



Bloc

MANCHESTER



A Bruntwood Works Pioneer
Space to innovate the everyday

bruntwood
Works



Bloc

Powering
productivity



A Bruntwood Works Pioneer
Space to innovate the everyday



Bloc by Bruntwood Works

Pioneer by Bruntwood Works

Bruntwood Works Pioneer buildings are the future of workspace design and innovation – the buildings of tomorrow, today.

Each site's forward thinking spaces offer individuality and flexibility along with unique events and retail offerings. They create the perfect spaces for Bruntwood Works community of vibrant businesses to connect.

You'll find bespoke designs at each location but they'll all be based on the six key themes; amenity, art, biophilia, sustainability, wellness and technology.

We're master reinventors, crafting something new and exciting, mixing the old with the new. All of our Pioneer buildings offer workspace for businesses of all sizes, from a single coworking desk to serviced offices and leased spaces.

Six key themes of Pioneer:



Amenity



Biophilia



Sustainability



Wellbeing



Technology



Art

Pictured: Blackfriars House, Manchester

Bloc



Proposed Ground Floor CGI

An urban oasis amidst an urban jungle

At Bloc has been carefully considered to boost customers' mental and physical wellbeing, this biophilia-filled building is an urban oasis right in the heart of Manchester.

Stimulate your mind in the event space or explore our community to connect with other ambitious professionals and share ideas. Energise your body in the basement studio that hosts an expansive selection of fitness classes. You can even rest and rejuvenate in our sleep pod and chill-out areas, which offer the opportunity for a time out when you need it the most. With different spaces to suit your working style, a motivated community and a responsive environment, Bloc will support and inspire you, and your business, every step of the way.





Bloc by Bruntwood Works

Every aspect of Bloc is focused on wellness

Every business has different needs and aspirations and they rarely stay the same, they grow, expand, merge and develop. At Bloc, our range of flexible, adaptable workspaces mean we can react to your businesses needs as and when they happen.

No matter what your working style may be, we can tailor a workspace solution that will fully support your business as your needs change and your company flourishes. Not only that, our communal spaces and breakout areas provide alternative work environments, and countless opportunities to make new business connections, all within beautifully-designed and thoughtfully-crafted surroundings.

Wellness

Relaxation room with comfortable seating and chromotherapy.

An abundance of planting throughout the basement and ground floor. Biophilia increases oxygen levels and promotes improved mental health.

External green wall.

Our food and beverage operator will sell locally sourced produce.

Sleep pod in the basement.

A reverse vending machine for recycling.

Brand new showers, cycle store and changing facilities.

Air quality monitoring and control.

New wellbeing studio running fitness classes.

The Collective room, in the basement, will allow us to host a range of additional pop up services in the building.

Bringing balance to your everyday

We understand the importance of people. A happy, healthy workforce is the key to ensuring the productivity and prosperity of your business. That's why we have designed Bloc with people in mind.

Every environment within its walls has been created to consider the wellbeing of its inhabitants, with green and growing spaces throughout, a basement fitness studio, even sleep pod and chill-out areas for those times when you need to recharge your batteries. The wellness of you and your employees is always the focus at Bloc, so you can be sure that you and the team around you are able to work to your full potential - with peace of body and mind.



Technology

Wi-Fi 6 technology which provides increased performance, higher capacity and improved power efficiency.

Building management systems and sensor technology to support the efficient use of the mechanical and electrical systems.

Sensor data analysis on elements such as occupational patterns and air quality.

Communal areas have a range of charging points to support customers free movement across all spaces.

IoT protocols that allow for new ways to drive building efficiency and develop insights.

Location services that provide locations of mobile devices within a building while maintaining personal privacy and translating into actionable business intelligence.

Seamless connectivity - allowing free movement of devices between buildings that have an Aruba wireless solution installed.

Screening room with high spec screen and audio.



