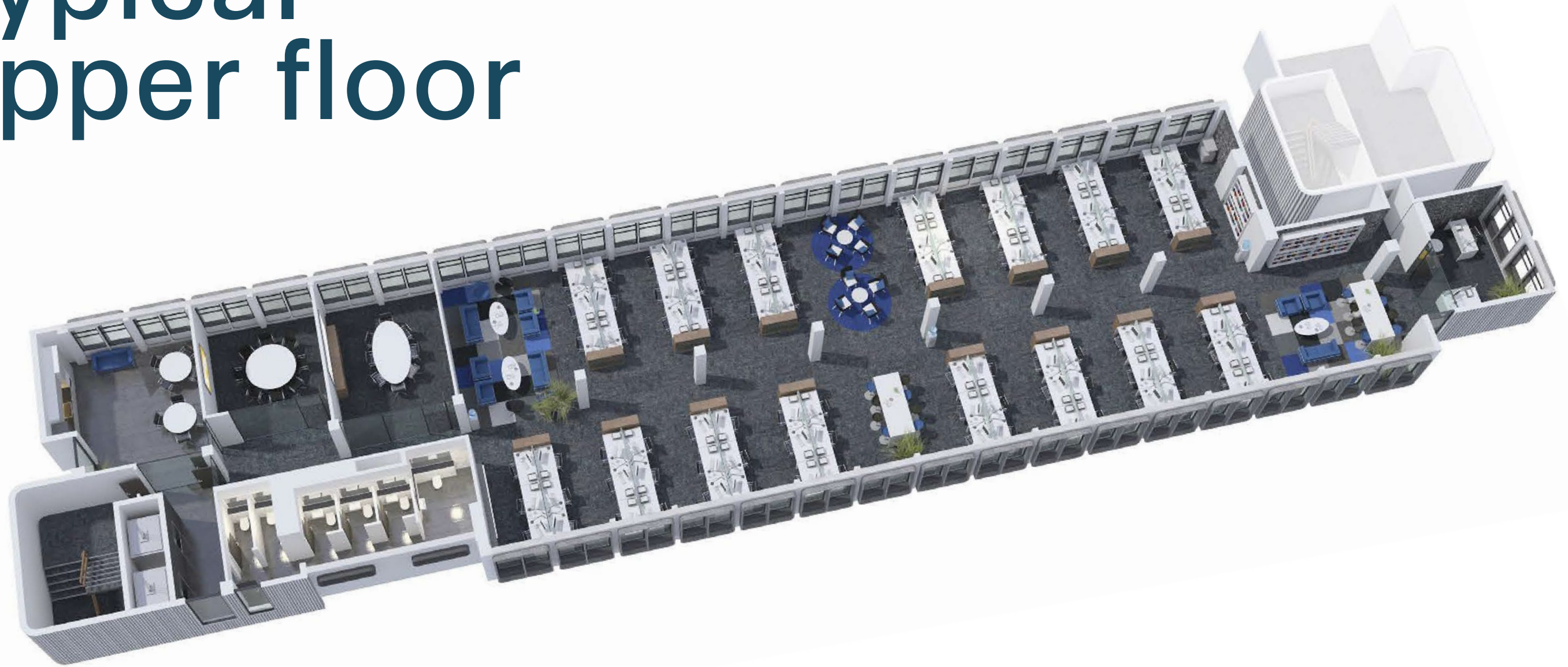


Explore the space



Ground floor arrival experience

Typical upper floor



60 Work stations



2 Meeting rooms



2 Break out spaces



1 Kitchen/dining area



First floor plan

The current floorplate for the 5,940 sq ft first floor space offers open plan working, an open plan kitchen and multiple glazed meeting rooms equipped with video conferencing equipment.



