

The Tootal Buildings

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.

This Grade II listed building is in a 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.





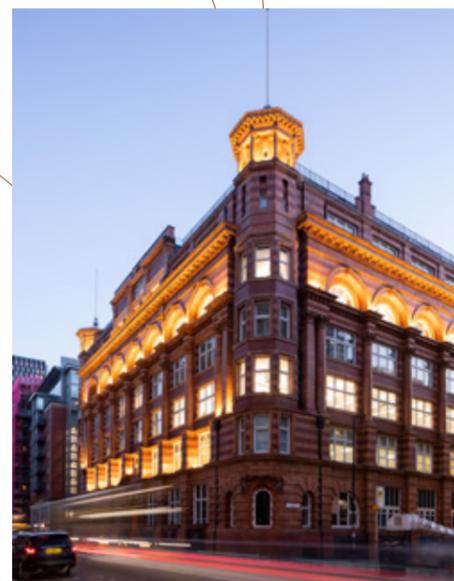


Connecting you to... Manchester

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 sweet treats from Loaf, 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 our in-house Tuscan inspired café, La Collina, this is city-life working at its best.





Spinningfields

Deansgate

Great Northern

Manchester Central

Albert Square

Central Library

Midland Hotel

Bridgewater Hall

First Street

Ardale

Town Hall

St Peter's Square

Central Business District

Oxford Street

Whitworth Street

Oxford Road Station

Piccadilly Gardens

Northern Quarter

Manchester Piccadilly Train Station

Chorlton St Bus Station

The Palace Hotel

MMU

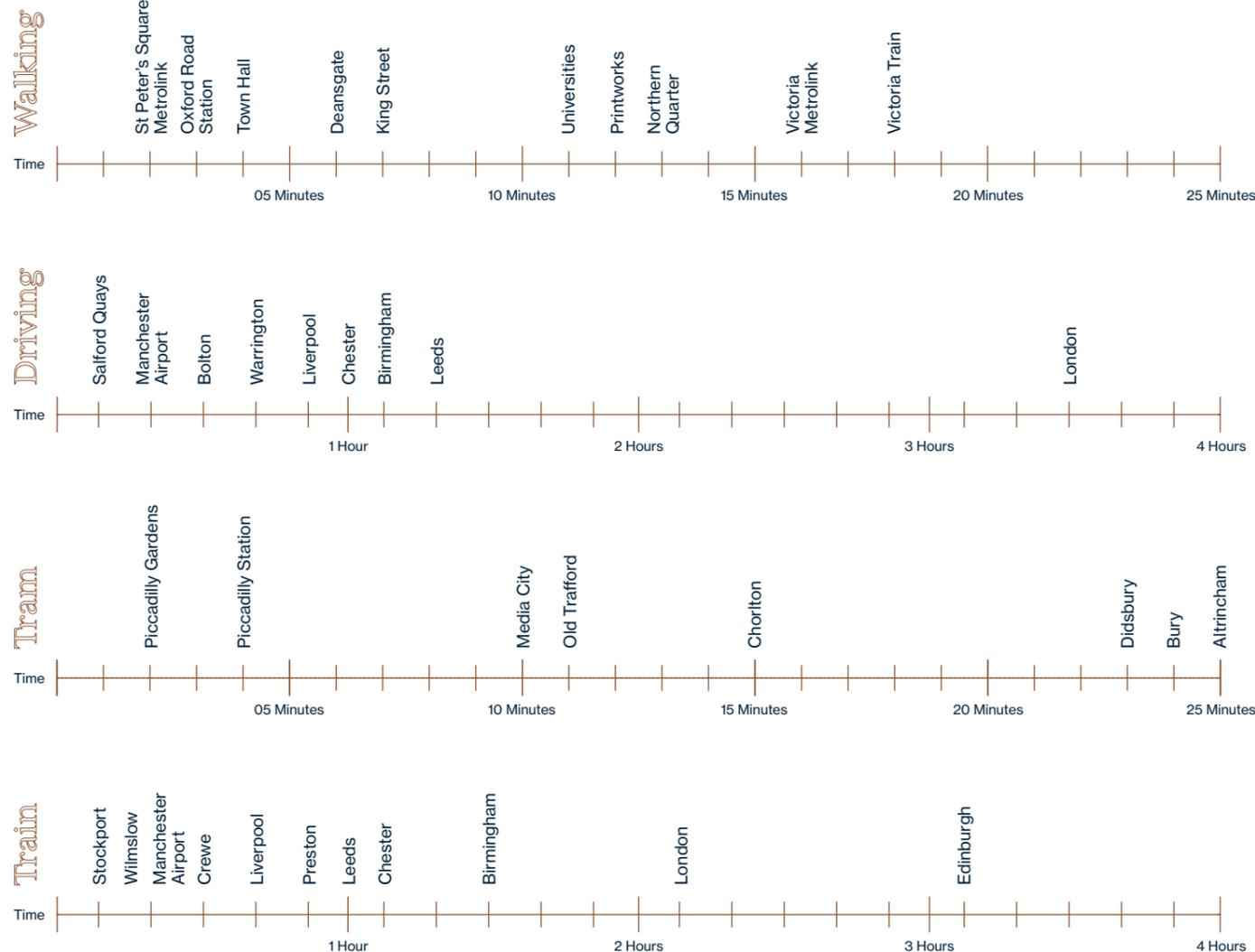


Connected to... Regional, National & International Locations

Manchester is a well-connected city, with international airport, excellent rail and road links and a comprehensive tram network.

The location of The Tootal Buildings benefits from this with both Oxford Road railway station and Piccadilly train station just a short walk with regular trains running to local destinations, London and the rest of the UK.

St Peter's Square metro station is just a stones' throw away and Oxford Road is one of the most well serviced bus routes in the city.



1-2 minutes

- Caffè Nero
- Sainsbury's
- Philpotts
- The Palace Theatre
- Pizza Express
- Bundobust Brewery
- Ditto Coffee
- Loaf
- Refuge
- Bannatyne's Gym
- Giovannis
- Gorilla
- Tortilla
- The Temple Bar
- Listo Burrito
- St Peter's Square Metrolink
- Oxford Road Station

3-4 minutes

- Rain Bar
- Tampopo
- Radisson Edwardian Hotel
- Bridgewater Hall
- Deansgate Station
- Turtle Bay
- Fumo
- Foundation
- Manchester Central

Metro Stops

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

ESG



Sustainability at The Tootal Buildings

With 100% renewable energy, zero waste to landfill, and community collaborations through Equiem, we're making every space greener and more connected.

