

Cotton House ●



bruntwood ●

Bruntwood
City Tower
Piccadilly Plaza
Manchester M1 4BT

As part of Bruntwood's commitment to a sustainable future this brochure is printed on 100% recycled paper.

All information correct at time of going to press.
Published July 2011

For more information on Cotton House or other properties in our portfolio please give us a call or visit the website.

0800 731 0300
bruntwood.co.uk/cotton



bruntwood



Where old meets new...

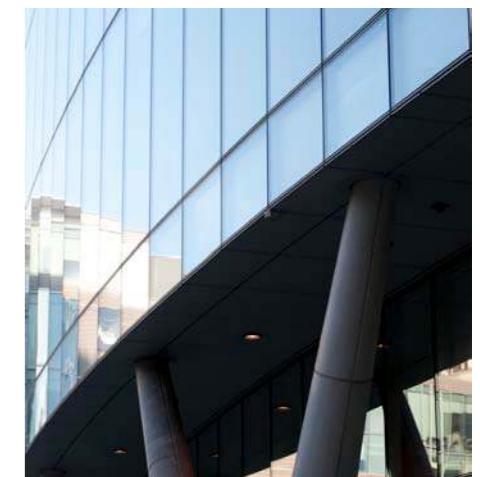
Set right on the edge of Spinningfields, Cotton House offers your business the benefit of proximity to Manchester's new commercial hub without the premium cost.

Sitting just off Deansgate between the Victorian grandeur of Albert Square and the contemporary architecture of Spinningfields, this fully-refurbished office building is located in the leafy surroundings of Lincoln Square.

The square is named after the statue of Abraham Lincoln that graces its centre, commemorating the remarkable bond of friendship between the city that was once known as the cotton capital of the world, and the country that provided its raw materials. It is this historic relationship that has inspired the naming of Bruntwood's newest acquisition in Manchester city centre, Cotton House.

Recently redeveloped to a high quality standard, Cotton House offers a limited number of single floor office suites that will give your business a strong presence in this prestigious location.

With the added benefit of on-site car-parking and a dedicated customer service team to man the reception area and ensure the smooth operation of the building, Cotton House presents an affordable opportunity for your business to move closer to Manchester's financial and professional heartland.



Affordable quality

Bruntwood has a 30-year track record in transforming unloved properties into desirable business destinations and we have brought all of that experience to bear in the redevelopment of Cotton House.

Each floor offers a single, self-contained office suite of just over 3,800 sq ft, which our space planning team can help you configure to your own particular requirements. Cotton House's redevelopment has also included the creation of an impressive new entrance and reception area and the upgrading of communal areas and washroom facilities to provide the best possible amenities for you, your staff and your visitors.

At Bruntwood, we see ourselves as your property partner, not your landlord, and we will work with you to ensure that the whole process of choosing, leasing, setting up and moving into your new office accommodation is as stress-free and seamless as possible.

With the concentration and variety of our office portfolio in Manchester, signing up for a lease with us also gives your business a greater degree of flexibility. Should your needs change over time and you need a little more or a little less space, we're more than happy to move you to other premises in our portfolio, all within the terms of your existing lease.



 **3,800**

TOTAL SQ FT PER FLOOR

 **5**

TOTAL NUMBER OF SINGLE FLOOR OFFICE SUITES

 **20,000**

TOTAL SQ FT OF NEWLY REFURBISHED OFFICE SPACE

 **16**

TOTAL NUMBER OF ON-SITE PARKING SPACES

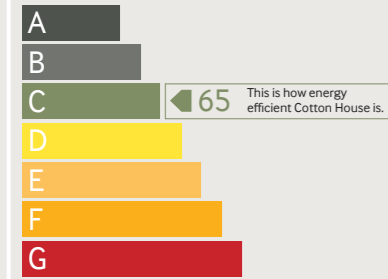
Attention to detail

Cotton House comprises five floors of quality office accommodation that has been specifically designed to provide the right environment for your business to flourish.

This axonometric plan gives just one indication of how the 3,800 sq ft available on each floor can be used to create an effective working environment for your business.

This represents just one way of dividing up the space, but our in-house space planners are more than happy to help you with visualising alternative layout options to suit your own specific requirements.

Energy Performance Asset Rating



- Fully refurbished suites with:**
- Air conditioning
 - Flexible, open-plan suites
 - Suspended ceilings
 - LG7 lighting
 - Raised access flooring
 - High speed internet

- Building amenities include:**
- On-site customer parking
 - Manned reception and on-site customer service team
 - Two high-speed lifts
 - Cycle racks

- In this example layout we have included:**
- Open-plan office space for up to 30 people
 - Dedicated reception area
 - 10-person board room
 - Kitchen/breakout area
 - Informal meeting space
 - Two private director offices
 - Secure communications room
 - Staff cloakroom



Unrivalled amenities

Cotton House is ideally located close to the wealth of facilities and amenities in the Deansgate and Spinningfields area.

From high-end shopping and restaurants to the latest cultural attractions, your staff will be in a great location to enjoy the best that Manchester city centre has to offer. In addition, there's a good selection of public transport options in the near vicinity, including rail connections at Deansgate station, and St Peter's Square Metrolink stop just a few minutes walk away.