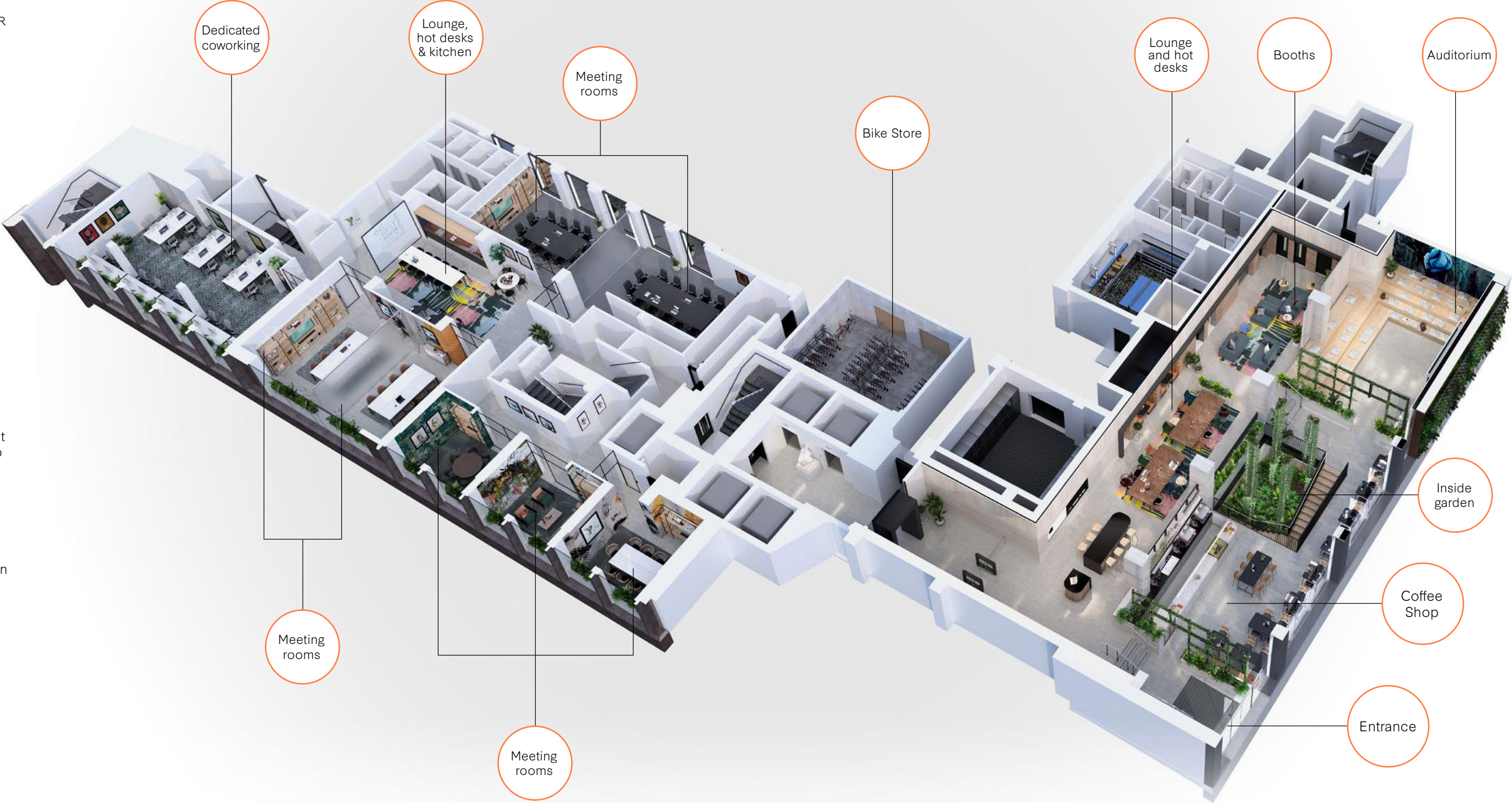
Bloc



Proposed Ground Floor CGI



GROUND FLOOR



Independent coffee shop



Inside garden



Auditorium



A Bruntwood Works Pioneer
Space to innovate the everyday



SCAN ME

Bloc



Proposed Basement CGI

Wellbeing

At Bruntwood Works, 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 dryers 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.



Showers



Studio



Community events



Wellness suite



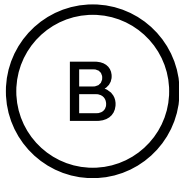
There’s also a wellness suite with exercise classes hosted by FORM*.



