

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 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.



Connecting to... Manchester



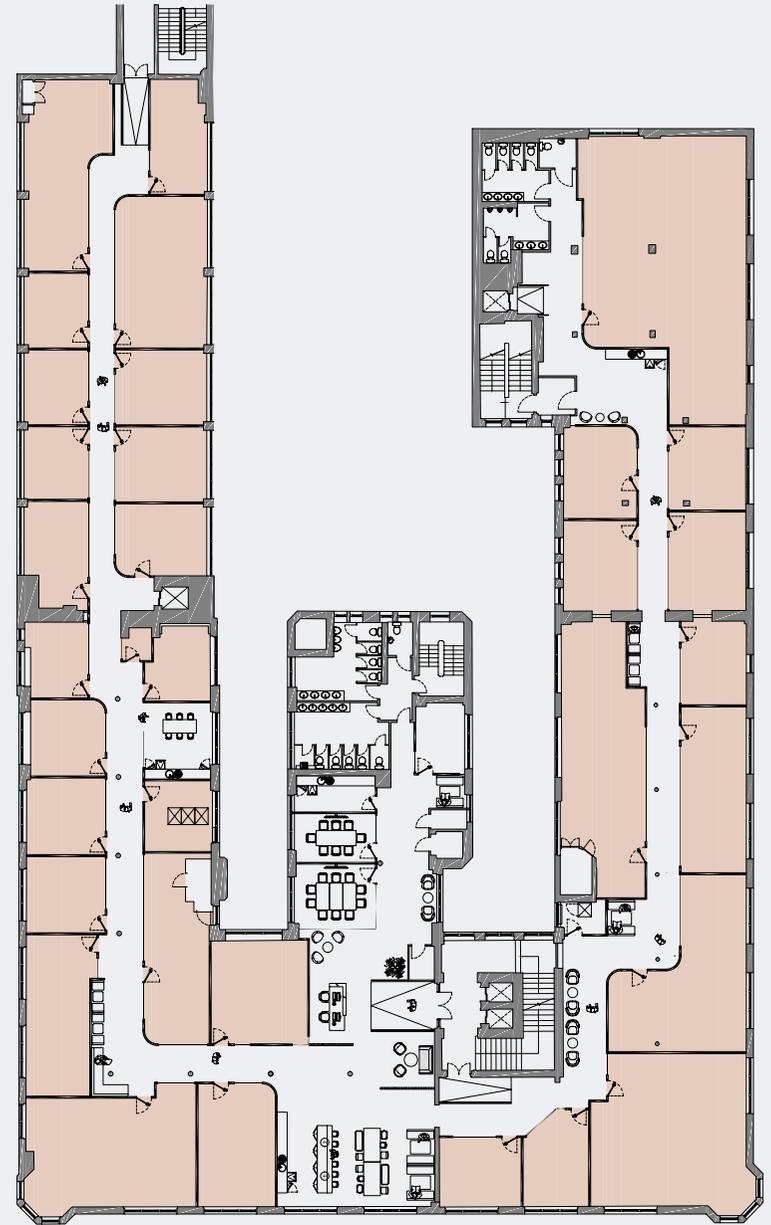
Orega

Serviced Office Space

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

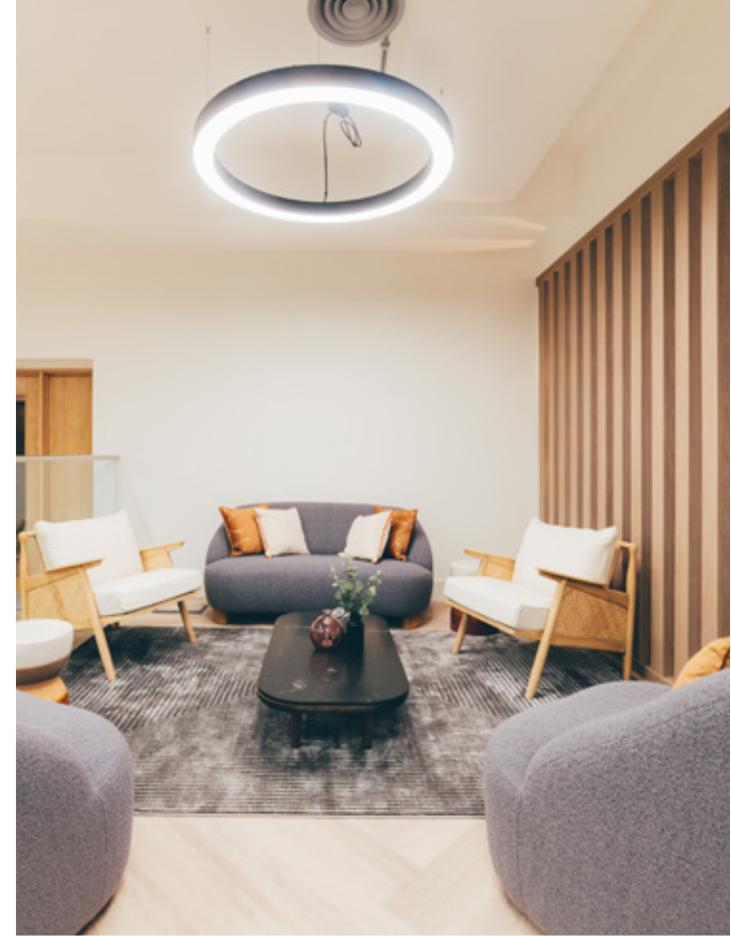
BUILDING SPEC

- 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 & breakout space
- Wi- Fi in communal areas
- New on- site café
- Beautifully landscaped & private new courtyard with entertaining areas





Your Tootal Buildings



5th Floor, Lee

13,652 sq ft