Our innovative features include LED lighting, eco-friendly cleaning, and on-site PV panels. Providing 167 cycle spaces, showers, and lockers, we're also creating a dynamic and sustainable workplace. Download our latest Sustainability Report for insights into our green initiatives and community engagement.

EV Charging

At The Tootal Buildings, we're charging into the future with our commitment to sustainable transportation. Offering E-Charging Points, we empower our community to embrace electric vehicles effortlessly.

As we strive for a greener tomorrow, our EV charging facilities complement our broader initiatives, ensuring a seamless blend of sustainability and convenience for all.

Achievements

Due to our commitment to active travel, health and wellbeing the property has recently gained a Platinum Active Score rating of 85/100 and a VERY GOOD from BREEAM.

Solar Panels

The Tootal Buildings are now generating 100% green energy on site. This has been achieved through a new solar array installed on the roofs.

Panels Installed:	228
The solar panels will offset 20% of the landlord's consumption	
Installed Power:	93kWp
Energy Produced (annually):	74,000 kWh
Carbon Saved (annually):	15 tons
Equivalent (annually):	643 trees planted

Active Score	PLATINUM
BREEAM	VERY GOOD



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



EPC A on Refurbished Floors

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 & bar



New bookable meeting rooms & versatile studio



Beautifully landscaped & private new courtyard with entertaining areas



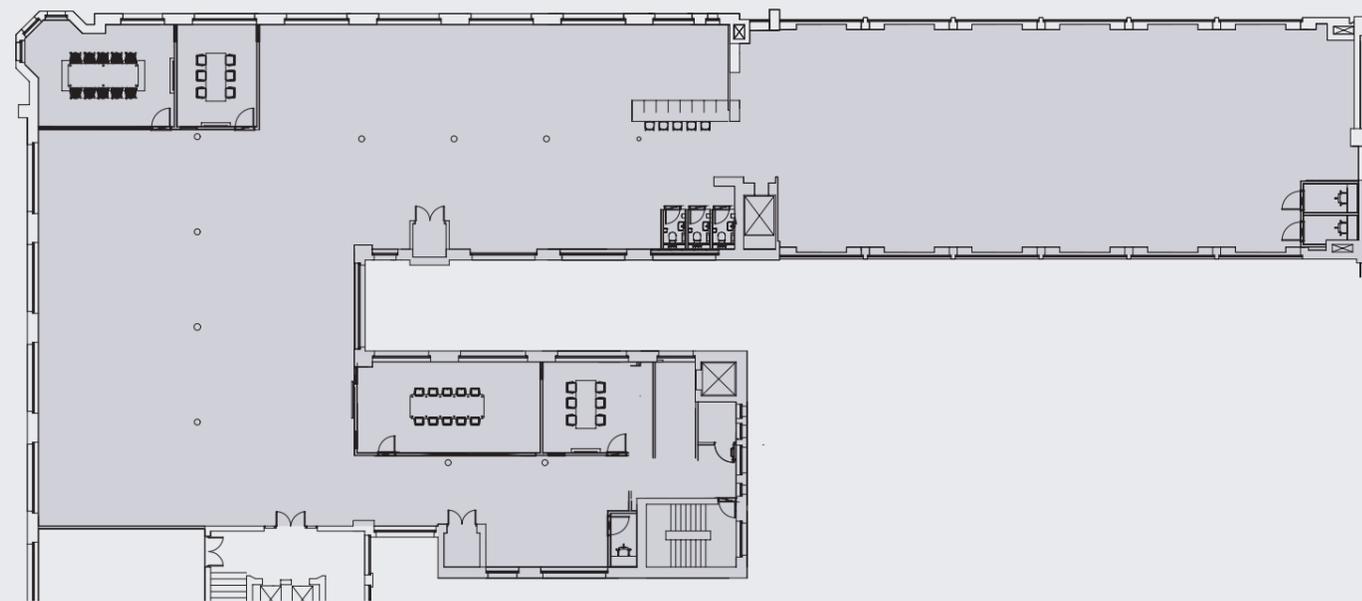
Office Space

Partially Fitted

Suite 1
2nd floor
11,392 Sq Ft

Office Spec

- Space for up to 116 workstations
- 1 Boardroom
- 2 Six person meeting rooms
- Kitchenette and breakout space
- 3 Zoom booths
- 8 WC's
- 1 DDA WC