*Available in selected Bruntwood Works buildings



Pictured: Studio amenities available at Union



BASEMENT



Sleep pod



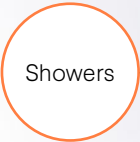
Inside garden



Wellbeing



Fitness Studio



Showers



Changing Rooms



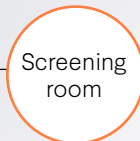
Kitchen & lounge



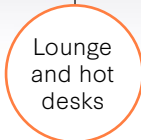
Fitness studio



Pop-up room



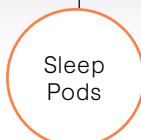
Screening room



Lounge and hot desks



Inside garden



Sleep Pods



A Bruntwood Works Pioneer
Space to innovate the everyday



SCAN ME

Large suites

This example layout shows 98 desks on the second or third floor of 7,593 sq ft.

This is just one way of dividing up the space, our in-house space planners can help you by visualising alternative layout options to suit your own specific requirements.



98

Fixed desks



8

Hot desks



8

Informal meeting spaces



3

Meeting Rooms



1

Kitchen & breakout spaces



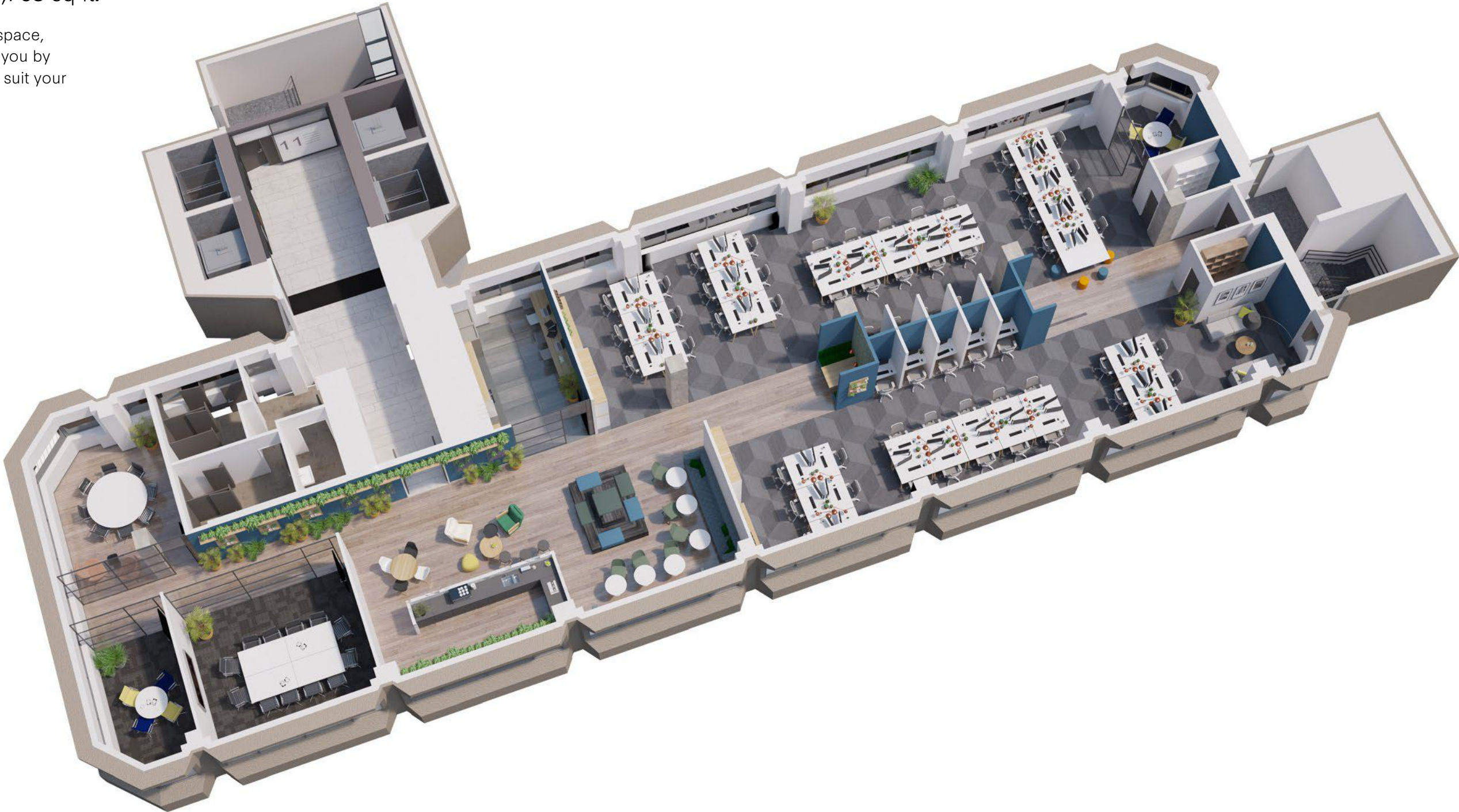
7,593


Total sq ft of office space

Large suites

This example layout shows 50 desks on a typical upper floor of 4,768 sq ft.