 **5 mins**

WALK TO DEANSGATE RAILWAY STATION

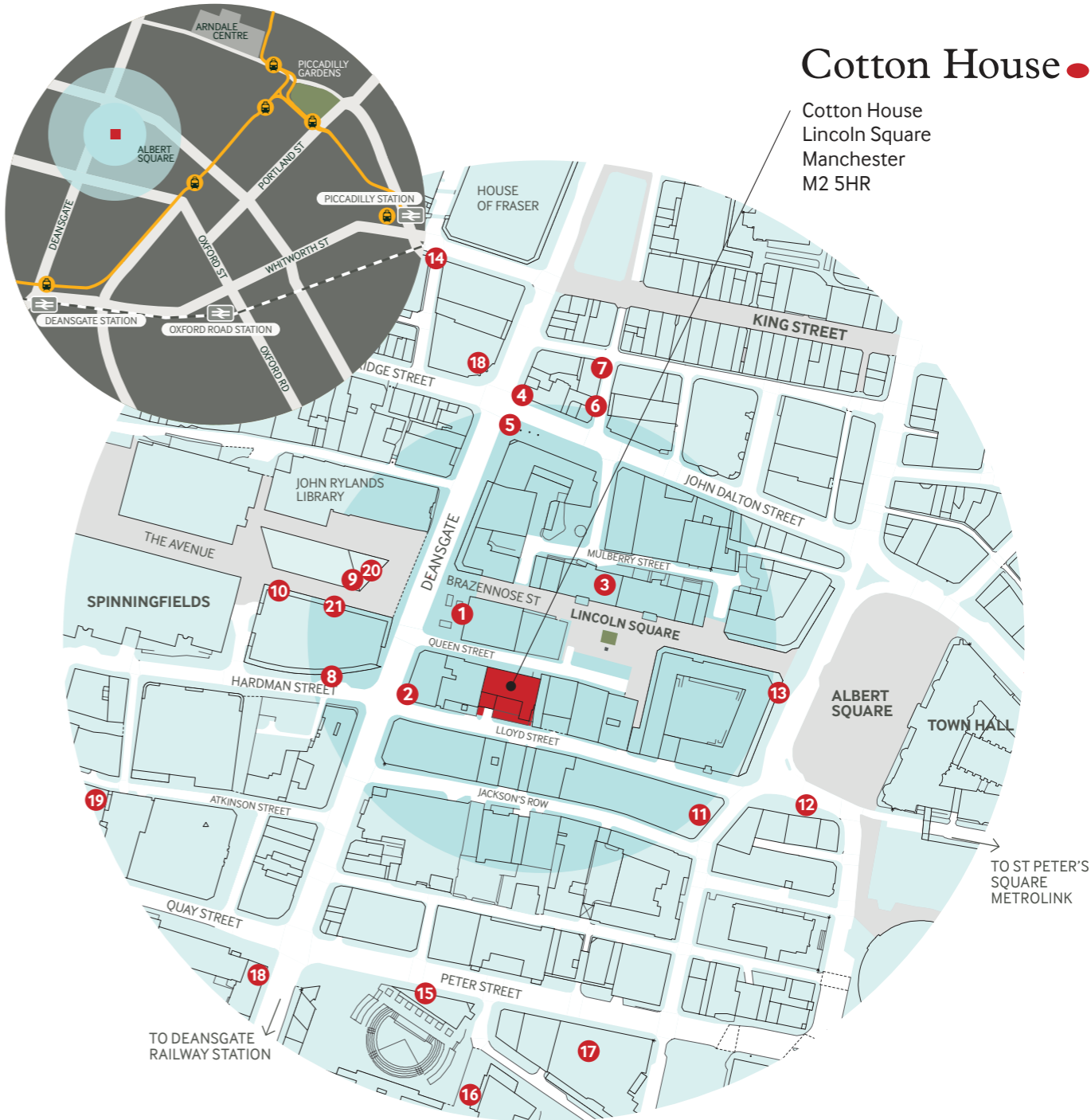
 **3 mins**

WALK TO THE NEAREST METROLINK TRAM STOP





Cotton House ●

Cotton House
Lincoln Square
Manchester
M2 5HR



Local amenities in your vicinity

- | | | |
|----------------------|-------------------|---------------------------|
| 1 Starbucks | 8 Wagamama | 15 Bar 38 |
| 2 Caffè Nero | 9 Australasia | 16 Great Northern cinemas |
| 3 Philpotts | 10 Eat | 17 Radisson Edwardian |
| 4 Katsouri's Deli | 11 Livebait | 18 Sainsburys |
| 5 Pesto | 12 Tampopo | 19 Opera House |
| 6 Grill on the Alley | 13 Slug & Lettuce | 20 Emporio Armani |
| 7 Pizza Express | 14 San Carlo | 21 Royal Bank of Scotland |

Approximate distance
 1 mins walk
 2 mins walk

The Bruntwood way

Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefits to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

Whether you need a single desk for a day or a whole building for 25 years, we have the right solution to suit your business.

Talk to us today on **0800 731 0300**.



101

TOTAL NUMBER OF PROPERTIES



6,035,000

TOTAL OWNERSHIP IN SQ FT



2,009

TOTAL NUMBER OF CUSTOMERS



10%

PROPORTION OF ANNUAL PROFITS GIVEN TO ARTS, CHARITY, CIVIC AND ENVIRONMENTAL ORGANISATIONS