5,940 sq ft



Suspended LED lighting



Air conditioning



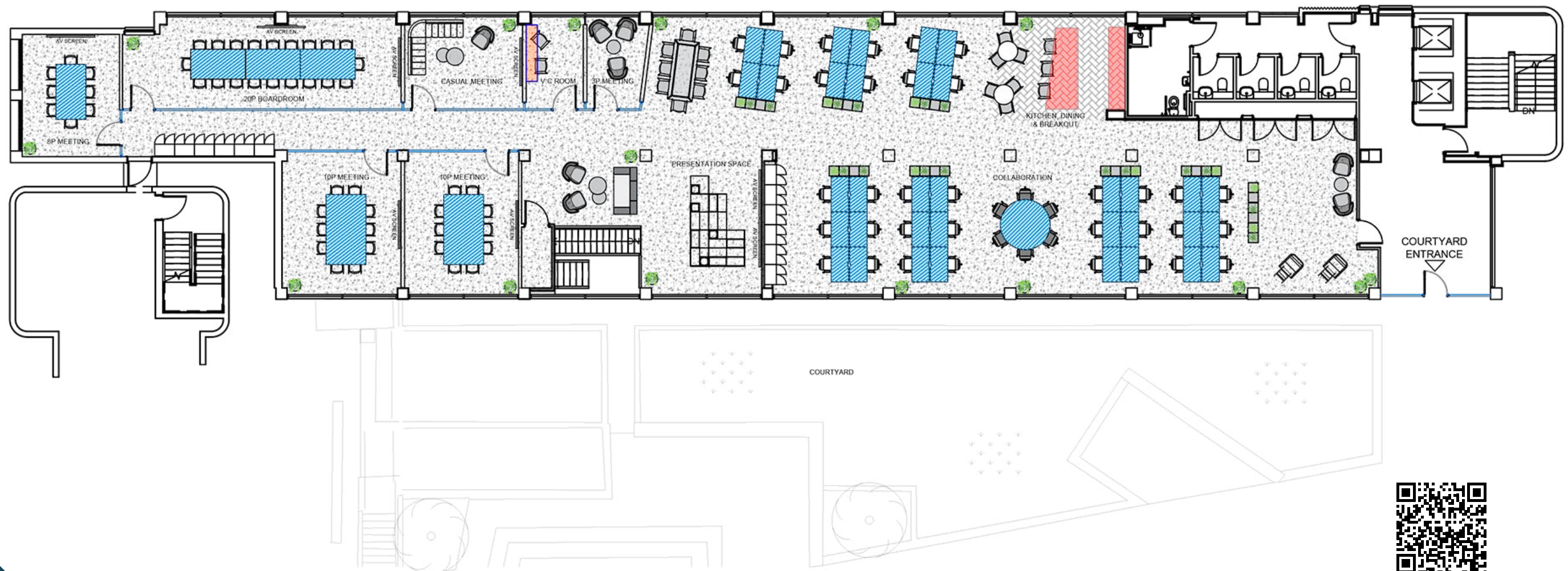
x4 toilets



Open plan kitchen



Glazed meeting rooms



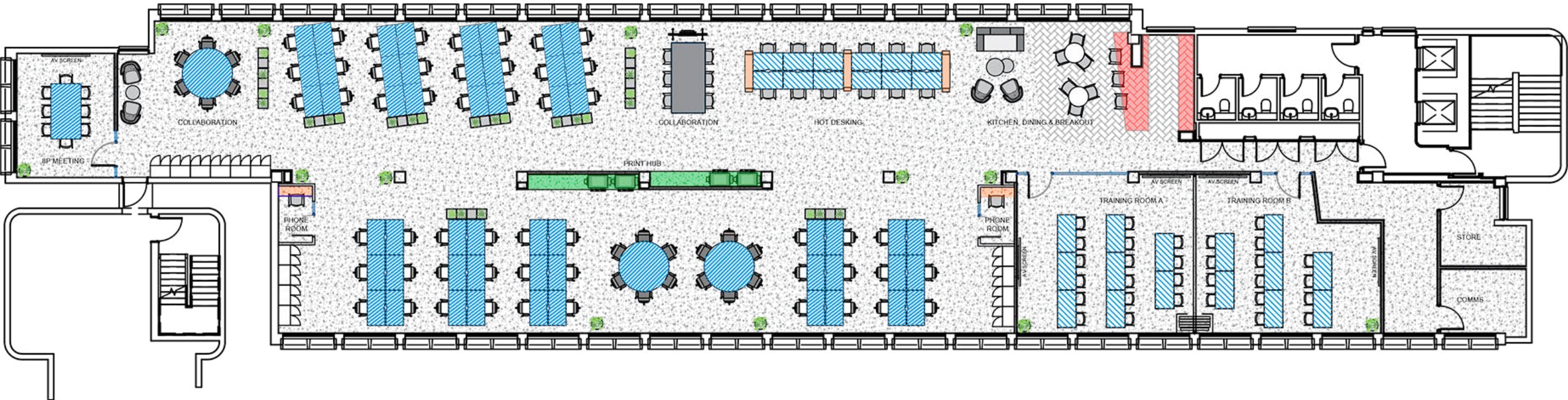
[Explore the space](#)



Second floor plan

The current floorplate for the 6,463 sq ft second floor space offers open plan working for 84 people, an open plan kitchen and a training room with multi-functional furniture and a moveable wall.

-  6,463 sq ft
-  Kitchen
-  8 person meeting room
-  Storage room
-  Phone booths
-  Large training room



Explore the space

Third floor plan

This is the current floorplate for the 6,463 sq ft third floor space. This area features open plan collaboration spaces, a kitchen and two meeting rooms.