This is just one way of dividing up the space, our in-house space planners can help you by visualising alternative layout options to suit your own specific requirements.



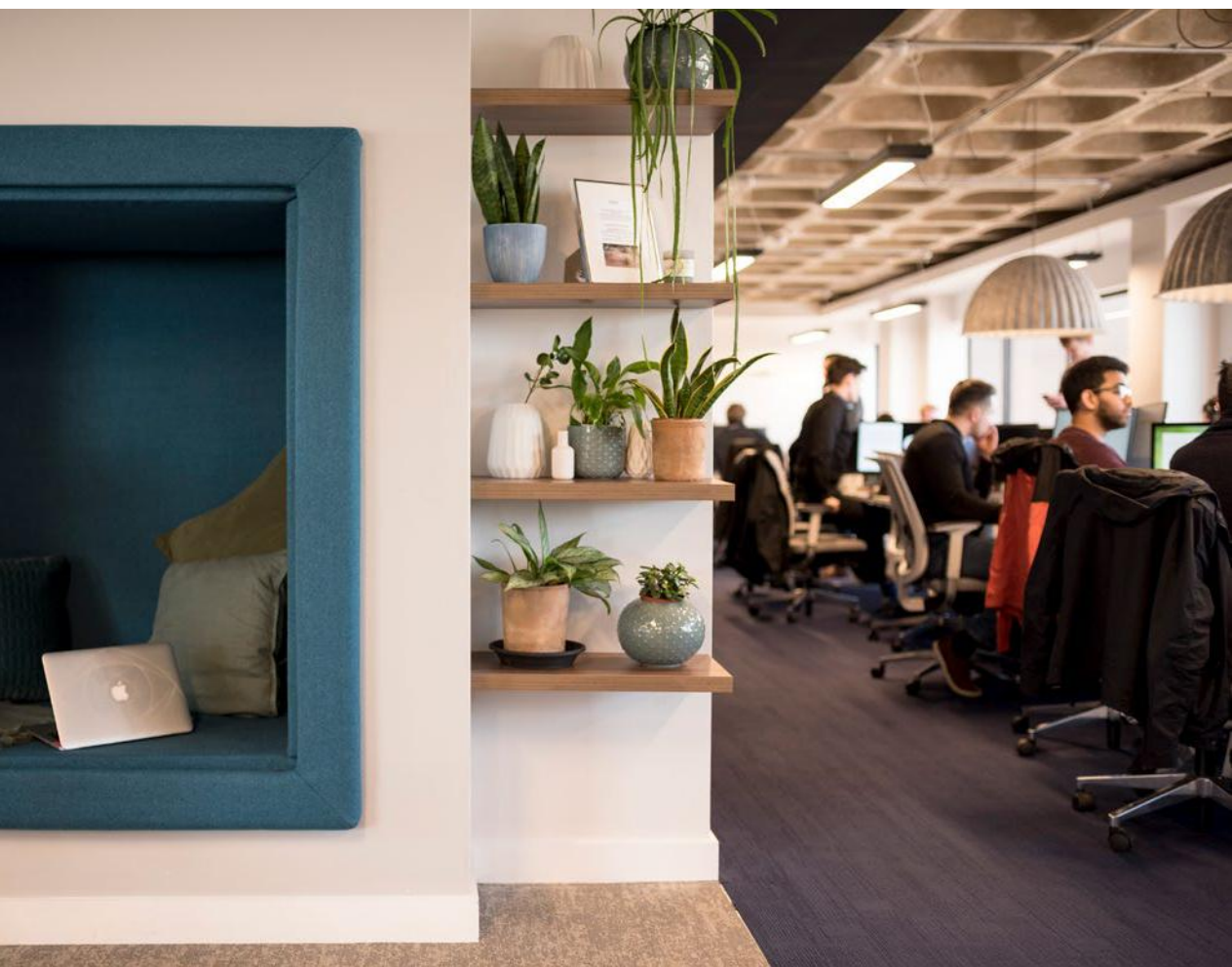
 **50**
Number of desks

 **10**
Number of workstations

 **5**
Informal meeting spaces

