

# Centurion House



bruntwood  
Works





Bruntwood Works blends work and lifestyle to create spaces that encourage interaction and create communities.

We are firmly embedded in our towns and cities, with a strong presence in the North West, Yorkshire and the Midlands.

Our workspace, retail and leisure is people driven, design led and socially responsible.





Centurion House by Bruntwood Works

# Be where it's happening

If you're looking for a prime location, Centurion House is the place for you.

Located on Deansgate, the building is positioned proudly in the heart of Manchester's business district.

And more than just a great location that provides access to countless city-centre amenities, Centurion House also offers state of the art meeting rooms designed to the highest spec. There is also a newly refurbished customer lounge that you can use at your leisure, all with our helpful staff on-hand to offer advice and support.

With access to the wider Bruntwood community and opportunities to attend events at neighbouring Bruntwood buildings, you can meet and mingle with like-minded businesses and create new connections. Not only that, you'll have access to an award-winning FORM studio, where employees can focus on their wellness and wellbeing.



Business lounge



On-site car parking available



On-site coffee shop



Showers





# Everything your business needs to thrive

If your business needs inspiration, energy and connectivity, then you need to think about location, location, location. Centrally situated on Deansgate, Centurion House offers you a workspace in the heart of Manchester's business district.

With your choice of transport links and a multitude of parking options nearby, access is easy. More than that, you'll be joining a community of like-minded businesses, providing boundless opportunities for new associations and exciting business developments.

The spaces within have been created to offer the perfect environments to connect and collaborate.

Every detail in our state-of-the-art meeting rooms has been considered and designed to cater for all your business needs, from the highresolution digital screens, to the endless supply of premium roast coffee.

Our brand new and fully-refurbished customer lounge is the perfect communal space for you to meet, work or simply take time out, with our helpful staff on-hand at all times to assist you.






# A workspace designed around your business

## Full floor space plan

Here's an example of a full floor workspace which can be completely redesigned to suit you.



 **53**  
Work stations

 **3**  
Private meeting Rooms

 **1**  
Dedicated receptions

 **8**  
Informal meeting areas

 **20**  
Hot Desks

 **1**  
Kitchen /  
dining areas

 **5,060**  
Total space Sq ft



Serviced space plan

Our serviced offices on the 2nd floor provide everything you need, with desks from 2-40.

A shared kitchen, access to two lounges and seating area add extra space to your private workspace.

This example layout shows how our small office suites can be arranged to accommodate varying space needs.



82

Desks



14

Offices



1

Kitchen / dining areas



5,060


Total space Sq ft






Split floor space plan


If you're looking for a smaller space, some of our floors at Centurion are split like this example and can also be customised to suit your brand.

- 


14

Serviced offices
- 

2

Informal meeting areas
- 

2

Phone booths
- 

1

Kitchen / dining areas





# Let's talk options

Want a hot desk three times a week or something bigger and more permanent?

We have a space that's suited to what you're doing, and what you want to achieve.





# Serviced offices

This is your choice for maximum flexibility in a team of two or more people. Bruntwood's Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary. This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