6,463 sq ft



Suspended LED lighting



Air conditioning



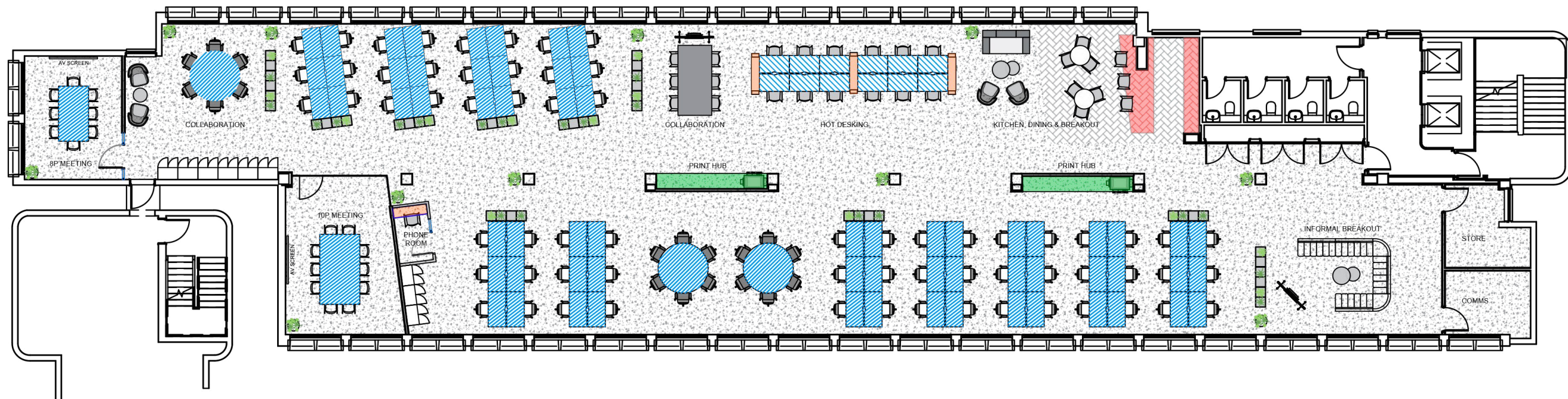
Fob access to each floor



Multiple meeting rooms



On site parking



Explore the space

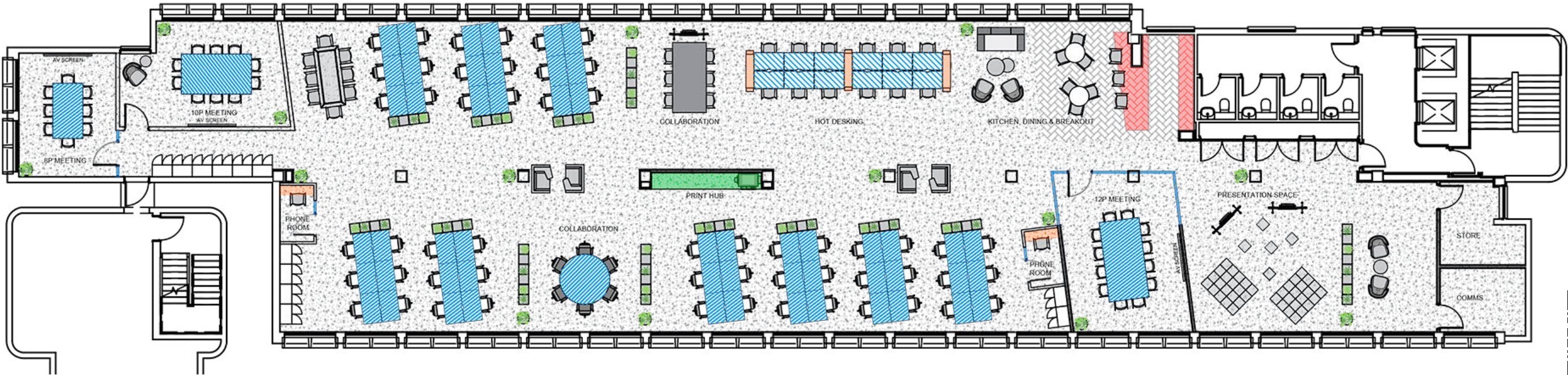


3rd floor kitchen and breakout space

Fourth floor plan

This is the current floorplate for the 6,463 sq ft fourth floor space. This area is a dedicated open plan working area.

-  6,463 sq ft
-  Suspended LED lighting
-  Air conditioning
-  Fob access to each floor
-  Open plan working
-  On site parking



Explore the space

Fifth floor plan

This is the current floorplate for the 6,463 sq ft fifth floor space. This area includes open plan working, kitchen, meeting rooms and presentation space.