 **4**
Meeting rooms

 **1**
Kitchen & breakout spaces

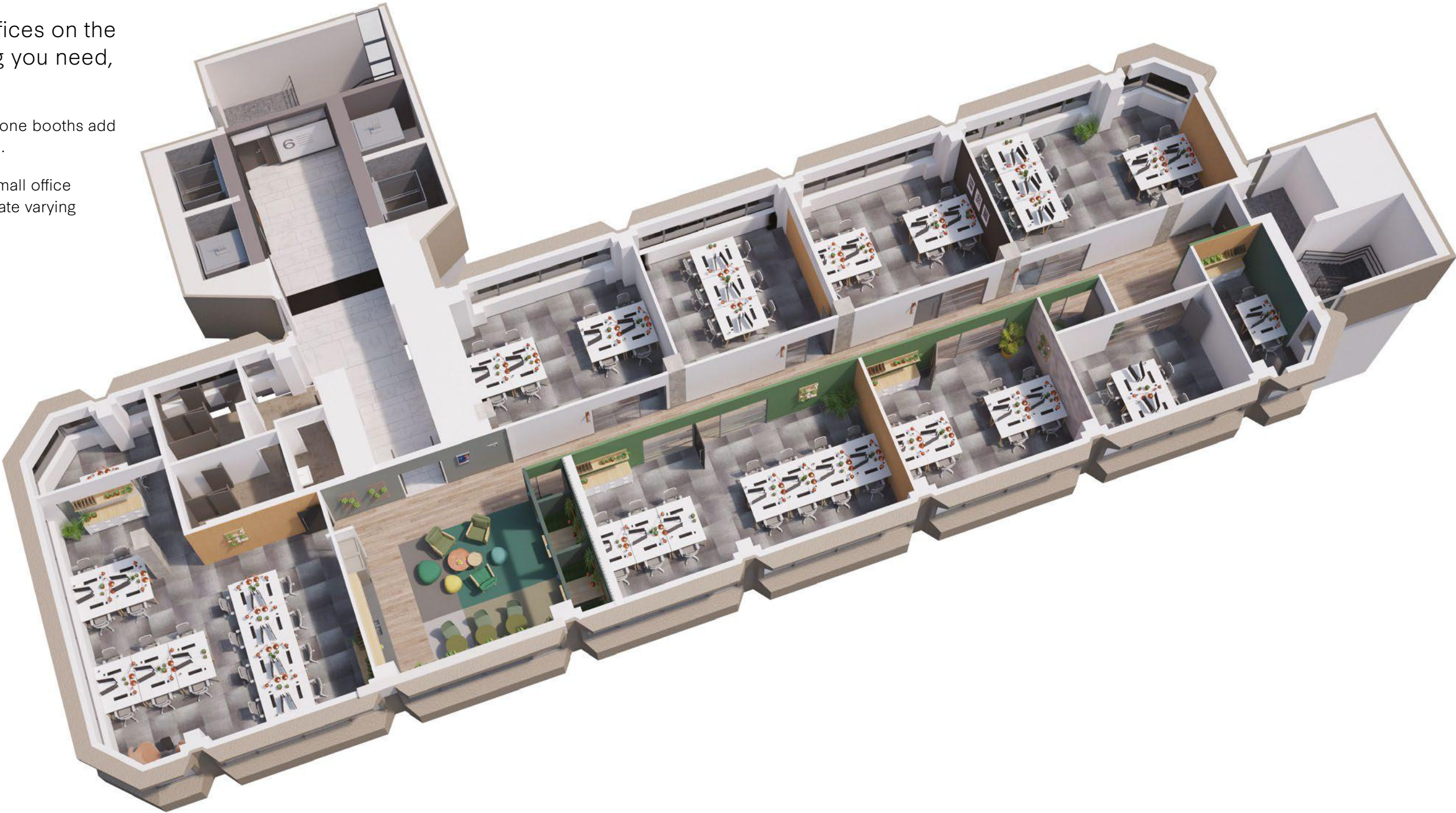







Serviced offices

Our brand new serviced offices on the 6th floor provide everything you need, with desks from 2-20.

A shared kitchen, seating area and phone booths add extra space to your private workspace.