Fully Fitted Office Space

This full floor spacious office comes fully fitted to make your move to the building even easier.

OFFICE SPEC

- 198 workstations
- Meeting rooms
- Break out spaces
- Modern open plan kitchen
- Self-Contained WC's

BUILDING SPEC

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5th Floor, Lee



7th Floor, Lee

13,584 sq ft

Partially Fitted Office Space

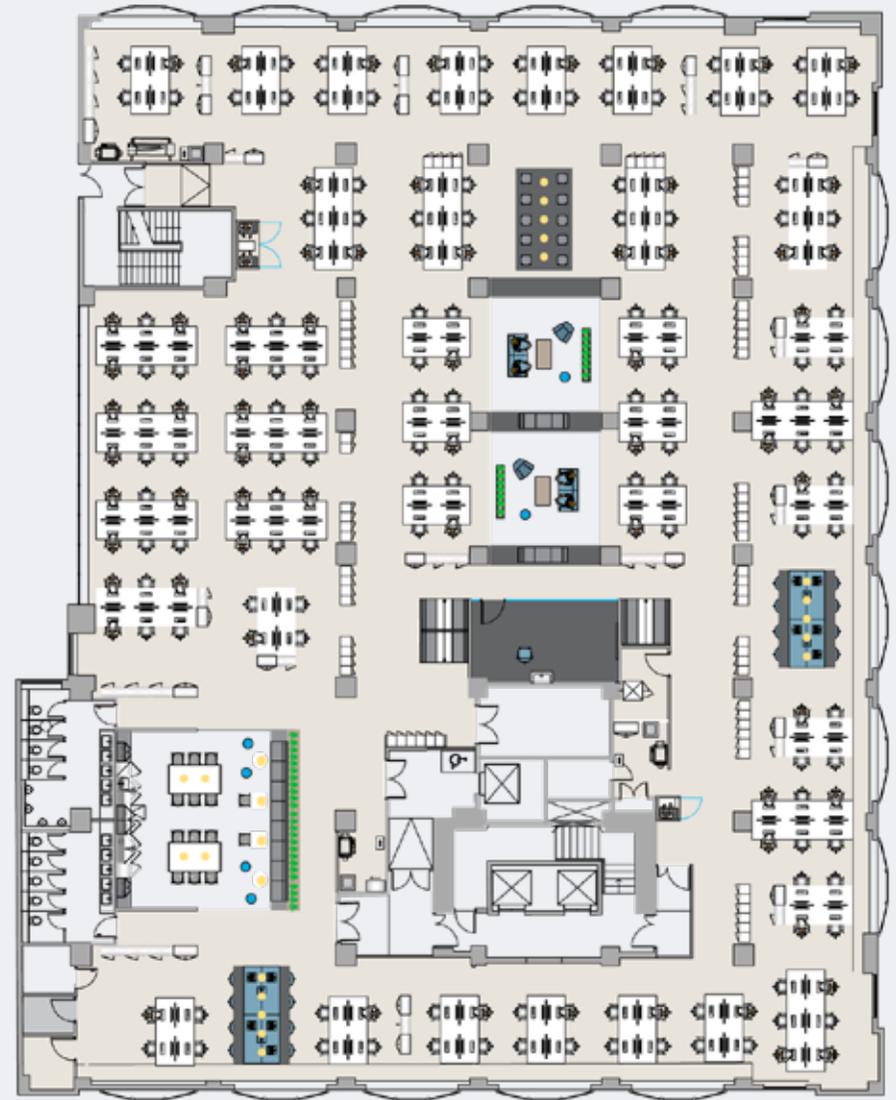
This top floor office comes partially fitted to make your move to the building even easier. **The only thing that isn't included is furniture.**