6,463 sq ft



Suspended LED lighting



Air conditioning



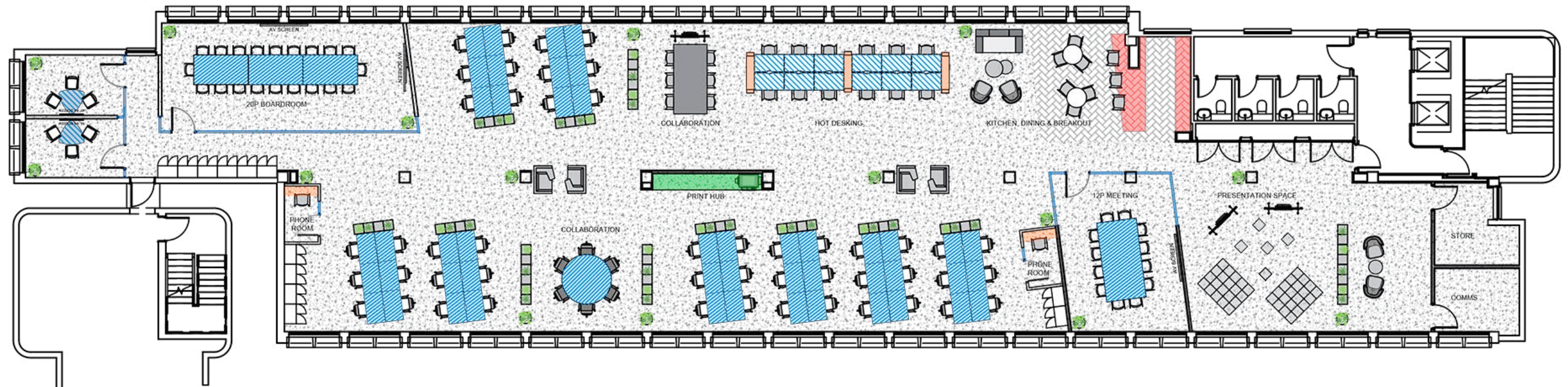
Fob access to each floor



Open plan working



On site parking





Make a connection and join our community

In terms of business support and growth, Baskerville House covers all areas.

On-site retail



Caffé Nero



Burgundi Barbers



Tesco Express



Bode Clinic

Make new connections with free access to events at neighbouring Bruntwood Works buildings, or grow your business through Spark, our exclusive online business support programme. For small start-up companies looking for minimal up-front costs, we offer a small suite scheme to keep overheads down.

For colleagues, work-life balance is easy with the on-site, award-winning FORM Gym studio and our very own wellbeing programme.

And the best bit? You can make the most of the summer weekdays with our outdoor community events, or by grabbing an ice cream to eat on the river bank.



On-site features



On-site parking



FORM Classes



Bike racks



Showers



Outdoor seating & workspace within a private courtyard



Free access to Spark



Community events

A tranquil haven in the heart of the city

At Riverside, customers can enjoy an expansive courtyard space fitted out with plenty of sitting space with a focus on peace and tranquility.

This space is a break from the hustle and bustle of the city centre, making it perfect for lunch breaks or those

outdoor meetings in the summer time. With green areas, fountains and more, the courtyard at Riverside is ready and waiting for you to enjoy.

Alongside this, we regularly host customer events in the courtyard as part of our dedication to our building communities and providing those extra benefits to our customers' workdays.





Local amenities

There's no shortage of amenities to enjoy at Riverside. Deansgate and Spinningfields are just a stone's throw away, with ample opportunities for shopping, eating and drinking.

From 20 Stories and Wagamama to the acclaimed Menagerie and Australasia restaurants, you have your pick of top-notch places to dine out, and an on-

site Caffè Nero, Burgundi Barbers and a Tesco Express, provides a handy place to pick up your groceries. The 5-star Lowry Hotel is directly adjacent with its own restaurant and spa facilities, plus the stunning Trinity Bridge spanning the River Irwell provides an easy pedestrian link to Deansgate.

Culture vultures can enjoy the People's History Museum just across the road, and the gothic splendour of the John Ryland's Library just a few minutes away.

Eating & Drinking

- 1 Australasia
- 2 Gaucho
- 3 The Oast House
- 4 The Ivy Manchester
- 5 20 Stories
- 6 Hawksmoor
- 7 Starbucks
- 8 Menagerie
- 9 Caffè Nero
- 10 Foodwell

Shopping & Leisure

- 1 People's History Museum
- 2 Harvey Nichols
- 3 M&S Foodhall
- 4 Flannels
- 5 Tesco Express
- 6 Albert Hall
- 7 Hilton
- 8 Radisson Blu Edwardian
- 9 Sainsbury's
- 10 NCP multi-storey car park

Prioritise your work-life balance

With bike storage, showers, towels, hair dryers, hair straighteners and drying facilities available at Riverside, you'll have all the tools at your disposal for active commuting and achieving a better work-life balance.

In the summer months you'll find postwork HIIT and yoga sessions to join in the courtyard. Or, you might choose to work out in the award-winning gym studio FORM, who offer group or 1-1 personal training sessions, as well as outdoor classes for Riverside residents. In need

of some TLC? Then pop over to BODE clinic, our onsite customers offering physiotherapy, or check out our wellness programme for tips and workshops on all things mental, physical and emotional wellbeing.

There's also bike storage, showers, towels, hair driers and straighteners plus clothes drying facilities so you'll have all the tools at your disposal for active commuting.