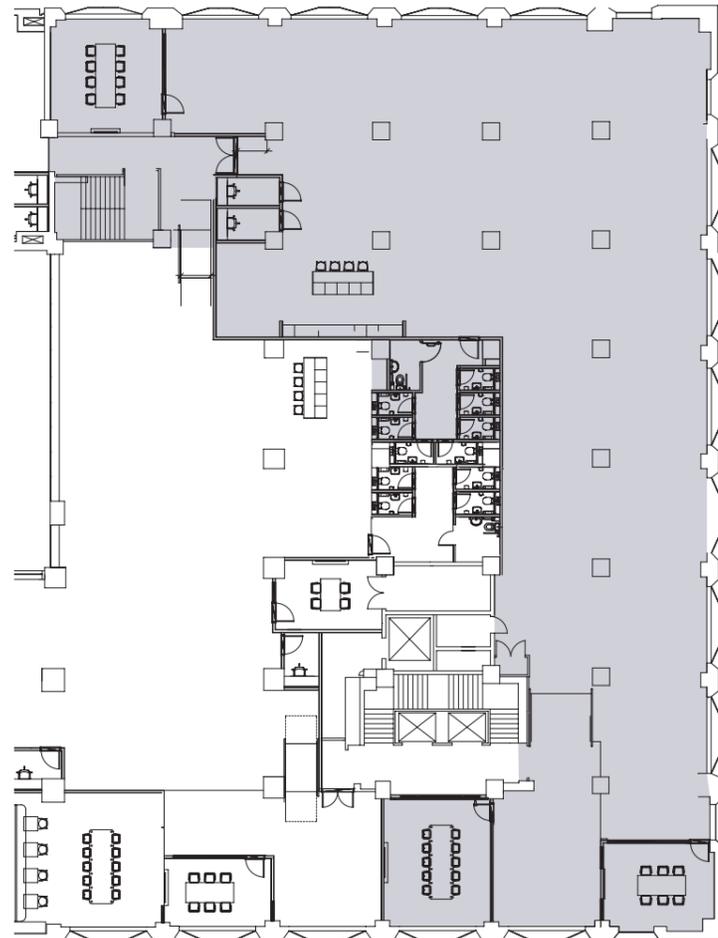
Office Space

Partially Fitted

Suite 2
3rd floor
8,215 Sq Ft

Office Spec

- Space for up to 82 workstations
- 1 Boardroom
- 1 Six person meeting rooms
- Kitchenette & breakout space
- 2 Zoom booths
- 7 WC's
- 1 DDA WC



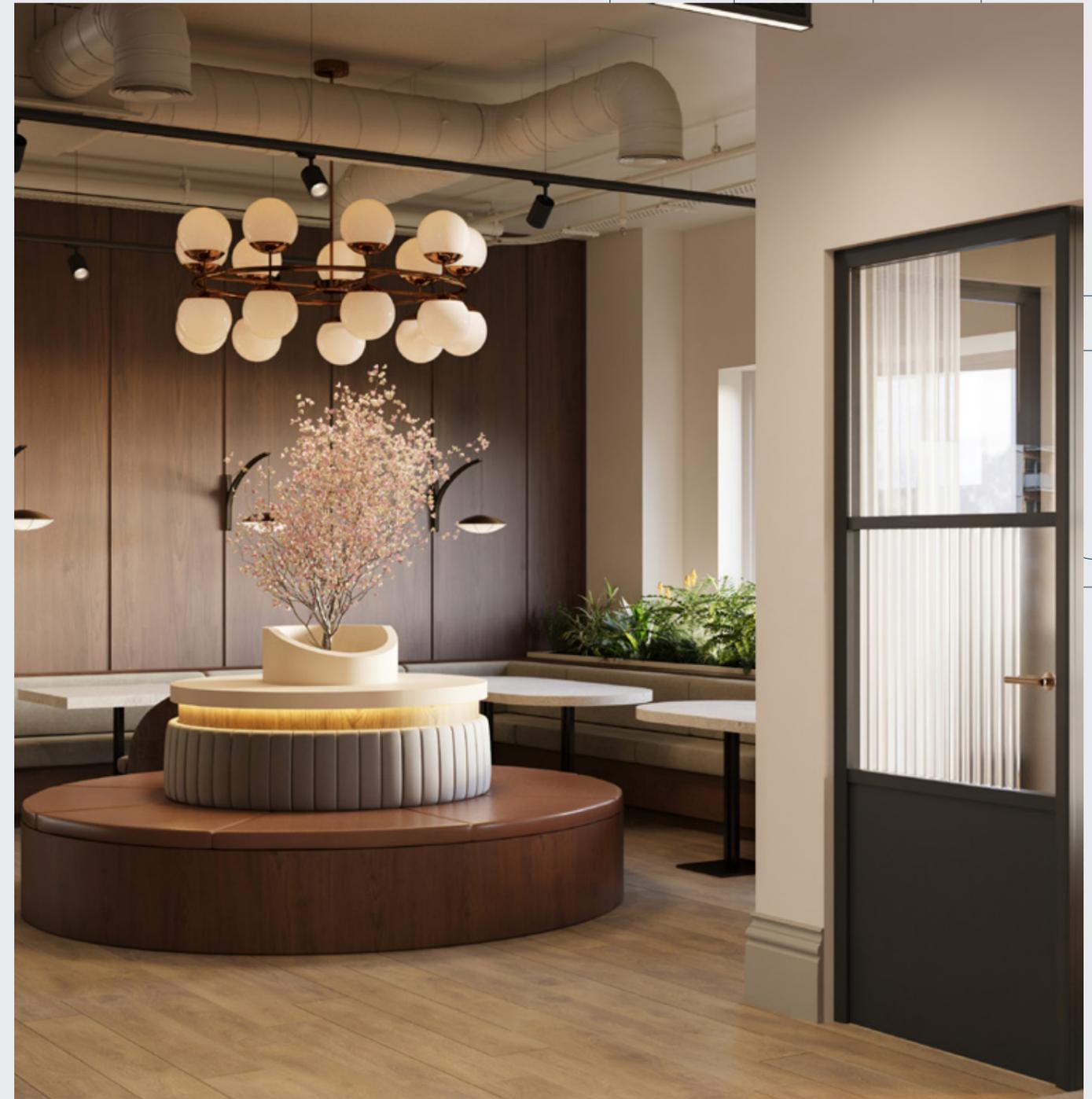
Office Space

Partially Fitted

Suite 3
3rd floor
5,771 Sq Ft

Office Spec

- Space for up to 56 workstations
- 1 Boardroom
- 1 Six person meeting room
- Kitchenette and breakout space
- 2 Zoom booths
- 5 WC's
- 1 DDA WC