## Serviced is ideal for:

Freelancers, start-ups and small businesses

## Included as standard with Serviced:

A private office

24/7 building access

Use of communal business lounge\*

Showers and changing rooms\*

25% off meeting room bookings for any Bruntwood venue

Cleaning, internet and phone services

A communal kitchen

Rent periods beginning at six months

\*Available in selected buildings



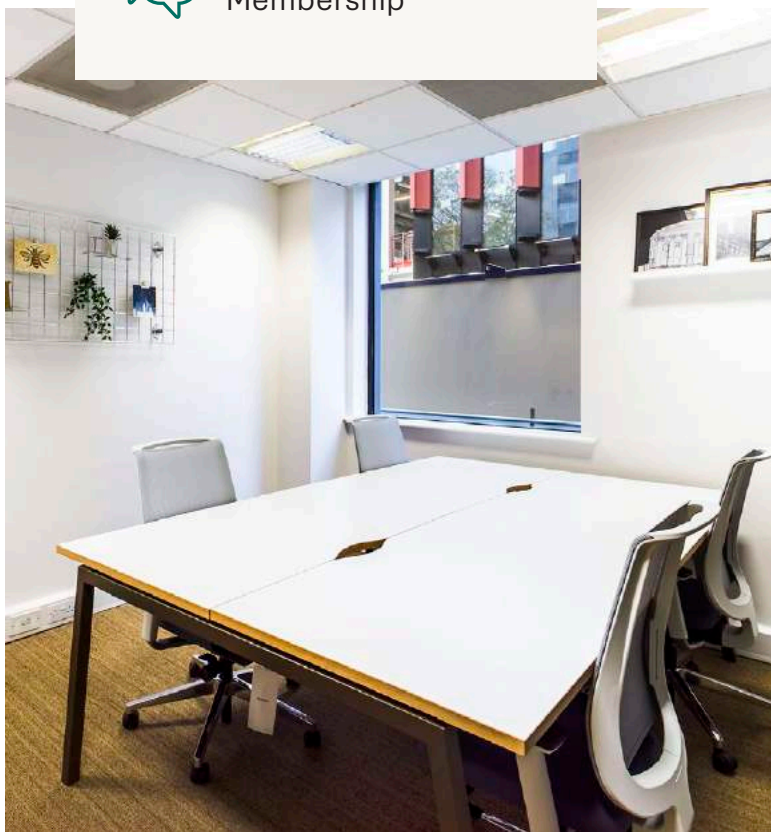
Superfast WiFi



Communal Kitchen



Bruntwood Collective Membership







# Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image. We provide the space and a place in the Bruntwood Works community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood team.

**Leased is ideal for:**


Businesses of all sizes that want the flexibility of planning and managing their own office.

**Small businesses, scale-ups, large enterprises**


**Included as standard with Leased:**

- A private office
- 24/7 building access
- Use of communal business lounge\*
- Access to showers and changing rooms\*
- 25% off meeting room bookings for any Bruntwood venue
- Optional design and fit-out services


\*Available in selected buildings



Your own, private office



Design your own space



Bruntwood Collective Membership







Workspace at Centurion House

# Made & Managed

Just give us the word and we'll design, create and manage a fully-fledged office to your specifications, so you can focus on doing what you love.

Our Made & Managed payment plan wraps every provision – including bills, cleaning, furnishing and more – into a single monthly fee.

You can customise the entire package too. We start with a basic offer of rent and fit-out but can scale up from there. Simply choose the size, décor and any essential requirements. It's the perfect choice for project teams as well as growing companies looking for a simplified solution.

## Included as standard:

A private office

24/7 building access

Use of communal business lounge\*

Access to showers and changing rooms\*

25% off meeting room bookings for any Bruntwood venue

The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)

One bill for rent and services

Personalised fit-out at no extra cost



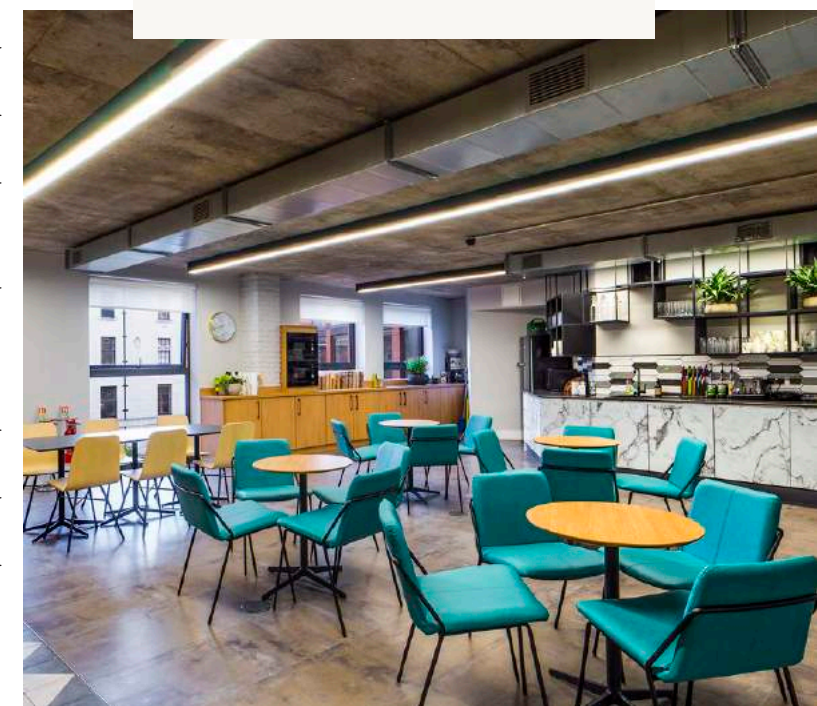
Colour options



Choose fit-out



In-house design and building management teams



\*Available in selected buildings



# Meet here.

## Where great people meet great ideas

### Meeting & conference rooms

Whether it's an informal chat or that critical presentation, we have the right space for you.