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



-  **80**
Number of desks
-  **10**
Number of offices
-  **2**
Number of meeting booths
-  **4**
Number of phone rooms
-  **1**
Kitchen & breakout spaces

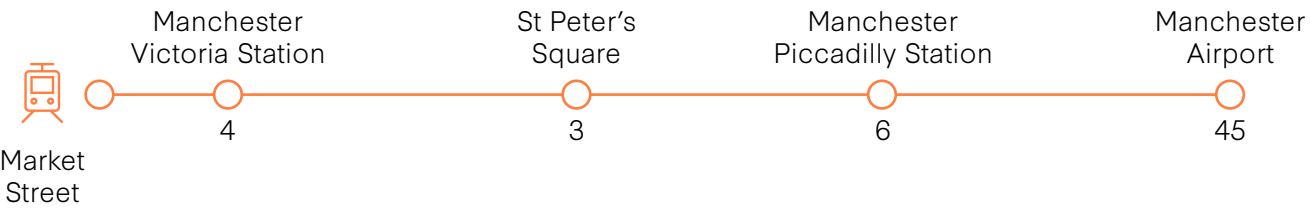
Working in the heart of the city

The range of workspace at Bloc is spread over 15 floors with everything from a single coworking desk and meeting rooms, through to serviced offices for two people or more, as well as leased office solutions. It's a combination that makes Bloc the perfect place to build a business.

In an ideal location between King Street and Market Street, Bloc is close to Manchester's main financial district and the city's main retail core.

Well-positioned for a range of tasty food to suit all budgets and public transport connections at Piccadilly Gardens, the building is a great choice for businesses looking to make an impression.