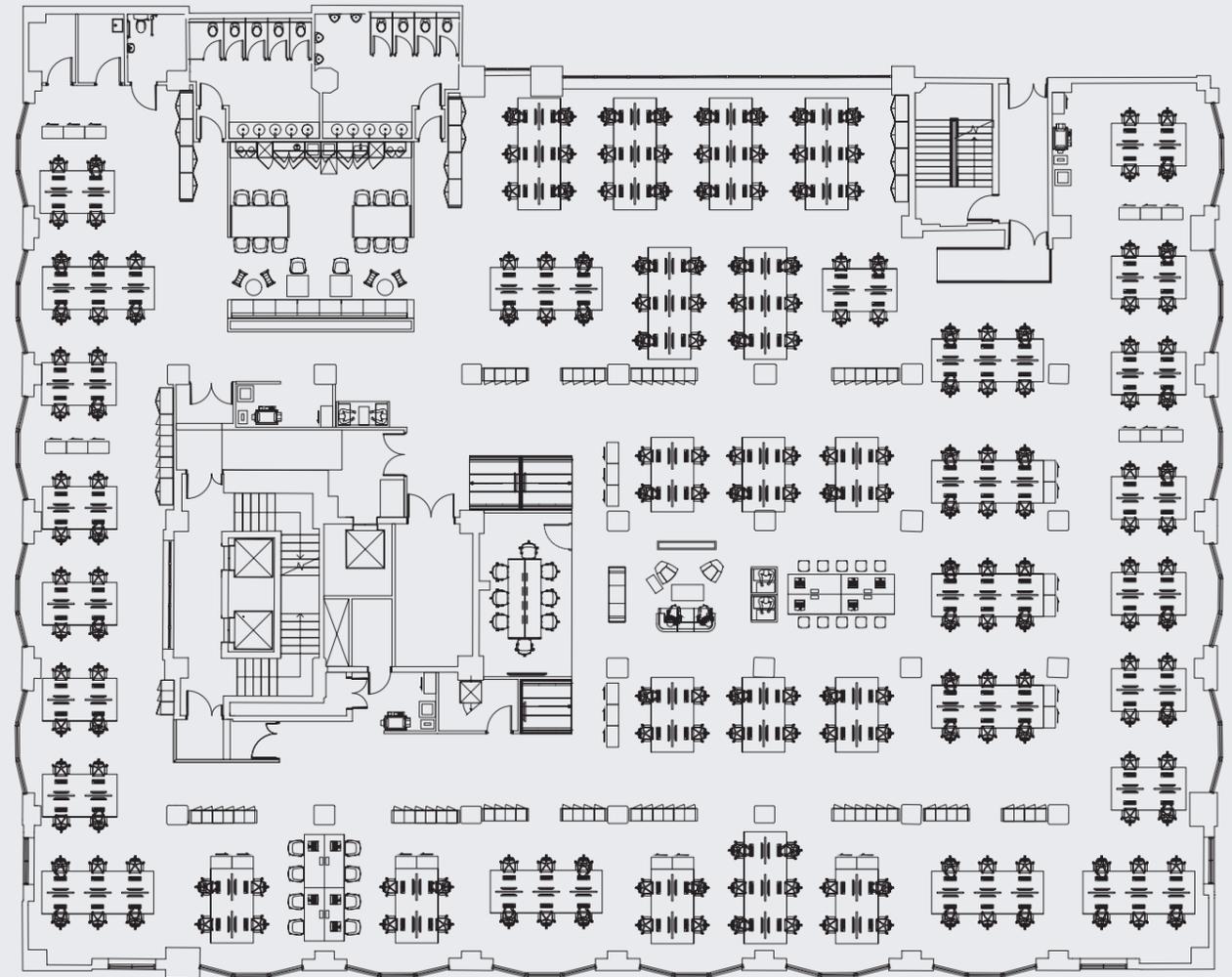
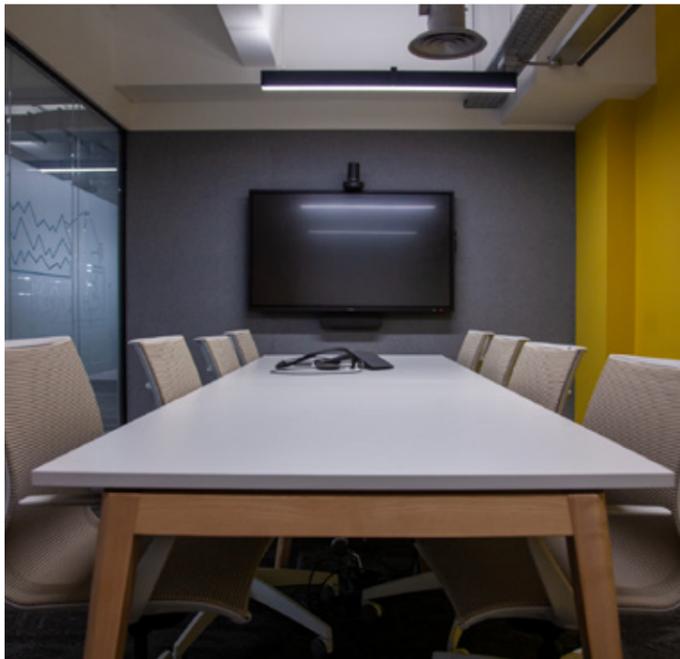
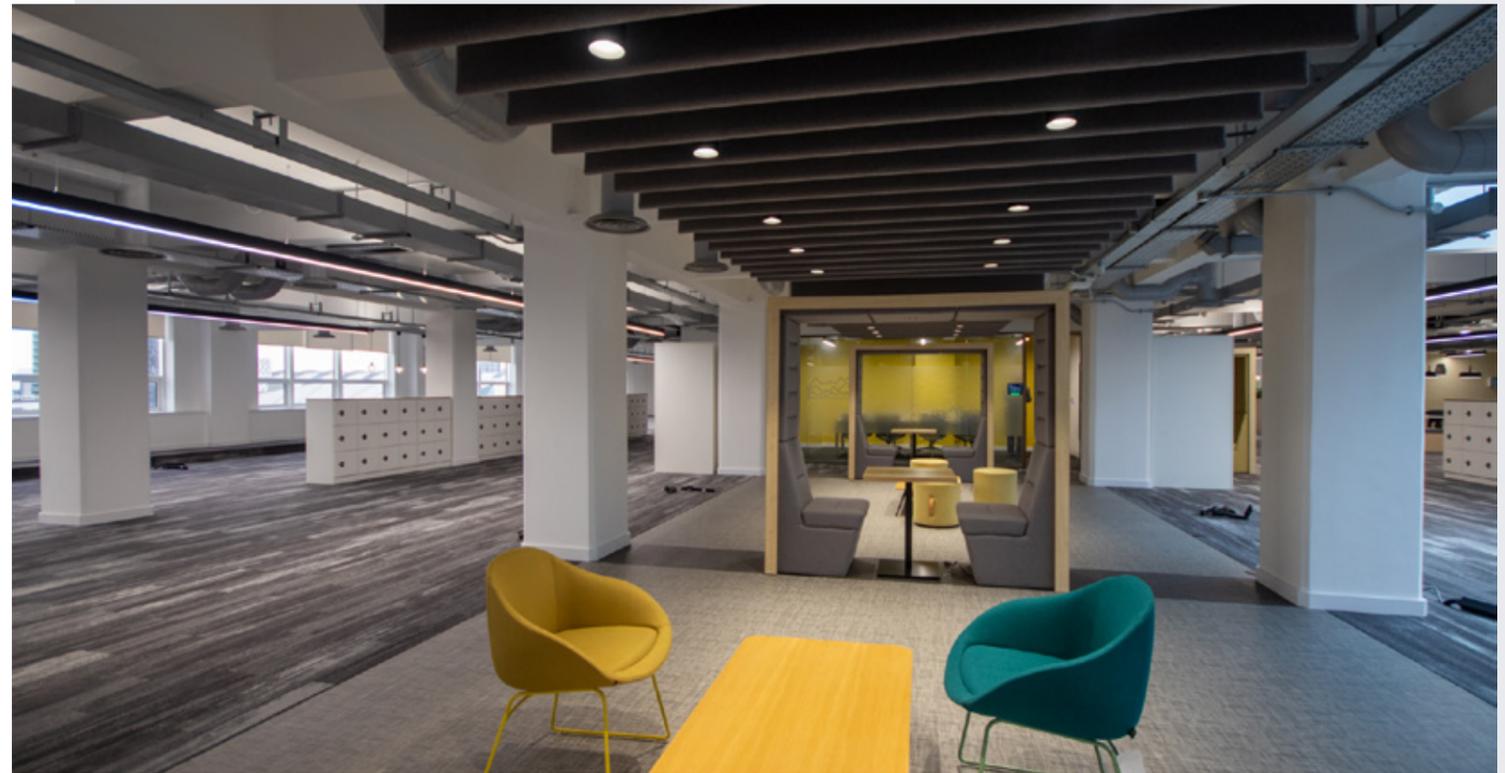
Office Space