OFFICE SPEC

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

BUILDING SPEC

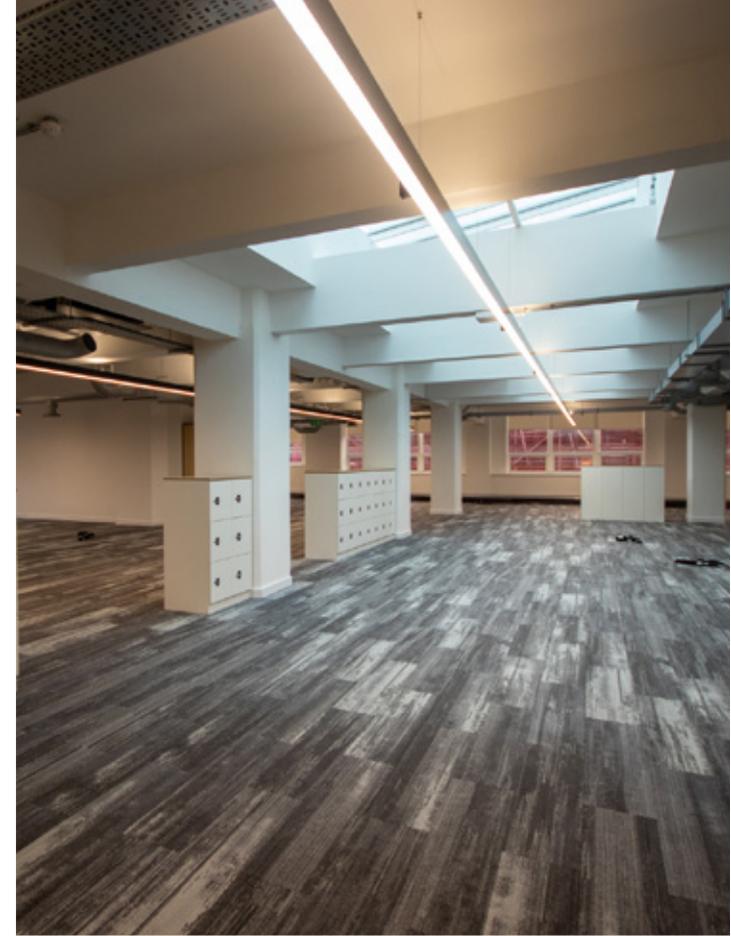
- Concierge-style front of house
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Desks shown are not included but are indicative how of the previous occupiers organised the space.



7th Floor, Lee



Your Tootal Buildings...

Reception & Café area

Our on-site café is open every weekday from 8:30am – 4:30pm. With a selection of delicious Tuscan inspired artisan treats, coffees and teas as well as hot and cold lunch options available throughout the day, it's the perfect spot to grab a bite.