Tram Times

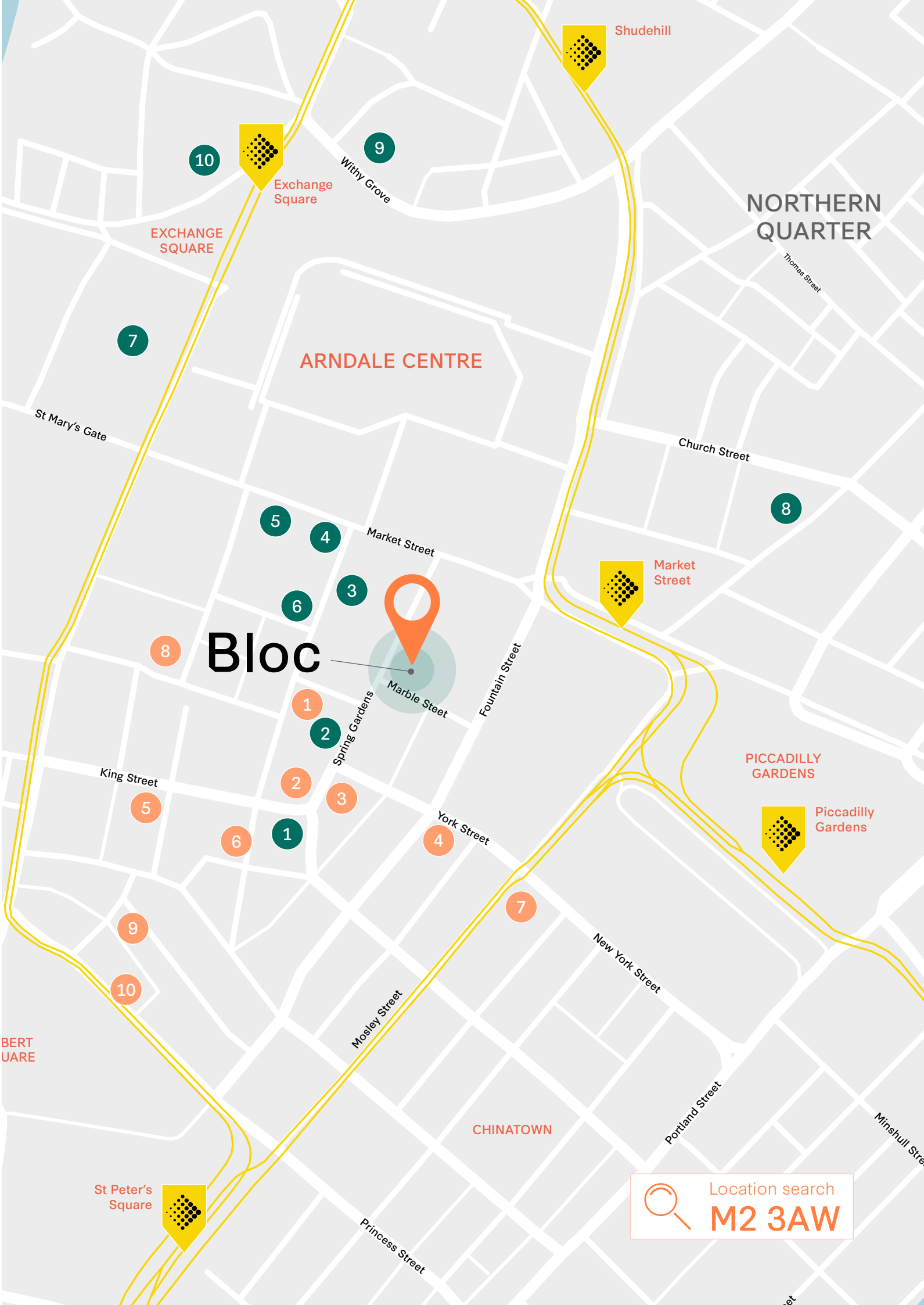


Shopping & Leisure

- 1 Hotel Gotham
- 2 Hervia Bazaar
- 3 Slater Menswear
- 4 Tesco Metro
- 5 Adidas Store
- 6 Post Office
- 7 Selfridges
- 8 Affleck's
- 9 The Printworks
- 10 The Corn Exchange

Eating & Drinking

- 1 Beermoth
- 2 Grand Pacific
- 3 Rosso
- 4 Moose Coffee
- 5 Pizza Express
- 6 Flight Club
- 7 The Alchemist
- 8 Sam's Chop House
- 9 Croma
- 10 Piccolino



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.



Coworking

Join our coworking community from £95 per month.

Coworking space gives you the ultimate in high-quality, flexible workspace. Simply choose from **Memberships**, **Shared Desk** and **Dedicated Desk** options in vibrant environments to power your productivity.

Memberships

Our memberships bring you to the ultimate premium workspace, designed with flexibility in mind. Just pick a seat in any Bruntwood Works lounge and enjoy our refreshments and superfast WiFi.

You'll also be able to access the lounges in any of our buildings that offer membership across Manchester, Liverpool, Birmingham and Leeds.

Shared Desk

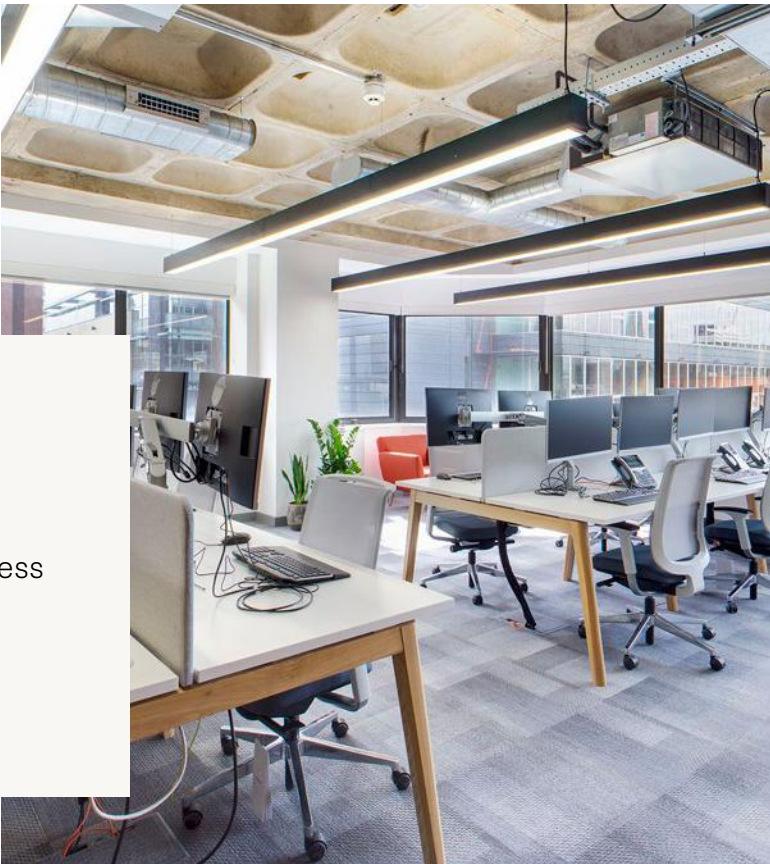
Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It's a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move but thrive within an ergonomic work setting .