Partially Fitted

Suite 4
4th floor
13,742 Sq Ft

Office Spec

- Space for up to 184 workstations
- Meeting rooms
- Break out spaces
- Modern open plan kitchen
- Self-Contained WC's



Office Space

Partially-fitted

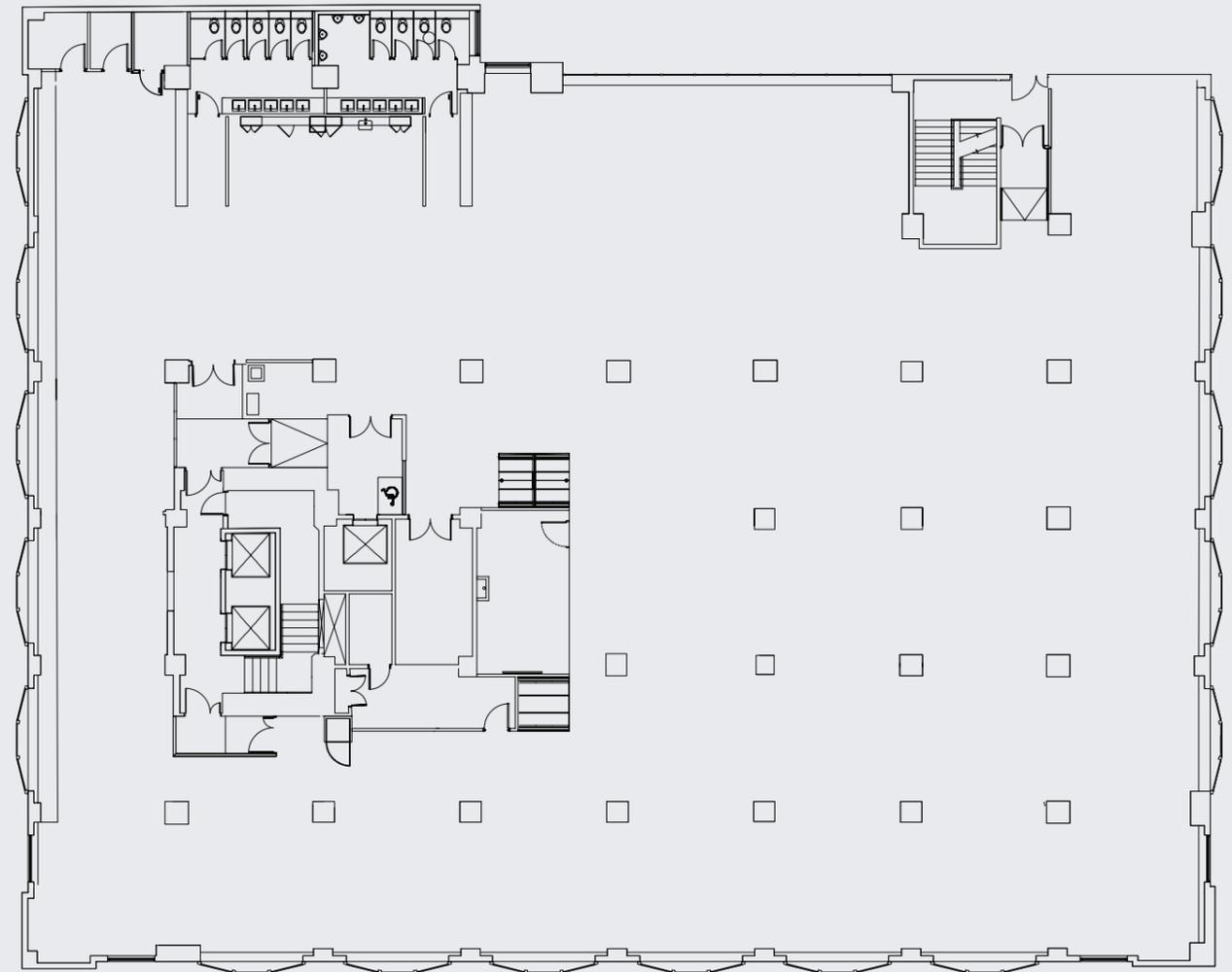
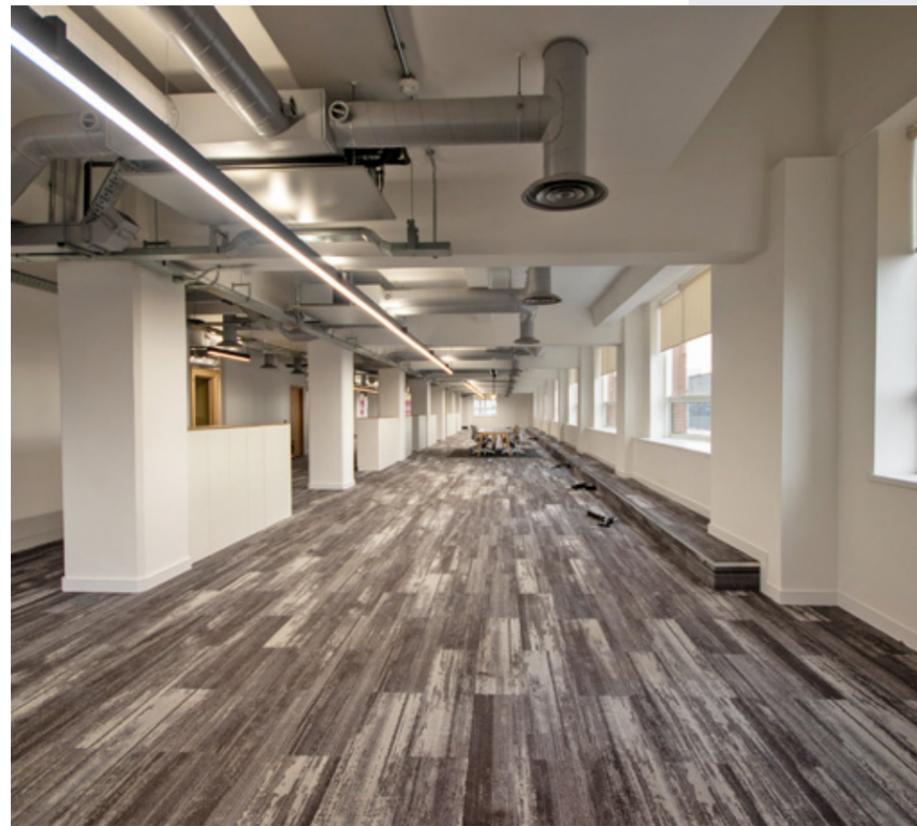
Suite 5
7th Floor
13,923 sq ft