With flexible meeting rooms across Manchester, Cheshire, Liverpool, Leeds and Birmingham, there's always a place for your ideas to come to life and your conversations to flow.

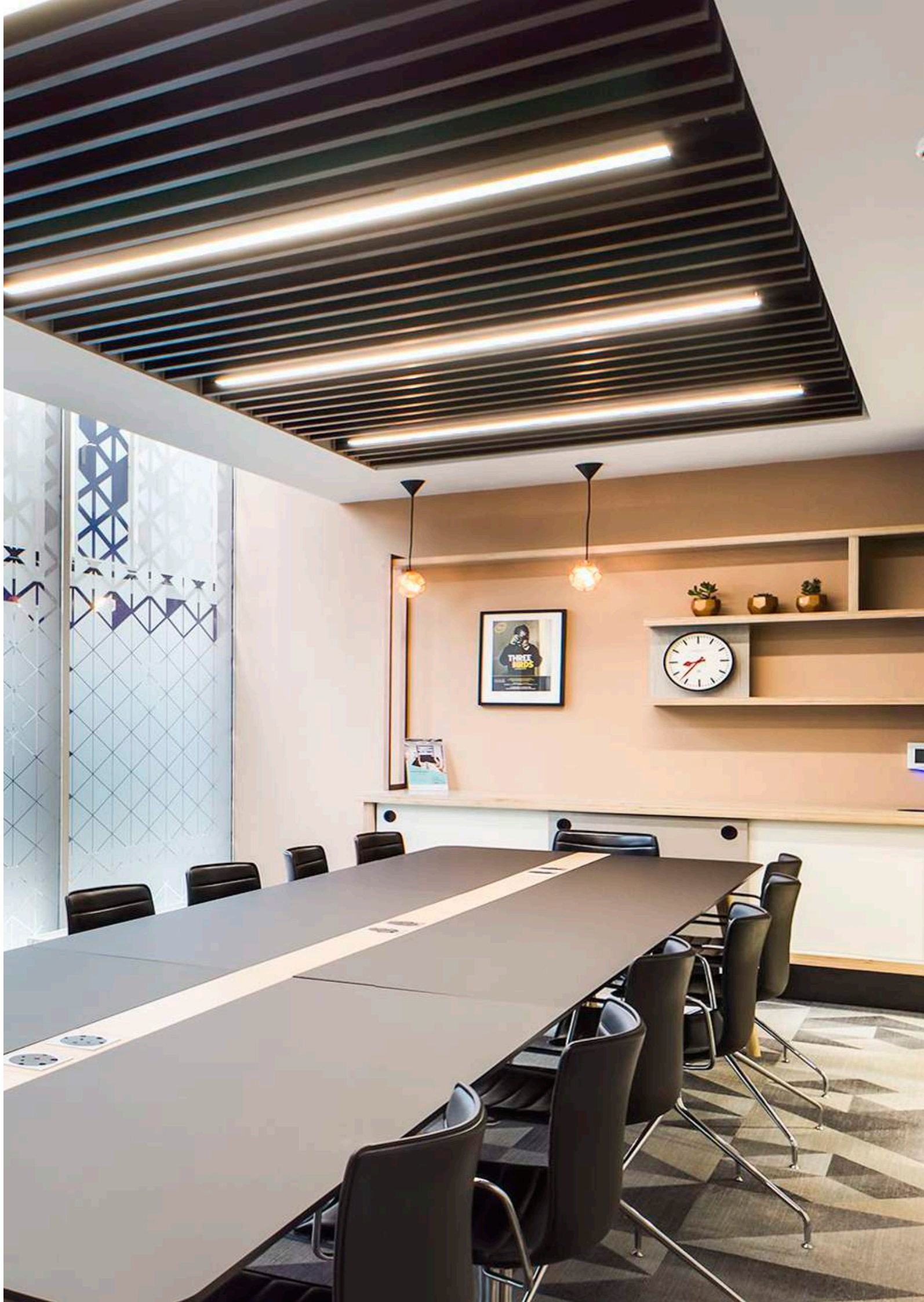
### What we offer:

- 18 venues
- 100 rooms
- Spaces for 2 - 150 people
- Superfast WIFI
- HD screens\*
- Wireless presentation
- Stationery boxes
- High quality refreshments
- 24/7 online booking with live availability
- Secure credit card payments
- Book by the hour or day/half-day



### Benefits

-  Superfast WiFi
-  Refreshments
-  HD Screens\*





# Working in the heart of the city

Whether you're looking for somewhere to grab your lunch, a place to socialise with colleagues or a show stopping restaurant to take clients, you will find exactly what you need within minutes of Centurion House.