Access your building outside of normal office hours. Enter our lounge and take advantage of other refreshments and amenities. We offer shared desks for three days a week, so tell us what's best for your schedule.


Dedicated Desk

Your own base in a premium space – that's the core promise of our dedicated desk package. It guarantees you your own workstation with the vibrancy of a shared office. On top of this, private lockable storage is available for groups of up to four people.


As a dedicated desk customer you'll still benefit from the perks of our membership, such as flexibility and access to our lounges, but also enjoy a more permanent home for your business or freelance enterprise.




Add-ons:



Mail redirection



Registered business address



Discounted Call handling

Compare coworking options

	Memberships From £95 per month	Shared desks From £195 per month	Dedicated desks From £295 per month
Access to lounges in other Bruntwood Works buildings as well as your 'home' location, 3 days per week	●		
Shared desks in a Bruntwood Works coworking studio, 3 days per week		●	
Unlimited access to a dedicated desk in a Bruntwood Works coworking studio			●
Flexible contracts	●	●	●
24 hour access		●	●
Superfast WiFi	●	●	●
25% off meeting room bookings for any Bruntwood Works venue	●	●	●
Membership of The Collective	●	●	●
Free events programme	●	●	●
On-site customer service team	●	●	●
Premium coffee, tea and filtered water	●	●	●
Use of communal business lounge*	●	●	●
Use of a communal kitchen	●	●	●
Locker storage			●
Bike store*	●	●	●
Showers & changing rooms*	●	●	●
Private phone booths*	●	●	●

Serviced offices

This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works 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 Works venue
- Cleaning, internet and phone services
- A communal kitchen
- Rent periods beginning at six months



Superfast WiFi



Communal Kitchen



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 Works 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 Works venue
- Optional design and fit-out services



Your own, private office



Design your own space



Collective Membership





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 Works 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



All Inclusive

Whether you are a start up looking for a short term lease, or an established business looking for a quick and easy office move, All Inclusive is the choice for you.

All Inclusive offers a fixed priced office product that wraps your rent, service charge, insurance and electricity into a single cost, that will remain the same throughout your full term, with no hidden fees.


Our simple and customer friendly lease also ensures a simpler and quicker move in process.

Included as standard:


- One bill for rent, property costs and electricity
- 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 Works venue
- Membership of The Collective
- Free events programme
- On-site customer service team

Add ons:


- On-site car parking*



Quick and simple



Fixed price



Collective Membership



The Collective

Being part of the Bruntwood Works 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 Works 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 Works retailers and partners - all at the tap of finger.



Register at collective.bruntdwood.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.bruntdwood.co.uk

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 WORKS
PORTFOLIO

8.6m

TOTAL OWNERSHIP
IN SQ FT

3,017

TOTAL NUMBER OF
CUSTOMERS

4.1m

TOTAL SQ FT IN
MANCHESTER CITY CENTRE



Committing to a sustainable future

The ultimate goal is to leave our towns and cities in a better place than how we found them.

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.



Thriving through sustainability

Our commitment to Net Zero Carbon is one of the reasons why we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050. By putting in place our targets, we can monitor and improve our output more efficiently.

We've introduced other measures in the fight against global heating, too:

Smart buildings strategy

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting, and motion to help us use energy more efficiently.

Solar panelling

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

Waste processes

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

Water audits

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

Riser adoption

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.



Bloc



Watch video

Bloc
Marble Street
Manchester
M2 3AW

For more information please call us
or visit the website:

0161 233 7877
bruntwood.co.uk/pioneer

 **[bruntwoodworks](#)**

 **[BruntwoodWorks](#)**

 **[Bruntwood Works](#)**

In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood Works Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or customers, and do not constitute the whole or any part of an offer or contract. (2) Bruntwood Works Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy. (3) No employee of Bruntwood Works Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. (4) Bruntwood Works Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. (5) Space planning contained in this brochure is indicative only and may require modifications to the building design. (6) All floor plans are not to scale and are for identification purpose only.





A Bruntwood Works Pioneer
Space to innovate the everyday