Showers and changing facilities



FORM Classes*



Bike racks



Community events



An exclusive discount of 25% off RESET by FORM for all customers*



Workspace options

Design a workspace perfectly tailored to your needs, with the freedom to customise a package that suits you.

Leased

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio.

Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.

-  Space personalised to your requirements
-  Optional design and fit out service
-  You're in control of your day-to-day operations

Furnished

Designed for businesses that want a seamless move-in experience, our fitted and furnished offices provide everything you need from day one. Each space includes high-quality furniture, kitchen and meeting room facilities, and essential services like power and data—so you can focus on work, not setup.

-  Interior designed by us
-  Fit out and furniture included
-  Ready to move in straight away

Managed

Our managed solution takes our Furnished offering one step further. Designed for businesses of any size, it includes the fit out, furnishings and bespoke interior design, alongside rent, utilities, and connectivity - all in one customisable bill.

-  Fit out and furniture included
-  All operational services included
-  One single customisable bill

Compare our workspace options

	Leased	Furnished	Managed
Flexible terms	✓	✓	✓
Fitout delivered by us	Optional	✓	✓
Furniture package		✓	✓
One single bill			✓
Electricity			✓
Internet	Referral	Referral	✓
Cleaning	Referral	Referral	✓
Facilities management			✓
Dilapidations			✓
Secure parking (building dependent)	Optional	Optional	Optional

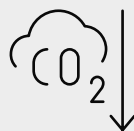
-  **25% off** meeting rooms
-  24/7 building access
-  Cycle storage and lockers
-  Access to on-site facilities
-  On-site gym and changing facilities *(building dependent)*
-  Wellness programme
-  Events programme
-  Business support

At Bruntwood, we work to create thriving cities

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind.

We'll be operating at net zero in the spaces that we control by 2030 - but we know that it's what we do in the immediate future that really matters.

We're embedding sustainability across all of our operations - including three key areas that impact our customers:



Upgrading existing buildings - for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



Creating new, net zero buildings - our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



Recommending sustainable interior design options - from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:

For more information, or if you have any questions, our dedicated team is ready to assist at sustainability@bruntwood.co.uk.

Visit our **Sustainability page** →

Download **Net Zero Pathway** →

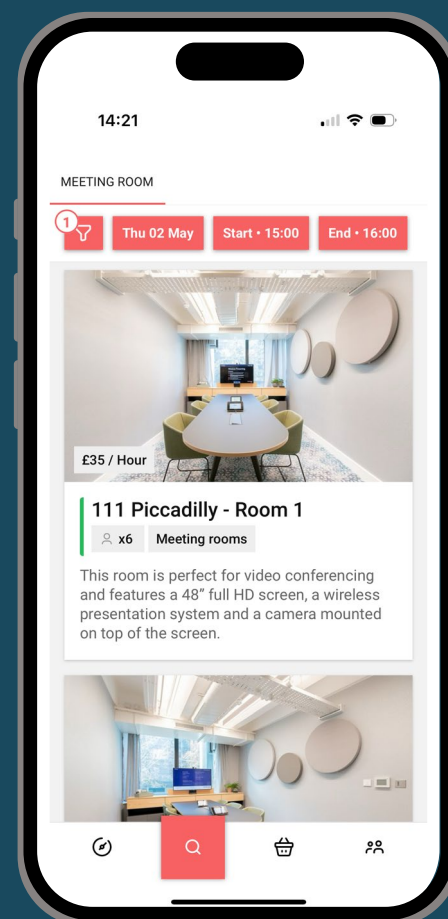


To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland. Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas*, a significant milestone on our path to net zero. *where we get our electricity from the National Grid.

Download the Bruntwood App

Book meeting rooms, RSVP to events, order food and receive exclusive discounts:

- Exclusive community events
- Bruntwood and Bruntwood SciTech customer discounts
- Book meeting rooms
- Wellbeing activities
- Available on your app store



Available on:



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bruntwood
Places