Courtyard

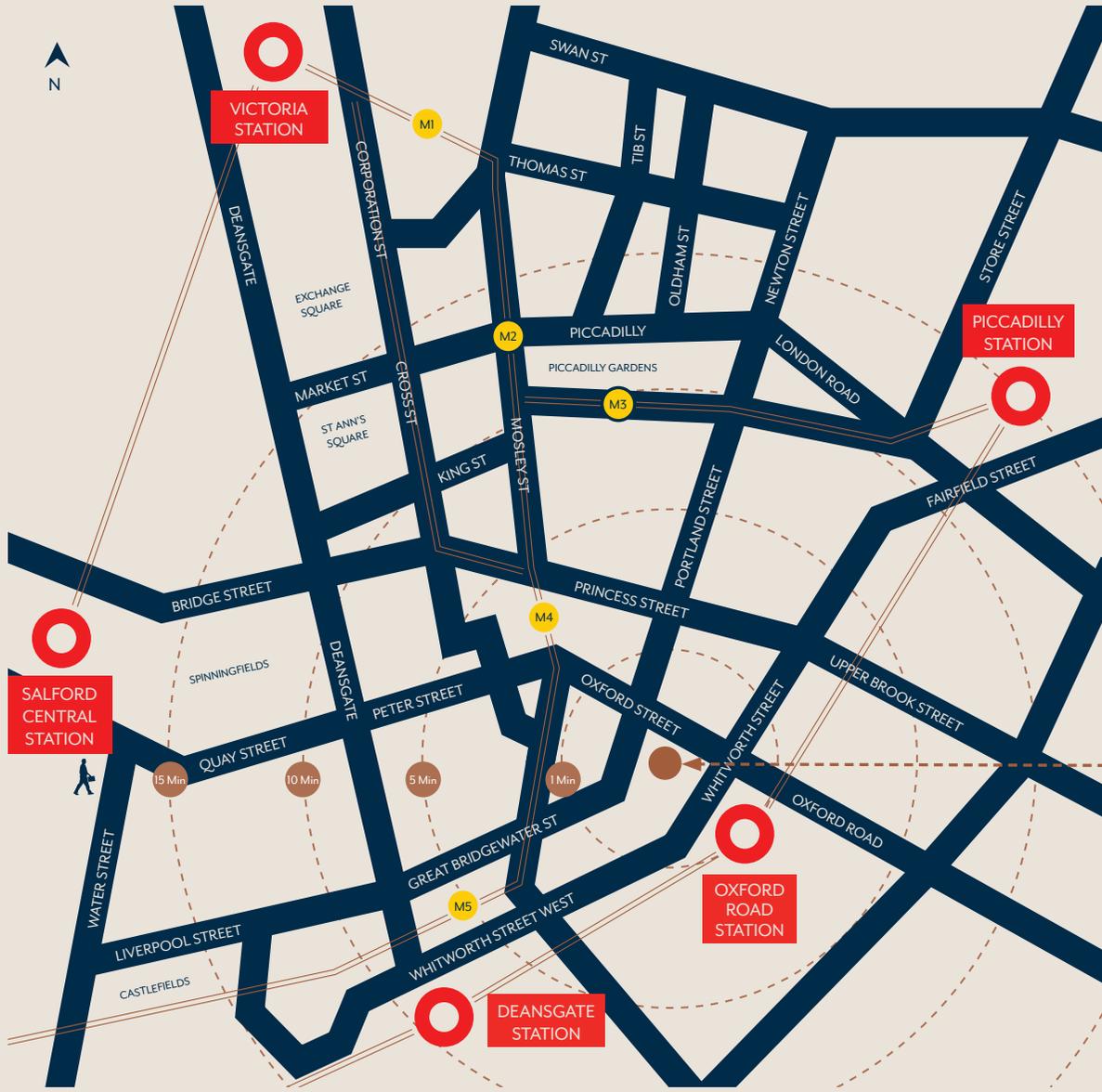
All work and no play makes for a boring office! We think it's important to engage and interact with your work colleagues and with other people in your building. With this in mind, we invite different food trucks over the summer months in our sun trapped courtyard on the first Thursday of every month and come Christmas, we host our very own Christmas at the Tootal Buildings market to get in the holiday spirit with mulled wine, workshops, and lots of other festive treats.

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
- Bundobust Brewery
- Ditto Coffee
- Loaf
- Refuge
- Bannatyne's Gym
- Giovanis
- 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



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.

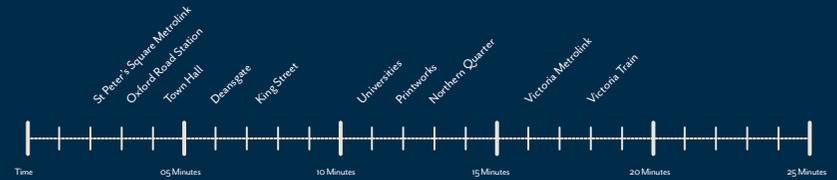
Greater Manchester's Metrolink network is one of the most successful light rail systems in the UK, carrying nearly 20 million passengers every year. St Peter's Square Metrolink station provides links across the whole of Manchester.

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 have been awarded with the Silver Green Apple Award for Environmental Best Practice for our energy saving initiatives and projects across site.

The Tootal buildings have also been participating in the CUBE competition for delivering energy savings and we have been ranked 4th across the whole of the UK.



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



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



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:



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

Amenities

On- site amenities

The Tootal Transformation brought our basement wellbeing – hub

Cycle storage

Our cycle storage is situated in our wellbeing basement and can store up to 160 bicycles. Access is via Great Bridgewater Street, where you will need to use your building access pass.

Showers and Lockers

Our 20 showers and lockers are situated in the wellness basement, to access the space you will need to use your building access pass.

Towel Service

When using our shower facilities, we invite occupiers to make use of our free towel laundry service.



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