Office Spec

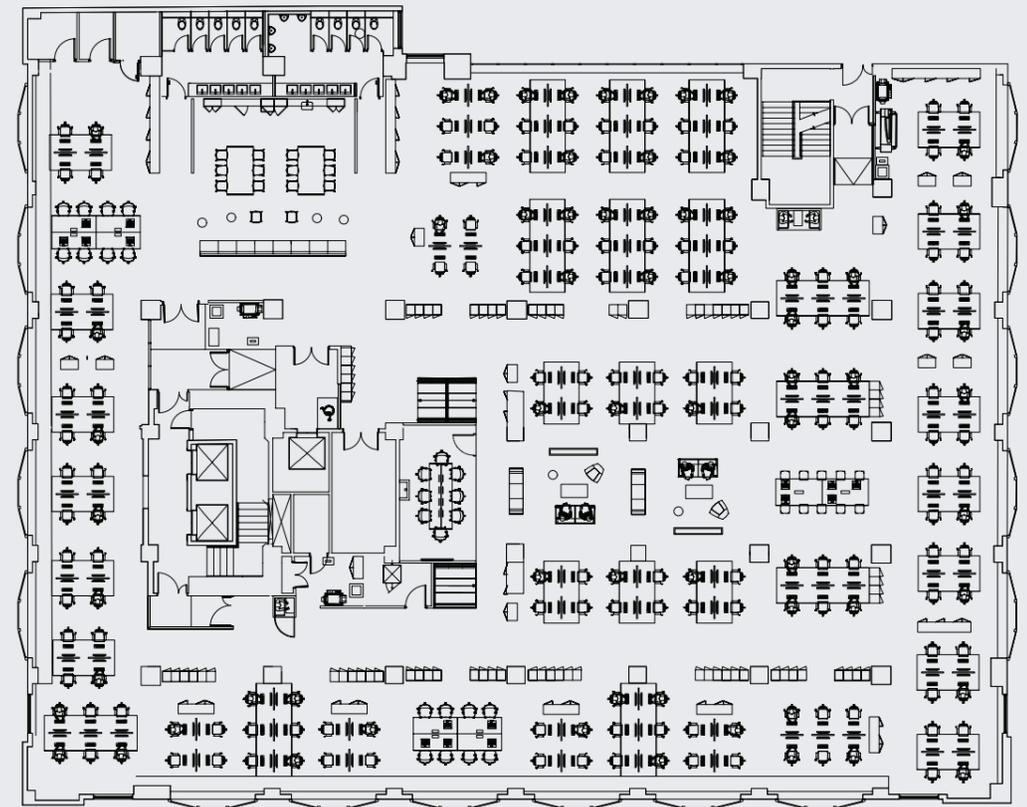
- Meeting rooms
- Break out spaces
- Modern open plan kitchen
- Self-Contained WC's
- Lofty top floor office space
- The previous tenant had 184 workstations

This top floor office comes partially fitted to make your move to the building even easier.

The only thing that isn't included is furniture.



Desks shown are not included but are indicative how of the previous occupiers organised the space.



