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Orchard Street completes 31,600 sq ft of lettings at Manchester's Bauhaus

Orchard Street Investment Management ('Orchard Street'), the specialist commercial property investment manager, has completed two lettings across six floors at its flagship Bauhaus office in Manchester city centre.

Software as a Service Customer Engagement specialist Connex One has agreed a deal to occupy a 17,837 sq ft space across both the 5th, 6th and 7th floors on a five-year lease, as the company continues to expand its global headquarters. Connex One was launched in 2013 by two brothers Nick & Richard Mealey, the growing business, which now counts more than 250 global team members with further offices in the US, Australia, South Africa, Kenya and Nigeria. Connex One's incredible growth sees the business considered one of the next North West Unicorn-Status businesses. Their new HQ office will be fully-fitted and furnished by landlord Orchard Street, with Connex One expected to take a phased occupation from November.

Connex One will be joined by Hybrid Office brand NewFlex, which operates more than 40 flexible offices across the UK, and who will take up 13,731 sq ft at Bauhaus and offer workspace under its Bold brand. Bold is a purpose-driven 'Space-as-a-Service' brand, creating engaging communities that will make an impact on the world, by championing entrepreneurial thinking and fostering innovation.

Orchard Street acquired Bauhaus in 2013, and subsequently completed a full refurbishment of the nine-storey building. This project focused on optimising the occupier experience both through improving the sustainability and wellbeing credentials of the building, as well as creating a robust digital infrastructure platform, the latter of which led to the building being awarded a 'Platinum' certification for its digital connectivity by WiredScore.

More recently, Orchard Street announced that Bauhaus had become the UK's first refurbished building to be awarded WELL Gold (core & shell) certification.

Sarah O'Connell, Asset Manager at Orchard Street, commented: "These transactions are testament to the appeal of offices that focus on the cutting-edge of health & wellness-driven design – something increasingly in demand from forward-thinking businesses evaluating their post-pandemic space requirements – and the benefits this can bring in terms of staff attraction and retention. We are thrilled to be adding Connex One and Newflex to our vibrant occupier mix at Bauhaus, following its repositioning, and look forward to welcoming them in the coming months."

Connex One Founder & CEO Nick Mealey commented: "Despite the impact of the pandemic we are on an incredible growth trajectory, while continuing to heavily invest in all areas of the business and recruiting the very best talent from across the industry. Having the right office environment where our teams can thrive is paramount. The space at Bauhaus supports our forward-thinking approach and the company's soaring ambitions."

Caleb Parker, Founder of Bold, commented: “This move is a major step in Bold’s UK journey as we engage with Manchester’s flourishing creative and SME scene. We’re excited to bring flexibility and freedom to help more entrepreneurs follow their dreams, connect and grow their businesses within this highly desirable city centre community.”

OBI represented Connex One.

OBI, CBRE and Colliers International are joint leasing agents on the scheme.

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Notes to Editors:

Orchard Street Investment Management

Established in 2004, Orchard Street Investment Management LLP is a leading specialist commercial property investment manager, focused on the UK market. It acts on behalf of institutional clients world-wide to advise on investing in and the active management of property assets, including industrial warehouses, retail warehouses, and offices.