Centurion House couldn't be better placed. The building faces the main thoroughfare to the Spinningfields district where you will find banks, high-end shops, bars and cafés.

Along Deansgate and the surrounding streets, you will find some of the city's most exclusive restaurants, such as Iberica, Hawksmoor and Gaucho, so when it comes to eating out and entertaining clients it's the perfect place to impress.

To the rear of the building if you walk another couple of minutes you will find yourself at the heart of Albert Square.

## Shopping & Leisure

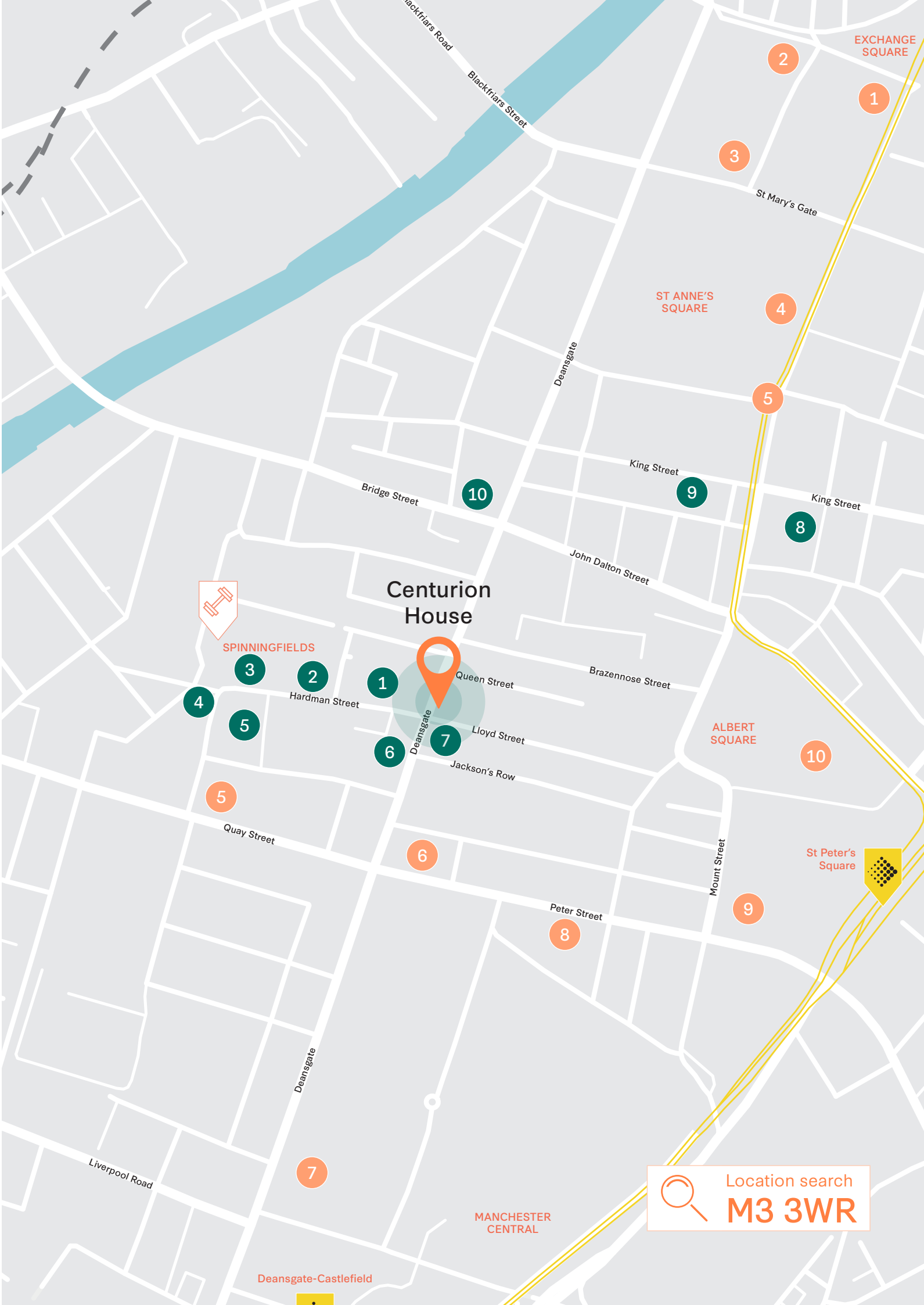
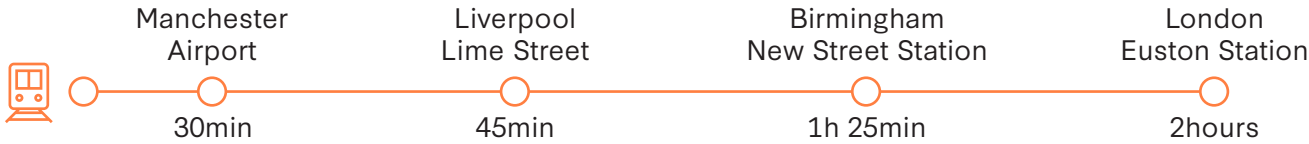
- 1 Selfridges
- 2 Harvey Nichols
- 3 Zara
- 4 Royal Exchange Theatre
- 5 Manchester Opera House
- 6 Albert Hall
- 7 Hilton
- 8 Midland Hotel
- 9 Central Library
- 10 Manchester Town Hall