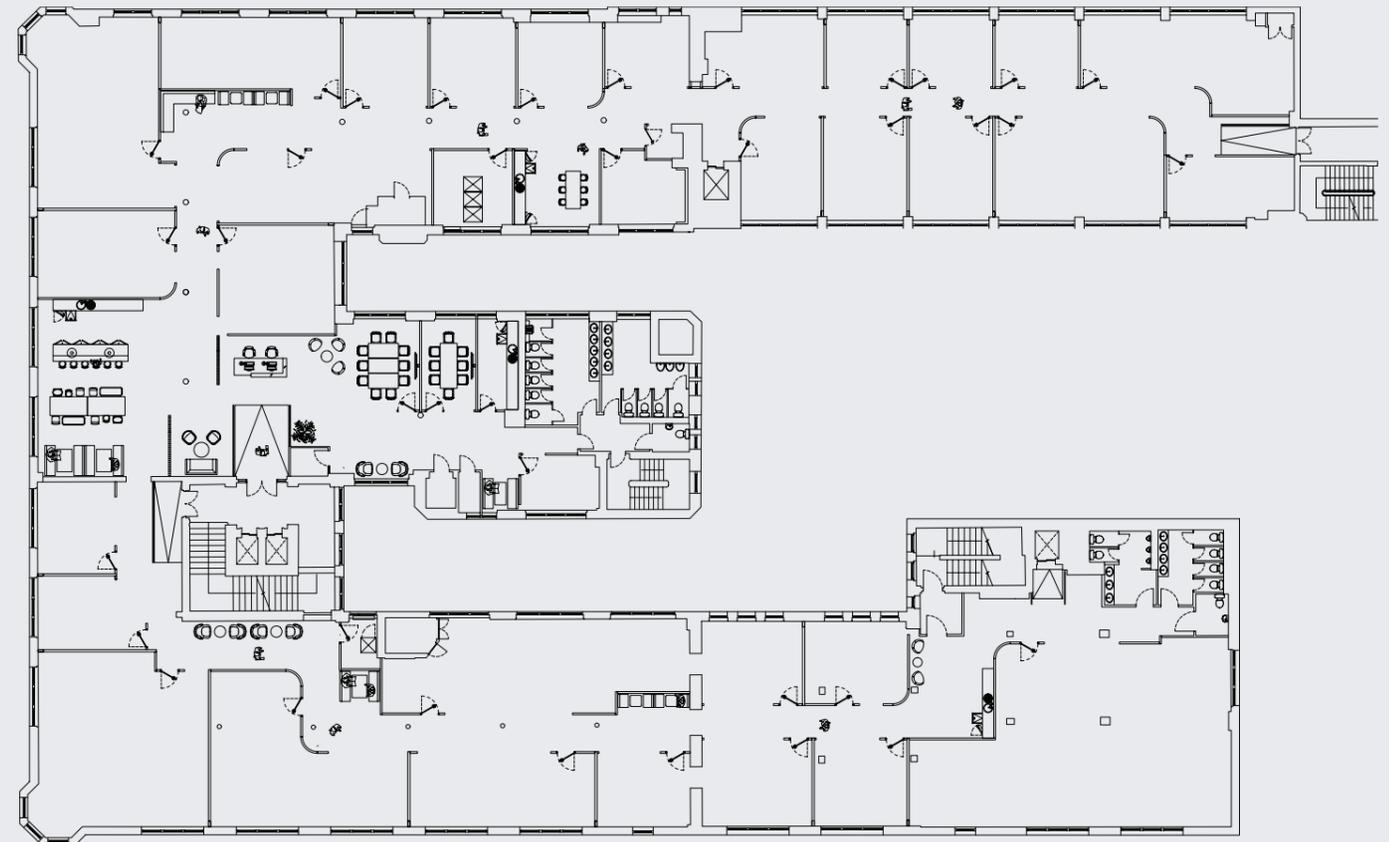


Office Space

Serviced

Orega

Orega is offering a hub to grow your business which is packed with amenities that will allow your employees to be happier, healthier and more productive. Suites from 4 to 45 desks, exceptional breakout spaces & quiet nooks for calls and meetings.





Your Tootal Buildings...

Café Area & New Bar

Our on-site café is open 8:30am-4:30pm every weekday, in our reception area. 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.

As part of the recent transformation of the Tootal Buildings' ground floor, we've introduced a bookable bar space, providing the perfect spot for occupiers and external guests to hold their work events and socials.





Reception & Courtyard

Our recently renewed reception offers a welcoming space that blends style and functionality, creating the perfect first impression for occupiers and visitors alike. The adjoining courtyard provides a great area for relaxation and socialisation. We host different food trucks in the warmer months, giving you the chance to explore a variety of cuisines. And when the festive season arrives, Christmas at The Tootal Buildings transforms the courtyard into a holiday haven, complete with mulled wine, festive workshops, and plenty of seasonal cheer.

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!