## Eating & Drinking

- 1 Australasia
- 2 Alchemist
- 3 The Oast House
- 4 The Ivy Manchester
- 5 Nandos
- 6 Hawksmoor
- 7 Starbucks
- 8 Flightclub
- 9 El Gato Negro Tapas
- 10 San Carlo



## Train times



Location search  
**M3 3WR**



# Wellbeing





At Bruntwood, we know it's often the little things that matter so we have provided a few extras to really help you settle in.

With bike storage, showers, towels, hair dries and hair straighteners plus drying facilities on-site you'll have all the tools at your disposal for active commuting.

There is a lounge space with a cafe facility and soft seating, which you can use to greet clients, have informal meetings or simply to relax away from the office.



There's also a wellness suite with exercise classes hosted by FORM.

-  Showers
-  Studio
-  Community events
-  Wellenss suite



Pictured: Studio amenities available at Union



# Creating thriving cities

Bruntwood is a business led by one purpose, creating thriving cities. Our deep connection with the cities we work in sets us apart. Everything we have achieved over the last forty years has been with this purpose in mind.



The company is formed of two business units made up of Bruntwood Works and Bruntwood SciTech.

Bruntwood Works create workspace environments that help businesses thrive, no matter what size, shape or ambition. Whether you're looking for a single desk for the day or an expansive office suite for 25 years, you'll discover spaces to lead you to your most successful and rewarding work yet.

With more than 70 buildings under our banner in Yorkshire, the North West and the Midlands, we cover some of the UK's most exciting cities. Bruntwood Works does it all – development, design, and ongoing management – making us more of a property partner than a landlord. We want to leave places better than we found them, with flexibility and sustainability at the top of our agenda.

We are constantly active in the communities we've helped build. Our purpose fuels our passion for supporting arts and culture, our deep community engagement and our ambitious plans for future growth. It ensures every investment and decision we make benefits our customers, our communities and our colleagues; because when our cities thrive, so do we.

It's a simple philosophy: cities are only as vibrant and prosperous as the businesses within them. One stimulates the other. What impact will you make?



## Bruntwood Works facts and figures

**1.8m**

SQ FT OF DEVELOPMENT  
PLANNED 2017-2020

**£1.5bn**

GROSS VALUE OF  
DEVELOPMENT PIPELINE

**£1.01bn**

VALUE OF BRUNTWOOD  
PORTFOLIO

**8.6m**

TOTAL OWNERSHIP  
IN SQ FT





# The Bruntwood Collective

Being part of the Bruntwood community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

## Join our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood retailers and partners - all at the tap of finger.



Register at [collective.brunwood.co.uk](https://collective.brunwood.co.uk) or search Bruntwood in your app store to download the app.



## Meet people

Expand your network by starting a conversation with people from all sorts of businesses and backgrounds. You never know where your new connections could take you.



## Explore events

There's a world of opportunity outside your workspace or laboratory ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.



## Seek opportunities

You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.

Find out more at  
[collective.brunwood.co.uk](https://collective.brunwood.co.uk)



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OBi

CBRE

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