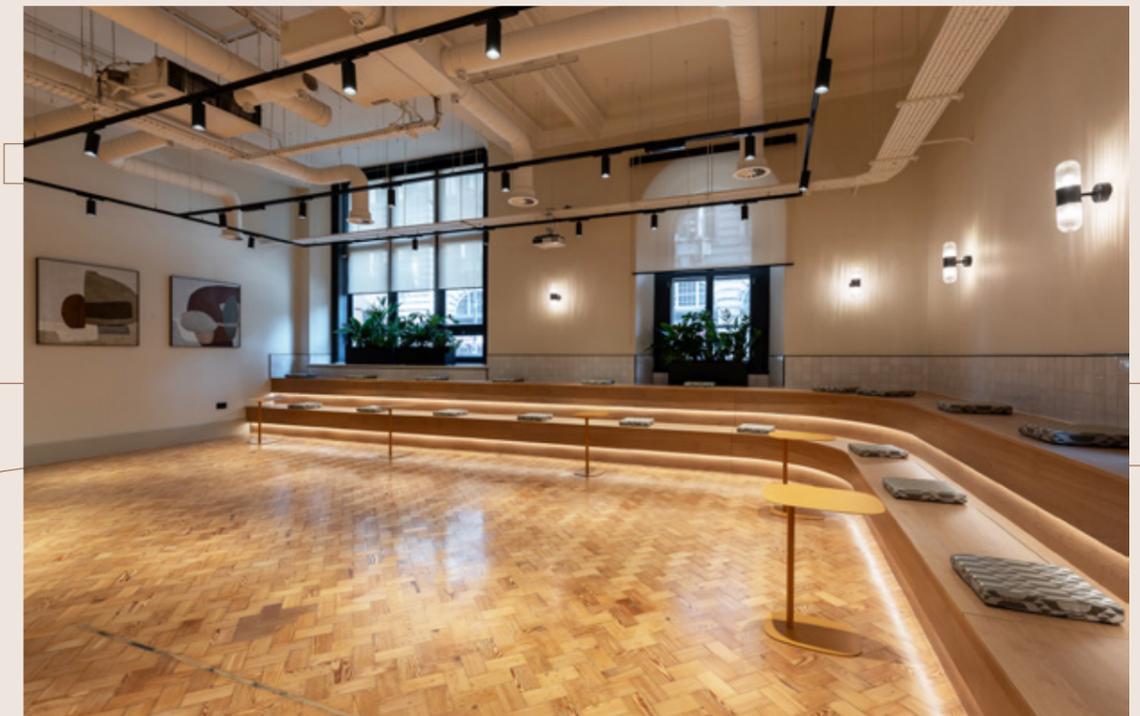
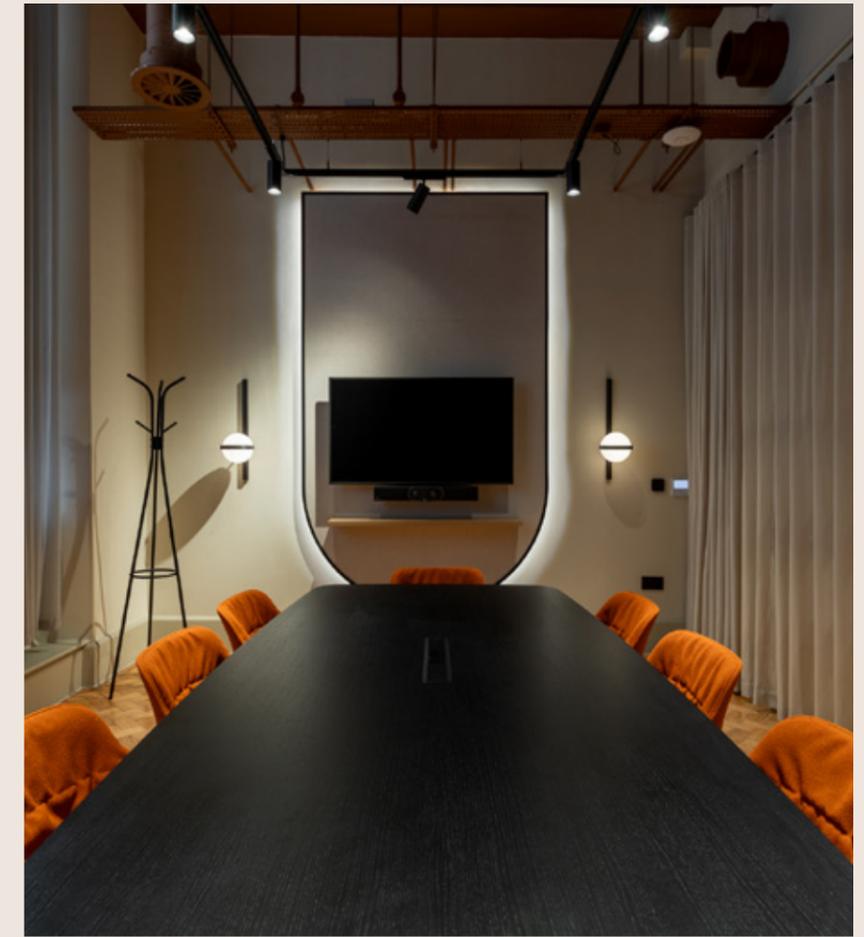
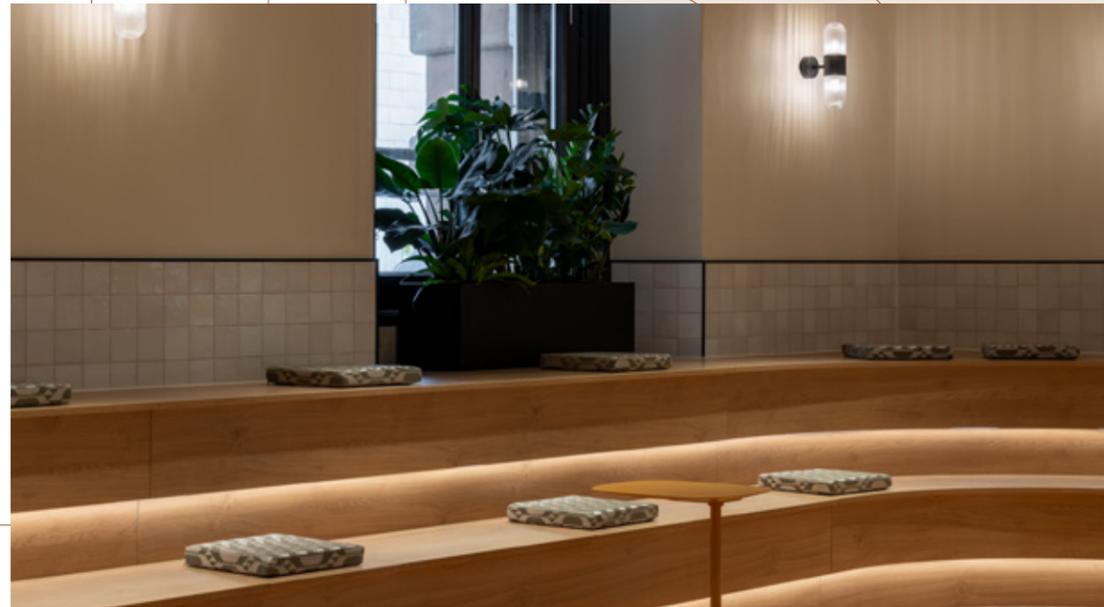
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New Bookable Meeting Rooms & Studio

The ground floor transformation of The Tootal Buildings has introduced bookable meeting rooms and a versatile studio space, perfect for fitness activities, presentations with available projector equipment, or team meetings and catch-ups.

These upgrades, available to occupiers and external guests through Orega, are set to enhance the professional and wellness experiences at The Tootal Buildings, solidifying its place as a hub for work and wellbeing.





Cycle storage

Situated in the wellbeing basement, the cycle store can hold up to 160 bicycles. Access is via Great Bridgewater Street.

Showers and Lockers

20 showers and lockers are located in our wellbeing basement.

Towel Service

When using wellbeing facilities, occupiers can use our FREE towel laundry services.

Wellbeing Hub

Our basement has been transformed to provide high-quality wellbeing amenities for people working at the Tootal Buildings.





Contact



Ed Keany
ed@edwardsandco.com

Luke Fairbank
luke.fairbank@cbre.com

Richard Dinsdale
richard@edwardsandco.com

Mark Garner
mark.garner@cbre.com



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